Envisioning Statesboro's Future

City of Statesboro

Comprehensive Master Plan

Community Participation Results

2009

Lott Barber

RS&H

INTRODUCTION

The City of Statesboro Comprehensive Plan is intended to reflect the goals, values, and vision of the community as a whole. In order to achieve this, it is critical for the public to be involved in the creation of their community plan and to have a sense of ownership in the plan. Citizens who are engaged throughout the planning process are more likely to be involved in the implementation of the plan, and to champion elements of the plan which they themselves helped to create. The public can be the champions of the plan over time, thus helping to ensure that it remains at the forefront of the decision-making process, even as elected officials may change.

The Georgia Department of Community Affairs (DCA) sets the standards and procedures for developing local comprehensive plans. As a part of this process, the City of Statesboro developed a *Community Participation Program* to receive input from the community throughout the planning process. This document provides a summary of the input received as a part of this *Community Participation Program*.

Items included in document include:

- Public Workshop meeting summaries
- Community Survey results
- Steering Committee meeting summaries

The compilation of this information is intended to provide a user-friendly resource to review the public input received for the development of the Comprehensive Plan.

The purpose of the Community Participation Program is to ensure that the local comprehensive plan reflects the full range of community values and desires, by involving a diverse spectrum of stakeholders in development of the Community Agenda. This broad-based participation in developing the Community Agenda will also help ensure that it will be implemented, because many in the community are involved in its development and thereby become committed to seeing it through.

- Georgia Department of Community Affairs

CITY OF STATESBORO

Comprehensive Master Plan

Public Workshop Meeting Summaries

Monday, August 25, 2008

Honey Bowen Building – Memorial Park

Monday, September 29, 2008

Honey Bowen Building – Memorial Park

Thursday, September 29, 2008

Council Chambers – City Hall

City of Statesboro

Community Workshop Summary

August 25, 2008

The first of three workshops for the development of the *City of Statesboro Comprehensive Master Plan* was held on Monday, August 25, 2008. Attended by a diverse group of citizens, the meeting focused on receiving input from the citizens regarding important issues facing the City. Attendees were also asked to provide their opinion about a series of images to begin to discern preferences for various development patterns.

Following a brief overview about the Comprehensive Plan, participants were divided into three groups and asked to respond to three main topics. These topics were developed through previous efforts, namely input from the Steering Committee, City Council, and community stakeholders. In conjunction with this meeting, attendees were also encouraged to participate in an online survey to receive their input on the full list of issues and opportunities for the community. So, at the public workshop, participants were asked to provide their input from a different perspective through a role-playing exercise.

The following notes represent a compilation of the comments received during this community workshop. Questions on each of the three main issues were provided to frame the discussions.

Living in a University Town

How does the relationship between the city and the university impact your life currently? What is the biggest issue between the university and the city?

> The presence of Georgia Southern University is viewed as primarily a positive by providing jobs, producing an educated workforce, increasing arts and cultural opportunities in the community, expanding adult education and professional development opportunities, and supporting businesses in the community. However, there are also concerns that were expressed, including jobs going to students that could otherwise go to a full time resident, traffic congestion, and straining City services, including infrastructure and public safety. One of the most significant impacts is students living in historically single-family residential neighborhoods. Issues of parking, property maintenance, and overcrowding were all mentioned. As homes transition to rental properties, landlords typically don't care for the property in the same way a homeowner typically would.

Do you feel students are part of the community or just "visitors"? How do you think they feel?

Most participants felt that students are typically viewed as visitors rather than residents. Although many students are involved in organizations and the community (through parks and recreation, etc.), it seems to be on the City's terms and there could be opportunities for greater community involvement. However, it is also up to the students to become involved. There are not a lot of activities for students, so on the weekends, many students go home or to other nearby communities, such as Savannah. A disconnect exists between the City and the students, and only the "bad stuff" gets communicated to elected officials – they don't hear the positives.

Can the interaction between students and city residents be improved? How?

In general, minimizing the 'us versus them' mindset that may currently exist between city residents and students would be a positive step. This can be difficult, as students typically do not live in the community year-round. One suggestion was for Georgia Southern University to offer a course to all freshmen about Statesboro, the Georgia coast, and the area in general to both increase their awareness as well as engage them in the community. Community service was also offered as a potential requirement. Events which bridge the gap between the University and the City, such as hosting Parent's Weekend in downtown, are viewed as very positive steps.

Land Use / Transportation

What is your favorite area or street of Statesboro? Why? What is your least favorite? Why?

Favorite areas identified in Statesboro were typically those that reflect the community's character through historic architecture, are pedestrian-friendly design and orientation, include shade trees, create vibrant areas, and are clean and well-maintained. Specific locations mentioned include:

- Savannah Avenue, College Avenue and Park Avenue – nice architecture, mature shade trees
- Zetterrower Street, between Savannah Avenue and Grady/Jones
- Mill Creek Park (This was also mentioned as a least favorite because it is hard to get to and has immature landscaping)
- East and West Main Streets (downtown College to Zetterrower)
- McTell Trail – pleasant, great potential
- Neighborhoods of Edgewood Acres and Lakeview
- Fair Road to Bypass – good entry – Farmland, woods, antiques
- Hwy 67 – well-kept especially by GSU all the way to I-16
- Downtown
- Sweetheart Circle area – landscaping and trees

Least favorite areas of the community were typically those that did not reflect unique design or characteristics, created visual clutter, were not well-maintained, and were viewed as unsafe for pedestrians. Specific locations included:

- Jones Ave/Denmark – Run down, blight
- Walnut at Jones – Good architecture, but not maintained; frequently see trash and trash cans
- Northside Drive by the Statesboro Mall
- 2nd block Grady west – new improvements helping
- South Main – "Hodge-podge" development
    - Old houses torn down
    - Parking / drive / road interface
    - Poor curb cuts / access management
- 301 into South Main
- Fair Road – Fast food heaven, not pedestrian friendly
- Hwy 80 –Speeding vehicles, Crash prone
- Corner of Hwy 80 and Lee St. – High crash intersection
- S. Main – convergence area - Fair / RR tracks

What type of transportation facilities (sidewalks, bike paths, multi-purpose paths, streets, transit, etc.) would you like to see more of in Statesboro? How do you think transportation and access to activity centers (downtown, the mall, hospital area, GSU, Mill Creek Park, etc) can be improved?

Strong support was offered a more comprehensive transportation system to include bikes, pedestrians, and transit. More sidewalks are needed to create a complete, connected sidewalk network, especially to schools. Intersections and busy streets, such as the by-pass, Fair Road, and S. 301 (near student housing area), need to be addressed for pedestrian safety. Specific ideas mentioned included vegetated medians for pedestrian refugue, more crosswalks, and pedestrian signals. Sidewalks should also be included along the main arterial roads.

Statesboro is experiencing an increase in cycling and more safe bicycling facilities are needed, such as bike lanes, paths, and multi-use trails. The McTell Trail is widely supported, as is adoption of the County Greenway Plan. In addition to bike lanes and trails, bike racks are also needed. Fast driving and lack of enforcement is a major issue in creating a safer environment and reducing bike and pedestrian conflicts.

Transit was mentioned on many levels, ranging from community-wide buses to public transportation between Statesboro and Savannah to the return of passenger rail and Greyhound. Providing transit for students to travel to downtown or other activity centers was supported, as was other transportation alternatives for the public to access Mill Creek Park.

Issues relating to streets and roads included the need for better intersections and signal timing, the need to maintain visibility of street signs, and the general sense that five-lane roads feel like highways. For example, 301 entering town feels like a highway even though signed for lower speeds. In some areas, posted speed limits may be too high for the surrounding land uses, such as Langston Chapel.

Parking was also mentioned, although not to the same degree as other transportation issues. Parking structures (both downtown and on the GSU campus) met with favorable and unfavorable response. Other transportation ideas that were mentioned included golf cart paths, such as in Peachtree City, and the need to create incentives to discourage single-occupant automobile use.

Do you visit downtown? Why or why not?

The people of Statesboro are proud of downtown, even if they are not frequent visitors. Events such as First Fridays and the Farmers Market were specifically identified as draws, as was the Averritt Arts Center. People like the walkability, arts, retail, and unique shops in downtown.

There is a possibility to expand downtown through the redevelopment of old shopping centers and warehouses and through the addition of restaurants, entertainment, etc. towards the university. As it is now, the inability for students (and others) to get to downtown without a car is hindering. A corridor linkage between downtown and the University is needed.

People also visit downtown to pay bills, work, and conduct business, although the desire for more everyday needs in downtown was expressed. The lofts seem to be popular and more residential development in downtown was viewed as generally positive. Although residents enjoy coming downtown for dinner, there is nothing to keep you there afterwards.

For families, the performances and classes at the Averritt Arts Center and activities, such as pottery, are good draws, but more activities would be beneficial. More greenspace in downtown could also be good. Although the small park near the French Quarter Café is nice, it is underutilized because of traffic.

Community and Neighborhood Identity

How would you describe Statesboro to someone who has never been here?

In general, Statesboro was described as a growing university town that has a lot of opportunities. One attendee described it as "Statesberry" – seems safe, closes early. The increasing opportunities, including education, arts, culture, and even independent films and coffee shops, make it a good place for retirees and families. Statesboro is regarded as a good,

vibrant growing town with lots of opportunities and activities, especially for kids – schools, athletics, Splash in the 'Boro. Its quaint character and agricultural heritage are also associated with the community's identity, as are the trees and foliage of the landscape.

What are the biggest issues facing neighborhoods?

Maintaining and protecting single-family neighborhoods was consistently identified as a major issue. Renters, especially students, are viewed as less responsible for maintaining properties. Students also bring other issues, such as numerous vehicles which end up parked in the lawns. Holding homeowners accountable is very important. The influx of students into these neighborhoods is also viewed as a driving force for professionals leaving the City and moving to more stable areas in the County. Victoria, British Columbia, was identified as a potential model to follow for creating regulations for house/yard upkeep and enforcement. Attendees also wondered whether or not neighbors really know one another, and on a related note, there seems to be a lack of neighborhood associations.

Do you see the community changing as the area grows? How do those changes affect you and your daily life?

As the community continues to grow, the growth can strain infrastructure and public safety resources. However, the growth can also bring new stores and business opportunities. There is a sense that people are moving out, which impacts the central core. Mixed use development should be encouraged – Centennial Place at Georgia Southern was mentioned as a good model. Mixed use also supports walkability, which is important in maintaining a viable downtown.

The City needs to encourage single family neighborhood redevelopment. For example, Pittman Park was a great neighborhood. As the university adds more on-campus housing, the City will need to address how older neighborhoods can be revitalized. In addition, new neighborhoods should be connected and integrated into the existing transportation network.

Statesboro has seen huge changes in last several years, including more development, more businesses, and more to do. Downtown has become a destination. However, a lot of the development is more of the same, especially with restaurants. There does not seem to be a lot of support for entrepreneurs, but this could be helped with small business incubators affiliated with GSU. There are concerns about roads being built ahead of development and the spread of development further out from the core.

If you were ruler of Statesboro, what would you change? What would you keep the same?

- *Infill/Redevelopment* - Create incentives for infill development and redevelopment, which utilizes existing infrastructure and resources. The former hospital site should remain greenspace.
- *Downtown* – The Courthouse Square is coming back, but needs more daily activity. Awareness of downtown needs to be increased, especially among students. Right now, Wal-Mart is the student center, not downtown. There is great opportunity for expanded opportunities between GSU and downtown, such as recent successes with the GSU family weekend. Adding music and new activities to First Fridays would help maintain momentum. Government functions need to remain downtown.
- *Transportation* – Add more sidewalks and bike paths. Implement a bus system. Reduce the use of cars on GSU campus and reduce speeds.
- *Community appearance* - Eliminate litter. The City does a great job of maintaining the downtown squares and parks.
- *New development* - All new development should be greener and have multi-model access.
- *City services* - Keep communication lines open for coordination and eliminate duplication and / or fill gaps in services. Control future development through planning. Enforce ordinances. Implement curbside recycling. The City parks and recreation programs are an asset and should be kept the same.
- *Miscellaneous* - Have modern grocery store alternatives; Maintain rural character and preserve farmland through conservation easements; Keep elementary schools in neighborhoods.

Conclusion

The meeting concluded with a community choices survey, during which participants were asked to evaluate a series of images to determine if the development patterns are favorable or not preferred. This information will serve as a basis for the next public workshop, during which participants will participate in the creation of Statesboro's Future Development Map. The results of the survey will be shared at that meeting. The next workshop will be Monday, September 29 from 6:30 p.m. until 8:30 p.m. at the Honey Bowen Building at Memorial Park.

City of Statesboro

Community Workshop Summary

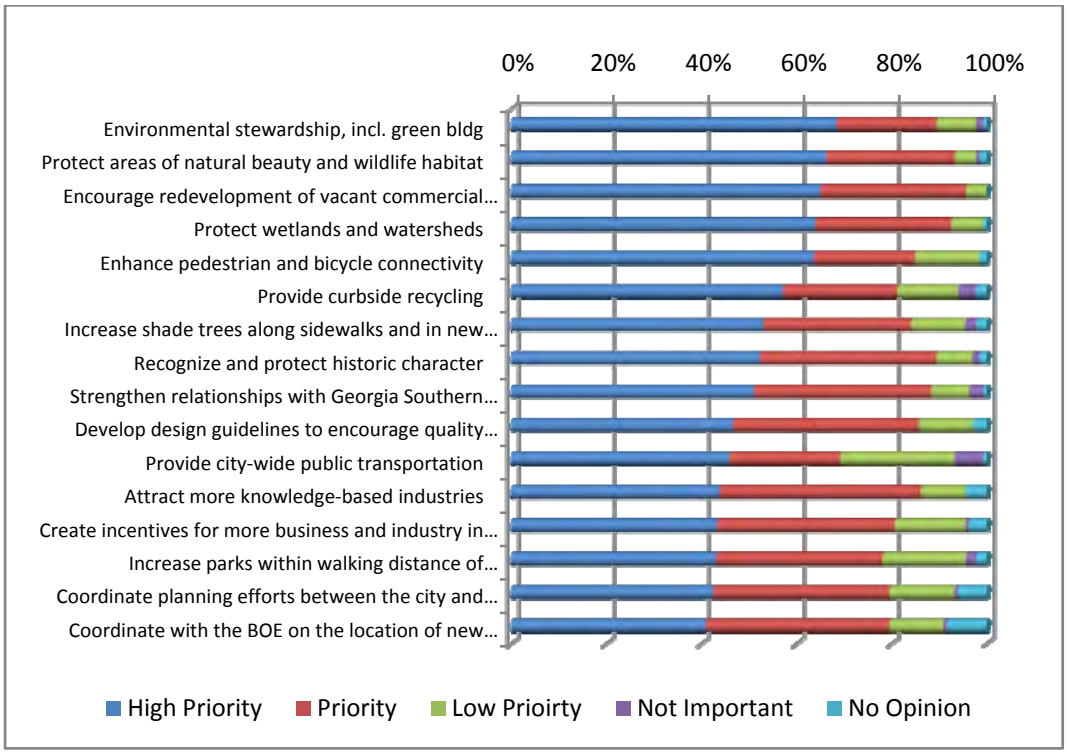
September 29, 2008

The second of three workshops for the development of the *City of Statesboro Comprehensive Master Plan* was held on Monday, September 29, 2008. Attended by a diverse group of citizens, the meeting focused on receiving input from the citizens regarding the future development map for the City.

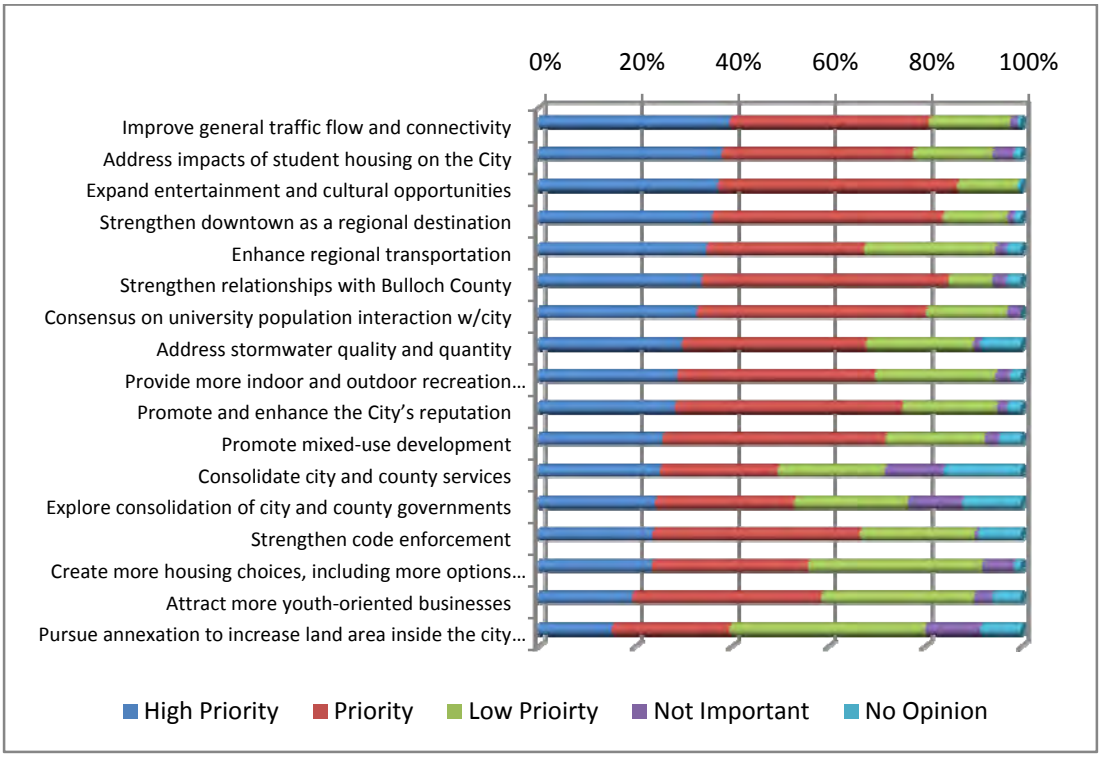
Online Survey Results

Preliminary results of an online survey were shared regarding issues identified earlier in the planning process. At the time the results were shared, the survey had been completed by over 150 people. Excerpts of the results are shown below.

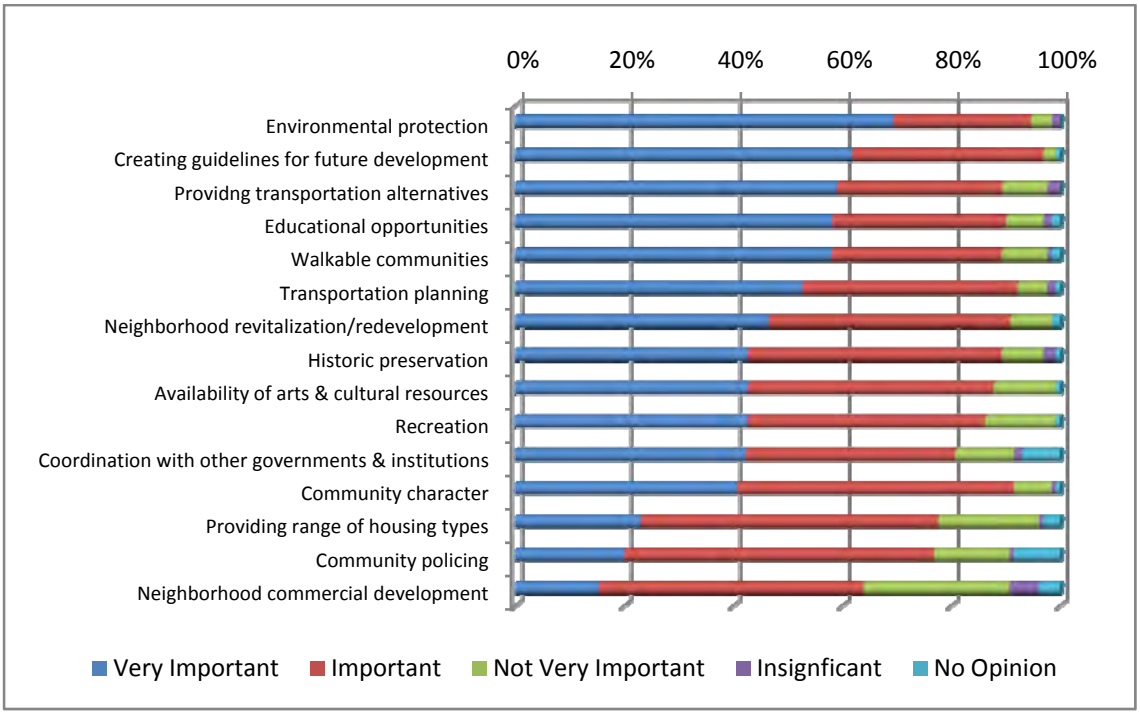
Question: What should be the priority for the following for the City of Statesboro?



Question: What should be the priority for the following for the City of Statesboro? (Continued)



Please rank the level of importance of each of the following.



Community Choices Survey Results

During the first public workshop, participants were asked to evaluate a series of images to determine if the development patterns are favorable or not preferred. Each image received a ranking from 1 (strongly dislike) to 8 (like very much). The results of this survey are shown on the following pages. The purpose of this information was to provide a basis for the creation of the future development map.

Future Development Map

The majority of the meeting time was utilized for hands-on involvement of creating the future development map. Participants were divided into four groups. Each group was assigned a specific area of the city to focus on for this exercise. Using the same set of images from the community choices survey, plus additional images from Statesboro, participants identified where certain types of development should go where within the city. Each group was asked to also make specific comments about elements in the images that they did or did not like and why.

Conclusion

The draft maps developed by each of the four working groups will serve as the basis for compiling the overall future development map and defining narrative. Further refinements to the map will be completed with input from the Steering Committee. The completed future development map, along with the remaining components of the plan, will be made available for public review. The next public workshop will be held on Thursday, November 20, 2008 at Statesboro City Hall.

Community Choices Survey Results

City of Statesboro
Comprehensive Master Plan
Community Workshop
August 25, 2008

Participants were asked to rank a series of images based on their initial reaction, using the following scale:

1 — Strongly Dislike → **8** — **Like Very Much**

The results follow, from most to least preferred...

These are Great!

Scored 7 or above

21

1

10

16

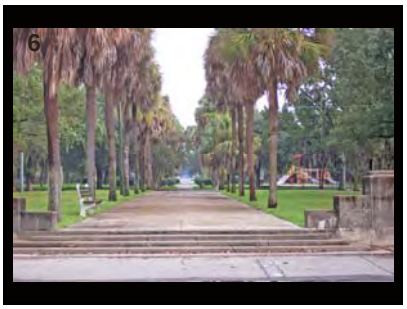
2

Lookin' Good

Scored between 6 and 7

39

24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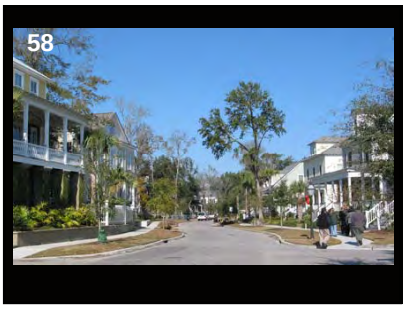
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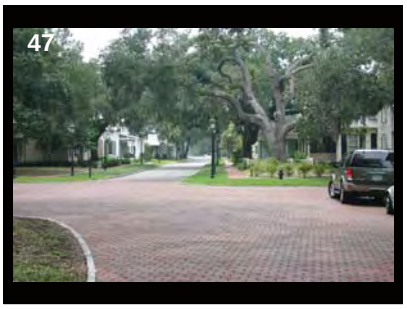
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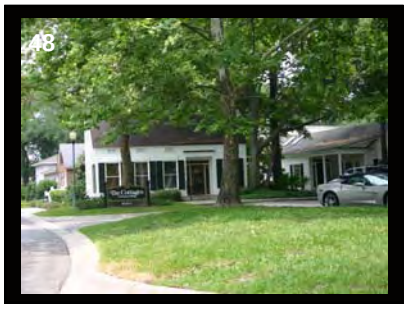
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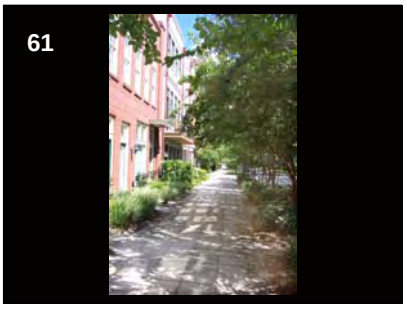
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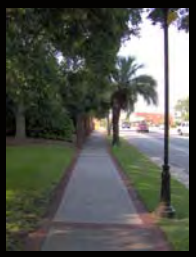

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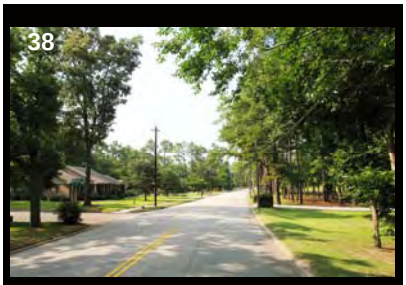

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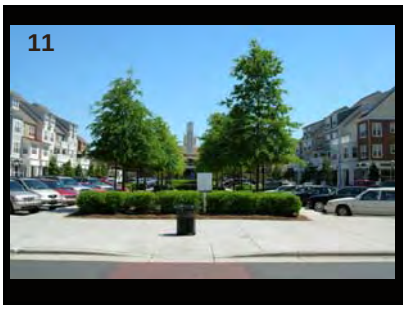
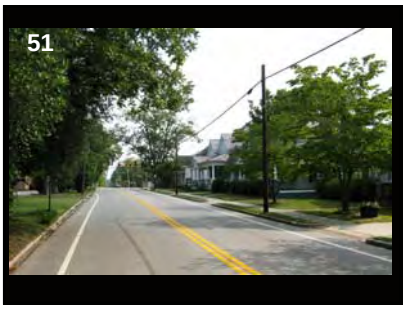


Above Average

Scored between 5 and 6

35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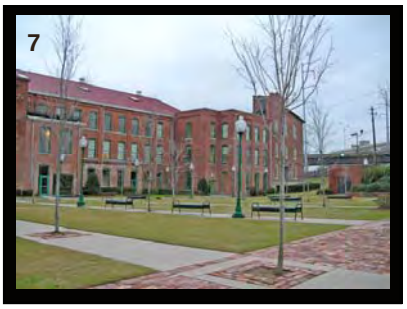
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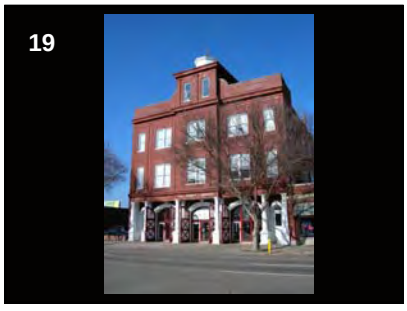
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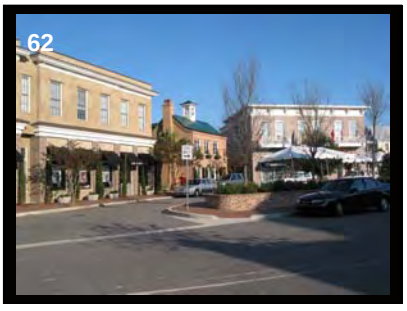

62

29

Okay, I Guess

Scored between 4 and 5

27

5

Not So Hot

Scored between 3 and 4

54

41

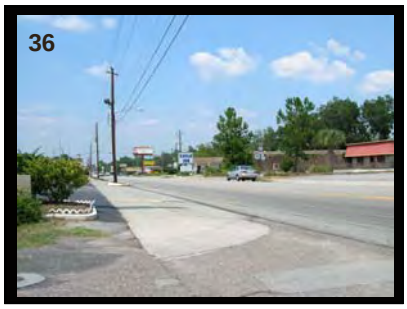
60

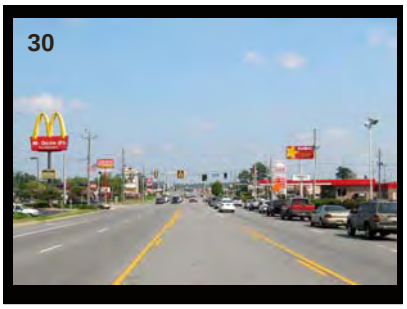
64

56

Yuck…

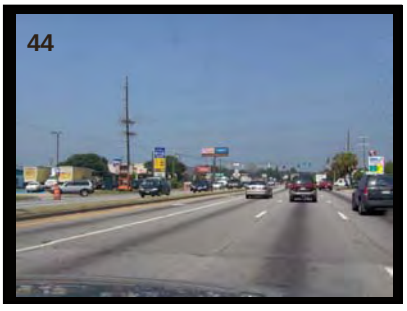
Scored between 2 and 3

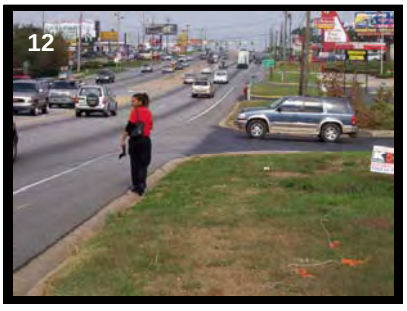




Yikes!

Scored below 2





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City of Statesboro

Community Workshop Summary

November 20, 2008

The third workshop for the development of the *City of Statesboro Comprehensive Master Plan* was held on Thursday, November 20, 2008. The primary purpose was to receive feedback on the draft documents for the *Community Agenda* portion of the plan. An open house format allowed participants to review information at their own pace among the four stations, each of which are described below. At each station, participants were asked to provide comments, especially in strong support or in general disagreement about the materials presented. Comments are summarized below.

Overview Presentation

A looping PowerPoint presentation provided an overview of the comprehensive plan components, a summary of progress to date, and general results of two online surveys.

Future Development Map

This station presented the draft future development map and defining narrative, which is comprised of a vision statement for each character area and suggested development strategies to achieve that vision.

Comments:

- *General Strategies* – All Character Areas
    - *Protection of existing neighborhoods*
        - "If you want to see neighborhoods destroyed, go to Marvin & Faculty (sp?). Front of homes look like trashy parking lots – need code enforcement"
        - "Do not agree with!"
        - "Beyond students living in residential areas, it is still common for families to own at least 2 vehicles. Standard "single family" homes have narrow driveways – so parking is already an issue. No need to affect original residents AND students by passing code enforcement"
        - "If this is to be done, it should be done in an equitable manner"
    - *Transportation alternatives* – Three comments received, all "Strongly agree"
    - *Tree protection*
        - "Strongly agree with"
        - "Agree but make sure they are native plants"

- *Low Intensity Development Corridors* – Support for connection of these areas with a network of bicycle paths, sidewalks, and multiuse trails.
- *High Intensity Development Corridors* - "Great ideas"
- *Map*
    - *By-pass*
        - "Disagree, this corridor should be medium development" (area between Highway 67 and 301)
        - "Disagree, this corridor should be medium/high development corridor" (area between Highway 67 and Highway 80)
    - *General*
        - "A dynamic 3D presentation of this map would help people to visualize proposed development better than would a static two-dimensional image (Google Earth)"
        - "Work with Bulloch County to establish an urban growth boundary for the expansion and annexation of the city limits and delivery of services at an urban scale."

Issues and Opportunities

Based on the issues and opportunities identified earlier in the planning process, this is the final list to be addressed through implementation strategies.

Comments:

- *Economic Development*
    - *Workforce training*
        - "Suggest a plan for attracting businesses to Statesboro that utilize the plethora of majors held by graduates. If the city can find a way to keep them local, revenue will soon follow."
        - "Outreach; entry-level job training; resume/interview skills"
        - "Coordinate community service organization efforts for job skills"
- *Natural and Cultural Resources*
    - *Trees and vegetation* – "Tree trimming under power lines is sad. Burying power lines should be a priority, especially in urban core/established zones."
- *Community Facilities and Services*
    - *Parks and greenspace*
        - "Neighborhood parks located throughout town. A diversity of park amenities should be available, e.g. dog parks, skate parks, community gardens, soccer fields, basketball courts, etc."
        - "More funding and consideration should be focused on small community parks. Some of the parks in low-income areas have become rundown."

- *Housing*
    - *Housing balance* – "Need to assess homeless population needs"
    - *Encroachment of student housing in traditionally single-family neighborhoods* – "How can you redevelop when you can't enforce the codes – trashy student homes in neighborhoods"
- *Transportation*
    - *Pedestrian and bike* – "Have you looked at "The Path?" This is a path which spans metro-Atlanta. Statesboro would be well served by a small scale version" *(Editorial note: Probably a reference to the PATH Foundation, responsible for the Silver Comet Trail in the Atlanta region)*
- *Intergovernmental Cooperation*
    - *Relationship between Statesboro and Georgia Southern* – "More effective relations between SGA and City"
- *Quality of Life*
    - "Youth outreach in town facility for proactive crime prevention; coordinate with schools; no transportation for youth now"
- *General comments*
    - "The bicycling infrastructure is very poorly planned. It is very dangerous and frustrating to ride your bike here."
    - "Greenway status? Plan for the future"
    - "Neighborhood/ small parks need attention; larger park (Mill Creek) receive most $"
    - "Land where the old hospital needs to be a passive park (could also be a dog park that has been proposed so many times)."
    - "Cultural development should be added. A cultural needs assessment needs to be done. Ideas such as outdoor band stand, expansion of the art center downtown and a historic museum of Statesboro/Bulloch County."

In addition to specific comments, participants were asked to place dots on those issues/opportunities with which they most strongly agreed. The following issues all received at least one "dot" – the total number received is shown in parenthesis.

- *Economic Development*
    - Infill and redevelopment (3)
- *Natural and Cultural Resources*
    - Conservation of sensitive lands (1)
    - Historic preservation - Neighborhoods (2)
- *Community Facilities and Services*
    - Recycling (2)
- *Housing*
    - Housing balance (2)
    - Encroachment of student housing in traditionally single-family neighborhoods (1)
    - Downtown housing (2)

- *Land Use*
    - Revitalization of declining neighborhoods (1)
- *Transportation*
    - Pedestrian and bike (2)
    - Connectivity with Georgia Southern (2)
    - Public transportation (2)
    - Regional approach and collaborative efforts (1)
    - Support of agriculture (1)
- *Intergovernmental Cooperation*
    - Relationship between Statesboro and Georgia Southern (4)
- *Quality of Life* (3)

Vision Statement

This station presented the draft vision statement for the City of Statesboro.

Comments:

- "Attractive destination for new residents, business, and visitors (tourism should be added)"
- "Sounds good, but I would personally like to see something about improving the sidewalks and bike lanes. Otherwise, great job."
- "Good points for local management / bike paths."

General Comments

- "I love the fact you want more greenspace, bike lanes, sidewalks, etc. I just want to emphasize the need to plan native trees. At the same time with GSU expanding to 25,000 by 2020, Statesboro's infrastructure cannot support this population. Statesboro needs to become a sustainable community and I am not sure how this will happen with the expansion of GSU and the demand for more shops, restaurants, retailers, roads, etc. Downtown Statesboro needs to have living space I think down there so more people would stay in downtown and utilize the area. Also, make sure that you keep a good relationship with the university. I am a student and I feel that students feel that there are two distinct, separate communities – Statesboro and GSU. In addition, the Statesboro community dislikes us and this needs to be rectified ASAP. *Need mass transportation*"

City of Statesboro Comprehensive Plan

Public Workshop
November 20, 2008

LOTT BARBER

Overview

- Comprehensive Plan Components
- Progress to Date
- Survey Results

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Overview

- **Comprehensive Plan Components**
- Progress to Date
- Survey Results

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Plan Components

We are here!

Community Assessment

- Issues & Opportunities
- Existing Development Patterns
  - Existing Land Use Map
  - Areas Requiring Special Attention
  - Character Areas
- Quality Community Objectives
- Supporting Data

Public Participation

- Steering Committee
- City Council Workshops
- Public Workshops
- Website
- Community Surveys
- Email Newsletters
- Stakeholder Interviews

Community Agenda

- Community Vision
  - Vision Statement
  - Future Development Map
  - Defining Narrative
- Issues & Opportunities
- Implementation Program
  - STWP
  - Policies
  - Long-Term Activities

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Overview

- Comprehensive Plan Components
- **Progress to Date**
- Survey Results

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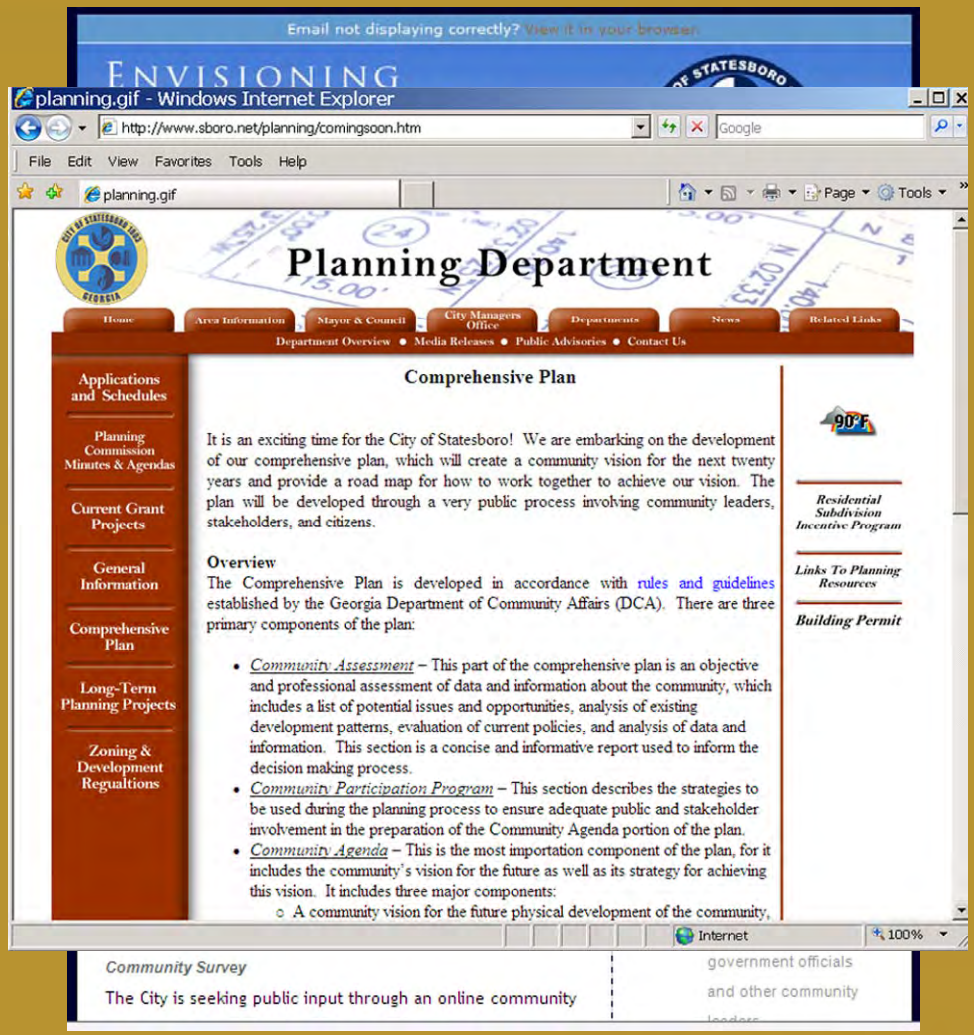
Progress to Date

- Established Steering Committee
  - Held 5 meetings to date
- City Council workshop
- Stakeholder interviews
- Utility bill inserts

Progress to Date

- Website
  www.sboro.net
- E-News
  - 250+ members
- Online surveys
  - 748 responses



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Community Assessment

- Typical Issues & Opportunities
- Analysis of Existing Development Patterns
  - Existing Land Use
  - Areas Requiring Special Attention
  - Recommended Character Areas
- Consistency with Quality Community Objectives
- Supporting Analysis of Data & Information

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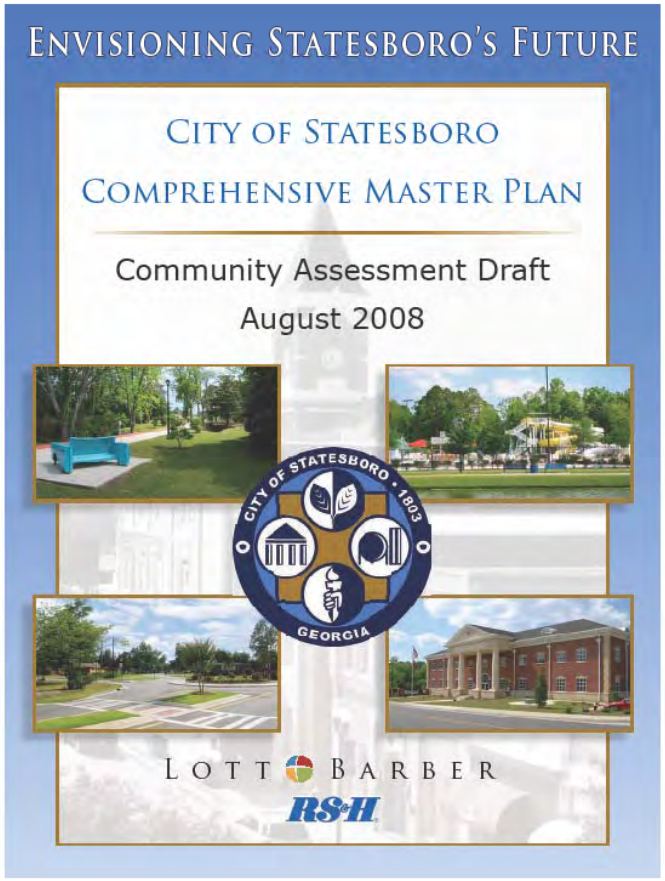
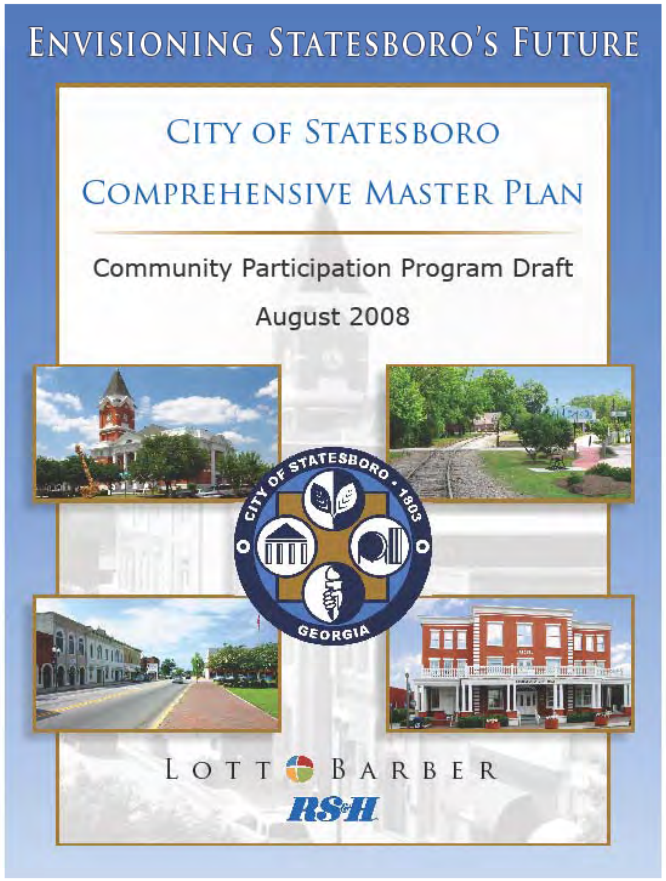
Completed Plan Components





Overview

- Comprehensive Plan Components
- Progress to Date
- **Survey Results**

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Online Surveys

- Survey I
  - Response by 169 participants
  - Majority of respondents
    - Age 21 – 40 (51%) and 41 – 60 (38%)
- Survey II
  - Response by 579 participants
  - Majority of respondents
    - Age 41 – 60 (46%) and 21 – 40 (43%)

Survey I

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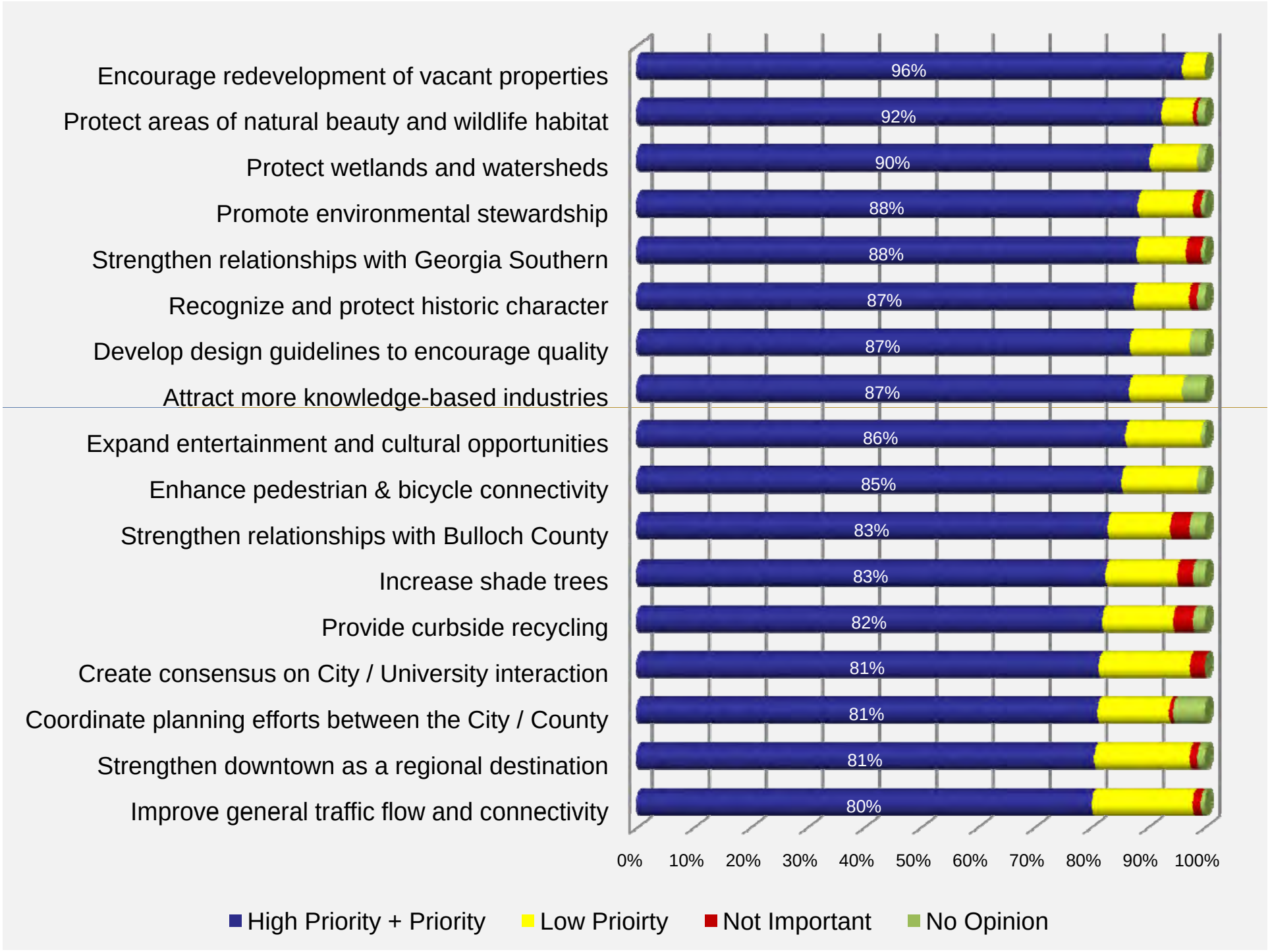
Survey I

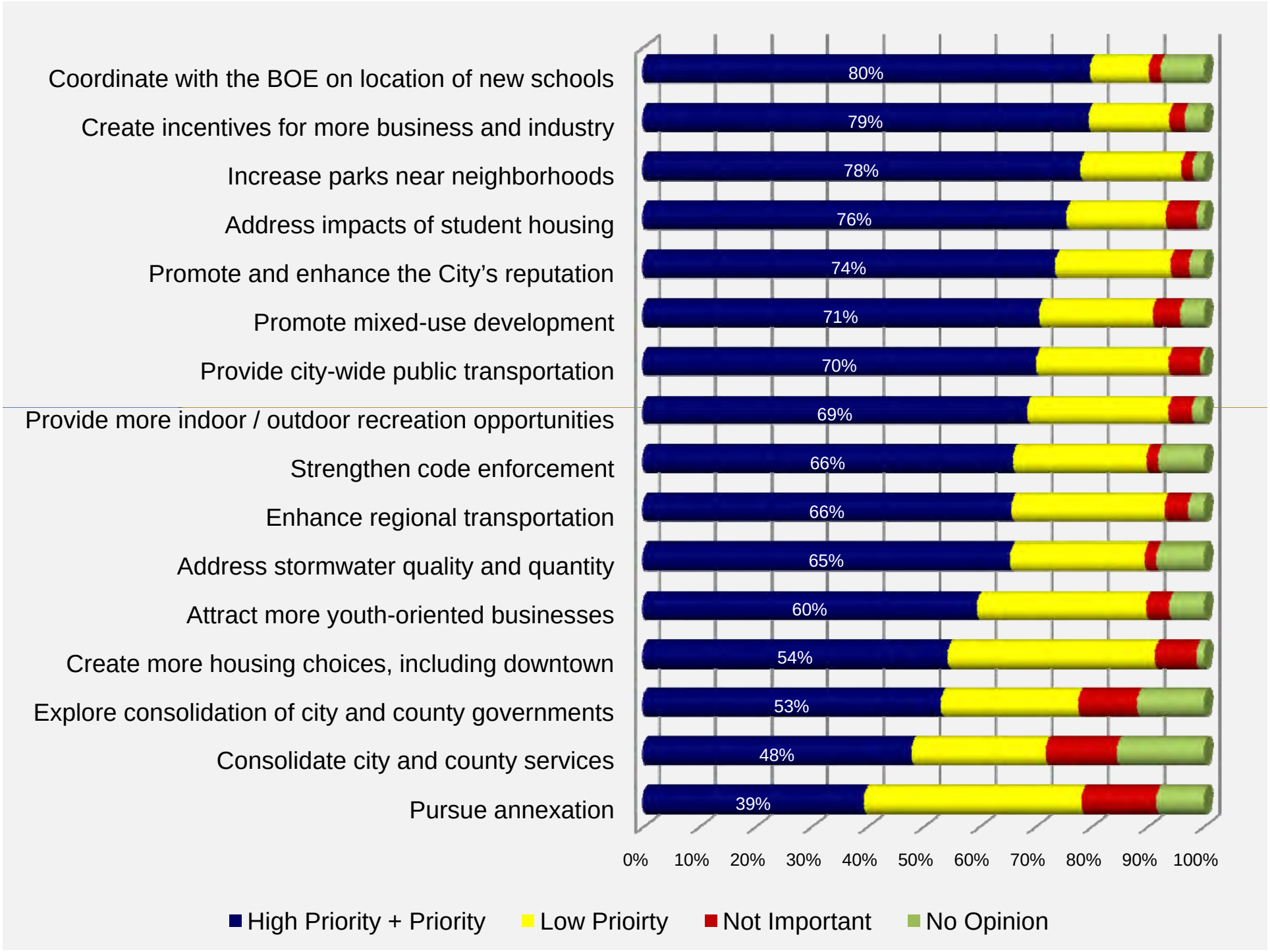
- **Why do you live in Statesboro?**

Answer Options	Response Percent	Response Count
Employment opportunity/job transfer	61.2%	41
Quality of life	52.2%	35
Size of the community	41.8%	28
Sense of community	29.9%	20
Public schools	19.4%	13
Recreational opportunities	17.9%	12
Sense of security/low crime rate	41.8%	28
Lifelong resident	16.4%	11
Other (please specify)		15

Survey I

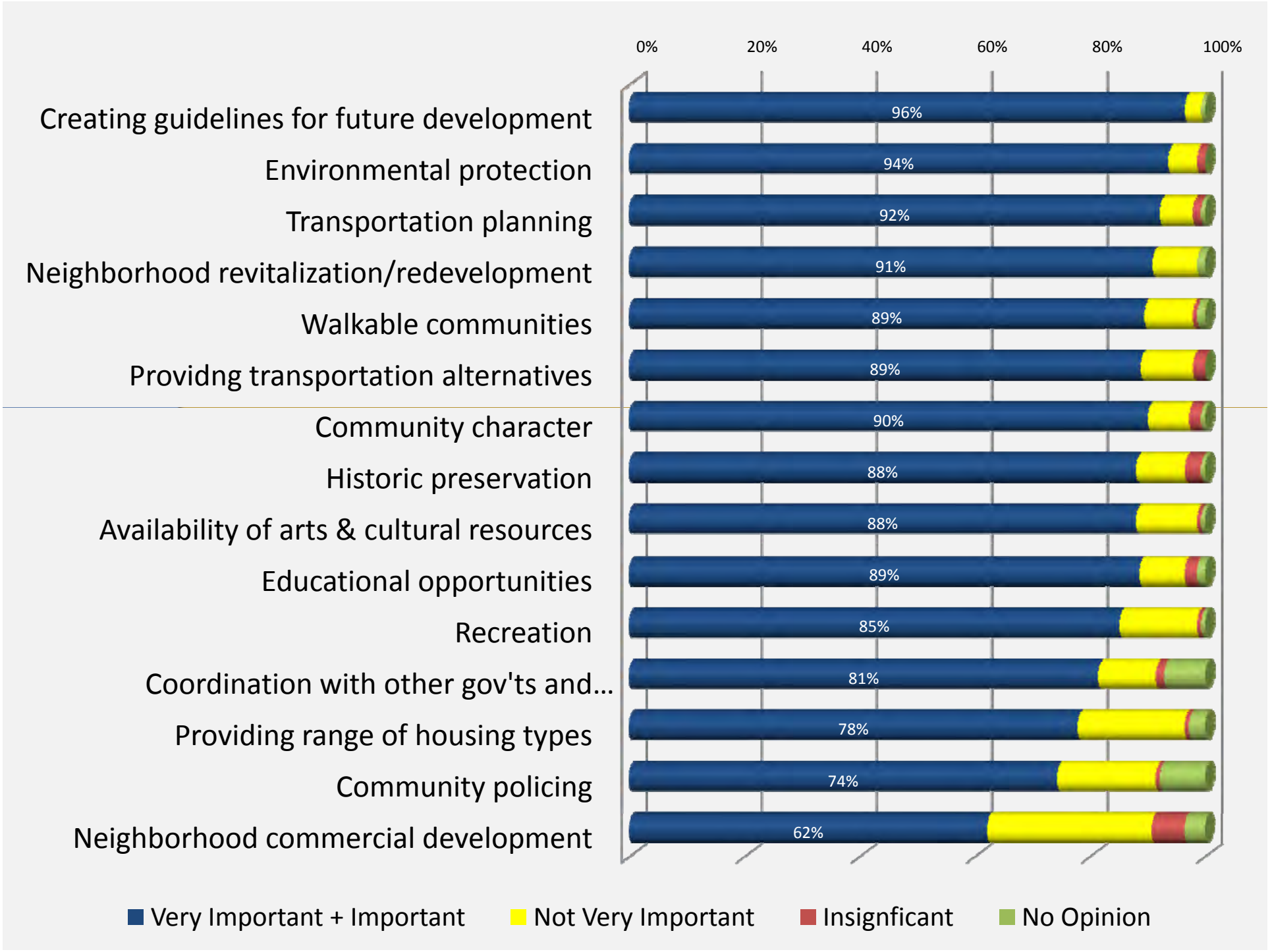
- What should be the priority for the following items for the City of Statesboro?


Encourage redevelopment of vacant properties
Protect areas of natural beauty and wildlife habitat
Protect wetlands and watersheds
Promote environmental stewardship
Strengthen relationships with Georgia Southern
Recognize and protect historic character
Develop design guidelines to encourage quality
Attract more knowledge-based industries
Expand entertainment and cultural opportunities
Enhance pedestrian & bicycle connectivity
Strengthen relationships with Bulloch County
Increase shade trees
Provide curbside recycling
Create consensus on City / University interaction
Coordinate planning efforts between the City / County
Strengthen downtown as a regional destination
Improve general traffic flow and connectivity
96%
92%
90%
88%
88%
87%
87%
87%
86%
85%
83%
83%
82%
81%
81%
81%
80%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
High Priority + Priority
Low Prioirty
Not Important
No Opinion


Coordinate with the BOE on location of new schools
Create incentives for more business and industry
Increase parks near neighborhoods
Address impacts of student housing
Promote and enhance the City's reputation
Promote mixed-use development
Provide city-wide public transportation
Provide more indoor / outdoor recreation opportunities
Strengthen code enforcement
Enhance regional transportation
Address stormwater quality and quantity
Attract more youth-oriented businesses
Create more housing choices, including downtown
Explore consolidation of city and county governments
Consolidate city and county services
Pursue annexation
80%
79%
78%
76%
74%
71%
70%
69%
66%
66%
65%
60%
54%
53%
48%
39%
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
High Priority + Priority
Low Prioirty
Not Important
No Opinion

Survey I

- **Please rank the level of importance of each.**


0%
20%
40%
60%
80%
100%
Creating guidelines for future development
Environmental protection
Transportation planning
Neighborhood revitalization/redevelopment
Walkable communities
Providng transportation alternatives
Community character
Historic preservation
Availability of arts & cultural resources
Educational opportunities
Recreation
Coordination with other gov'ts and…
Providing range of housing types
Community policing
Neighborhood commercial development
96%
94%
92%
91%
89%
89%
90%
88%
88%
89%
85%
81%
78%
74%
62%
Very Important + Important
Not Very Important
Insignficant
No Opinion

Survey II

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Online Surveys

- Survey I
  - Response by 169 participants
  - Majority of respondents
    - Age 21 – 40 (51%) and 41 – 60 (38%)
- Survey II
  - Response by 579 participants
  - Majority of respondents
    - Age 41 – 60 (46%) and 21 – 40 (43%)

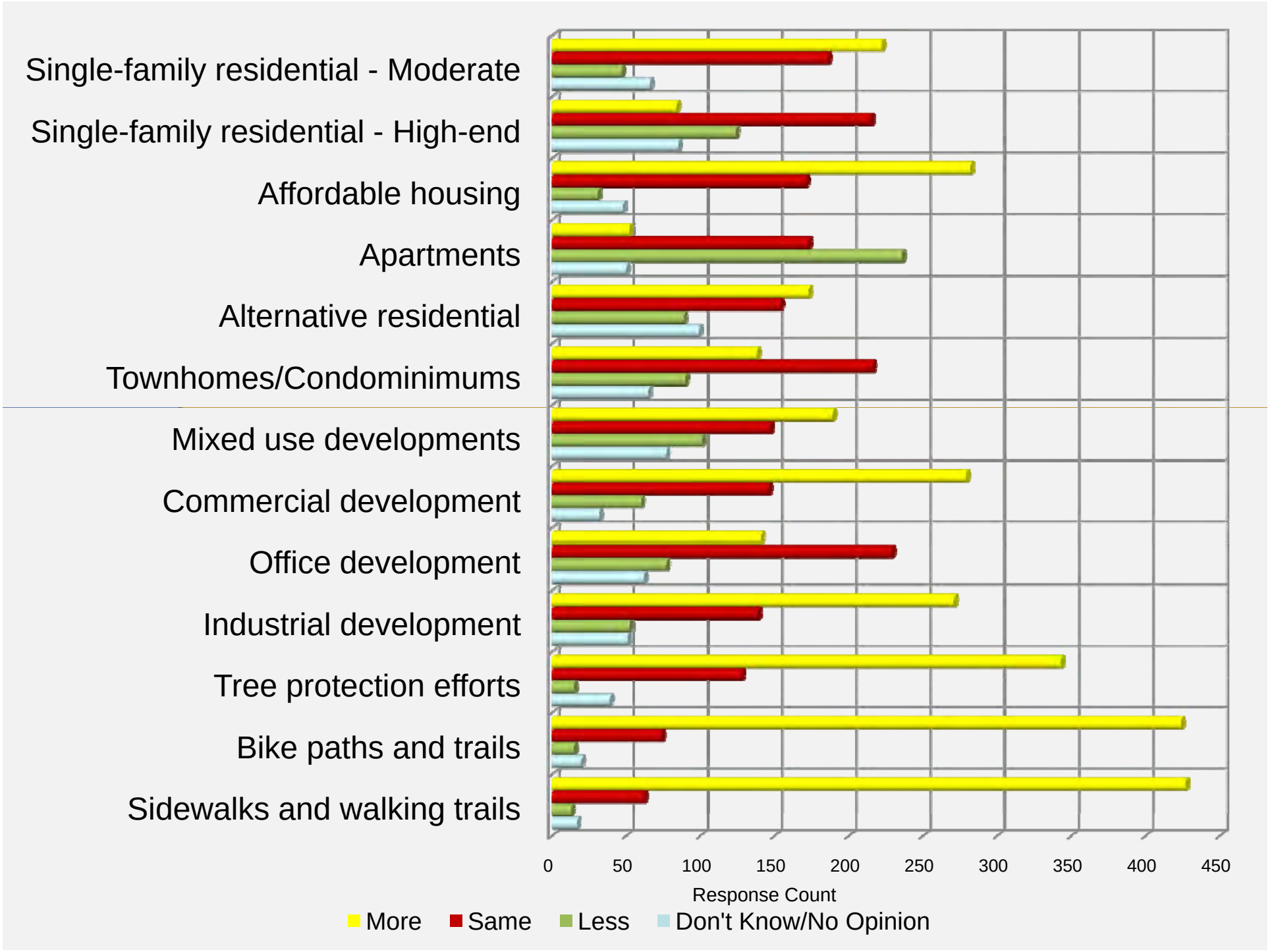
Survey II

- **Why do you live in Statesboro?**

Answer Options	Response Percent	Response Count
Employment opportunity/job transfer	58.6%	318
Quality of life	36.8%	200
Size of the community	35.2%	191
Sense of community	21.0%	114
Public schools	10.5%	57
Recreational opportunities	9.6%	52
Sense of security/low crime rate	24.3%	132
Lifelong resident	16.6%	90
Student	13.1%	71
Other (please specify)		48

Survey II

- **Do you think the City of Statesboro needs more, the same, or less of the following?**


Single-family residential - Moderate
Single-family residential - High-end
Affordable housing
Apartments
Alternative residential
Townhomes/Condominimums
Mixed use developments
Commercial development
Office development
Industrial development
Tree protection efforts
Bike paths and trails
Sidewalks and walking trails
0
50
100
150
200
250
300
350
400
450
Response Count
More
Same
Less
Don't Know/No Opinion

Survey II

- **Would you support design guidelines for the following?** *(Design guidelines provide direction on the design of overall developments and/or building appearance and may apply to both renovations and new construction.)*

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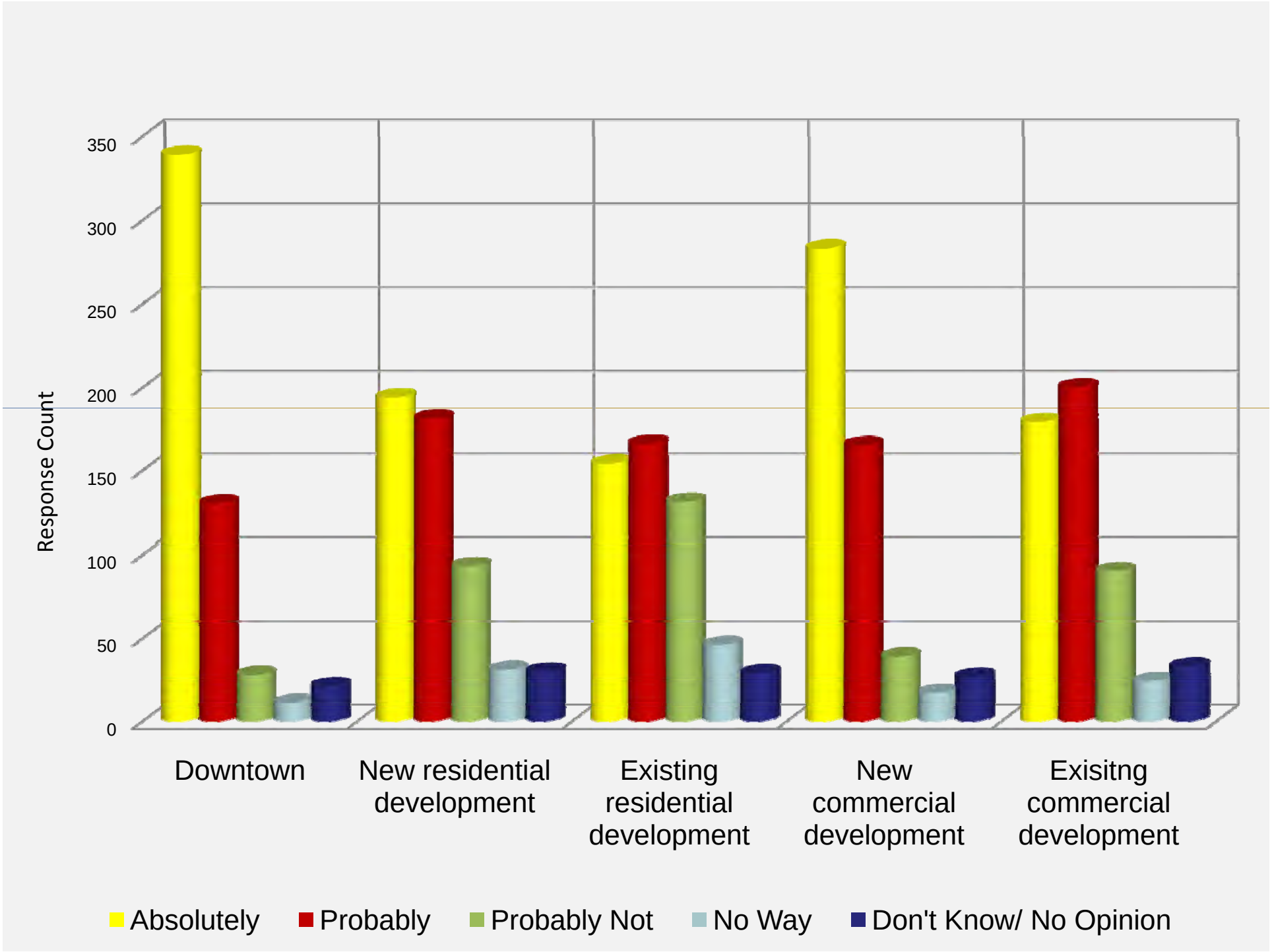
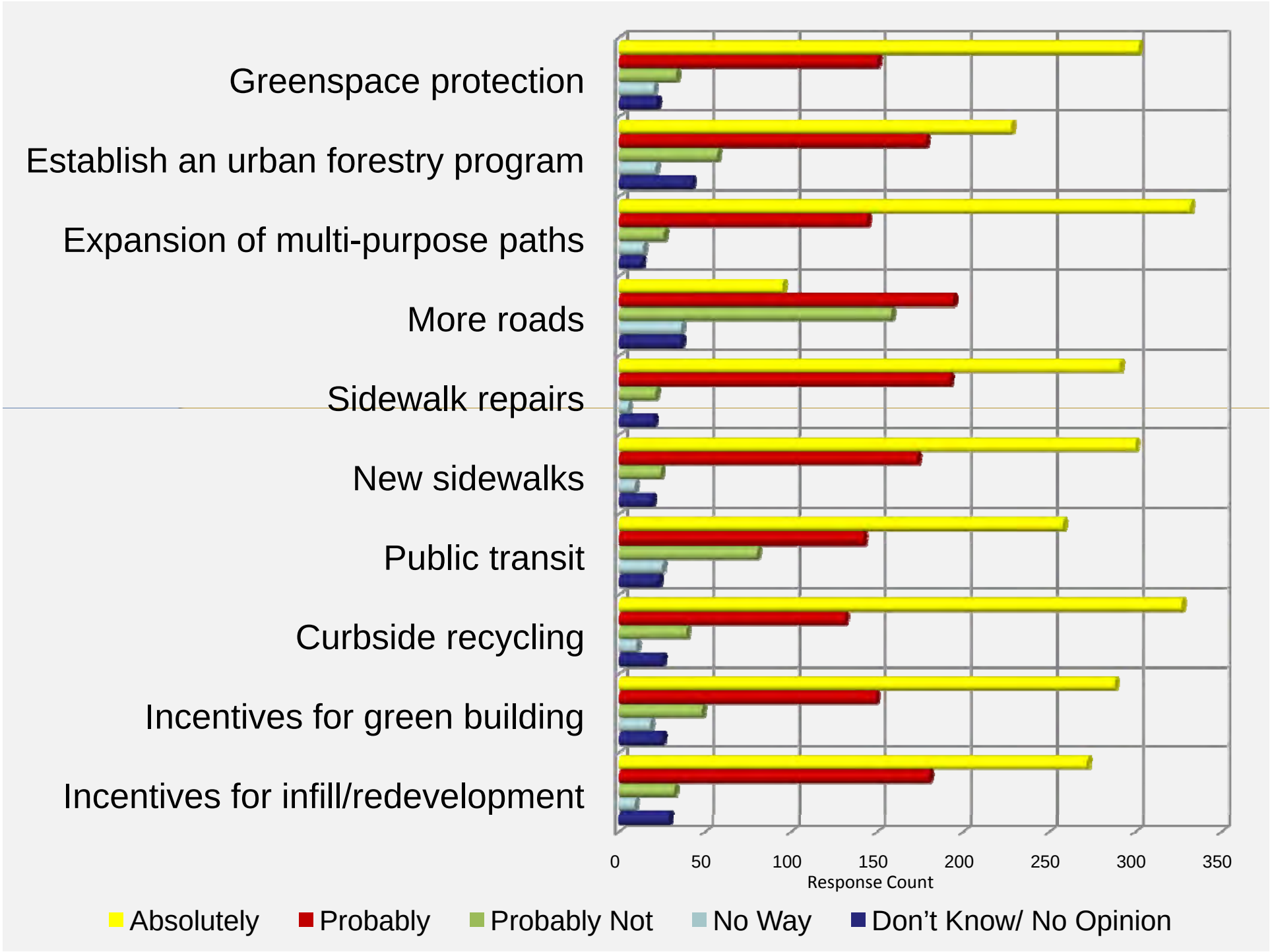

Response Count
350
300
250
200
150
100
50
0
Downtown
New residential development
Existing residential development
New commercial development
Exisitng commercial development
Absolutely
Probably
Probably Not
No Way
Don't Know/ No Opinion

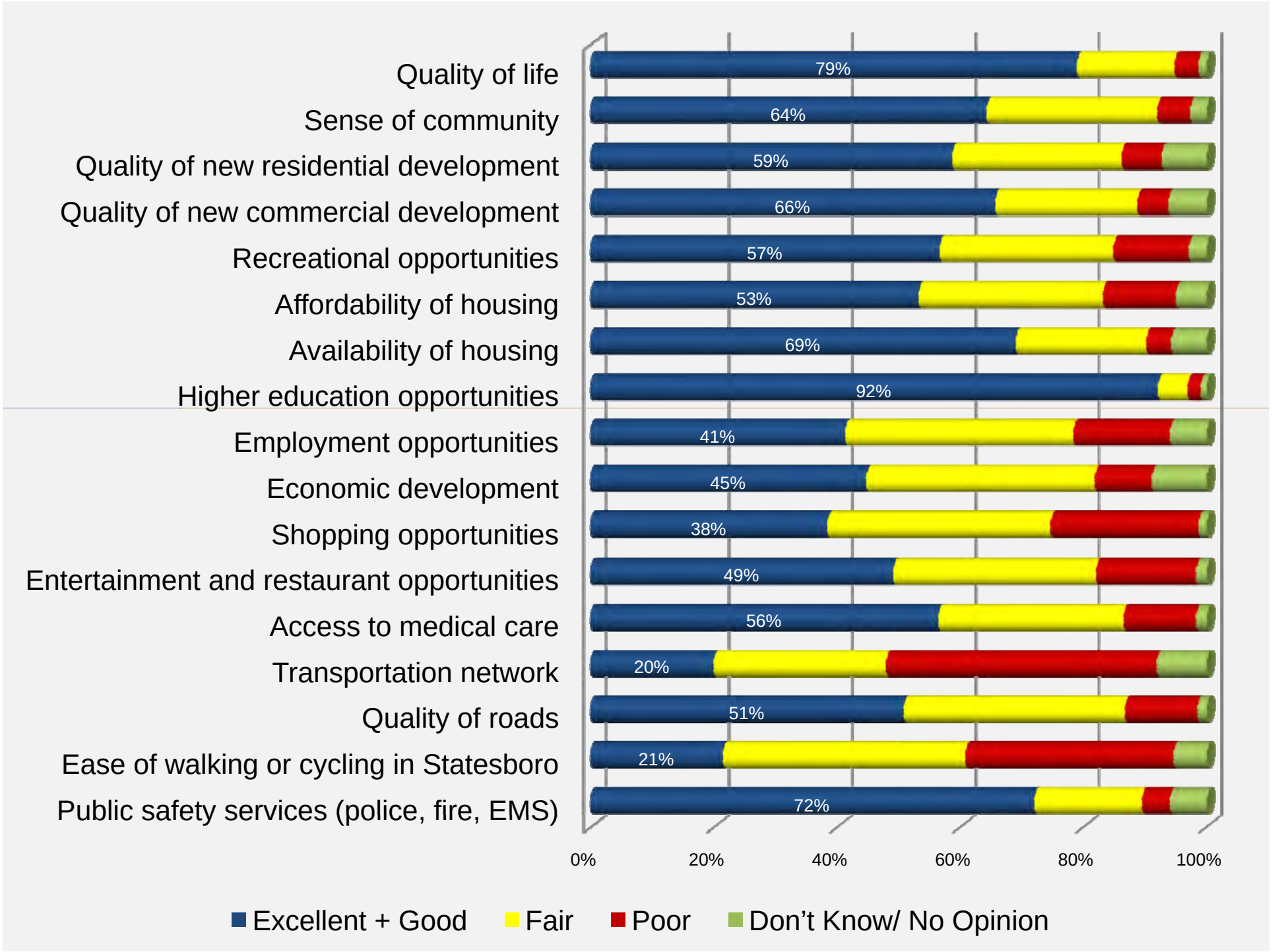
Survey II

- **Would you support city staff and/or funding dedicated to the support of the following?**


Greenspace protection
Establish an urban forestry program
Expansion of multi-purpose paths
More roads
Sidewalk repairs
New sidewalks
Public transit
Curbside recycling
Incentives for green building
Incentives for infill/redevelopment
0
50
100
150
200
250
300
350
Response Count
Absolutely
Probably
Probably Not
No Way
Don't Know/ No Opinion

Survey II

- **Are you satisfied with the following within the City of Statesboro?**


Quality of life
Sense of community
Quality of new residential development
Quality of new commercial development
Recreational opportunities
Affordability of housing
Availability of housing
Higher education opportunities
Employment opportunities
Economic development
Shopping opportunities
Entertainment and restaurant opportunities
Access to medical care
Transportation network
Quality of roads
Ease of walking or cycling in Statesboro
Public safety services (police, fire, EMS)
79%
64%
59%
66%
57%
53%
69%
92%
41%
45%
38%
49%
56%
20%
51%
21%
72%
0%
20%
40%
60%
80%
100%
Excellent + Good
Fair
Poor
Don't Know/ No Opinion

Community Agenda

- Community Vision
  - Vision Statement
  - Future Development Map
- Community Issues & Opportunities
- Implementation Program
  - Short Term Work Program (STWP)
  - Policies
  - Long-Range Activities

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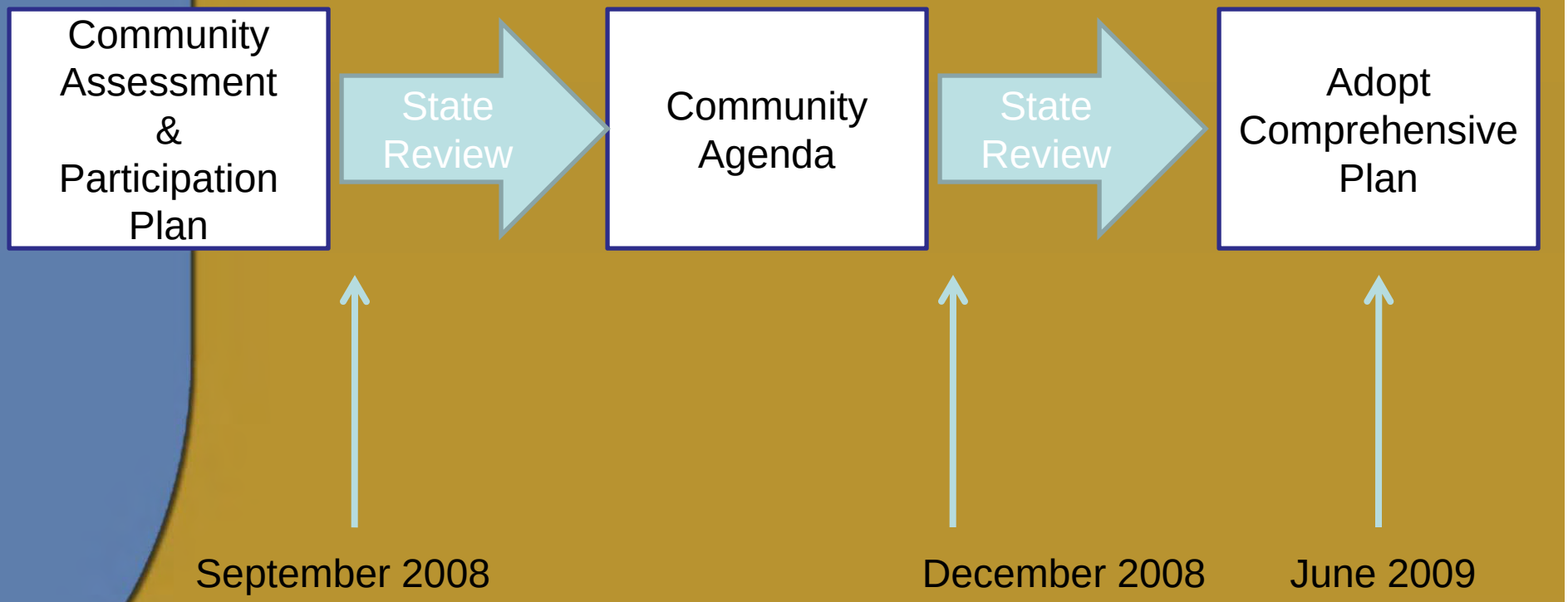
Schedule



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Thank you for coming!

Please visit each station and provide comments and suggestions.

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CITY OF STATESBORO

Comprehensive Master Plan

Community Survey Summaries

Comprehensive Plan Community Surveys

Survey Results

Introduction

As a component of the public participation program, two online surveys were provided to receive input on the Comprehensive Plan. Each survey was also available in hard copy. These surveys were not scientifically conducted, but are instead intended to be one tool in the outreach process to garner input. Therefore, the results and comments received from the surveys should be viewed in context with input received during the process overall.

Over 700 responses were received from the two surveys combined. As you can see from the detailed results, respondents represented a wide range of ages. Throughout the surveys, respondents had the opportunity to provide written comments in addition to answering the questions directly. Again, the reader is encouraged to review comments in the context of all comments received. Our major focus was to identify common issues and themes and one or two singular comments received about an issue typically do not represent the majority opinion. The Comprehensive Plan is about building consensus. Consensus does not mean that everyone agrees – instead, it is about articulating the common interests of the community as a whole.

Comprehensive Plan Community Survey #1

Survey Results

This survey was provided online via the City of Statesboro website and was also available in hard copy for approximately one month. Over 160 participants completed the survey. Written comments have been categorized as much as possible. However, many comments relate to multiple issues, so the reader is encouraged to read comments in full. Minor spelling corrections have been made to comments where appropriate.

Question 1: **Do you live within the city limits of Statesboro?**

Answer Options	Response Percent	Response Count
Yes	43.8%	74
No	54.4%	92
Don't Know	1.8%	3
answered question		169
skipped question		0

Question 2: **How many years have you lived in Statesboro?**

Answer Options	Response Count
Under 5 years	29
6 – 10 years	12
11 – 15 years	7
16 – 20 years	8
Over 20 years	16
answered question	72
skipped question	97

Question 3: **Why do you live in Statesboro? Please select all that apply.**

Answer Options	Response Percent	Response Count
Employment opportunity/job transfer	61.2%	41
Quality of life	52.2%	35
Size of the community	41.8%	28
Sense of community	29.9%	20
Public schools	19.4%	13
Recreational opportunities	17.9%	12
Sense of security/low crime rate	41.8%	28
Lifelong resident	16.4%	11
Other (please specify)		15
answered question		67
skipped question		102

Question 3: **Why do you live in Statesboro? Other.**	
Great place to live, work, play and raise a family.	college
Close to family	Student, undergrad & presently grad school
Family	Georgia Southern University
GSU student	Georgia Southern University
College	Like it
university	Low property taxes
Georgia Southern University	shopping and restaurants
Georgia Southern University	

Question 4: **Do you work in the City of Statesboro?**

Answer Options	Response Percent	Response Count
Yes	73.1%	122
No	9.6%	16
Full-time student	8.4%	14
Retired	3.6%	6
Do not work outside the home	4.8%	8
Unemployed	0.6%	1
	answered question	**167**
	skipped question	**2**

Question 5: **If no to Question 4, where do you work?**

Answer Options	Response Percent	Response Count
Chatham County	13.8%	4
Bryan County	0.0%	0
Bulloch County	86.2%	25
Liberty County	0.0%	0
Screven County	0.0%	0
	Other (please specify)	9
	answered question	**29**
	skipped question	**140**

Question 5: **Where do you work? Other.**	
homemaker	Retired/GSU
Stay At Home Mother in Claxton	retired
self employed	Retired
on campus at the Art Department	Southeast United States
retired	

Question 6: **Do you own a business in Statesboro?**

Answer Options	Response Percent	Response Count
Yes	9.9%	16
No	90.1%	146
answered question		162
skipped question		7

Question 7: **If yes to Question 7, how long have you owned a business in Statesboro (in years)?**

Answer Options	Response Count
Five years or less	8
6 -10 years	5
11 – 15 years	1
16 – 20 years	1
More than20 years	1
answered question	16
skipped question	153

Question 8: **Please identify your age group.**

Answer Options	Response Percent	Response Count
under 20	1.8%	3
21-40	51.2%	84
41-60	37.8%	62
Over 60	9.1%	15
answered question		164
skipped question		5

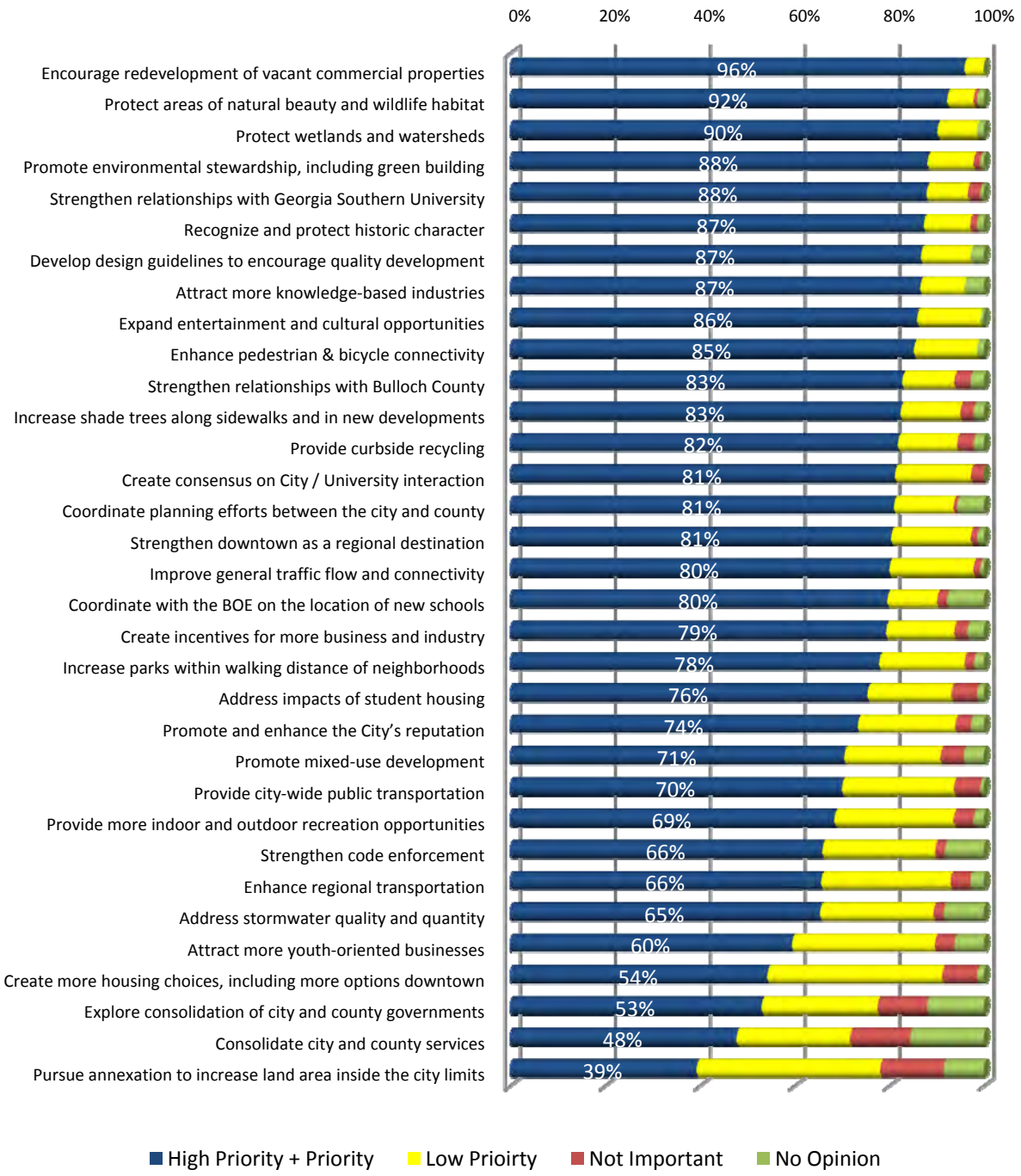
Question 9: **Gender**

Answer Options	Response Percent	Response Count
Male	40.5%	66
Female	59.5%	97
answered question		163
skipped question		6

Questions 10 & 11: **What should be the priority for the following items for the City of Statesboro?**

Answer Options	High Priority	Priority	Low Priority	Not Important	No Opinion	Response Count
Expand entertainment and cultural opportunities	56	73	20	0	1	150
Increase parks within walking distance of residential neighborhoods	63	54	27	3	3	150
Promote and enhance the City's reputation	41	70	31	5	4	151
Strengthen downtown as a regional destination	53	67	25	2	2	149
Strengthen relationships with Georgia Southern University	75	57	13	4	1	150
Strengthen relationships with Bulloch County	50	71	16	5	4	146
Create consensus on how the university population interacts with the City	52	70	24	4	0	150
Encourage redevelopment of vacant commercial properties	99	45	6	0	0	150
Attract more knowledge-based industries	65	65	14	0	6	150
Create incentives for more business and industry in Statesboro	64	52	21	4	5	146
Attract more youth-oriented businesses	29	58	44	6	9	146
Create more housing choices, including more options downtown	37	44	55	11	2	149
Strengthen code enforcement	35	62	35	3	12	147
Address impacts of student housing, including rental properties in residential neighborhoods and transition of apartments from student to substandard housing	54	57	26	8	2	147
Promote mixed-use development, such as small-scale neighborhood commercial within walking distance to residential	35	66	29	7	6	143
Pursue annexation to increase land area inside the city limits	23	33	55	19	12	142
Develop design guidelines to encourage quality development	69	56	15	0	4	144
Increase shade trees along sidewalks and in new developments	73	45	18	4	3	143
Protect areas of natural beauty and wildlife habitat	93	40	8	1	2	144
Recognize and protect historic character	72	53	14	2	2	143
Protect wetlands and watersheds	89	41	12	0	2	144
Enhance pedestrian & bicycle connectivity, including support of the Greenway	92	30	19	0	2	143
Provide city-wide public transportation	64	37	34	8	1	144
Improve general traffic flow and connectivity	57	56	25	2	1	141
Enhance regional transportation, including 4-lane connectors to Savannah and Augusta	48	46	39	6	4	143
Provide more indoor and outdoor recreation opportunities	42	56	36	6	3	143
Consolidate city and county services	36	32	34	18	22	142
Provide curbside recycling	82	36	18	5	3	144
Address stormwater quality and quantity	43	50	34	3	12	142
Coordinate planning efforts between the city and county	60	56	18	1	8	143
Coordinate with the Board of Education on the location of new schools	62	52	15	3	11	143
Explore consolidation of city and county governments	35	41	35	15	17	143
Promote environmental stewardship, including greater energy efficiency and green building	98	29	14	2	1	144

Questions 10 & 11: Prioritization



Question 10 & 11 (Continued): **What should be the priority for the following items for the City of Statesboro? Other (please specify)**
Leadership
The entire Bulloch county does not wish to be Statesboro. Allow county residents to remain county residents. The outer lying areas of Stilson, Leefield, Nevils, Portal, etc. are already have not representation in County government. With consolidation, they would be even more excluded.
Under no circumstances should the city and county be consolidated. It is wrong.
Realize that Bulloch county is a lot more than Statesboro. City and county need to work together but remain separate. Watch where the money goes. Do NOT grow government when not needed. Smaller schools and government do the best job.
I believe Bulloch County and Statesboro could provide exceptional services to area residence if there was some consolidation of services. I am not sure what those services would be but feel it would help both the city and county cut costs. I also believe that people chose to live in the county because they do not want to pay more taxes. I do believe the City and County work well together and look at the development of not only Statesboro or the County but for the area. The why the fire services was handled by both the county and city were unfortunate. It seems the two governments have always worked well together in the past with programming, recreation, library services, etc. When we were looking for homes we chose Century 21 because it was the only group we called who didn't ask why we wanted to live in the City. It wasn't a why to learn more about our likes and wants. It was more like why in the world would you want to live in the city type question. Several of the other agents all made comments about living in the city and that it was better to live in the county which I am sure is not the policy of their firm. Some friends who live outside the city all commented how we would pay more taxes and the crime rate was really high in the city. These are image issues.
To address the consolidation of city and county services, I do not believe City Council and the County Commission should merge. These two bodies need to remain separate units. The needs of individuals who live in the city are vastly different from those who choose to live out in the county away from everyone. I do not support the rumor going around town that in December the mayor is going to recommend consolidating the city and county while everyone is busy with the holiday season and traveling. This is not a decision the mayor and a few others should decide. This should not be in the "back halls" or "closed doors" but brought to the public attention. We should get a choice to vote. I bought a house in the City of Statesboro for a reason. I wanted to have the city services and felt the direction of the city was more consistent with my needs. I do believe that the if the City and County work together some services could be coordinated together to save on resources. The City and County MUST STAY SEPARATE!
Stop expanding city government. Quit spending time trying to find ways to expand government on the backs of the taxpayer!!!!

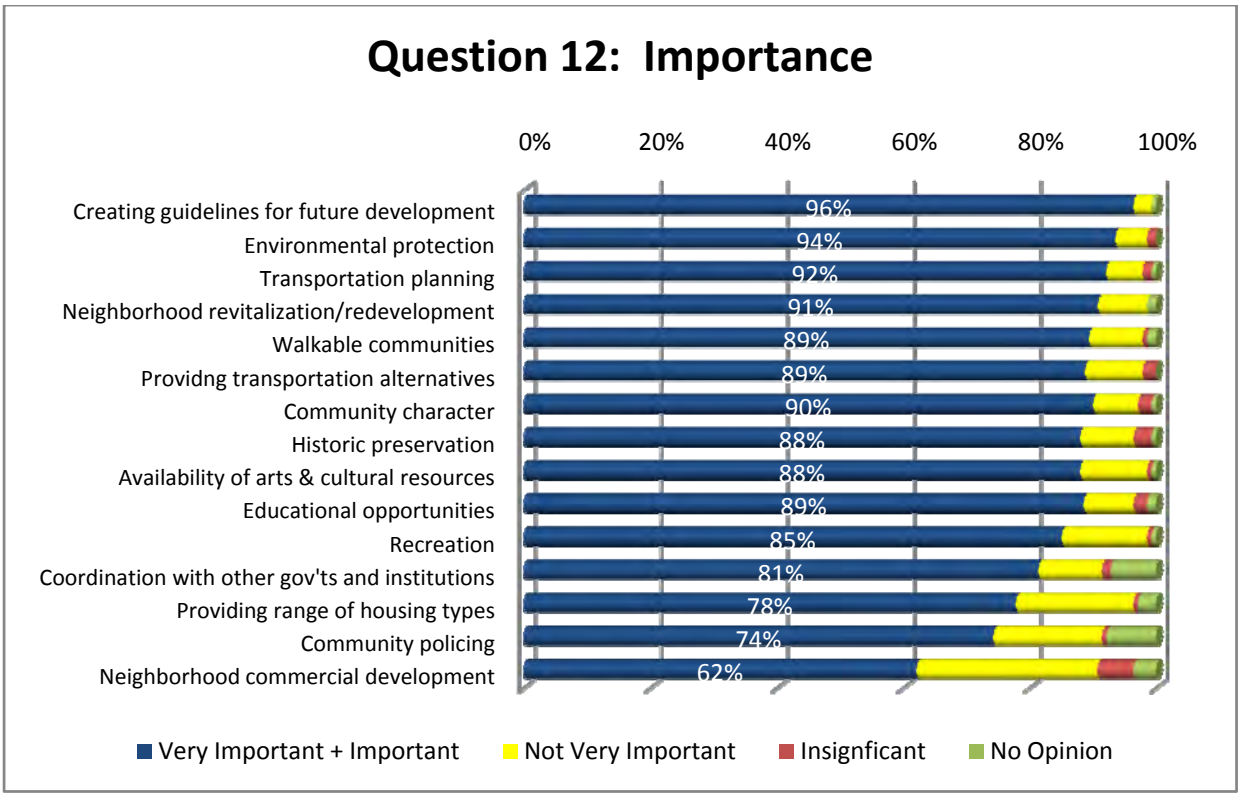
Question 10 & 11 (Continued): **What should be the priority for the following items for the City of Statesboro? Other (please specify)**
I think before the City/County take on any new projects they need to fix those things that don't work well currently. Building codes for example - need to be reviewed - and applied consistently When we moved into our new house there were things that were supposed to be fixed and re-inspected - it never happened. We held money back from builder but the county never re-inspected or demanded the builder to do his job. There needs to be strong accountability and penalties for not building to code. The county/city needs to hire more inspectors and people to do the work. You don't want to live in a town where there are "no good builders" and that is what people say about Statesboro - just expect problems with your house We need to add to the library - great people but they need bigger entertainment space for summer programs We need affordable bowling alley, video arcade, skate park for young people downtown where GSU students and young people can easily access it Kudos to the Bulloch Recreation team - great job! Just no Wednesday night practices and games please. South Main Street really needs some beautification - kind of ugly when you come in from interstate with car lots and old restaurants, cell phone stores, Bragg, and old hotels - trees, parking lot restoration with trees and better sidewalk, bike path kind of beautification would be great (from Statesboro Inn to 80 it is ok) but from bypass to Statesboro Inn - not too attractive - and most guests arrive via that route Two really bad scary intersections need to be reworked: Brannen Street and South Main (railroad comes across here) AND West Main and Johnson Street (where pawn shop blocks view of road) Target would be awesome - don't need a Super Target but just a Target - enough groceries with Harveys, Walmart, and Bi-Lo Lets encourage companies that install solar panels and other alternative energy products to come here - and encourage builders and companies that build here to install energy saving devices We could be "Greenest City in the South" if we tried
Housing
Statesboro needs a homeless shelter and transitional housing. It must have strong management such as by Salvation Army or Union Mission in Savannah.
Improve housing for poorer areas - help with and educate population on clean up of low income housing
Development
Work tirelessly to develop this city, using Athens as a model

Question 10 & 11 (Continued): **What should be the priority for the following items for the City of Statesboro? Other (please specify)**
More roundabouts could increase traffic efficiency. Downtown needs housing options, and a capacity to handle heavy traffic flow (as in 4-lanes, not two). We should encourage downtown to begin working on a skyline. Collaborate with Georgia Southern to expand northwards into downtown area. Statesboro definitely needs to expand outward (annex). The community needs to establish specific neighborhoods, names for the neighborhoods, boundaries, signage, parks, etc. to enstill community identity and pride in maintaining neighborhoods. Encourage major brands into downtown area. Statesboro needs a "Special Entertainment District" (perhaps in or near downtown or midtown) where bars/taverns can stay open later, can have drink specials, patrons can hold beverages in district outside of venues, etc. Venues could be charged an additional one-cent sales tax for said benefits and the revenue would be completely invested in downtown development, parking, transportation, infrastructure, etc. We need package liquor sales in Bulloch County. Imagine the economic impact of a package liquor tax and the safety of keeping drivers from traveling to purchase liquor. Statesboro planners need to start seeing Statesboro for what is really is - this is not a small town anymore. When I was a child, it was a small town, but it is not anymore. We can either plan it to make it the best cosmopolitan city in the Southeast, or we can watch it get out of hand and sprawl out like north Atlanta.
more awareness for AG5 areas and to keep this green area protected
Set higher architectural standards for incoming businesses improve sign ordinance to increase aesthetics and size of commercial signs strengthen landscape requirements for businesses
Georgia Southern University
Stop viewing the student population as the enemy.
Shopping, Retail, & Entertainment
Bring better shopping to the area, especially grocery stores!
We need better grocery stores, a bowling alley, stricter building standards, better coordination and cooperation between the city and the university, and a Target. Statesboro has a wonderful opportunity to re-invent itself - why not focus on building a high quality of life city. Make it walkable, free wireless Internet throughout the city, focus on recycling, etc. Take the best of great American cities and try to build it into the fabric of Statesboro.
Pedestrian & Bike
I strongly believe Statesboro should increase its parks and greenspace and continue development of the supposed Greenway to Brooklet. Our town is in an interesting stage in development, because it is a burgeoning city that still has ample access to land and forests. That land should be protected! There should be more parks, more greenways, more trails to walk, etc. In addition, sidewalks and biking trails could be added to throughout entire city; the city is such a small area and doing this would increase alternative forms of travel and decrease traffic congestion. Statesboro should be prepared to grow, but should grow in a way that respects the beautiful environment of the area and in a way that stays true to its roots as a small, Southern town.
Annex Westchester, build sidewalks
Encourage transportation modes other than cars by installing sidewalks and bike lanes, putting in bike racks, etc. Encourage more public participation in community affairs. Annex surrounding neighborhoods.

Question 10 & 11 (Continued): **What should be the priority for the following items for the City of Statesboro? Other (please specify)**
improve and expand existing bike paths. Make crossing 301 and fair rd by foot or bike near GSU easier instead of a terrifying experience with barely enough time to cross (need a bridge!).
Sidewalks along city roads to encourage walking and to provide safety to those who do walk.
build more sidewalks
Develop park squares on specific vacant lots to promote greenspace and use; Create more bike lanes to encourage bike riding. Educate others on bicycle safety especially drivers.
As a resident of Bulloch County who lives just outside of the city limits, I'd love to see more development of bike paths, walk ways and public transit throughout not just the city but throughout the county as well...
Biggest for me would be to design bike paths that connect the city to some of the subdivisions located near the city. It is too dangerous to ride a bike to work or school due to the traffic but a bike trail would alleviate this problem....
Bike lanes!!!
Liquor Laws
Liberalize liquor laws to 21st century.
Stop those who are trying to legislate morality, and allow liquor sales both by the drink and packaged. Allow Sunday sales and do away with the silly 50/50 requirements for restaurant/bars. This does nothing but hinder business and growth. Quality establishments will not come here with these ridiculous regulations that are 20 years behind the times. We could be collecting serious tax money on packaged sales. As far as drunk driving goes, it would be easier to walk to the local liquor store than drive to the county line. Those who drink will get their liquor either way. And they will go to finer Savannah restaurants. We are not children, we are adults. Statesboro is a laughing stock because of these stupid rules that cost taxpayers money. All that liquor tax money is going to other counties. Let's keep it here, attract quality businesses, and respect citizens enough to allow them to decide for themselves whether or not to purchase alcohol. With GSU and Ogeechee Tech, we should be technology central! These students with IT skills leave the area for better IT jobs elsewhere. It's crazy not to recruit IT industries with all the knowledge workers being educated here.
Municipal Services
Build a stronger traffic police force
Sustainability
Green (energy) use by both governments, and local purchasing first (not Atlanta based or other areas). Statesboro & Bulloch taxpayers that own businesses should be given a priority (within reason & fair trade) over businesses from other areas.
CURBSIDE RECYCLING AND MORE BIKE LANES IS A MUST!!!
Miscellaneous
These are the things that are important to me as a frequent visitor to Statesboro. I make the trip to Statesboro at least once a week. The things that are more important to the residents of Statesboro I had no opinion of.
Put forth an effort to require citizens to be responsible for their companion animals - dogs & cats.

Question 12: **Please rank the level of importance of each.**

Answer Options	Very Important	Important	Not Very Important	Insignificant	No Opinion	Response Count
Community character	56	71	10	3	1	141
Historic preservation	59	66	12	4	1	142
Availability of arts & cultural resources	62	63	15	1	1	142
Providing transportation alternatives, including transit, cycling, & walking	86	41	13	3	0	143
Creating guidelines for future development	89	48	4	0	1	142
Providing range of housing types	33	76	26	1	4	140
Neighborhood commercial development	21	66	40	8	5	140
Walkable communities	82	45	12	1	2	142
Neighborhood revitalization/redevelopment	66	63	11	0	2	142
Environmental protection	96	36	7	2	0	141
Recreation	60	60	19	1	1	141
Community policing	26	78	24	1	11	140
Educational opportunities	81	43	11	3	2	140
Transportation planning	72	57	8	2	1	140
Coordination with other governments and institutions	60	54	14	2	10	140
					Other (please specify)	11
					answered question	**143**
					skipped question	**26**



Question 12 (Continued): **Please rank the level of importance of each. Other (please specify)**
Recreation
Move forward with recreation master plan that calls for development of tennis facilities in Statesboro and Bulloch County.
Pedestrian & Bike
Make Statesboro a liveable, pedestrian bike-friendly place.
make bike path connect all the way to Brooklet
Housing
Statesboro has to be careful to keep their residential neighborhoods from becoming all rental. That includes even areas where adults move in but the property is still rental. So, there is little up keep on the look of the property and house. The zoning board also needs to be more consistent in allowing variances. The city needs to enforce their codes in some of the lower income areas where the landlords have not maintained the property or the conditions of the home. I have a feeling many of those place would not meet the codes. Even in the student rental areas, which is going to happen, the city can do things to have landlords maintain their homes. Mulberry Street could be beautiful.
Downtown
Redevelopment of the greater downtown area and logical zoning to prevent outward sprawl and decay at the center.
Find a way for the Arts Center to be self sustaining. Invest more in the Main Street & DSDA by assessing a mil tax on businesses within the Main Street District. We should invest in bike & walking paths adjacent to all major roadways, like in European cities.

Question 12 (Continued): **Please rank the level of importance of each. Other (please specify)**
Georgia Southern University
Georgia Southern University students are pots of gold just sitting there being wasted. The prejudice in this community against college students is costing us millions of dollars. We need to reach out to the students and the university community and prove to them that they are a part of this community. We can use the College of IT students as a resource to keep us on the cutting edge of technology. We can use the GIS students for planning and analysis resources. We can use the Economic Development students as a resource for fresh ideas. There are 17,700 of the best minds our state has to offer sitting at our feet. It's time we unify town and gown, mold us both together as one community identity and stop wasting these amazing minds that could put Statesboro well above the rest in the region.
Technology
Wireless internet umbrella for the city - even better to the last mile of the county
Free wireless Internet throughout city
Miscellaneous
Need green busses in town to take people around like they do in Chattanooga - electric busses That would be so great for students and downtown community Keep wetlands - protect them Need bowling, arcade, and skate park for young people again accessible to GSU students and young people

Question 13: **If you would like to be notified by email about upcoming meetings, draft materials for review, or other activities related to the Statesboro Comprehensive Master Plan, please provide your email address below.**

60 responses received

Question 14: **Please enter any additional comments below.**

Question 14: **Please enter any additional comments below. Response Text.**
Survey/Process
I think this is a great initiative and I wholeheartedly support the efforts.
I have another engagement on the meeting date and time but would attend if I were available.
Wish that survey would have included maintain developing and building community relations across race/culture
Thanks for doing this.
I would like more information on how to get involved in this project. thank's Tommy Perkins
Please schedule meetings on other days. I wanted to attend both meetings, but am working on a second master's degree and have class Monday nights. I know of other people who also have Monday night conflicts. I know you can't pick a perfect date for everyone, but at least try to schedule other days of the week as options. Thanks for initiating this program; having a comprehensive master plan with a consensus on the values and goals for our community is essential.
I sent an e-mail with my personal recommendations.
Thanks!
Would like the results of the 2007-2008 Bulloch County Commission on Human Services Community Assessment to be used as additional resource for master plan - over 1900 community participants
I am so excited about this new plan!
I enjoyed filling out the survey. Good luck with all you have to do.
Thank you for this opportunity to voice my opinions.

Question 14: **Please enter any additional comments below. Response Text.**
Development
I would like to see a Target store in Statesboro.
I believe we should put a halt to building new neighborhoods and apartment complexes and revitalize the ones we have. The City is just not growing THAT fast and we have subdivisions with brand new vacant houses or only one or two lots built on. It is a waste of space and creating slums out of the older homes and apartments that we do have.
Government Leadership
I live in the county and DO NOT want the city of Statesboro to annex any part of the county into the city. Make use of abandoned property within the city before attempting this.
Statesboro should work to grow smartly, as GSU will be growing over the next few years.
If it is true the mayor has decided that he should make the decision to consolidate the city and county together, this how comprehensive master plan is a waste of time and money.
Pedestrian, Bike & Public transportation
Cypress lake road/Jones need better bike path areas, country club rd as well - coordinate with county on this.
Public transportation capabilities are essential, especially for those without cars or ability to drive. Local shopping will be more important as the expense of going out of town increases; at present there is no good means for the 17,000 college students (and elderly, low income) to visit the mall, outlying restaurants, downtown, etc. except to drive. Also, if people ride their bicycles, where is the infrastructure to secure them when out in the community. At GSU, students end up chaining their bikes to trees, gas meters, etc. because there has not been sufficient consideration given to such basics. Also - there is only one bike repair shop, and it is clear out south of the fairgrounds. Where do the potentially thousands of students and citizens go if they get a flat tire or need a light for safety, etc.?
Municipal Services
My priorities include curbside recycling, city water services (at my residence...my private community well water is awful and expensive), city garbage collection (at my residence...my private collection is expensive and I live within city limits according to the map on the first page), good public transportation, more bike and walking paths, green space, creating more cultural opportunities, and making improvements to housing regulations to keep student apartments/rentals from degrading to low income or disruptive housing. The city and county should look at consolidating services to save money. I would like to have the ability to leave my car at home as much as possible when I need to go work or somewhere in the city. We could seize this opportunity to become a leading community in terms of walking, biking and recycling.
Miscellaneous
It is evident that acting on some of these priorities will naturally cause many of the others to be fulfilled.
I love living in the City of Statesboro and never considered buying a house in the county. I wanted to have all the city services (police, fire, water, trash pick-up, natural gas, etc). We live by Mattie Lively and are very concerned if the county closes this school what will be come of the property. We don't want to see it become a small lot subdivision with rental and smaller homes. The city has to maintain the value of the homes and not allow development that would devalue the area. It is important to keep our city schools and not allow all them to consolidate into one or two city elementary schools.
overall I like Statesboro, but like 99.9% of all things there is room for improvement
Statesboro is a great family environment to raise kids!! But we need to do more to give students and young people opportunities besides bars Green initiatives would be awesome Enforce building codes consistently

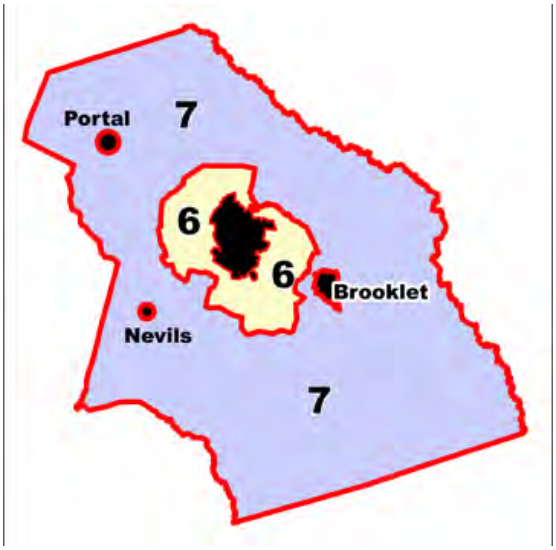
Comprehensive Plan Community Survey #2

Survey Results

This survey was provided online via the City of Statesboro website and was also available in hard copy for approximately one month. Over 550 participants completed the survey. Written comments have been categorized as much as possible. However, many comments relate to multiple issues, so the reader is encouraged to read comments in full. Minor spelling corrections have been made to comments where appropriate.

Question 1: **Please indicate which area you live in according to the maps below.**

Answer Options	Response Percent	Response Count
1	7.9%	44
2	24.4%	136
3	5.6%	31
4	6.1%	34
5	9.3%	52
6	28.0%	156
7	18.6%	104
answered question		558
skipped question		21



Question 2: **Why do you live in Statesboro? Please select all that apply.**

Answer Options	Response Percent	Response Count
Employment opportunity/job transfer	58.6%	318
Quality of life	36.8%	200
Size of the community	35.2%	191
Sense of community	21.0%	114
Public schools	10.5%	57
Recreational opportunities	9.6%	52
Sense of security/low crime rate	24.3%	132
Lifelong resident	16.6%	90
Student	13.1%	71
Other (please specify)		48
answered question		543
skipped question		36

Question 2: **Why do you live in Statesboro? Other (please specify)**
Family
moved to be with family
Family nearby
Married to a lifelong resident.
Moved to be near family
Family
Husband died, thought I needed to be closer to family.
Family lives here
Moved here because my brother lived here and liked it
Moved back home with family
I was born here
family
husband works at Gulfstream
Be near aging parents
Georgia Southern
fiancé is going to school at GSU
Graduate of GSU
GSU - GO EAGLES!!!!!!!!
University town; great weather; low traffic volume
moved here in 1978 to finish college and stayed
Lives outside Statesboro
Live in Bulloch County, commute into Statesboro, daily.
Live in county, work at GSU
Live in Garfield,GA
Don't live in Statesboro
Moved to the county because we wanted to get away from Stone Container which was supposed to be expanding. Port Wentworth is almost changed so that it is not the place where we used to live.
Do NOT live in Statesboro. The county is NOT Statesboro!

Question 2: **Why do you live in Statesboro? Other (please specify)**
I don't live in Statesboro, and don't want to. I live in the county & don't want to be annexed into the city!!!
I live in Bulloch county because I was born here and have found it to be one of the best places in the U.S. to live. I do not like what is happening now to what I grew up with and have enjoyed. For some reason those who are picked to lead us seem to think that more and bigger government is better. I beg to differ. Bigger government brings only more headaches for those who have to pay for it. Take the water park for instance. I was told that the city and county would make money because the patrons would go uptown after visiting and spend money at the local businesses therefore allowing taxes to be collected and that would be income for the businesses and toe governments. That's fine but what about income for me to replace the taxes I have to pay to build and keep this park going? Who pays me?
do not live in Statesboro
Not a resident of Statesboro, but life long resident of Bulloch
work in Statesboro only
Been here 16 yrs so far
Spouse is lifelong resident
I don't live in Statesboro
live outside of city limits but came here because of GSU
I do not live in Statesboro for all the reasons listed above
Other
I decided to stay here because of the church that I attend
privacy
relocated
trinity christian school
Relocated
I would like to live here indefinitely but some aspects of Statesboro are just getting too annoying such as the oppressive police force, ultra-conservative climate, and lack of common sense that Statesboro will be one of Georgia's major cities in a matter of years. I am leaving next year to get my masters in Urban Planning, and I would like to come back to Statesboro to assist in its growth, but unless we embrace the mindset of what is to come for Statesboro in the future, we will turn into another sprawled out 'Atlanta'-type community with too many problems to address if we don't start now. :)
Ministry
It was not my choice.
Can't afford to leave
Close to work, own my home
Established church here
close enough to walk to work
have to live somewhere
own home cannot afford to move

Question 3: **Please identify your age group.**

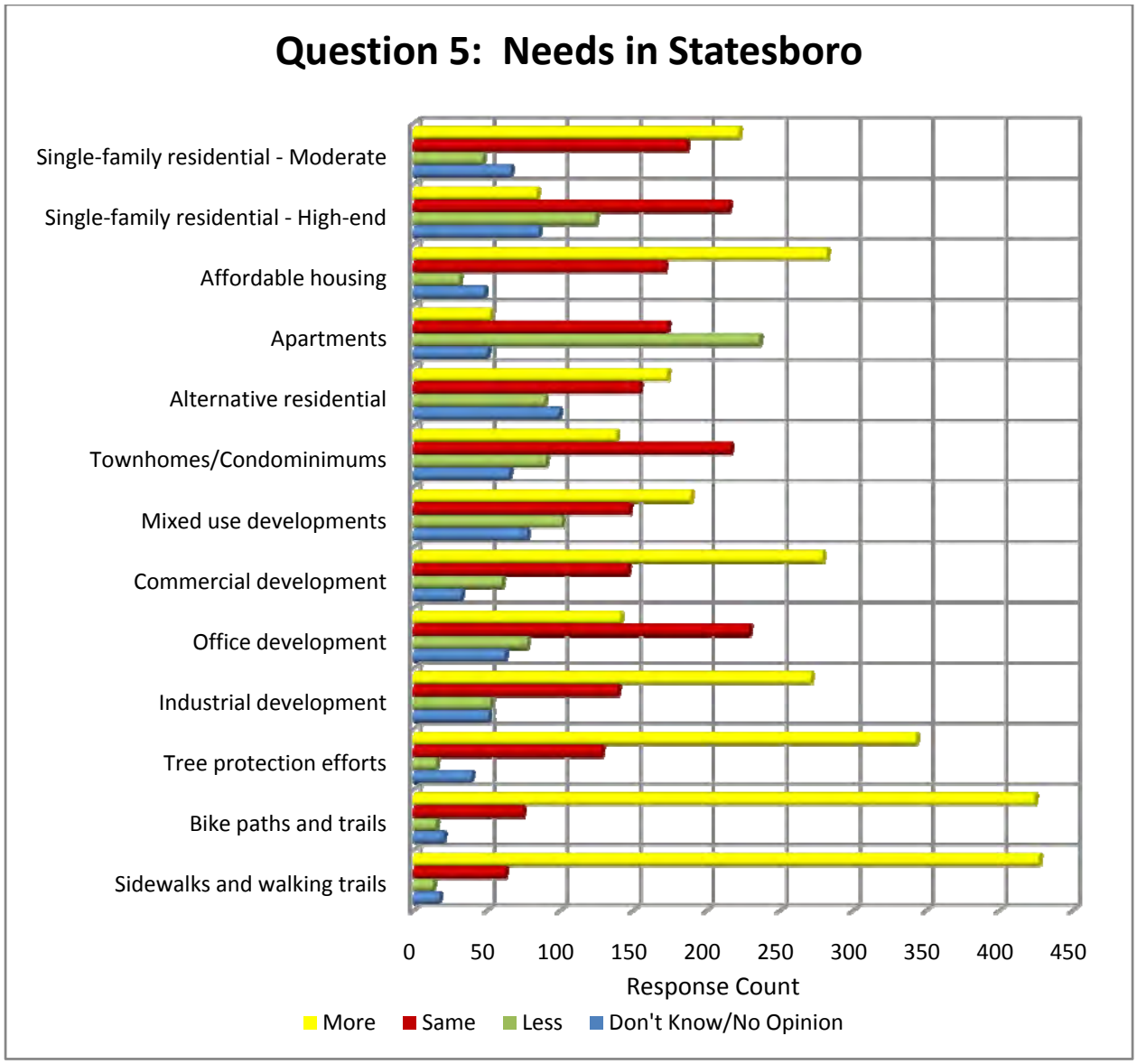
Answer Options	Response Percent	Response Count
under 20	3.7%	21
21-40	43.4%	248
41-60	46.2%	264
Over 60	6.5%	37
answered question		571
skipped question		8

Question 4: **Gender**

Answer Options	Response Percent	Response Count
Male	38.7%	221
Female	61.3%	350
answered question		571
skipped question		7

Question 5: **Do you think the City of Statesboro needs more, the same, or less of the following?**

Answer Options	More	Same	Less	Don't Know / No Opinion	Response Count
Single-family residential - Moderate	222	186	47	66	521
Single-family residential - High-end	84	215	124	85	508
Affordable housing	282	171	31	48	532
Apartments	52	173	236	50	511
Alternative residential	173	154	89	99	515
Townhomes/Condominiums	138	216	90	65	509
Mixed use developments	189	147	101	77	514
Commercial development	279	146	60	32	517
Office development	141	229	77	62	509
Industrial development	271	139	52	51	513
Tree protection efforts	343	128	15	39	525
Bike paths and trails	424	74	15	20	533
Sidewalks and walking trails	427	62	13	17	519
				Other (please specify)	82
				answered question	556
				skipped question	23



Question 5: **Do you think the City of Statesboro needs more, the same, or less of the following? Other (please specify)**
Development Patterns
Infill development and redevelopment in downtown areas, rather than sprawling outwards to encompass individual subdivisions that are not developed as city neighborhoods. Need to plan for the type of development we want in growth boundary.
Statesboro should enforce its existing environmental, land use and zoning ordinances and focus quality of life factors for existing and future residents / families. Statesboro should not focus on all growth is good growth but on quality and sustainable growth.
Statesboro doesn't need for apartments and complexes designed for students but designed for professionals. Statesboro should annex more of the land around the city.

Question 5: **Do you think the City of Statesboro needs more, the same, or less of the following? Other (please specify)**
This place is booming. However, we need to start investing INSIDE the community rather than converting every cotton field to another sprawl development. We have a decent supply of midscale residential spaces. We need more "in-town" upscale options like Tillman Park and Pepperidge. We need NEW buildings in downtown, and there needs to be a 3-story height MINIMUM for downtown buildings (street level retail and residential/office upper floors). A "student" oriented apartment community in downtown Statesboro would bring a more lively atmosphere to the area and could possibly attract more businesses, eateries, and entertainment venues. Market District is wonderful, but we need to build development like these in our downtown area. We should also extend "downtown" outwards and development the surrounding areas into greenspace-rich neighborhoods (like a smaller Virginia Highlands). Also, the ACB needs to be eliminated. We also desperate need affordable housing in this community. For locals and students alike, its sometimes impossible to choose between government subsidized housing (which needs to be updated) and high-priced student themed complexes. As we know, even the most dilapidated complexes like College Walk, Bermuda Run, and Park place charge well over $1000 per unit between the 3 or 4 bedrooms. Many people don't need the extra amenities of pools and clubhouses, but don't want to live in a dangerous neighborhood either. Perhaps if the police department spent a fraction of the time they patrol the Georgia Southern campus (which has its own police department) patrolling the other areas of Statesboro that need it, those areas would become better options. However, as it is, we need options for community members and low-income students who want a safe but practical standard of living. I lived in College Walk one year because it was the cheapest rent I could find in Statesboro. I was exposed to drugs galore, even a shooting took place in front of my apartment. My rent was $1040 for an apartment unit made out of a single-wide trailer cut in half. We can do better than that!
less trailer parks
Additional landscaping requirements.
Statesboro is getting where everywhere you turn an apartment complex is going up. They are really unsightly. If there is a real need for so many, efforts should be made to hide them better, as in the Woodlands.
More single family residences. Stricter ordinances on rental property-especially to students.
High end condos and townhouses
More residential areas aimed at the young professionals that are moving to the area. I am a 24 year old single, professional staff member at GSU. When I came to look at places to live, they were all either student apartment complexes, crappy dumps people haven't taken care of, or way too expensive. I also have a small pet, and finding a pet friendly place (for a 2 1/2 year old, completely trained dog!) to live that was nice. I basically had to choose whether to have my dog or have a nicer place, and that's just ridiculous. Young professionals aren't going to let their pets destroy the place! We are college (and masters) graduates that just happen to be young. There are enough faculty and staff at GSU to warrant a young professionals with or without children residential area.
Keep farmlands from being overdeveloped if possible
Why are there so many unused store areas (e.g. old Publix) but new construction of mall buildings as well?
Family Apartments, the apartments are all catered for students. A family can't find a decent affordable apartment that is not on or near campus.
Statesboro is building complexes that are not being occupied or used. It is a waste of resources, money, land, and trees. There should be regulations on development, or the small town everyone loves will dry up.
Better use of existing facilities vs. more new development that creates ever more sprawl/belts around town, along with dying areas within.
Fewer strip mall developments- effort should be placed into making downtown vibrant- the strip malls are making businesses/people leave the town center.

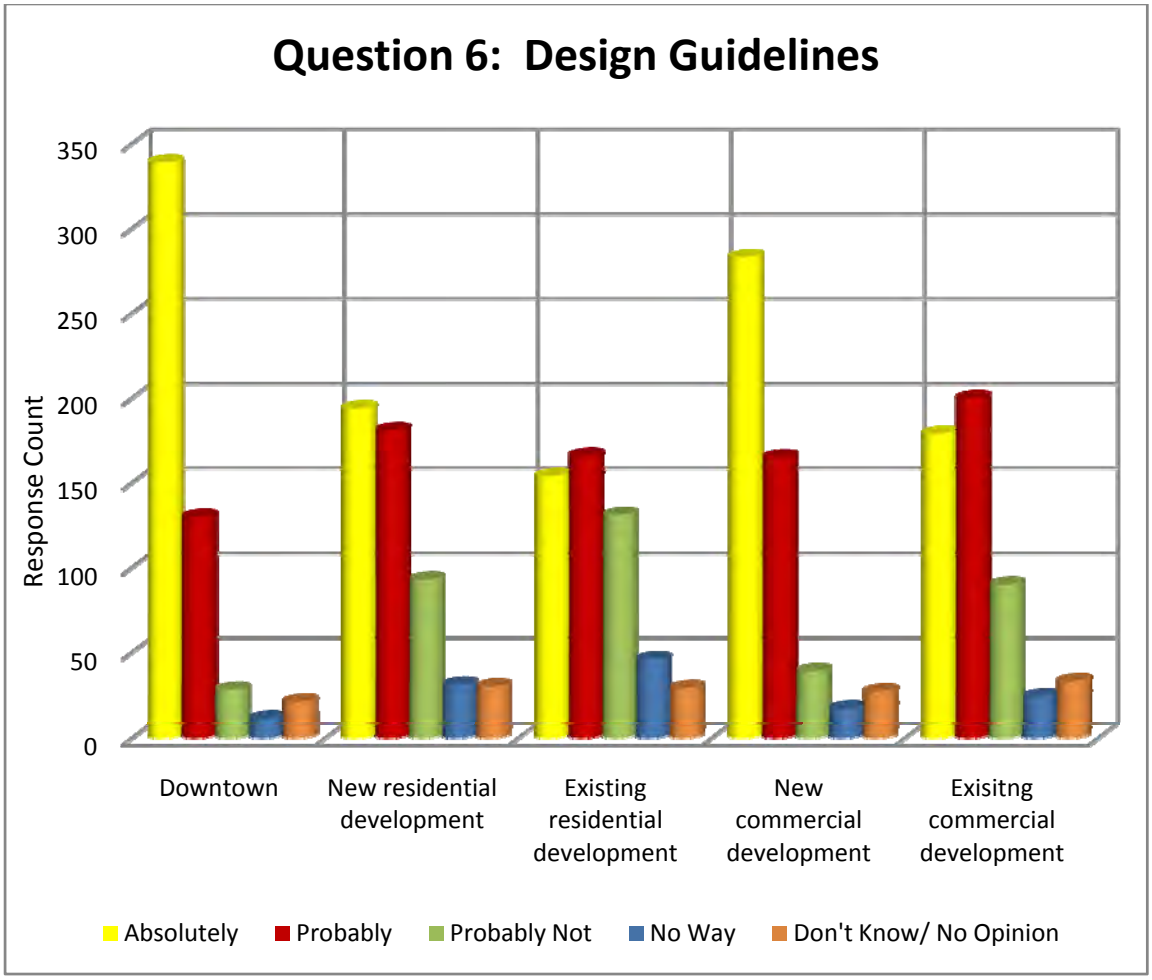
Question 5: **Do you think the City of Statesboro needs more, the same, or less of the following? Other (please specify)**
Statesboro needs to address the needs of the general area. We are in a perfect position to support the needs of Savannah especially with the growth of the port there. The WalMart distribution center is a perfect example. If we look to support some of the technology infrastructure there, we start an industry that can sustain our children's future here.
We need other places for Ga Southern students to live instead of in houses in what were family neighborhoods. There presence alone drives the property value down and reduces the desirability of the area. They should be required to live in dorms and stay out of the general population.
Independent senior living that is safe.
I like what is happening downtown and would like to see this type of effort in single family housing within the city limits. Some of the housing areas within the city limits needs to be updated and refurbished. My husband and I would love to move to town, but are concerned about property value because of lack of covenants and/or zoning. Statesboro is a wonderful place to live, but if we have more in-town choices for housing, it could be a first rate community.
As Statesboro grows, we will develop a larger senior citizen population and affordable, pleasant, and multi-caring facilities need consideration as this is a wonderful place to live and even die. Few would want to move to other locations where friends and time gone past are fading memories.
I would like to see infill development of city properties with vacant/substandard buildings. Tax incentives could aid that effort. Also, this area is prime for retirement communities with amenities like 9-hole golf courses, walking trails, etc. Additionally, I would like to see developments that mix areas like The Grove with residential properties that promote walking communities. More sidewalks and bike lanes would allow people to leave their cars at home. We have too many college oriented apartments. Over building causes older units to go unrented and deteriorate and eventually become Section 8 housing.
Affordable rental property for families -- not students -- (in safe, desirable locations) should be a priority to help improve the living standards of those with lower economic means.
We need apts/townhomes/condos geared toward single professionals. Currently most of these are geared toward students. This is a real lack in our community.
The categories of commercial/office/industrial development are too broad; it depends on the specific nature of any of these. Regardless of the category, the development should be contracted to: commit to recycling & green recommendations from Keep Bulloch Beautiful; pay a fine if the company relocates in less than 5 years (for larger businesses/chains); to employ local residents for a specific percentage of management as well as regular staff.
Townhouse/condominiums for mid-life and senior adults..gated community for this age would be great also
Do not allow developers to destroy residential areas by placing high-density, poor-quality developments (aimed at students) next to established, single-family residential areas. Recent annexation/rezoning attempts seem to be moving in that direction. This is a HUGE mistake - it will drive down property values and cause retirees with spendable income to flee.
More continued ag use land
Parks/Rec
More parks and recreation buildings with activities, weights, indoor pool, ect.
The equine recreation center needs to be completed. It would bring revenue to the area as well as benefit locals.
more parks and green space
Public fishing areas
Dog Park
small parks and places safe for children to play - areas for families - Large Mill Creek Park is great but there needs to be smaller parks where families with young children can go for outdoor play time. Many are attracted to apartment type housing and have no place to take their young children for play.

Question 5: **Do you think the City of Statesboro needs more, the same, or less of the following? Other (please specify)**
Keep parks and golf courses from being developed into houses etc.
Park / lake facilities
More "green spaces", pocket parks, or passive parks. Should be part of any future developments wether it's an industrial development or residential.
Tennis Courts at Mill Creek Park Wide shoulders and SAFE bike paths to encourage that mode of transportation throughout the city/county
A city Dog Park would be nice. I lived in Macon for 3 years while in school, and every day my dog and I would go to the park and she would play while I studied. It was a very pleasant way for me to let her get some exercise. With all the students around here who have pets, it would get a lot of use.
Parks!!, YMCA (or like), Neighborhood pools
Public Transportation
public transportation
mass public transportation
more public transportation
Mass transit
Pedestrian/Bike
The town would benefit greatly from having more sidewalks.
There is a HUGE need for more sidewalks!
More walkable locations. Less centered around automobile transportation.
I live off 301 between highway 16 and rte. 46 and would love to be able to bicycle into town if there were a path.
Really needs a safe place for bicyclists to ride on the side of the highway. Right now, its not really safe where there are no bike lanes.
Sidewalks, sidewalks, sidewalks along Gentilly, Brannen,
Clean the bike paths regularly from debris!
Many neighborhoods in Statesboro are lacking basic sidewalks (including mine!) Also they are lacking gutters and have haphazard and in some cases dangerous drainage ditches. Also we need more underground power lines. Every time we have a good storm there is a tree taking out power somewhere near us.
must get more sidewalks & bike lanes!!! more parks are essential
Please add bike paths, or add shoulders to each road when repaved!
More bike/walking trails from the northern end of city limits to the existing trail through downtown. With gas prices going up it would come into GREAT use!!!
I planned on attending the Comprehensive Master Plan meeting last month, but unfortunately could not attend. I would say that the Master Plan should include the following: 1) A sidewalk on Gentilly from Fair Road to Brannen Street 2) Curbside recycling of paper, plastic, glass and metal
Sidewalks need better maintenance -- the price we pay for keeping the shade trees. Students need more safe bike lanes around town.
I am surprised that many of the city streets lack sidewalks. I've found this to be dangerous especially on West Jones St. at night.
The area would be MUCH more attractive to my family if there were bike trails and paths throughout the city and county as well as sidewalks throughout the city and in every developed area (both commercial and residential).
Alternatives to automobile travel are nearly non-existent outside of the GSU campus. Bike lanes and sidewalks are absolutely necessary to provide residents with safe alternatives to driving.

Question 5: **Do you think the City of Statesboro needs more, the same, or less of the following? Other (please specify)**
Social Programs/Facilities
big brother or big sister programs to help children
Halfway houses and or a well-managed homeless shelter
more community events and along with town events and affairs
Youth facilities, where young people can hang out, socialize, without drinking or being tempted to "get into trouble" for lack of anything fun to do
Senior Housing options -- ADA accessible apartments for the aging population
Family Entertainment Center! But I assume this gets done in the private sector.
Shopping/Retail
More convenient shopping...in particular, a decent grocery store like Publix, Kroger, and/or Whole Foods. More family-oriented activity centers like bowling, mini golf, etc.
As would everyone else, I'd like to see more high-end grocery stores in town.
NO MORE HOTELS OR BANKS A LARGER MALL AN OLIVE GARDEN AND RED LOBSTER
Better grocery stores like Publix and Kroger
Better grocery stores
Commercial development in grocery store of a national chain brand.
Mall, upper scale restaurants, rehab the downtown area, better community support of GSU
Needs a lot more of business, people get tired of driving down almost an hour just to go buy something. Every weekend my family and I go to savannah.
Industrial
I think the county needs the industrial development. I think it is incompatible with the area within the city limits.
We need industrial "beautification" in my neighborhood. The Akins company on Park Avenue, the Howard Lumber Company, the Kennedy Concrete company, and a peanut warehouse are in my neighborhood. All 4 are eye-sores. A privacy fence around them, similar to what is around garbage dumps or auto salvage yards would beautify the area and keep dust down.
City/County Issues
Urgent need to differentiate between city and county. County residents do NOT want to be part of the city. Leave us out of the picture!!!!!
I think the city is growing appropriately. The county residents DO NOT want to be a part of the city. We don't appreciate being hyphenated. It is NOT Statesboro-Bulloch County; it's just Bulloch County. There are other towns in this county aside from Statesboro.
Miscellaneous
Do not need any because that would be a tax increase for me.
Need new city council members that aren't corrupt to get these things done!
package stores
Science Center and iMAX Theater

Question 6: Would you support design guidelines for the following? *(Design guidelines provide direction on the design of overall developments and/or building appearance and may apply to both renovations and new construction.)*

Answer Options	Absolutely	Probably	Probably Not	No Way	Don't Know / No Opinion	Response Count
Downtown	339	130	28	11	21	529
New residential development	194	181	93	31	30	529
Existing residential development	154	166	131	46	29	526
New commercial development	283	165	39	17	27	531
Existing commercial development	179	200	90	24	33	526
					Other (please specify)	27
					answered question	550
					skipped question	29

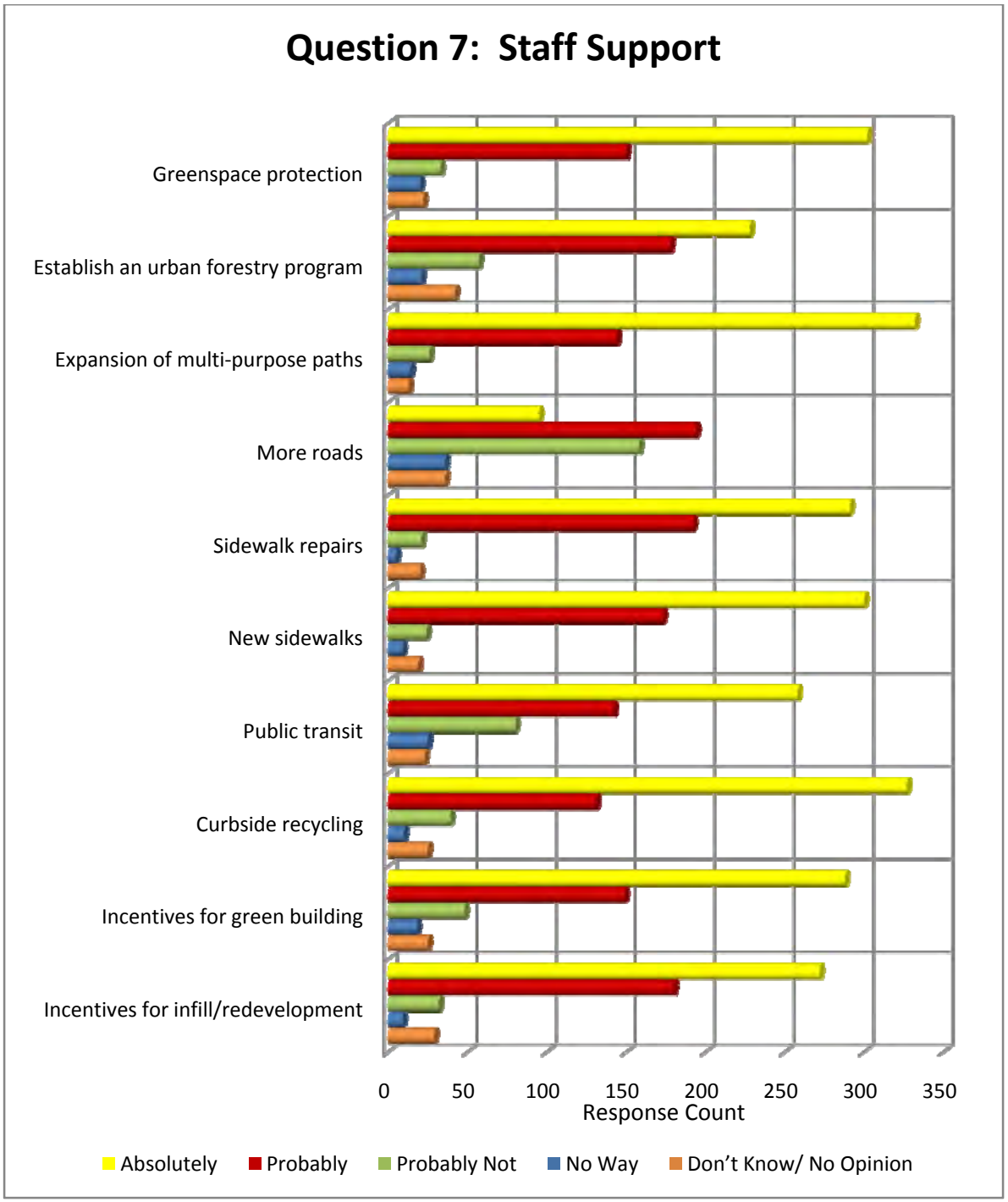


Question 6: Would you support design guidelines for the following? Other (please specify)
Support
Historic preservation ordinance is needed for selected districts
I would support basic but lenient design regulations for downtown and new residential development. Downtown needs to have some lenience for "modern" developments. We would love to have a beautiful "old-town" character to our downtown area, but as many larger cities have proven, the modern looking buildings add to the overall aesthetic of downtowns by illustrating the 'times' of the community. Seeing the contrast between the older buildings and the more modern looks helps the community feel accomplished and historical (rather than just old). I would support design guidelines for downtown to be split in two sets: one set for a "historical look" and another set for a "modern look" if that makes sense. I absolutely support design restrictions/guidelines for commercial developments, particularly big box developments. Companies like Walmart and others come to communities to make tons of money, and they are more than willing to spend a few extra bucks even to redesign the architecture to have the opportunity to be in a specific market. We should have strict guidelines for big box developments, and less restrictions for small businesses.
It is in the best interest of the future of Statesboro to have a clearly articulated vision with guidelines about continued and future development.
I don't want to look like Las Vegas
Some commercial areas of town could use a plan to update areas, not sure that the economics of this time would allow businesses to accommodate this and still keep their doors open
i support only green space development and RE-development of existing structures and areas
YES!! Let's put a stop to any more metal buildings and large neon signs!
Without some controls, communities can quickly deteriorate and the qualities that were inviting can be lost.
Unsure / Mixed Opinion
I'm not sure what design guidelines are, but it sounds like you're trying to make all buildings look like they came out of a cookie cutter.
It really depends on the guidelines for existing developments and commercial businesses. I am or may not support this depending on the conditions.
This is one of the problems with Statesboro. The city government wants too much control over the way the city develops. Not that guidelines aren't good, but they usually get taken too far.
There should be no guidelines for renovations on existing structures, only on new developments/ new construction (including new construction on existing structures)
See my previous comments about the existing commercial properties in my neighborhood.
Unless it was for senior -- ADA accessible housing
Guidelines shouldn't be a burden on existing homeowners and businesses.
Not Supported
if people buy something with their money, then they should be the ones to decide what they put on their land. unless you are going to help them pay for it.
Enforcement / Maintenance
Need enforcement of nuisance ordinances. Need meaningful tree protection (including protection from utility company "trimming") Need neighborhood-level planning with meaningful participation by neighborhood residents. Need more frequent rotations onto city boards such as Planning Board and Tree Board. Request volunteers from districts, to ensure that those who are interested and committed to training and meeting attendance will apply/be chosen.
Statesboro needs a property maintenance code! The City is allowing a large number of buildings (residential and commercial) to detract from the community character. Also need stronger tree and landscaping ordinances (but more importantly the will of the City to enforce the ordinances). The City also needs to enforce the E&S rules - very poor job.

Question 6: Would you support design guidelines for the following? Other (please specify)
City/County
The city definitely needs a plan for what the city will look like. The county is another subject. WE do NOT need the city making decisions for us.
Pedestrian & Bike
It will be hard to retrofit do to uncontrolled development, but this town need more bicycle paths or lanes and sidewalks in general, but especially around GSU. Why, I see this as a future trend as gas will rise again and people discover biking as transportation.
Design and implement a bike path that is safe. Design and implement a safe way to cross fair road and 301 near campus instead of the run for your life crossings now.
Miscellaneous
No new development!
Although I do not live in Statesboro, I shop here quite often.
& green space must be mandated for any new development
Developers should be held responsible for enforcing their protective covenants.
More commercial and residential development!

Question 7: **Would you support city staff and/or funding dedicated to the support of the following?**

Answer Options	Absolutely	Probably	Probably Not	No Way	Don't Know/ No Opinion	Response Count
Greenspace protection	302	150	33	20	22	527
Establish an urban forestry program	228	178	57	21	42	526
Expansion of multi-purpose paths	332	144	26	14	13	529
More roads	95	194	158	36	36	519
Sidewalk repairs	291	192	21	5	20	529
New sidewalks	300	173	24	9	19	525
Public transit	258	142	80	25	23	528
Curbside recycling	327	131	39	10	25	532
Incentives for green building	288	149	48	18	25	528
Incentives for infill/redevelopment	272	180	32	9	29	522
					Other (please specify)	25
					answered question	**544**
					skipped question	**35**

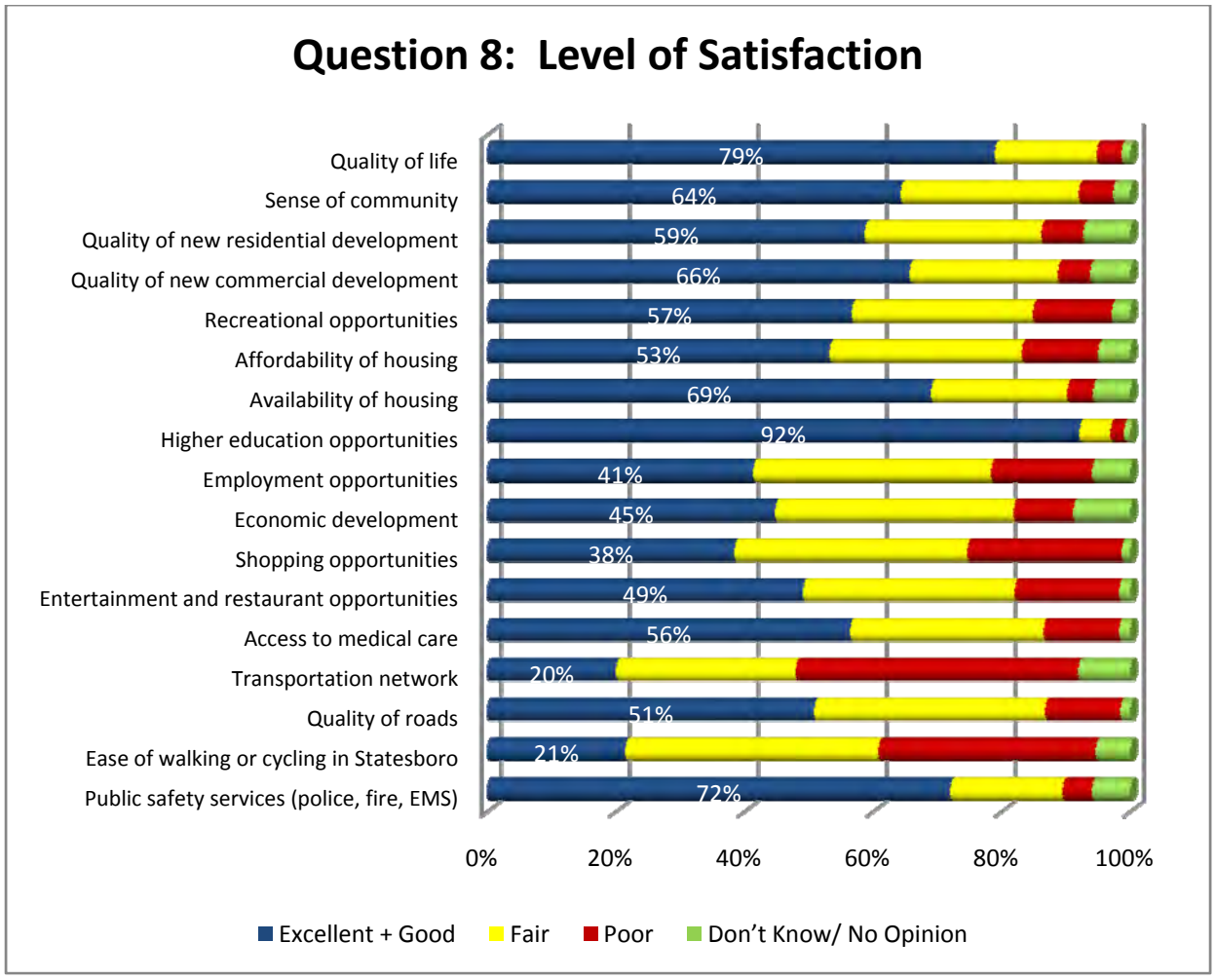

Question 7: Staff Support
Greenspace protection
Establish an urban forestry program
Expansion of multi-purpose paths
More roads
Sidewalk repairs
New sidewalks
Public transit
Curbside recycling
Incentives for green building
Incentives for infill/redevelopment
0
50
100
150
200
250
300
350
Response Count
Absolutely
Probably
Probably Not
No Way
Don't Know/ No Opinion

Question 7: **Would you support city staff and/or funding dedicated to the support of the following? Other (please specify)**
Development
It's harmful for a city to be full of vacant buildings and torn up sidewalks. The city needs to complete the long awaited streetscape and then proceed from there. Again--NOT the county!!!!
I think we need to maintain a balance between new development and trees/greenery. Including in the infill and redevelopment of areas. I think it is criminal that so many large spaces remain vacant and the city can do nothing to improve those sites (West Hardware, old Food Lion & Publix's).
Something needs to change when it is more profitable for companies to allow large commercial spaces such as the large number of abandoned former grocery stores to remain empty rather than redevelop/renovate for other purposes. Meanwhile we keep spreading out and building more commercial developments that this current economy may not support in another year or so.
I am sure that the cost of renovation and repairing as well as future development, especially in our present economic climate, may be prohibitive; however, it never hurts to plan.
Infill development of the parking lot beside Kennedy concrete and the peanut warehouse and the seafood market on Stillwell street would be great. Also, the field across Zetterower from there should be used for something. A new park?
PLEASE make someone move into the vacant Food Lion, Winn-Dixie, Publix, etc., etc.
Costs
I would only support these things if it could be paid for without increasing taxes.
How much would it cost?
I come from Shaker Heights OH. They are an "inner ring" suburb of Cleveland and have much experience with these issues. You may want to consult with them. However, taxes will go up! It is not free.
I think that some public funding could be provided for these items, such as public transportation, where there is a high initial investment required. But things like sidewalks and such, I think that community and volunteer based leadership could address many of these issues.
What does "support" mean? Voting, contributing money, or...? I have answered assuming the former.
Citizen Involvement & Municipal Services
City must provide meaningful opportunities for citizen involvement. Solicit volunteers for boards and committees (as they did for comprehensive plan committee--a first). Committed residents/business owners from throughout the community understand that we get what we pay for. Currently, our taxes provide excellent services, but there are gaps. The city would benefit from having an economic development staff that actively promotes city locations; downtown locations; (commercial/office) infill opportunities, and actively pursues a grocery store!!! Also, develops & implements a reuse plan for abandoned grocery stores/big box sites. And pursue a Community Development Corporation!! Public Works staff do a fine job of maintaining medians and other areas, but they need to embrace sustainable practices such as xeriscaping (in conjunction with GSU Botanical Garden), and minimize irrigation. City needs to take a lead on future use of former hospital land. Given it's proximity to hospice facility, it would be best to convert the land to a passive park or even a community / demonstration garden (again, get Botanical Garden involved). There is no apparent interaction between city and county on the subject of the Greenway Plan. It would be nice to know who a resident could talk to, etc. The city does not take advantage of local interest in these issues, and could work more closely with GSU too. And I do not mean asking the same few professors to participate on the Planning Board year after year, I mean solicit public input and interaction the way we've seen during the comprehensive plan process.
Better fire fighting protection. More stations.
Technology
City-wide wireless network and related online services.
Science Center and iMAX Theater

Sustainability
Georgia Southern University drives the economy of Statesboro and they are now focusing on green building efforts - Statesboro should do the same! See previous statement on urban forestry. Developers should not receive any incentives for building on the City fringe while infill land exists (or at the incentives should be very minor). Green building should be the norm and expected, non-green (LEED, etc.) should be expected to pay more. The City should consider modification of its ordinances to allow for alternative stormwater systems (LID, etc.). We also need better traffic and transportation planning in the City (when it takes three cycles to get through the traffic light at Walmart - we might as well be in Atlanta!!!)
I believe the recycling at the Bulloch co. sites is more than adequate...except #5 plastics needs to be accepted...
Curbside recycling is a must
Go green - but no more roads! We have plenty of roads within the city limits. Some could even be eliminated. It would be wonderful to have a public transit system. I work at GSU and if we had a better public transportation system, I believe we could try to influence GSU to give incentives for students not to bring cars with them to campus. The way it is now, it's not feasible to have that sort of policy. Yes, there is on campus busing, but there is no way for students to get anywhere off campus without a taxi, their own car or bum off a friend.
Curbside recycling is paramount. My family is "green," and we are greatly inconvenienced by the current recycling program. We do not drive a car by choice, so it becomes difficult to recycle since the facilities are located 2 miles away.
Transportation
Gentilly Rd. Savannah Ave. and Hwy 80 should intersect at a common point, and should all have bike/pedestrian routes
!!! Expansion of multi-purpose paths (for bikes, pedestrians, etc.)!!!
turn dirt roads into paved roads
Social Programs
Recruiting an organization such as Union Mission or Salvation Army to develop and manage a homeless shelter.

Question 8: **Are you satisfied with the following within the City of Statesboro?**

Answer Options	Excellent	Good	Fair	Poor	Don't Know / No Opinion	Response Count
Quality of life	113	296	82	20	7	518
Sense of community	94	243	145	28	14	524
Quality of new residential development	35	271	143	34	38	521
Quality of new commercial development	57	282	119	26	32	516
Recreational opportunities	98	198	147	64	15	522
Affordability of housing	61	217	156	62	26	522
Availability of housing	109	250	110	21	30	520
Higher education opportunities	338	141	25	11	5	520
Employment opportunities	33	183	193	82	31	522
Economic development	32	200	192	48	46	518
Shopping opportunities	28	174	190	126	7	525
Entertainment and restaurant opportunities	46	211	172	85	9	523
Access to medical care	49	244	156	61	9	519
Transportation network	15	89	145	228	42	519
Quality of roads	25	240	187	61	8	521
Ease of walking or cycling in Statesboro	18	94	205	176	28	521
Public safety services (police, fire, EMS)	99	264	88	23	30	504
					Other (please specify)	37
					answered question	**536**
					skipped question	**43**



Question 8: **Are you satisfied with the following within the City of Statesboro? Other (please specify)**
Pedestrian & Bike
As a bicycle commuter, I take my life in my own hands when I try to bike on city streets!
Recreational and shopping opportunities are not accessible by bicycle or walking. More linkage and expansion of the existing trail / sidewalk network is needed. The City should focus on transit as the next major item and not on road expansion.
I love living in the city and think it is a great place to live. I believe we need to develop sidewalks around the city. Yesterday driving up Northside Dr. a man was on the side of the street in his wheel chair. This is not a safe road to travel in that manner but what is he to do without public transportation and not sidewalks. This is a MAJOR issue for me in this town.
It is VERY dangerous to cycle or bike in our community. I wanted to start a free rent-a-bike program for students on the GSU campus, but quickly remembered that I don't like for my own son (a GSU student) to ride in and around Statesboro. Bike paths are a MUST with the emissions of our cars and the cost of gas.
Please add 3 foot (or wider) shoulders to non-residential roads for bicyclists!
Why can we not have bike paths that have bridges built over major intersections instead of just crosswalks? I would bike to work if I didn't have to cross the traffic at the corner where Wendy's is. Currently, there's no way I'm riding through there during morning rush hour!

Question 8: **Are you satisfied with the following within the City of Statesboro? Other (please specify)**
Improving the walking and cycling ease considerably (not just downtown) more could make this place really something.
Roads
Complete the bypass!
Commercial, Retail, & Entertainment
Need other grocery shopping opportunities.
Need to help downtown development. Provide incentives for development. Look at the downtown apt growth and rental and evaluate its effect on downtown shopping Does it promote downtown shopping.
poor entertainment (when it comes to the young and old)
Entertainment in this town really do need to improve, the only thing in this town for seniors is BINGO. But you have plenty of restaurants
Statesboro needs a good grocery store at least at the level of Publix. Harveys, BiLo and Food Lion are at best low quality.
GROCERY STORE !!!!!
One of the main problems with quality of life in Statesboro is the decline in the variety and availability of good grocery stores in this town. I have begged companies like Kroger to come into this town. We need to draw more grocery stores and more competition for Wal-Mart. It has too much control over this town because there are not good alternatives to it for shopping.
I would really like a new grocery store, or for Bi-Lo to move to a larger, stand-alone location. It's frustrating that we have 2 former grocery store locations standing empty for what seems like 10+ years. I'm also concerned about what will happen if Walmart decides to relocate to another site -- then we'll have that albatross!
There are no indoor recreational facilities in the county for the community to enjoy. Splash is great. SBCPRD needs to create an indoor recreational facility with gyms, fitness and multi-purpose spaces.
Need a good grocery store like Kroger or Publix
Recreational opportunities would be improved with the construction of a disc golf course. Shopping opportunities would be improved with a Publix or Fresh Market.
Need a new & larger shopping mall
Would like to see a better option in a grocery store in Statesboro - Publix, Kroger, Fresh Market
Number and quality of restaurants is fine, but more entertainment is needed. Movie theatre is run down, the bowling alley is closed. A Chuckie Cheese or family fun park would be nice for a family to get out together. We have to travel to Pembroke find a decent family medical practice that accepts the military insurance. Police and Fire are excellent but EMS needs more training to become more familiar with our city.
The recreation programs and parks areas must be expanded to different areas of Statesboro, for parents with limited transportation.
Grocery shopping is very mediocre. It would be extraordinary to get a Whole Foods/EarthFare/Wild Oats/Trader Joes store to come to Statesboro.
Government Leadership
Again, all is fine with the City of Statesboro as long as you don't attempt to incorporate the county into the city.

Question 8: **Are you satisfied with the following within the City of Statesboro? Other (please specify)**
The city is resting on its laurels. Statesboro is situated in a naturally pleasant and quiet area, and enjoys steady growth. While Public Works maintains some medians, others are filled with weeds (Brannen St. Extension to Lowes); while we do have grocery options, they are low-end; we have an ever-growing restaurant sector, but many are duplicate locations for fast food. DOes the city leadership aspire to oversee a better place--or just a growing place? I'd rather see improvements, not expansions of existing franchises. I'd also like to see meaningful cooperation with GSU's Colleges of IT and Science & Technology, to promote the area for entrepreneurial activities.
The city needs to get rid of the "good old boy" system. It's a FACT that if your name isn't part of the Bulloch county growth, you are NOT a "good old boy". Let the 'boro grow with new change and new traditions (although it didn't help GSU athletics).
Housing
Housing-what is affordable to purchase with the city limits is completely destroyed because of student rental, what is for rent is way too high because the owner is trying to rent to multiple students. No FAMILY housing available within city limits Entertainment-lots for college student to do, not much for high school students to keep them out of trouble Hospital-horrible, would not send my dog to East Georgia Transportation-would like to see more public transportation
Lack of housing for low wage earners or those on Social Security retirement.
I think the city should start enforcing the laws about the number of unrelated people living in the same dwelling. These houses can be found by looking for all the cars parked all over the yards. The violators should be tossed out, the cars towed and the slum lord fined.
Economic Development
We need wealth creating jobs, not more retail and construction of retail. Help invest in "exporting" businesses with new grads of GSU, including export to other parts of USA. Entrepreneurial center. Call Luke Pittaway. Chain restaurants are not attractive to me. Only Mexican is good. PAC is good but sparse.
There's no jobs that people can earn a decent living, to be able to take advantage of the housing, recreation, entertainment, restaurant. It's all we can do is just pay bills and eat.
Public Safety
Public Safety services - I choose poor because the firemen need more support The money received from Bulloch County for fire services needs to go to the Fire Dept not to the general fund.
Police exhibit some bias against certain groups of people, but fire and EMS are doing very well.
It would be very beneficial to those living in outlying areas of the county to have EMS substations to provide a quicker response time in emergencies.
Miscellaneous
Need to provide a more welcome environment for alternative health care providers. Limited choices in this area.
Few cities, with the exception of our local hospital, have such wonderful extras in the areas mentioned.

Question 9: **If you would like to be notified by email about upcoming meetings, draft materials for review, or other activities related to the Statesboro Comprehensive Master Plan, please provide your email address below.**

98 responses received

Question 10: **Additional Comments**

Question 10: **Additional Comments**
Survey/Process
Thanks for the opportunity for feedback.
Thanks for doing this.
It is important to have a plan and as important to get the community involved in making this plan. You have made the first steps. Advertisement of the planning process is crucial in makeing the process a success for the community as a whole.
Thanks for getting community input.
Please make sure that everyone from all backgrounds and ethnic groups get a chance to fill out this survey. So many times only a certain group of people get a chance to partake in information like this.
Thanks for allowing us to take your survey.
Thanks for the opportunity to have my say!
Thanks for the opportunity to share. John Wesley Bressler
Thank you for asking for my opinion.
I'm very happy to see that the city is reaching out into the community for input.
Good work in developing and providing this survey for community input.
Thanks for doing the survey! Let's get beyond just baseball/softball/soccer and put in some new Mill Creek Tennis courts, then do further upgrades on the city tennis courts, and add bike/walk paths everywhere possible to prevent unsafe ditch riding and walking.
Glad to see Statesboro doing this and glad to see it growing and progressing. Very different from when I moved here 15 years ago!
Commercial, Retail, & Entertainment
There has been rumor that Target may come to Statesboro. This would be a great asset to Statesboro and many people would enjoy WalMart having some competition. Also, more new restaurants and stores would be great like the new strip mall (Hobby Lobby, Petco, TJMaxx, Books-A-Million). The people of Statesboro are tired of lawyers offices and banks popping up all over this town. We want to see more new restaurants and stores come to town, not just existing ones "relocating".
I would love to see a dog park be put in this town!
when children and young adults are bored, the town crime rate will increase. just a known fact!! Also some of the homes and apartments are below living in them what will you do about that and when?
Is the city looking into the lack of competition in the grocery sale area? Are they promoting and recruiting business to move into existing empty retail space? Parts of the shopping area of Statesboro on Hwy 80 and Brannen look abandoned and neglected. Main Street is awful until you get within a block of the Courthouse. Recruiting new business will bring more money to the community.
We need more retail options, i.e., high-end chains. We have enough discount and low-end stores.
My wife says we want a Target and Sams Club! Keep up the good work.
We need a more Shopping Stores (Specialty Catherine's or Lane Bryant) and Seafood Rest (Red Lobster). Public Trans. (Senior Citizen Accommodations)

Question 10: **Additional Comments**
Pedestrian & Bike
must have a good bike path soon. must have an easy way for bikes and pedestrians to cross fair rd and 301 soon
We need to redevelop the town infrastructure to allow walking and bicyling to be encouraged- particularly betweent he university and the town center. Otherwise students won't be bothered to come to the town center and there is a huge market loss to outlying strip malls (and their continued overdevelopment). The City should take a stand- no new strip malls- any new businesses can work with the town for redeveloping the city center. Give tax break incentives if necessary.
We desperately need sidewalks and bike paths.
Georgia Southern
Go Eagles
The community needs to embrace GSU a lot more. If it weren't for GSU, Statesboro wouldn't be half the town it is today.
It seems like the community/city is set in an older mode of planning and execution. It seems that there is no desire to develop a better infrastructure to continue to bring in record number of students, staff, and faculty to GSU. Without GSU this town would crumble. You do not have to change the history or outlook of a town in order to bring in new services that residents (permanent & temporary) need/want. Why is it that there is more UGA support in this town then GSU? If the town/community embraced GSU as it does UGA, then the limits for this town could not be measured.
Pursue Edutainment in partnership with the University.
Miscellaneous
I am a citizen of Brooklet, but I work and play in Statesboro
Please start enforcing noise ordinances for dogs very firmly. That is why I moved out of the city limits. It was unbearable. Also, please work on trying to get good quality grocery stores to come to Statesboro, and stores like Target.
It would be helpful for the City of Statesboro to work with the County Commission in making sure something is done about the burned-out, abandoned house on Carolina Trail in the Parkway Place neighborhood. It's been there for over a year (and maybe longer), and is a danger to the community.
I am Tommy Upchurch, 510 Park Avenue, history professor at East Georgia College.
Leadership & Services
I am very concerned with duplication of services in the county and city and hope there can be better joint delivery of services in the future.
i am very interested in any plans at all , of extending the city limits of Statesboro- i.e. - the annexation of property for that purpose, and any specifics regarding this. thank you!
Statesboro city leaders are doing a great job of being progressive towards development while striving to protect quality of life. I see a lot of things handled much better in small town Statesboro than in many large cities. I think we could do a better job marketing the area to industry to bring in more economic development. Overall, things look great, keep up the good work.
While it was not mentioned in the survey the City water system is in need of major upgrade and replacement of the old water mains and lines in the north west quadrant (some of the lines are the oldest in the city and they have never been replaced). I see the city staff repair lines (sometimes more than four times in the same location) and digging up the streets (sometimes after they are just paved) The water department needs to coordinate better with public works. The most important thing is that the City should be making decisions based on the long-term viability of projects (internal and external) and accept nothing that will cost the taxpayers in the long term. We also need true impact fees (this is where the maximum should be set on the fringe areas and infill should cost the least).

Question 10: **Additional Comments**
I am concerned that the county is just arbitrarily being included in discussions for the city plan. It should not be. County residents do NOT wish to be hyphenated with Statesboro. Thanks to gerrymandering of voting districts by the county, many county residents already do not have a voice in government.
I don't know why the city wants to incorporate the county. I've heard rumors it's because they're scared of the college "taking over the town". Well, incorporating the county won't help. Look at Athens. They incorporated for that reason, and the college pretty much controls that town. Besides, what will happen to Brooklet, Portal, and Register if the county is incorporated? Stop attempting to do this.
Too much focus on looking good and not enough on fixing underlying problems. Fix the basics and then focus on looking good.
Statesboro is a great place that is growing and attracting young professionals. The updates to downtown and the building on and around the bypass are fantastic attractions for people who don't want huge citys or tiny towns. Keep up the growth and development and you'll see a continued surge in students coming to GSU, too!
Fire and EMS stations need to be located throughout the county. Also, I know they have many duties, but county deputies need to do more to control the rate of speed on county roads.
compared to other towns in GA., the 'boro is a nice place to live; however, it does need some change in its outdoor recreation (walking trails, bike trails, playgrounds, parks, etc...)
Transportation
Tried to "mark" the various "bubbles" on your survey, but click as I might no "X" of check appeared. So..... you have no survey responses. I did provide a typed list at the last public meeting. I neglected to put on that list TRANSPORTATION. Three of the neighbors on my cul-de-sac can no longer drive but are still active and one has to have a daily ride to work.
Public Transportation and Greenspace protection/expansion would be awesome additions to our city
Limit access to bypass to specific points.
Housing
My three biggest concerns: Affordable housing for poor and underserved groups More walking and cycling trails More sidewalks
Please help improve/replace blighted housing. Please encourage developers to save as many existing trees as possible. Please encourage the rental of vacant commercial property in the core of the city.
Some of the conditions of these houses and apartments are in need of work. I was riding through a neighborhood (to take a short cut to a main highway and do some shopping) and notice some poor conditions of homes (windows- none or bad, roof-needing repair, just to name a few) some really do need to look into this. If this town is suppose to grow towards a better town then this matter needs to be take care of. And immediately!!!
City officials need to enforce 'yard parking' ordinance and number of residents per rental dwelling. Irresponsible renters and greedy landlords should not be allowed to degrade the areas in which they live/own rental property. Owner-occupied properties need protection to maintain property values and, thus, to enhance the city as a whole.
As I have stated before in this survey, I wish there was some way to keep the children from Ga Southern from living in family oriented neighborhoods
Our elected officials should enforce ordinances pertaining to number of renters per property and haphazard parking on lawns. The integrity of our neighborhoods needs to be protected.

CITY OF STATESBORO

Comprehensive Master Plan

Steering Committee Meeting Summaries

May 23, 2008
June 26, 2008
July 17, 2008
September 11, 1008
October 16, 2008
December 5, 2008
January 15, 2009
February 6, 2009

COMPREHENSIVE PLAN STEERING COMMITTEE

Julius Abraham
Mike Backus
Pearl Brown
Jamey Cartee
Teresa Concannon
Wendell Hagins
Faye K. Hunter
Karen W. Lavender
Jan Moore
Clint Nessmith
Wesley Parker
Dan Pratt
Lewis Stewart
Sharon Tracy
Craig Tremble

STATESBORO COMPREHENSIVE PLAN
Steering Committee Summary
May 22, 2008

This was the first meeting of the Statesboro Comprehensive Plan Steering Committee. The meeting began with self-introductions. The following individuals were present:

Steering Committee members:

Julius Abraham
Mike Backus
Pearl Brown
Jamie Cartee
Teresa Concannon
Wendell (Wendy) Hagins
Faye Hunter
Karen Lavender
Jan Moore
Clint Nessmith
Wesley Parker
Lewis Stewart
Sharon Tracy
Craig Tremble

Guests:

Aimee Hansen, GSU professor
Andrew Hansen, GSU professor
Mondi Mason, GSU professor

Staff and Consultants:

Jim Shaw, Planning Director
Rick Weatherford, newly hired staff member for Statesboro Planning Dept.
Denise Grabowski, Lott + Barber
Beverly Davis, RS&H

A presentation was given to provide an overview of the comprehensive planning process, the plan content, the schedule and the roles and responsibilities of the committee members.

Questions were asked about the previous plan, including whether or not we would be able to use it as a reference in this process. Although the rules were different when the existing plan was developed, the group agreed it would be nice to be able to see the changes by referencing the plan.

The time for holding future meetings was discussed. The group agreed that the meetings should be held on Thursday nights at 6:30 and will be held every 4-5 weeks over the course of the project.

The public participation plan was reviewed with the committee. The group discussed the potential for smaller group meetings in addition to the public workshops in order to increase public participation. The suggestion was made to contact the local cable TV provider in order to get information out about the plan and the process.

Discussion also focused on the outcome of the planning process and how to ensure recommendations are included. The discussion highlighted the need for the committee to stay involved and to help the political leaders recognize its value as a tool and a resource. The discussion also highlighted the need for educating the public, and some leaders, about the comp plan and the planning process.

The schedule for the plan was discussed and how the project schedule is designed to meet that required schedule.

The last part of the meeting included two exercises relating to the Community Assessment – the current land use map and issues & opportunities. The group agreed to invite the guests in attendance to participate in the exercises. Participants were asked to review the draft current land use maps and make notations about any corrections needed. The second exercise, issues & opportunities, is described in more detail below.

Issues & Opportunities

The following list was generated by the Statesboro Comprehensive Plan Steering Committee in a brainstorming session. Participants were asked to write their opinions of issues and opportunities in the community. When a statement had already been listed, many participants placed a "check" or similar notation next to those statements to signify their agreement. Check marks are summarized at the end of the statement and indicated in parenthesis.

Natural and Cultural Resources

- Too many wetlands are being filled, causing runoff into neighboring properties
- Historic character of downtown needs to be formally recognized
- Protect integrity of historic neighborhoods by creating overlay districts
- Preserve wooded areas and create walking paths, where possible
- Promote appreciation of nature and outdoor exercise in our city parks and wooded areas
- Retain and/or plant more trees in parking lots and around new buildings
- More youth-oriented parks/playgrounds (1)
- More picnic tables and trees in parks (1)
- Consider linking county and city bicycle paths with GSU campus
- Reuse former hospital property as public park (2)
- Need a park for pets (i.e., dog park)

Quality of Life

- Address drug use and youth gangs
- More alternative education options
- How do we reward student excellence? (1)
- More sidewalks (1)
- Improve community healthcare
- Improve homeless/mental health services (1)
- Address food security and access, especially for families with hungry children
- More options for family entertainment (1)
- Increase support for charter school (1)
- Health and obesity concerns can be addressed by improving opportunities to walk within the community
- More active-use parks in walking distance to residential neighborhoods
- Improved access to fresh produce (markets, grocery stores) (1)
- More adult day care options for seniors
- Address the city's homeless population
- Increase cultural (art, dance, music) and education opportunities for children and adults

Economic Development

- Vacant commercial spaces are a problem (4)
- Address lack of "major' grocery store, chain stores, department stores (5)
- More grocery stores
- Consider development opportunities for infill properties (1)
- Not enough high-wage jobs (2)
- Business attraction and expansion activities do not seem to be meeting their potential
- Significant amount of population without secondary degrees
- Median household income and per capita income very low
- More coordination needed between GSU, OTC and industry regarding workforce training (1)
- Improve workforce training and continuing education options to include: literacy, writing, computer applications (1)
- Make more industrial, office and commercial land available in city
- Revitalize/redevelop former hospital site (1)
- Clean/green industries should be encouraged
- Development Authority (or similar entity) should concentrate on City of Statesboro, not just as a subset of the county or downtown only
- More collaboration between city and GSU (ex: Information technology, entrepreneur support) (1)
- More businesses that cater to youth and provide alternatives to alcohol/drug use and other delinquency (ex.: renovate bowling alley; youth-oriented restaurant, such as "The Varsity" in Atlanta)
- Promote Statesboro to retirees – our community has features retirees are seeking (university town, good climate, affordable taxes, etc.)
- Need to host festivals to attract tourists

Housing

- Strengthen nuisance abatement (garbage, dilapidated buildings, etc) and code enforcement in city neighborhoods (1)
- Concern over too many college students and rental properties in residential areas (1)
- Remove dilapidated houses in residential neighborhoods (ex.: Gordon, Lafayette Street, West Main Street) (1)
- More affordable housing options for low-income families (2)
- City has too many rental units (1)
- Dilapidated rental properties in residential neighborhoods (ex.: Pittman Park neighborhood has many rental units and is becoming increasingly blighted) (2)
- Better enforcement of zoning ordinances in residential neighborhoods (i.e., too many people living and parking at some properties) (4)
- What will happen to apartments and rental properties as GSU builds more dorms?
- Address garbage and other items left in front of rental properties as students move in and out of units (1)
- More housing options downtown (1)
- Downtown neighborhoods seem to be declining
- Need plan for revitalization and infill of downtown and surrounding neighborhoods
- Current zoning does not promote mixed uses (1)
- More mixed use (opportunities to live, work, shop, dine, and play) (1)
- Encourage diversity of SES within neighborhoods
- Beautify and revitalize distressed and blighted areas (ex.: Blitch Street / MLK Blvd. neighborhoods)
- Encourage integration and promote psychological well-being of all residents

Facilities and Services

- Consider youth employment services and placement programs (1)
- Police department is excellent
- Implement curbside recycling (2)
- Coordinate with county to expand water and sewer along all major roadways
- Recycling drop-off program is great
- Consider implementing "pay as you throw" program for trash to reward recycling
- Better coordination efforts between city and county regarding public safety, recreation (city parks), and infrastructure planning
- What about Moore recreation center?
- Renovate and re-open swimming pool facilities on Zetterower for children and families without transportation
- Public health is more that hospitals

Land Use

- "Commercial creep" into downtown residential neighborhoods causes unattractive breaks in building flow and appearance
- Address proliferation of PUDs with housing only (1)
- Address lack of mixed use in PUDs (1)
- PUDs have no apparent pattern and lack of planning (1)
- New residential development tends not to tie into street pattern of surrounding neighborhoods (1)
- More housing in central business district
- More mixed use
- Complete and extend existing sidewalks and create new sidewalks
- Enhance pedestrian connectivity
- More bicycle lanes (wide roads = opportunity) (1)
- Consider traffic calming measures, such as replacing "suicide lane" (turn lane) with planted medians (2)
- Plantings along roadways and in medians increases "charm factor" and reduces the "highway factor"
- More public swimming pools (1)
- More land zoned industrial/office/commercial

Transportation

- Bicycle trail not felt to be safe (1)
- Ensure safe routes – pedestrian and bicycle -- to all city schools
- Address commercial truck traffic through town and enforce speed limits (1)
- Install planted medians in turn lanes for beautification and traffic calming
- By-pass is nearly obsolete and is not yet finished
- No direct way to go from shopping mall area to college without driving through residential neighborhoods
- Public transportation needed (3)
- Consider installing turn arrows at east and west traffic signals on East Main Street and Zetterower Avenue
- GSU campus is now closed to thru-traffic between Fair Road and Hwy 301, creating more traffic along Fair Road; need cooperation between city and GSU to alleviate congestion (1)
- Residential streets (ex.: Savannah Avenue) have become high traffic "speed zones" through town (1)
- Install more curb cuts to accommodate bicycle, stroller and wheelchair access to sidewalks (1)
- Improve landscape maintenance along sidewalks (e.g., trim shrubs) (1)

- Recent road improvements seem to only serve new development (i.e., Tillman Park, High School expansion)
- Curb cuts and ingress/egress on Hwy 301 and Fair Road at bypass are too close to the bypass intersection
- Reduce number of ingress and egress points along bypass; require property owners to share an entrance and exit
- More sidewalks
- More crosswalks (1)
- More pedestrian signage (1)
- Better enforcement of crosswalk laws and pedestrian rights-of-way
- Install sidewalks on Gentilly Road (1)
- More bicycle storage facilities
- More bicycle access to local business (e.g., GSU and residential neighborhoods)
- Connect neighborhoods with bicycle paths along major roads (1)

Intergovernmental Coordination

- Better cooperation and coordination between city and county on planning issues (1)
- Better cooperation and coordination between city and county on public safety
- Better cooperation and coordination between city and county on recreation
- Some agencies and groups are not coordinating with each other
- Greenway proposed by Recreation Department needs support of both City Council and County Commission
- Better coordination between city and Board of Education regarding location of new schools
- Consider consolidating city and county governments (1)
- Establish code enforcement officers whose sole responsibility is to enforce property maintenance ordinances
- Many of the potential future leaders live outside city limits
- Issues are pitting Statesboro homeowners against college students

City of Statesboro Comprehensive Plan

Steering Committee Meeting
May 22, 2008

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Introductions

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Project Team

- Lott + Barber
  - Denise R. Grabowski, AICP, $LEED_{AP}$
  - Ryan Madson, AICP
- Reynolds, Smith & Hills
  - Beverly Davis, AICP
  - Whitney Shephard

LOTT BARBER

Overview of Comprehensive Planning

LOTT BARBER

What is a Comprehensive Plan?

- Document presenting what a community wants to be in the future
- Three basic characteristics
  - Geographical coverage
  - Subject matter
  - Time horizon

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A Living Document

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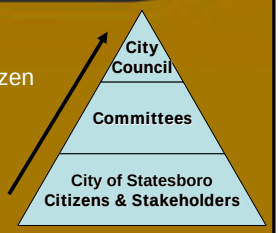
Why a Comprehensive Plan?

- State requirement
- Opportunity for citizen input
- Guide for elected officials
- Protection of community
- Manage resources and growth
- Sustainability



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DCA Local Planning Requirements

- Community Assessment
  - Data Appendix
- Community Participation
- Community Agenda

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Community Assessment

- Typical Issues & Opportunities
- Analysis of Existing Development Patterns
  - Existing Land Use
  - Areas Requiring Special Attention
  - Recommended Character Areas
- Consistency with Quality Community Objectives
- Supporting Analysis of Data & Information

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Community Participation

- Identification of Stakeholders
- Identification of Participation Techniques
- Schedule for Completion

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Community Agenda

- Community Vision
  - Vision Statement
  - Future Development Map
- Community Issues & Opportunities
- Implementation Program

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Steering Committee

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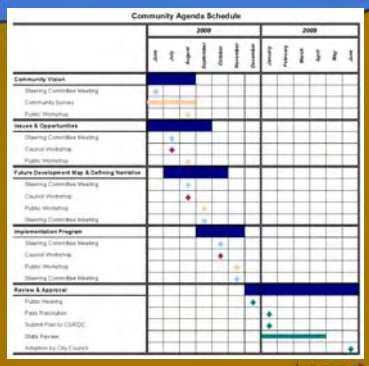
Your Role

- Involve all segments of the community
- Generate pride and enthusiasm
- Provide input and feedback
- Engage the community

Your Responsibilities

- Participate actively
- Give us feedback
- Be prepared
- Come to the meetings
- Talk up the plan and get people involved!

Schedule



SC Meetings

- June
  - Analysis of Existing Development Patterns
  - Visioning
- July
  - Refine Issues & Opportunities
- August
  - Future Development Map & Narrative

SC Meetings

- September
  - Refine Future Development Map & Narrative
- October
  - Draft Implementation Program
- November
  - Finalize Plan

Logistics
Future Meetings

Public Participation Program

Participation Techniques

- Steering Committee
- Stakeholder Interviews
  - Georgia Southern University
  - Downtown Development Authority
  - Board of Education
  - Chamber of Commerce/Dev. Authority
  - Bulloch County BOC
  - Homebuilder's Association
  - Developer
  - Lifelong residents/farmers

Participation Techniques

- Public Workshops
  - Issues and Opportunities
  - Vision & Future Development Map
  - Implementation
- City Council Workshops
- Media Notices

Participation Techniques

- Website
- Citizen Survey
- Outreach
  - Email list/E-newsletters
  - City newsletters
  - Utility bill inserts
- Public Hearings

Community Assessment

- Typical Issues & Opportunities
- Analysis of Existing Development Patterns
  - Existing Land Use
  - Areas Requiring Special Attention
  - Recommended Character Areas
- Consistency with Quality Community Objectives
- Supporting Analysis of Data & Information

Issues & Opportunities

Issues & Opportunities

- Identified in seven main topic areas
- Generate list for further study for inclusion in the Community Agenda

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Issues & Opportunities

- Purpose
  - Generate an initial list for public feedback
- Method
  - Brainstorm for Issues & Opportunities

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Issues & Opportunities

- Issues
  - Areas in which the community is not as effective or progressive as you would like
  - Areas where attention is needed
- Opportunities
  - Chance for advancement or progress
  - Unique trait or defining characteristic

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Ground Rules

- No idea is bad or wrong – this is brainstorming!
- Be as specific as possible
- Categories overlap – that's okay
- Questions? Ask!

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Existing Land Use

- Agriculture/Forestry
- Commercial
- Park / Recreation / Conservation
- Industrial
- Public / Institutional
- Single-family Residential
- Multi-family Residential
- Transportation / Communication / Utilities
- Undeveloped / Vacant Land

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STATESBORO COMPREHENSIVE PLAN
Steering Committee Summary
June 26, 2008

This was the second meeting of the Statesboro Comprehensive Plan Steering Committee. The meeting began with brief self-introductions from participants. The following individuals were present:

Steering Committee members:

Julius Abraham
Mike Backus
Pearl Brown
Jamie Cartee
Teresa Concannon
Wendell (Wendy) Hagins
Karen Lavender
Clint Nessmith
Wesley Parker
Lewis Stewart

Staff and Consultants:

Rick Weatherford, Planner, Statesboro Planning Dept.
Denise Grabowski, Lott + Barber
Ryan Madson, Lott + Barber
Whitney Shepherd, RS&H

Recommended Character Areas and Areas Requiring Special Attention

A presentation was given to introduce the Character Areas portion of the *Community Assessment* and to discuss how it will affect the *Agenda* in terms of future land use. The Areas Requiring Special Attention were also introduced. It was noted that some areas may be in decline. These areas should be noted as such so that the plan can suggest strategies to help revitalize them and strengthen their relationship with the rest of the community.

A break-out session, lasting approximately an hour, was conducted to discuss potential character areas. The Steering Committee separated into two groups, each with the same character areas base map and comment sheets to make notes regarding each of the proposed character areas.

General comments and suggestions generated during this session were as follows:

- Portions of the residential neighborhoods adjacent to the GSU Neighborhood are transitioning to student housing and should be distinguished (proposed name for these types of neighborhoods is Suburban Transitioning)
- Commercial areas outside of downtown are not pedestrian-friendly and have high volumes of vehicular traffic
- College Avenue, from Hwy 80 to GSU, is a heavily-used alternative to Main Street and could be considered an In-town Corridor
- Residential neighborhoods along and near Savannah and Zetterrower avenues exhibit similar characteristics such as a connected network of streets and sidewalks. This area will be called Traditional Neighborhood
- Areas Requiring Special Attention should include the Johnson Street corridor, Packinghouse and surrounding areas on Packinghouse Road, the gateway areas on Hwy 67 and 301 South, and the intersection at Northside Drive and North Main

(gateway into downtown). Other areas requiring special attention may be identified at the next Steering Committee meeting
- Industrial area between East Parrish Street and Northside Drive should be expanded to include the city yard
- The cemetery and surrounding undeveloped areas east of Northside Drive, north of East Main, and west of Packinghouse Road could be considered as greenspace or conservation areas

After the break-out session concluded, members of each group reported back on their findings. Several members stated that they would like to have a copy of the base map with draft character areas so that they could drive through these areas in person. The consultant team responded that the Steering Committee would be provided with copies of the base map, and a revised version based on their commentary would be forthcoming.

Vision Statement

The last item for discussion was the community visioning process, which will culminate in the Vision Statement. Sample vision statements from other communities were provided. Denise stated that a Vision Statement is optional as per the Department of Community Affairs' requirements, but that it can be useful in establishing a framework for the plan and broadly defining community goals. In a brainstorming session, the Steering Committee provided general comments that could become part of the Vision Statement. These included:

- Great place to raise children and grandchildren
- A University town
- Small town feel
- Family-oriented university town
- Job opportunities
- Retirement community
- Diversity of housing
- Maintain a balance
- Good schools
- Community supports the university and vice versa (town and gown relationship)
- Keep the red carpet out
- All-inclusive and inviting community
- Strong community involvement and leadership
- Maintain downtown vitality
- Good management of the city
- Active downtown – stores open at night, culture, diversity
- Be the regional driver – leader of the region
- Housing downtown
- Business-friendly environment

City of Statesboro Comprehensive Plan

Steering Committee Meeting
June 26, 2008

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Process Overview

- **June**
  - **Analysis of Existing Development Patterns**
  - **Visioning**
- July
  - Refine Issues & Opportunities
- August
  - Future Development Map & Narrative
- September
  - Refine Future Development Map & Narrative
- October
  - Draft Implementation Program
- November
  - Finalize Plan

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Agenda

- Character Areas
- Areas Requiring Special Attention
- Visioning

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Character Areas

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Character Areas

- Planning sub-area with unique characteristics
- May be an area (such as a neighborhood) or linear (such as a corridor)
- Basis for future development map

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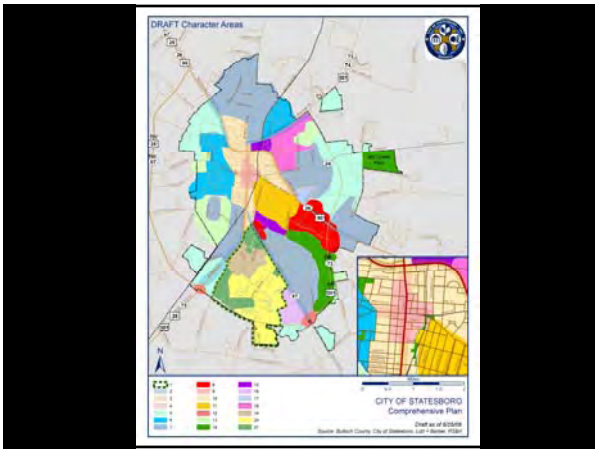
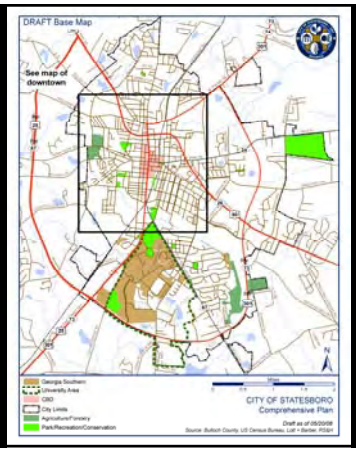


Areas Requiring Special Attention

Areas Requiring Special Attention

- Significant natural or cultural resources
- Rapid development or change of land uses
- Development outpaces services
- Areas in need of redevelopment
- Abandoned structures or sites
- Significant infill opportunities
- Areas of significant disinvestment/poverty



Visioning

Visioning

- Economic Development
- Natural & Cultural Resources
- Facilities & Services
- Housing
- Land Use
- Transportation
- Intergovernmental Coordination
- Quality of Life

SAMPLE VISION STATEMENTS

(Excerpted from recent *Community Agendas* in the State of Georgia)

Baldwin County and the City of Milledgeville

In the coming decades, the Community—made up of the incorporated and unincorporated areas within Baldwin County—will preserve and promote its assets. The assets of the Community include: corridor and environmental management, historic identity, educational infrastructure, and comprehensive planning. The Community will engage the region to develop sustainable economic opportunities, which strengthen the vitality of the Community and the region.

To fulfill the Community's vision and maintain a strong quality of life for its residents, the Community has established four targeted objectives:

1) Develop innovative corridor and environmental management techniques;
2) Optimize historic resources;
3) Cooperatively implement ground-breaking education and community development initiatives; and
4) Maintain a culture of comprehensive planning and creative implementation.

These targeted objectives guide the perpetual comprehensive planning process and allow for the development of initiatives and projects recommended in the Comprehensive Plan.

Columbia County

In the year 2025, Columbia County will be a blend of premier communities in which to invest, live, work, and raise a family, organized into quiet residential neighborhoods and active multi-use community nodes. It will be a place where residents enjoy a rich quality of life based on the availability of excellent education, a range of housing options, first rate shopping and entertainment, progressive employment opportunities, a network of effective transportation alternatives, abundant natural resources, ample community facilities and recreational amenities, and a variety of arts and culture.

City of Covington

Covington is a full-service city and small town where everyone shares a sense of community. Covington will become the focus for the region east of Atlanta, as it becomes a center of commerce, industry, education, recreation, arts and entertainment. We shall enact high quality standards for planned growth, promote enhanced transportation, protect the natural environment, provide accessible greenspace and appropriate economic development, while leaving no neighborhood behind.

Effingham County

Effingham County will be a cohesive community in which people are excited to live, work, invest, visit, and raise a family. We will embrace an environment supportive of housing options, spiritual and cultural diversity, varied employment possibilities, high quality commercial and entertainment venues, excellent educational institutions, managed wildlife and natural resources, and a multitude of outdoor recreational amenities, while appreciating our cultural and agricultural heritage.

As a rapidly growing community, our growth must be balanced with the availability of services and infrastructure. Diversification of our transportation network will support a more sustainable growth pattern and provide mobility options for all citizens. Development should be directed towards areas best suited to accommodate growth based on infrastructure, availability of services, and environmental considerations.
The heritage of the county, including our Salzberger beginnings and our agricultural and forestry economy of the last two centuries, will be celebrated and preserved. We will strive to maintain viable agricultural and forest lands without burdening the land owner.

The County's natural and historic resources offer tremendous opportunities for both residents and visitors. Effingham County is situated between two beautiful rivers and we need to protect their scenic and natural beauty while offering opportunities for recreational uses. Ebenezer and the surrounding area, as well as other significant historic resources, should be preserved and promoted for their historical and natural significance and the enjoyment of future residents.

Treutlen County and the City of Soperton:
Treutlen County and Soperton see its location near the local rural growth centers of Vidalia and Dublin, and along I-16 between Macon and Savannah, as its principal future opportunities for growth. The rural quality of life; the abundant natural and cultural resources, including the Oconee and Ohoopee Rivers, Sand Hill and Wildwood lakes, other natural beauty, many historic landmarks; and the availability of relatively inexpensive land will facilitate such growth.

Treutlen County and Soperton will continue to be a rural, but growing community in the future with increasing residents and further economic growth and development of new business and industry, while maintaining its southern charm and rural quality of life. Treutlen County seeks to optimize its strategic location between Macon and the port of Savannah, and to attract new residential and economic growth, and additional visitors and tourists from I-16 into a revitalized Soperton. Soperton and its fringes would be the location of intense commercial and industrial growth, with a vibrant downtown of rehabilitated historic structures and bustling commercial activity. The I-16 interchanges of the community would be developed with quality commercial developments inviting travelers to stop and explore Treutlen County/Soperton. Georgia Highway 29 would be an aesthetically pleasing, well-landscaped gateway into Soperton, appropriate to its history and with development responsive to the community vision and respective of the natural and cultural environment. Georgia 15 and U.S. 221 would provide similar quality gateways into Soperton.

Treutlen County would build on its rich history with enhanced tourism centered on the Million Pines Arts and Craft festival, the Million Pines Plantation and its importance to forestry in Georgia, other rehabilitated historic landmarks, and the pristine beauty of the Oconee and Ohoopee rivers. It would be the goal to promote balanced, managed commercial, industrial, and residential growth utilizing upgraded, enhanced transportation assets; improved community facilities and services, including schools, parks and recreation facilities, and water/sewer/technology; and an expanded hospitality sector. This vision would be accomplished through investment in public infrastructure and services, implementation of a multi-faceted economic development strategy, and through appropriate land use regulation. Treutlen County would be an even better place to live, work, and visit, but would maintain its southern charm and rural, high quality of life.

STATESBORO COMPREHENSIVE PLAN
Steering Committee Summary
July 17, 2008

This was the third meeting of the Statesboro Comprehensive Plan Steering Committee. The meeting began with brief self-introductions from participants. The following individuals were present:

Steering Committee members:

Pearl Brown	Karen Lavender
Jamie Cartee	Clint Nessmith
Wendell (Wendy) Hagins	Wesley Parker
Faye Hunter	Dan Pratt

Staff and Consultants:

Jim Shaw, Planning Director, Statesboro Planning Dept.
Denise Grabowski, Lott + Barber
Ryan Madson, Lott + Barber
Whitney Shepherd, RS&H

Recommended Character Areas

The Steering Committee reviewed the results of the previous meeting regarding recommended Character Areas. Suggestions for a few minor revisions included:

- Designating Zetterower Avenue (between East Main Street and Fair Road) an In-town Corridor
- Changing the Greenspace/Conservation area to the west of Packinghouse Road to Suburban Developing

Community Vision

Following discussion about the Character Areas, the group discussed development of the draft Vision Statement. Several committee members provided draft vision statements and ideas both prior to and during the meeting.

Economic Development

A. Our development entities will work together to market the community to appropriate industries and small businesses, appropriate service sector employers, and a mix of grocers, restaurants, and other entertainment establishments. Our educated workforce will attract hi-tech companies and entrepreneurs, and our home grown businesses and entrepreneurs will continue to flourish.
B. Our community will be the hub of economic development for the region, and will proactively and strategically initiate business attraction, retention and expansion activities designed to strengthen and diversify our economy while advancing the quality of life for all.
C. We must see more job opportunities in our town and county. We do not want to be viewed as a 'bedroom' community for Chatham County.

D. “S4” high technology corridor – GSU one of three college of information technology programs in the country
E. To be known as a business-friendly community, especially for small businesses

Facilities and Services

A. Our community will feature collaborative/joint city-county—or regional—entities to manage water, wastewater and stormwater infrastructure; education and recreation; and economic development
B. Must have a large chain supermarket. Wal-Mart must not be the only choice we have without driving to Savannah. Like to see more family recreation – bowling alley, putt putt golf, etc. ; include parks and recreation (skate park)
C. Promote recycling and environmental responsibility

Housing

A. Our community will monitor housing needs, and will continue to emphasize walkability and interconnectedness in our neighborhoods. Our community will pursue a high standard of building code enforcement; encourage prompt and effective home improvement efforts; and react promptly to nuisances.
B. Our community will promote the idea that all residents have a right to quality housing regardless of socio economic standing. Additionally, to encourage safe, well maintained and attractive neighborhoods, our community will promote single family ownership whenever possible. Long- standing traditional neighborhoods will be treated as treasured assets and protected.
C. Need cluster type home developments for the retired.
D. Older housing stock will be maintained and established neighborhoods will remain thriving
E. The city must encourage the redevelopment of single family neighborhoods with incentives for owner occupied dwellings
F. See the need to enforce ordinances to maintain neighborhoods while striving to build more affordable housing for low income and elderly
G. People will see downtown as a desirable place to live (encourage SF home ownership)

Intergovernmental Coordination

A. Our community will present a unified front in the face of economic and resource protection challenges. Our city and countywide agencies will merge or work closely together, forming a seamless approach to local government management.
B. To increase efficiencies, eliminate duplication of services, and to make our community more attractive to business our community will encourage the spirit of cooperation and coordination among all government entities. Our community’s ultimate goal will be to merge city and county government and create one governing entity for the entire county.
C. Must do all we can to avoid double expenditures for services.
D. Maybe city/county consolidated government

E. Cooperation between city and county officials including merging of some services
F. GSU "government" will sit at the table in cooperation with the city and county

Land Use

A. Our community will form consolidated planning authority to serve the entire county. Citizen participation and informed decision-making will be a hallmark of our community's land use planning.
B. Our community will develop and implement a balanced and forward thinking land use policy that provides for a sustainable community of thriving neighborhoods, business areas, and civic places that comprise an outstanding quality of life and physical environment. The City will expand in a manner which conserves the natural land resources and integrates new development in ways which minimize negative impacts and provides for a healthy ecosystem. Walkable neighborhood commercial areas will be supported; pedestrian and bike connections will be emphasized; office and industrial development will be a priority.
C. Keep more green. Do not allow development to freeze out farming.
D. Redevelopment of blighted areas and preservation of green spaces
E. Our community will annex subdivisions adjacent to the city limits
F. Mixed use neighborhoods which support neighborhood retail
G. Density and land development patterns to support transit

Natural and Cultural Resources

A. Our community will value preservation of natural habitat and historical features, and will carefully plan the transportation network with regard to both natural, cultural and historic preservation. New or infill development will be designed to have minimal impact on natural, cultural and historic resources.
B. Promotion of the Ogeechee River – family-oriented boat landings – state park
C. Expanded cultural opportunities available through GSU – Statesboro will have a thriving arts community

Transportation

A. Interconnected transportation networks will spread the traffic out so that neighborhoods will remain intact and free from traffic hazards.
B. Our community will develop sidewalks and bike paths throughout the town in addition to having public transportation (need to think about elderly as well as students)
C. Well thought-out highway/street system
D. Transportation between GSU and downtown
E. Accessibility between GSU and shopping destinations
F. Public transportation for all users, not just students

Quality of Life

A. Our community will be a regional education center, from K-12 and University, to Continuing Education and interactive nature-based centers. Our excellent

educational system will attract newcomers who seek opportunities to engage with the community, thus perpetuating the high quality of life in Statesboro.

B. Must improve city schools (K-12). We are not looking good. Keep crime low.
C. Actually preserving the quality of life and small community atmosphere is out best selling point.
D. Statesboro will be known for education, not only the quality educational opportunities offered by GSU to OTC but also first class public and private schools

Overall

A. Our community's neighborhood-oriented atmosphere will continue to evolve into an increasingly attractive destination for new residents, students and businesses. Our community will preserve its history and environment, and will become a regional leader in quality growth and development.
B. Of all suggestions – I feel 3 are most important: 1) job opportunities; 2) retirement community; and, 3) good schools.

Issues & Opportunities

Discussion about the Community Vision led naturally into Issues & Opportunities, many of which were discussed during the first session. Steering Committee members were provided with a draft list of Issues & Opportunities. In order to prioritize the list and distill the elements that are most important to the Committee, each Committee member received 15 sticky dots each to place on the Issues & Opportunities that are most important to them.

Overall, issues related to quality of life and economic development received the most attention. Parks and recreation opportunities in particular received strong support, as did increasing pedestrian and bicycle connectivity and facilities. In regards to housing, there seems to be a consensus that rental units and substandard housing have become a problem and need to be carefully addressed through better policies and code enforcement. Other Issues & Opportunities receiving votes included education, mixed-use development, shade trees and streetscape enhancements, and better intergovernmental coordination.

The list of Issues & Opportunities as prioritized by the Steering Committee are shown below. This exercise helps to assess those issues that most urgently need to be addresses and does not discount those that did not receive any votes.

1) Quality of Life

Increase Park and Recreation Opportunities (5)
- Need more active-use parks in walking distance to residential neighborhoods

Education (5)
- Increase support for charter school
- More high-quality K-12 schools

City Reputation (3)
- Affluence and quality of the community is hidden from view
- Gateways need to be beautified

Town & Gown Relationship (3)

Special Needs Housing and Accommodations (1)
- Need more adult day care options for seniors
- Address the city's homeless population

Expand Entertainment and Cultural Opportunities (1)

- Need more activities and programmed events that attract a diversity of audiences within the community
- Need more options for family entertainment
- Increase cultural (art, dance, music) and education opportunities for children and adults

Improve Community Healthcare (0)

- Improve access to community healthcare

Secure Food Choice and Availability (0)

- Address food security and access, especially for families with hungry children
- Improve access to fresh produce (markets, grocery stores)
- Create incentives for local suppliers of agricultural goods

2) Economic Development

Shopping Variety (4)

- Need more grocery store selections

Attracting Knowledge-Based and Green Industries (3)

- Encourage clean/green industries to locate in the city and county
- Need to attract more knowledge-based employees and industries
- More collaboration between city and GSU (ex: Information technology, entrepreneur support)

Workforce Training and Continuing Education (3)

- Percentage of population who have earned secondary degrees is low
- More coordination needed between GSU, OTC and industry regarding workforce training
- Increase adult literacy
- Prepare workers for knowledge-based industries
- Address lack of high-wage jobs

Employment Diversity (2)

- Strengthen diversity of employers and employment opportunities

Incentivizing Business (2)

- Need more incentives to attract business and industry to the city
- Ensure availability of industrial, office and commercial land in city
- Development Authority (or similar entity) should concentrate on City of Statesboro, not just as a subset of the county or downtown only

Downtown Renaissance (1)

- Strengthen viability of downtown as a commercial center
- Need to be careful that development at I-16 does not detract from the city core
- Sprawling of the city is an issue

Address Vacant Properties and Infill (1)

- Consider development opportunities for infill properties
- Surplus of vacant commercial spaces is a problem

Reducing Poverty (1)

- Reduce number of families living below poverty level
- Median household income and per capita income is low

Jobs / Housing Balance (0)

- Address jobs/housing balance (while taking large student population into account)

Retain Agriculture and Forestry Industries (0)

- Need to retain agriculture and forestry industries at the periphery of the city

Attracting Youth-Oriented Businesses (0)

- Need more businesses that cater to youth and provide alternatives to alcohol/drug use and other delinquency (ex.: renovate bowling alley; youth-oriented restaurant, such as "The Varsity" in Atlanta)

3) Housing

Eliminate Substandard Housing (6)

- Address substandard rental properties in residential neighborhoods
- Remove dilapidated houses in residential neighborhoods and rebuild where necessary

Code Enforcement (5)

- Strengthen nuisance abatement (garbage, dilapidated buildings, etc) and enforcement of zoning and city codes

Address Rental Units (4)

- GSU is building and has plans to build more dorms, which may affect the viability of rental units
- Identify whether or not there is a surplus of rental units
- Ensure affordable rental options for non-students
- Address transition of rental units from student to low-income housing
- Find ways to maintain status of existing owner-occupied housing

Housing Choices (1)

- Need more housing options downtown
- Need to infill housing in neighborhoods surrounding downtown
- Create incentives for developers to build a combination of single-family, multi-family and affordable housing units in appropriate locations
- Perception exists that all of the higher-end housing exists in the county, not in the city

Affordable Housing (0)

- Need more affordable housing options for low-income families
- Need affordable housing integrated with market-rate housing

Special Needs Housing (0)

- Identify and address disparities in special needs housing (ex: assisted living, domestic abuse, homeless)

4) Land Use

Promote Mixed-Use Development (4)

- Current zoning does not promote mixed uses
- Need more mixed use development throughout city, where appropriate

Annexation (4)

- The city is running out of room for development within the city limits and needs to consider annexation and the city's 'area of influence'

Encourage Traditional Neighborhood Development (1)

- Address proliferation of PUDs with housing only (lack of mixed use in most PUDs)
- New residential development tends not to tie into street pattern of surrounding neighborhoods
- Encourage architectural designs that reflect historic character and context (but not limited to traditional styles)

Revitalize/redevelop former hospital site (1)

Establish Land Use / Transportation Link (0)

- Need to link transportation decisions with land use planning

- Recognize both positive and negative effects of road-building on land development

Address Inappropriate Commercial Development (0)

- "Commercial creep" into downtown residential neighborhoods causes unattractive breaks in building flow and appearance

5) Natural and Cultural Resources

Shade Trees and Streetscape Plants (5)

- Retain and/or plant more shade trees in parking lots and around new buildings
- Enhance streetscapes with plants
- Select drought-resistant and/or native species

Protect Areas of Natural Beauty & Wildlife Habitat (1)

- Identify areas of natural beauty and environmental sensitivity and protect them from inappropriate development
- Protect habitat of endangered plant and animal species within the jurisdiction

Recognize and Protect Historic Character (1)

- Need to formally recognize and protect the historic character of downtown
- Need to protect historic properties from demolition and inappropriate development

Promote Environmental Responsibility and Stewardship (0)

Protect Wetlands and Watersheds (0)

- Protect wetlands and prevent flooding of developed areas
- Protect priority watersheds (Canoochee River Watershed)

6) Transportation

Enhance Pedestrian and Bicycle Connectivity (5)

- Need more pedestrian and bicycle connectivity between all areas of the city
- Need more crosswalks, pedestrian signage and other pedestrian facilities
- Install more curb cuts to accommodate bicycle, stroller and wheelchair access to sidewalks
- Need more bicycle storage facilities

Provide City-wide Public Transportation (3)

- Public transportation needed
- Explore potential partnership with existing GSU system

Regional Transportation (2)

- Four-lane connectors are needed between Savannah and Augusta

General Traffic Flow & Connectivity (1)

- Several in-town residential streets (ex.: Savannah Avenue) have become high traffic "speed zones" through town
- GSU campus is now closed to thru-traffic between Fair Road and Hwy 301, creating more traffic along Fair Road
- No direct way to go from shopping mall area to college without driving through residential neighborhoods

Provide Links with Proposed County Greenway (1)

- Consider linking proposed county greenway and city bicycle paths with GSU campus

Ensure Safe Routes to City Schools (0)

Access Management (0)

- Reduce points of ingress and egress along bypass
- Consider traffic calming measures, such as replacing "suicide lane" (turn lane) with planted medians
- Use shared entrances and frontage roads along bypass

7) Facilities and Services

Increase Park and Recreation Opportunities (4)

- Need to increase amount of recreation space per capita, to meet national standard
- Provide more indoor recreation facilities
- Renovate and re-open swimming pool facilities on Zetterower Avenue to serve children and families without transportation

Consolidation of Services (3)

- Renovate and re-open swimming pool facilities on Zetterower Avenue to serve children and families without transportation
- Several county annex buildings in small locations should be pulled together in downtown, possibly in warehouses behind City Hall

Implement Curbside Recycling (2)

Expand Water and Sewer Services (2)

- Coordinate with county to expand water and sewer along all major roadways

Address Stormwater Quality and Quantity (1)

- Address flooding problems with improved stormwater facilities

Address Private Wastewater Systems (0)

- Reduce number of private wastewater treatment systems
- Address septic system requirements and prevent failures

8) Intergovernmental Coordination

Coordinate Planning Efforts (5)

- Better cooperation and coordination between city, county and state on planning issues

Cooperation (4)

- Explore consolidation of city and county governments
- Good relationship between the city, county, and Georgia Southern is critical

Support Proposed Greenway (1)

- Greenway proposed by Recreation Department needs support of both City Council and County Commission

Coordinate Siting of Public Schools (1)

- Better coordination with the Board of Education regarding siting of new schools

Improve Transportation Planning (0)

- Need to link transportation decisions with land use planning
- Coordinate transportation and land use decisions between city, county and state

STATESBORO COMPREHENSIVE PLAN
Steering Committee Summary
September 11, 2008

This was the fourth meeting of the Statesboro Comprehensive Plan Steering Committee. The following individuals were present:

Steering Committee members:

Julius Abraham	Karen Lavender
Jamie Cartee	Lewis Stewart
Teresa Concannon	

Staff and Consultants:

Jim Shaw, Planning Director	Denise Grabowski, Lott + Barber
Rick Weatherford, City Planner	Beverly Davis, RS&H

Community Choices Survey

The Steering Committee reviewed the results of the Community Choices Survey that was part of the August 25 public workshop. This survey asked participants to rank their preferences relating to a series of images. The results are attached to this meeting summary.

Future Development Map

In order to begin identifying physical development characteristics which should be repeated or avoided in the future, the Steering Committee was asked to identify both positive and negative characteristics from the images in the Community Choices Survey. Some comments were general in nature, but other comments related directly to specific images, as listed below.

Positives:

General: Images represent things to be proud of; Historic value; Community investment; Neighborhood investment

Images #1, #10, #16: Trees and sidewalks; Memories; Same type of investment; Sense of place; Community identity; Maintained well – sidewalks; Maintenance of scenic landscape

Image #16: Nice connection; Pedestrian friendly; Pleasant environment; Good exercise; area; Screening of railroad tracks

Image #2: Represents downtown revitalization; Nice building; Inviting;

Image #39: Old and institutional – time tested

Image #24: Drawn to the area; Looks safe

Images #6 & 53: Family friendly; Pre-planned; Trees-shade

Image #58: Mix of architecture; Curved streets; Quaint Pedestrian oriented; Newer development that preserved old/mature trees

Image #47: Mature trees; Underground utilities; Pavers add quality; Sidewalks; Pedestrian scaled lighting; Feels comfortable; Fits with character of community; Attention to design; No gaudy signs; Minimal asphalt; downside - expensive

Image #61: Shady; Privacy from street – buffers from street with landscaping; No neon signs; Touches in concrete make it more human scaled
Image #23: Greenery; Well maintained and no litter; Trees; Architecture; Porches; Affordable – more so than other images
Image #43: Shade; Nice sidewalks; Well-maintained
Image #40: Local scene; Well maintained
Image #33: Traditional, vernacular architecture
Image #38: Put only on 1 side of street; Well-maintained
Image #13: Haven – good public space; Residents can easily access
Image #57: Classically southern; Historical
Image #9: Wide sidewalks; Parking availability; Destination – lots of interest with places to visit – visually interesting; Variety
Image #14: Backside of building very attractive
Image #11: Attractive
Image #5: Have sidewalks
Image #54: Quality of materials
Image #64: Sidewalks and trees; Brick fronts; Clean

Negatives:
General: Litter is huge problem
Image #23: Little sterile / cookie cutter
Image #26: Getting to *Splash in the Boro* is difficult
Image #20: Very uniform – color palette
Image #32: Scale off for area; Very dense
Image #63: Too much asphalt; Needs trees; Fake
Image #37: No personality; Very dense but needs amenities
Image #27: Need variation – big long line
Image #5: Architecture is an issue
Image #54: Asphalt; Not well maintained; Same look - long line; Signs; No trees
Images #41 and #60: Desolate; Suburban Atlanta
Image #56: All front entries
Image #45: Signs, clutter
Image #3: Signs; No trees in parking lot – all asphalt
Image #36: Major entry way; Sidewalks too close to street; Desolate; Utilities overhead; Vacant buildings; Signs
Image #18: All asphalt
Image #30: Congestion; Signs; Utilities
Image #15: No maintenance

Following this discussion, the Steering Committee worked on the initial edits to the Future Development Map. This map is based on the Character Area map created for the Community Assessment. This map will continue to be developed and refined at the next Steering Committee meeting.

Upcoming Events

The next Steering Committee meeting is scheduled for *Thursday, October 16* at *5:30 p.m. – 7:30 p.m.* (please note the time change at the request of the members present).

The next public workshop will be held on Monday, September 29 from 6:30 p.m. to 8:30 p.m. at the Honey Bowen Building at Memorial Park. All Steering Committee members are encouraged to attend and to help publicize the event.

Community Choices Survey Results

City of Statesboro
Comprehensive Master Plan
Community Workshop
August 25, 2008

Participants were asked to rank a series of images based on their initial reaction, using the following scale:

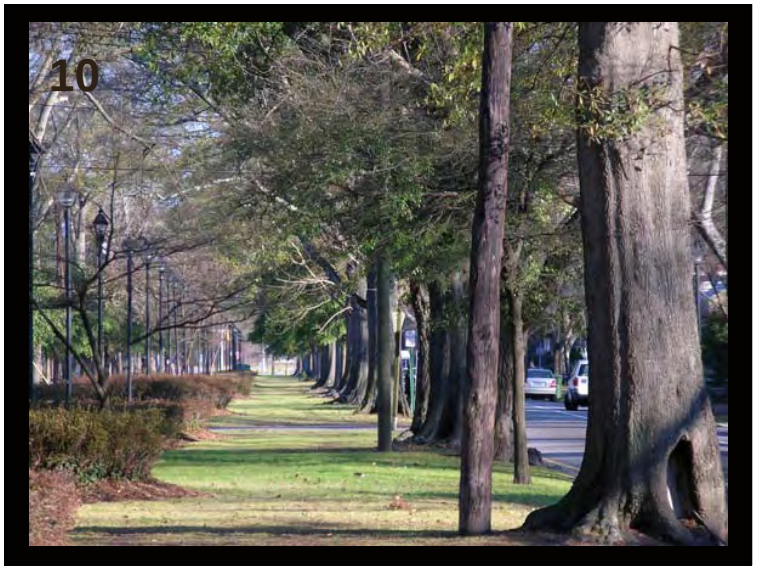
1 — Strongly Dislike → **8** — **Like Very Much**

The results follow, from most to least preferred...

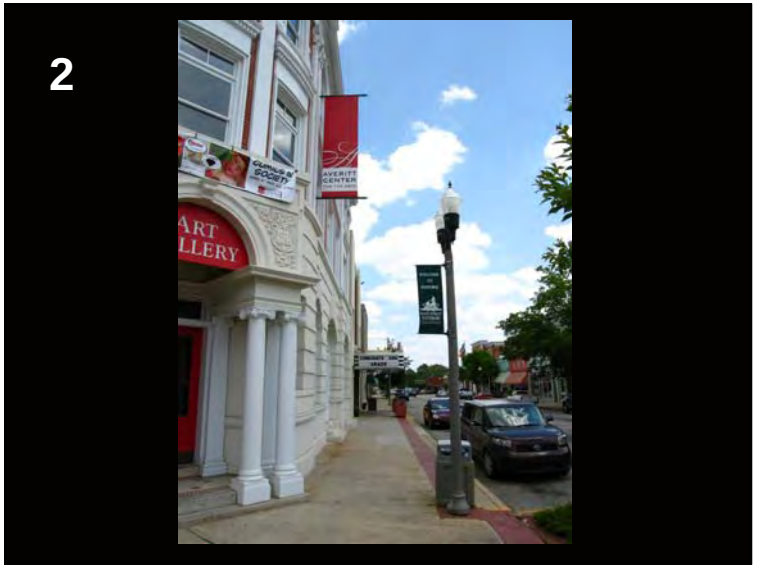
These are Great!

Scored 7 or above

1


10

16


2
ART
LLERY

Lookin' Good

Scored between 6 and 7

39

24

6

53

58

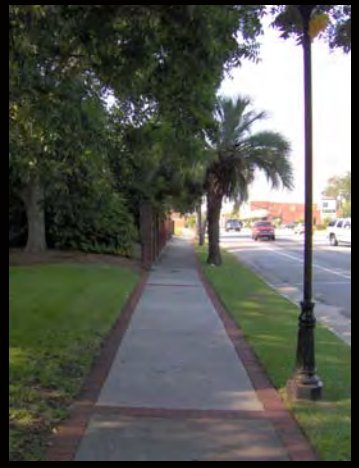
47

48
The Cottages

61

23

43

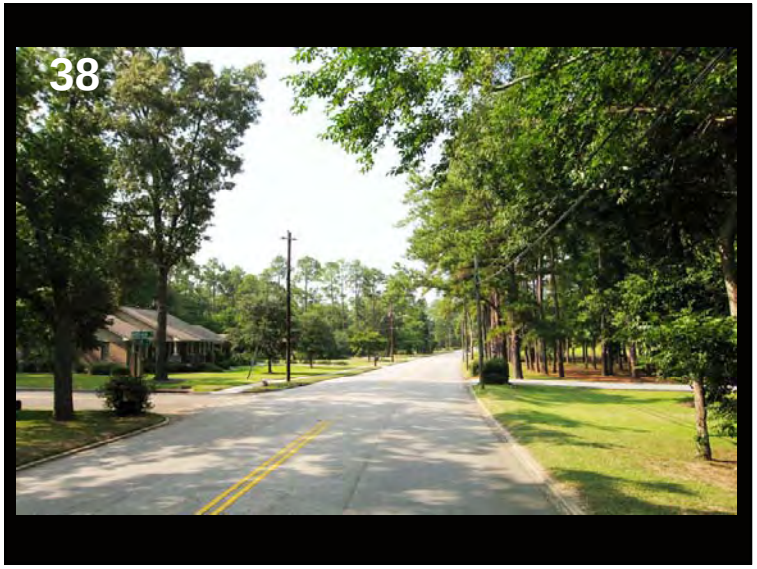


49

40

22

33

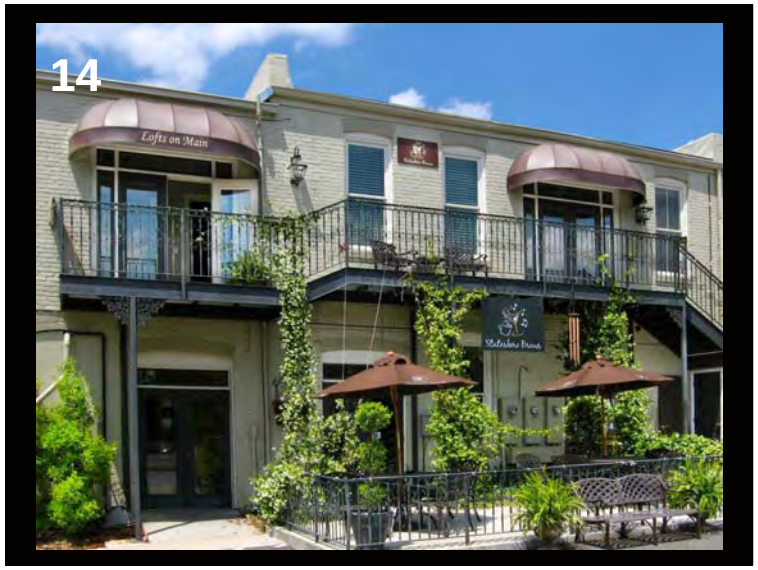

38

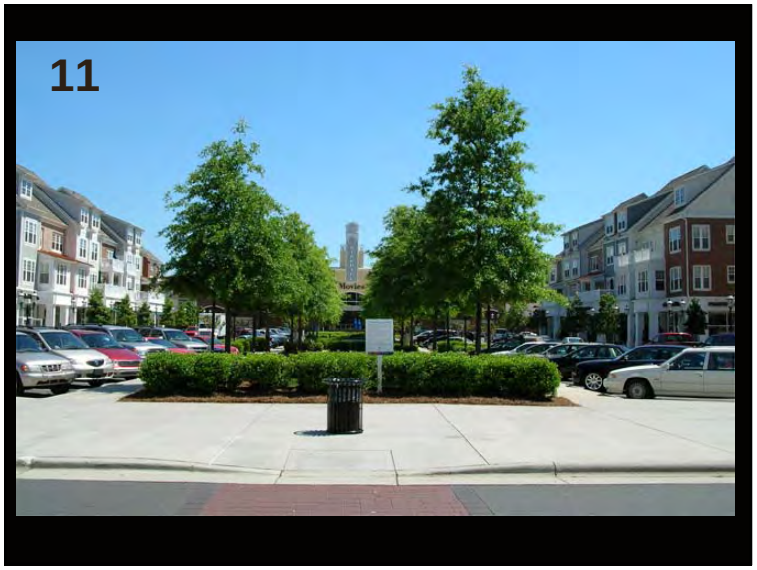
13

26

57

9
Merry's
TRASH AND TREASURES
Antiques


14
Lofts on Main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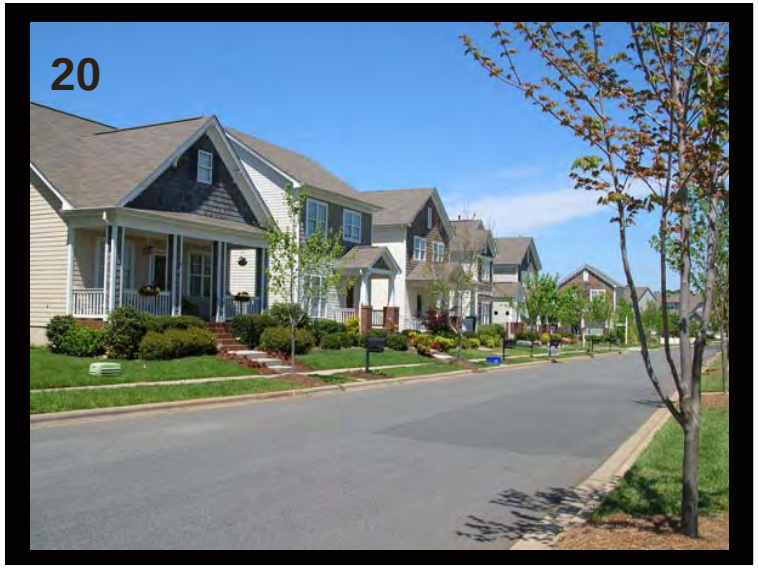

20

42
Harris Teeter
Pharmacy
Open 24 Hrs

8

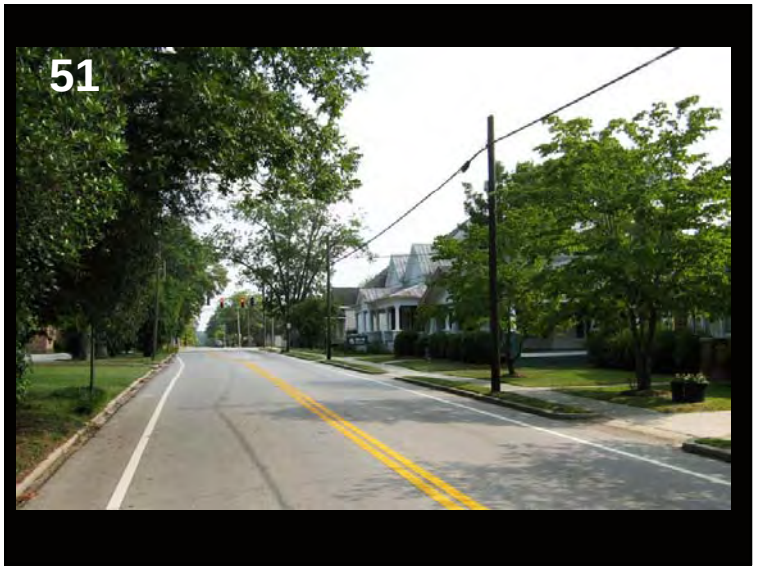
17

50

Above Average

Scored between 5 and 6

35


51

4

59
CLEANERS

7

31

19

62

29

32

34

52

Okay, I Guess

Scored between 4 and 5

25

28

37

27

5

Not So Hot

Scored between 3 and 4

54

41

60

64

56

Yuck…

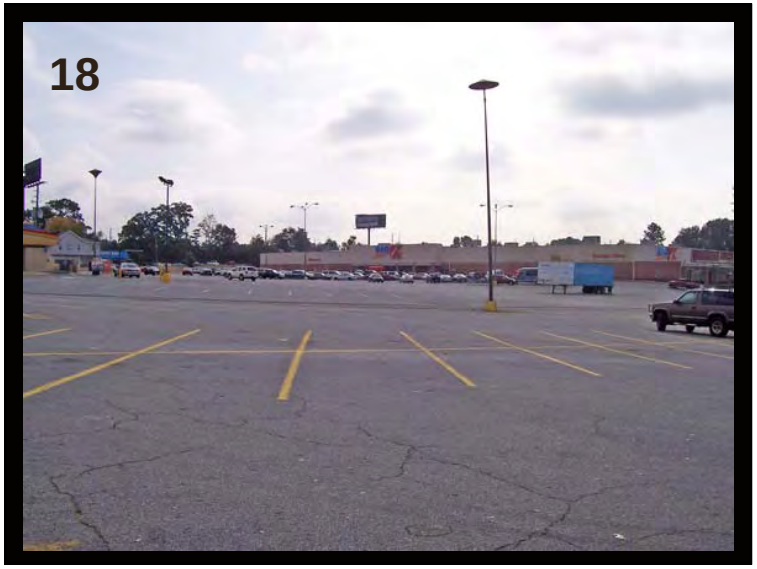
Scored between 2 and 3

46

45

3
Williamsburg Village
VIDEO WAREHOUSE

36
EAGLE INN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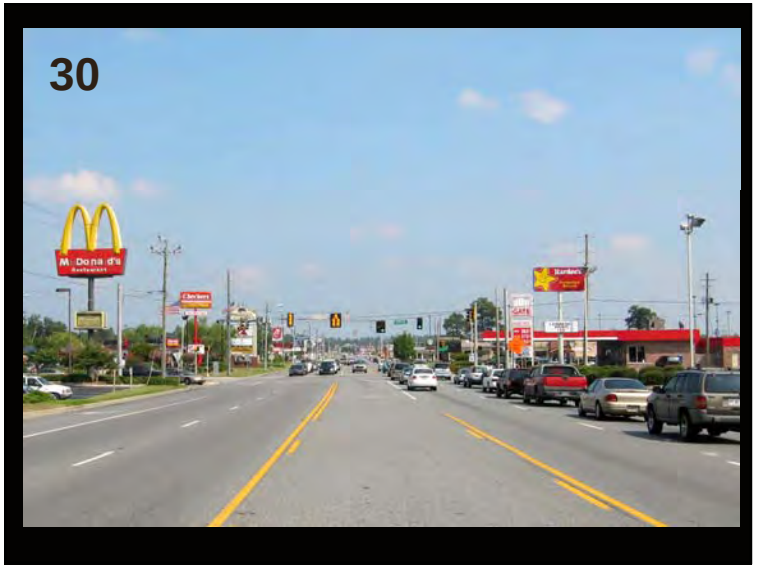
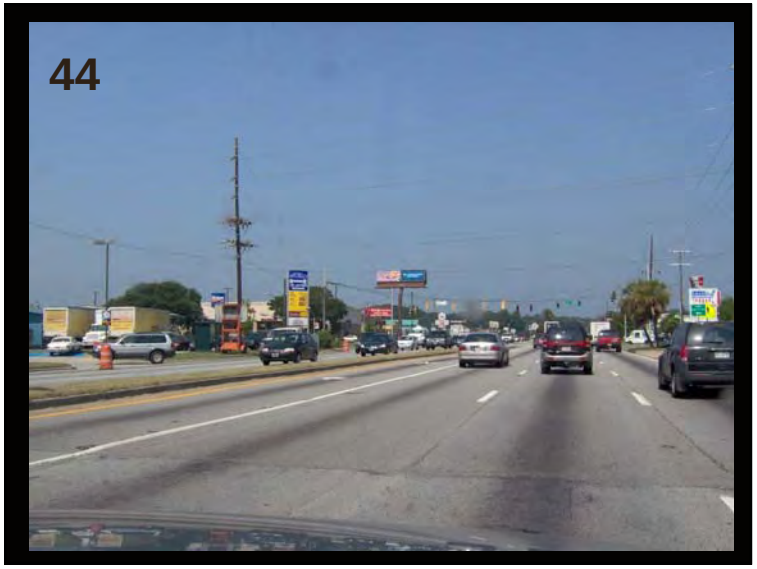


Yikes!

Scored below 2



15

Image	Responses																				Average Score	Comments
21	8	8	8	8	7	7	8	7	8	7	8	7	8	7	7	7	8	8	8	8	**7.6**	trees (8)
1	7	8	8	8	8	8	8	8	6	7	8	6	8	6	7	7	8	8	8	8	**7.5**	Mature trees, old houses (8); sidewalks, nice (8); shade trees & bike paths good (8); mature canopy in a well-tended neighborhood (8); great shade, live oaks, looks like Savannah (8)
10	6	8	8	8	8	8	8	8	8	5	8	7	6	7	7	6	8	8	8	8	**7.4**	trees (8)
16	8	7	8	8	8	7	8	6	8	4	8	7	7	7	7	7	8	7	5	7	**7.1**	
2	5	7	6	8	8	6	7	6	7	8	8	7	3	6	8	7	8	8	8	8	**7.0**	art center (8); kind of dry looking, needs more greenery on sidewalks (3); a Statesboro success story! (8); more shade & people on sidewalks (6); nice building, no green border (5)
39	8	7	7	8	8	7	7	6	6	6	8	7	7	5	8	5	8	6	7	7	**6.9**	
6	6	8	8	8	7	6	8	6	5	6	8	6	8	6	3	7	8	7	8	8	**6.9**	trees (8)
24	8	8	7	8	6	6	8	7	7	6	8	6	8	7	5	6	7	7	6	6	**6.9**	
53	7	8	7	7	7	6	8	8	2	7	8	7	7	7	8	6	4	8	7	8	**6.9**	
58	7	7	8	8	6	8	8	7	6	7	8	7	8	7	4	4	8	6	7	6	**6.9**	
47	8	7	8	8	4	8	8	7	5	7	8	6	8	7	5	3	8	8	5	8	**6.8**	
48	7	7	8	8	7		7	6	6	6	8	6	6	6	7	5	6	7	8	8	**6.8**	
61	5	7	8	8	6	7	8	6	6		8	6	8	6	5	5	8	7	7	7	**6.7**	
23	7	7	8	8	7	7	7	7	3	6	7	5	8	7	7	6	6	8	6	7	**6.7**	has trees (7)
43	6	6	8	8	6	7	6	7	3	7	8	4	8	7	6	6	8	6	8	8	**6.7**	
49	7	7	8	8	6	7	8	7	4	6	8	6	7	7	5	4	5	7	8	8	**6.7**	
40	7	7	8	8	7	4	8	7	5	6	8	7	8	6	5	5	6	6	7	6	**6.6**	
22	6	6	8	8	5	7	8	6	6	7	8	7	8	7	3	4	8	7	6	4	**6.5**	public health (8); I like bike trails/paths (8)
33	5	7	6	8	6	6	6	7	6	7	7	5	8	6	4	5	8	7	8	7	**6.5**	no sidewalk (5)
38	6	8	8	8	5	7	8	7	6	5	8	6	8	6	5	5	3	6	8	6	**6.5**	
13	7	8	8	8	6	6	7	6	4	3	8	5	7	6	4	6	8	7	8	6	**6.4**	trees (8)

Image	Responses																				Average Score	Comments
26	7	8	7	8	7	7	6	6	8	7	8	6	8	6	5	4	3	7	6	4	**6.4**	public facilities (8)
57	6	7	6	8	5	7	8	6	7	7	8	6	8	6	6	4	8	6	3	6	**6.4**	
9	6	8	6	8	5	7	6	6	3	7	8	6	7	5	6	6	8	7	5	6	**6.3**	
14	7	8	8	6	6	8	7	5	7	6	8	5	7	3	6	5	5	7	5	6	**6.3**	
11	6	7	7	6	6	7	6	5	6	6	8	5	7	5	5	6	7	7	5	6	**6.2**	trees (7); busy but well-designed w/green (8)
20	6	6	7	6	6	7	7	7	4	7	3	4	8	6	7	6	8	7	4	7	**6.2**	older houses (8); too much uniformity (3); nice (7)
42	6	8	5	6	5	7	8	6	6	6	8	6	8	6	4	6	3	7	6	6	**6.2**	good example of commerce that isn't ugly (8); a new grocery store! (8); exactly what we need w/adequate parking (8)
8	6	7	6	8	6	8	8	6	6	7	7	6	7	2	4	4	6	7	5	6	**6.1**	well-planned (8); walkable destination (8)
17	7	7	7	8	2	6	6	5	7	6	8	4	6	4	8	5	7	7	5	7	**6.1**	trees (7)
50	5	8	6	8	6	5	6	4	7	7	8	5	8	3	5	5	8	6	4	5	**6.0**	maybe we can make this (referring to blank building side of taller bldg) a little nicer (8)
35	7	7	7	8	3	4	5	5	8	7	7	6	7	4	8	5	6	5	1	8	**5.9**	mixed use (8)
51	5	6	6	7	5	7	8	6	5	7	8	6	7	6	4	4	8	7	3	3	**5.9**	bike lane and sidewalks (8)
4	4	7	5	8	7	7	6	6	5	7	8	5	4	6	7	5	2	7	7	4	**5.9**	tree islands in parking is good (5); green space=good (7)
59	5	6	7	8	4	5	7	4	4	6	8	6	8	3	6	5	5	7	3	8	**5.8**	
7	6	7	8	4	7	6	6	6	3	5	8	6	7	5	3	6	6	7	4	4	**5.7**	reasonably attractive old building (6); public space (4)
31	6	8	5	6	6	6	5	5	3	6	8	3	8	6	8	6	3	7	2	6	**5.7**	excellent mixed use (8)
19	6	5	5	6	6	8	6	6	3	5	5	5	7	5	3	6	8	7	5	4	**5.6**	interesting old building (8)
62	4	6	7	5	5	6	7	6	1	5	8	6	8	5	5	5	5	7	4	6	**5.6**	
29	3	6	7	5	7	5	6	6	5	6	7	4	6	6	6	5	4	5	5	6	**5.5**	
32	5	7	6	6	6	6	8	5	4	4	5	6	8	6	7	6	1	6	3	4	**5.5**	only because I know it is a smart type of development (8); too expensive (7)
34	4	5	6	8	4	6	8	7	4	4	8	6	6	2	4	6	7	4	1	6	**5.3**	needs more trees (4); as long as its not FSBO development (8); unspoiled conservation green development (8)

Image	Responses																				Average Score	Comments
52	6	7	6	3	6	5	7	4	3	6	5	6	7	3	7	5	2	6	3	6	**5.2**	
55	6	6	7	4	6	7	4	4	2	6	5	5	7	4	5	5	3	5	3	4	**4.9**	
63	6	7	6	3	5	5	5	4	1	6	4	4	8	3	8	5	3	6	1	8	**4.9**	
25	2	6	7	5	7	3	1	7	2	4	7	6	8	2	6	4	3	5	6	6	**4.9**	no walking paths (4); houses are rather close (6)
28	4	7	6	6	7	5	5	4	1	6	6	4	6	2	7	6	2	5	2	4	**4.8**	
37	5	6	7	3	5	5	5	5	3	6	5	4	5	3	6	6	2	6	1	3	**4.6**	
27	4	6	6	2	7	5	5	5	2	5	5	4	8	2	6	4	1	5	4	4	**4.5**	uniformity (5); probably remote from downtown (2)
5	2	5	5	2	6	4	1	6	1	4	5	4	6	4	7	6	2	6	1	3	**4.0**	ugly house, no trees (2); no trees (5); no personal connection to street or community (2)
54	4	6	6	1	6	3	1	4	1	6	7	4	7	3	5	4	1	4	1	4	**3.9**	
41	1	5	5	1	6	5	1	3	1	2	8	3	6	4	5	5	1	4	8	3	**3.9**	remote from downtown, bad transportation connectivity (1);
60	5	6	8	2	4	3	8	3	1	2	1	3	8	4	6	3	2	2	1	2	**3.7**	sidewalks? (8); "Little boxed on a hillside, little boxed made of ticky-tacky" (with musical notes)(6)
64	2	5	3	3	5	5	8	5	1	2	1	4	8	2	4	4	1	5	1	4	**3.7**	they cut down the trees (1); sidewalks (8)
56	4	5	6	1	5	5	1	2	1	2	2	3	8	4	4	4	1	3	1	3	**3.3**	
46	2	4	2	1	2	4	8	4	1	4	5	3	1	2	4	2	1	2	1	2	**2.8**	open space (8)
45	1	3	2	4	3	3	1	4	1	3	3	3	2	2	5	1	3	2	1	4	**2.6**	
3	1	4	2	2	2	2	1	3	1	3	1	4	2	2	7	5	1	3	1	1	**2.4**	commercial schlock (1); too much ashphalt (2)
36	1	4	2	3	6	2	1	3	1	3	2	2	1	2	3	3	2	2	1	1	**2.3**	
18	1	1	2	1	3	2	1	4	1	3	1	3	5	2	7	2	1	2	1	1	**2.2**	barren parking lot (1); runoff (1)
30	1	2	2	1	6	2	1	2	1	1	1	1	8	1	6	2	1	2	1	1	**2.2**	no pedestrian access (1)
44	1	3	1	1	2	2	1	2	1	2	1	2	6	1	5	1	1	1	1	1	**1.8**	business doesn't have to be ugly (1)
12	1	2	1	1	2	1	1	2	1	2	1	2	4	1	2	2	3	2	1	1	**1.7**	too much congestion (4); no pedestrian options (1)
15	1	1	1	1	2	2	1	1	1	2	1	1	1	1	3	1	3	1	1	1	**1.4**	barren (3); runoff (1)

STATESBORO COMPREHENSIVE PLAN
Steering Committee Summary
October 16, 2008

This was the fifth meeting of the Statesboro Comprehensive Plan Steering Committee. The following individuals were present:

Steering Committee members:

Pearl Brown	Karen Lavender
Jamey Cartee	Clint Nesmith
Teresa Concannon	Wesley Parker
Faye Hunter	Lewis Stewart

Staff and Consultants:

Jim Shaw, Planning Director	Denise Grabowski, Lott + Barber
Rick Weatherford, City Planner	Beverly Davis, RS&H
Erica Grant, Planner	

Future Development Map

This meeting focused on continued discussion of the future development map and defining narrative. Based on the results of second public workshop and previous discussions with the Steering Committee, the consultants prepared a draft future development map and accompanying narrative for review by the Steering Committee. The attached document includes the draft map reviewed, along with changes recommended by the Committee, as well as the draft narrative. Changes suggested by the Committee are shown in red.

The Steering Committee recommended the establishment of a new character area just beyond the city limits (see attached map) which would support the creation of an industrial park to also support office and business development opportunities. This area is ideally situated adjacent to the Veteran's Memorial by-pass, Highway 301, the rail line, and near Georgia Southern, Ogeechee Tech, and the AgriBusiness Center. In addition, water and sewer infrastructure is readily available. This business incubator center is well-positioned to coordinate with the College of Information Technology at Georgia Southern University. This area is currently outside the city limits. For other areas of potential annexation, a recommendation will be provided in the plan to establish an annexation policy rather than identifying specific locations on the map.

In addition to specific map and text changes, the Steering Committee also discussed other issues for inclusion in the comprehensive plan. For the downtown area, the establishment of an 'anchor' such as a major employer would be very beneficial by increasing the number of people working downtown. Downtown workers help support establishments during the day as well as during after-work hours. The group also discussed the potential redevelopment of the warehouse areas in downtown, including the old cotton warehouses (behind city hall), the old downtown market, and the old West Building Supply. These facilities could house large employers, such as county offices, the Board of Education, or Georgia Southern University, or be used for other redevelopment purposes.

On a neighborhood and community design scale, the group discussed the importance of proper tree pruning and maintenance, including work conducted by the utility companies.

The group also discussed traffic and safety concerns in neighborhoods and recommends conducting a study to identify the need for traffic calming measures in neighborhoods.

The Steering Committee also discussed the "connectivity map" and agreed with this approach for stressing the importance of connectivity without specifically identifying new facility routes. The group did recommend adding existing trails (both city and county) to the map.

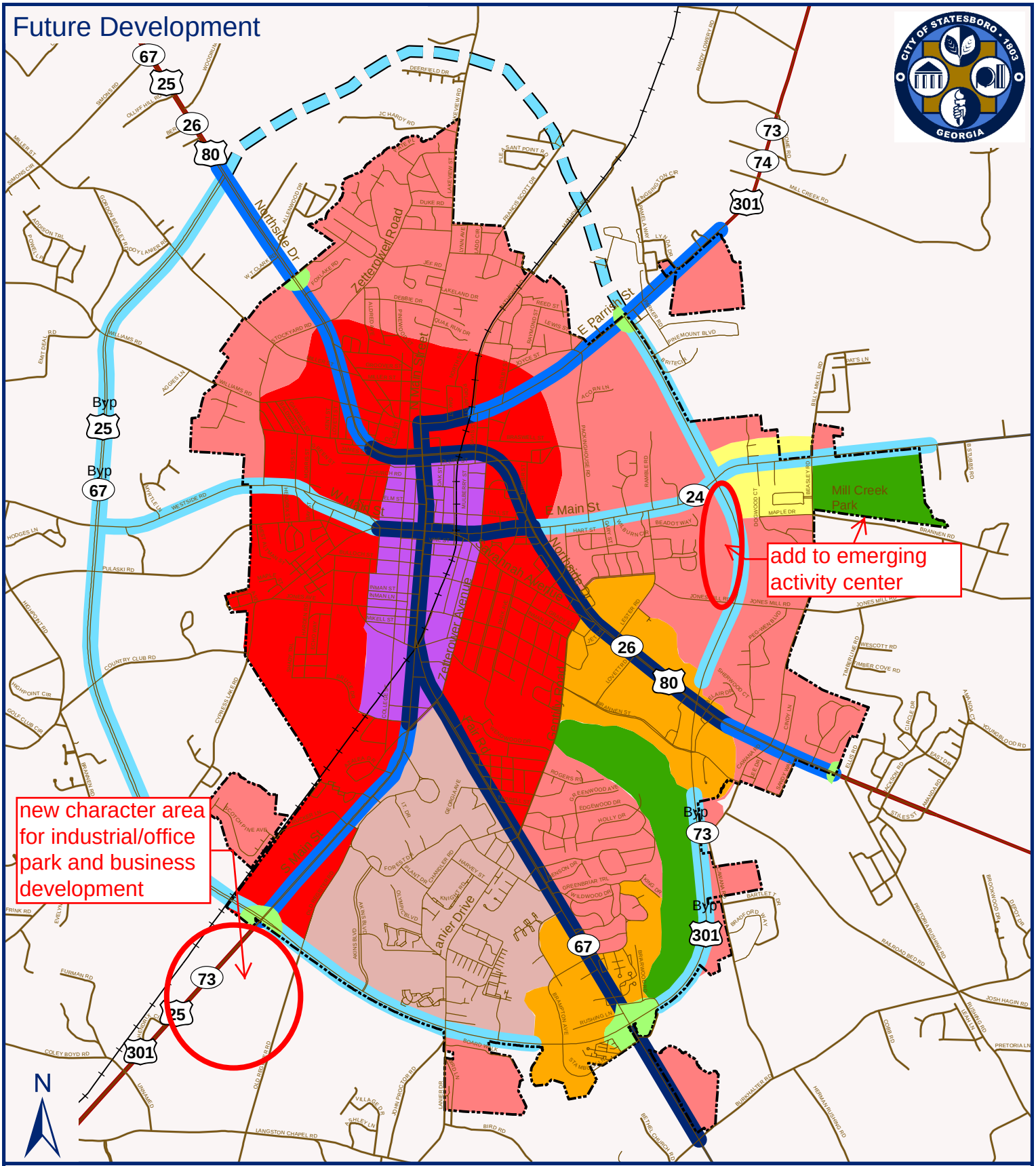
As these and other components of the plan are finalized, drafts will be sent to the Steering Committee for review and comment.

Upcoming Events

A public workshop is scheduled for Thursday, November 20 from 5:00 p.m. until 7:00 p.m. at City Hall. This will be an open house format so attendees may come by at their leisure at anytime during the two-hour window. The purpose of the meeting is to present the draft plan and seek public comment.

The next Steering Committee meeting has not been scheduled. All Steering Committee members are invited to attend the upcoming public workshop.

Future Development



Major Corridors

- High Intensity Development
- Medium Intensity Development
- Low Intensity Development

- Urban Core
- Established
- Developing
- University District
- Activity Centers
- Emerging Activity Ctr
- Gateway
- Green Space

Miles: 0, 0.5, 1, 1.5, 2

CITY OF STATESBORO
Comprehensive Plan

Draft as of 10/08/08

Source: Bulloch County, City of Statesboro, Lott + Barber, RS&H

Future Development Map Narrative

The following narrative accompanies the Future Development Map for the City of Statesboro and provides guidance for the preferred development patterns within each area. In addition to these descriptions for each area, strong public support has been demonstrated for certain characteristics throughout the city, regardless of location. The following are general strategies which should be considered throughout the city, regardless of character area.

- *Protection of existing neighborhoods*

  As a university town, Statesboro struggles with the impact of students living in historically owner-occupied, single-family neighborhoods. The community strongly supports the preservation of these neighborhoods through code enforcement, maintenance of properties, controlling parking and other steps to minimize the impact of rental properties and overcrowding. This issue will be discussed in more detail in the Implementation Program, but preservation of existing single-family residential neighborhoods should remain a high priority.

  Commercial encroachment into residential neighborhoods seems to be less of a current concern, but as Statesboro continues to grow, the potential for this conflict increases. Commercial, retail, and office uses can co-exist compatibly in residential areas if the design of the establishment is properly considered. The conversion of former homes to professional offices along Zettrower provides a model for how to accommodate non-residential uses as streets begin to carry more traffic and residential uses become less desirable. Whenever possible, existing structures should be preserved and/or renovated to accommodate changing land uses in order to protect both the neighborhood and overall community character. Any new structures should be located on the lot with similar setbacks as surrounding development and designed in a way which complements the existing immediate area.

- *Transportation alternatives*

  Throughout this process, the Statesboro community has expressed very strong support for pedestrian and bicycle facilities. Mobility for pedestrians and cyclists should be given equal consideration as automobiles in both long-range planning and site design of new developments. Pedestrian facilities may include sidewalks, trails, mixed-use paths, or any combination. Bicycle facilities may include shared roadways[1], wide shoulders, on-street bike lanes, multi-purpose paths, or any combination. Bike racks should also be

[1] Although bikes are legally allowed on all streets, signage signifying a bike route can increase driver awareness and cyclist safety.

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considered as part of this infrastructure network. As the community grows, education programs for bike and pedestrian safety may need to be considered.

In addition to bike and pedestrian facilities, the community has also expressed support for transit. In the near future, both students and residents would like to see the Georgia Southern transit system provide more support to students off-campus, providing service to activity centers, such as downtown and Statesboro Mall. In addition to university-based service, many residents also support the establishment of a city transit system as well to provide service to the community as a whole.

- *Tree protection*
  In a variety of settings, images with abundant trees consistently ranked higher than those without. Overwhelming support has been expressed throughout the process for the protection of existing trees as well as the establishment of new trees.

The following section provides specific information regarding the preferred development strategies for each character area on the future development map, including appropriate land uses and implementation measures to achieve the desired vision. Each character area also identifies the Quality Community Objectives to be pursued in that area. More detailed information about these objectives is found at the end of this section.

Character Areas

Urban Core

Vision:

Downtown is the historic core of city and should remain the cultural hub of the region. Traditional development patterns of buildings along the sidewalk and a lively streetscape should be respected and promoted. Historic buildings should be protected from demolition or inappropriate restoration which can degrade the architectural details of the structures. Additional residential opportunities, especially in the form of lofts or other residential over retail, should be promoted. Street-level uses should be reserved for retail, entertainment, or similar high-activity uses.

It is envisioned that the existing central business district may extend beyond its current boundaries to accommodate more commercial and high density residential development. Continuing the existing interconnected street grid with small blocks and wide, well-maintained sidewalks is a high priority in order to promote walkability and vibrant street life.

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There are numerous infill and redevelopment opportunities within the urban core. As a major gateway into downtown, one of the highest priority areas for redevelopment should be the South Main corridor, between Georgia Southern University and _____ Street. Streetscape improvements should include moving the sidewalks back from the main travel lanes and providing a buffer from traffic, either through vegetation or on-street parking. Trees, benches, lighting, and similar improvements would also greatly improve this corridor. As redevelopment occurs, buildings should be brought closer to the sidewalks, in keeping with downtown development patterns. Parking should generally be placed to the rear or sides of buildings. This corridor has already lost many historic structures; care should be taken to avoid the loss of others.

The intersection of Highway 80 (Northside Drive West) and Highway 301 North (North Main Street) is another significant gateway into downtown, but is currently underdeveloped and poorly maintained. Infill development should be targeted at corner properties and then move to adjacent parcels. Streetscaping enhancement and proper signage/wayfinding should accompany redevelopment efforts as the intersection transitions into a more attractive downtown gateway.

Suggested Strategies

- Maintain/enhance integrity of interconnected grid and pedestrian circulation
- New development should respect historic context of building mass, height and setbacks
- Historic structures should be preserved or adaptively reused wherever possible
- Encourage mixed-use infill and redevelopment
- Create local historic districts
- Economic development strategies should continue to nurture thriving commercial activity
- Enhance tree planting to include more shade trees and ornamental streetscape plantings
- Ensure that future phases of streetscape enhancements are developed in harmony with previous efforts as well as economic development goals of the City and the Downtown Statesboro Development Authority (DSDA) / Main Street program
- Develop architectural guidelines to guide new development and renovations of historic buildings
- As downtown continues to grow, consider the construction of parking garages with retail uses on the street level. Sites for parking garages should be considered as early as possible, due to the importance of a central location and the large building footprint of such structures.
- Encourage downtown merchants/DSDA to work together in marketing downtown
- Redevelop warehouses for major employer/tenant to build critical mass downtown
- Create a downtown master plan to identify infill/redevelopment opportunities and public/private partnerships

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- Update sign ordinance
- Utilize hardscape elements to identify the downtown area

Established

Vision:

These traditional residential neighborhoods were developed from the late 19th to mid 20th century, and feature connected street grids linked with downtown. Sidewalks should be located on both sides of major streets; lesser streets may have limited facilities. Major corridors in this area may support a mix of residential and commercial uses. As corridors transition from residential to commercial, the original structures should be maintained and renovated whenever possible. Any new structures should respect the existing fabric of the neighborhood, through similar front, side, and rear setbacks.

Some neighborhoods within this area are facing decline or even worse, issues with blight. These neighborhoods may require extra attention to return them to viable neighborhoods. Strengthening the urban core thorough additional commercial, retail, and office development can benefit the neighborhoods surrounding the urban core by providing residential opportunities within walking or cycling distance to downtown.

Suggested Strategies

- Ensure that new development and land uses do not encroach upon or detract from the character of the recognized National Historic Districts within this area
- Consider creating local historic districts to protect Savannah Avenue and other historic residential areas from inappropriate development and to restrict the demolition or substantial alteration of recognized historic structures
- Enhance existing pedestrian connectivity by repairing/replacing sidewalks and adding new ones, where necessary
- Plant shade trees along streets and sidewalks
- Develop architectural guidelines to guide new development and renovations of historic buildings
- Infill, redevelopment, and new development should maintain historic lot sizes and setbacks appropriate for each neighborhood. New structures should respect the existing architectural fabric of the neighborhood.
- Pocket parks (add definition) should be provided within walking distance of homes
- Develop a pocket park at the old hospital site
- Establish pocket parks on vacant lots and establish an Adopt-A-Park program
- Add crosswalks and pedestrian signals along busy streets, including but not limited to Savannah Avenue, Johnson Street

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- Evaluate the benefits and potential of urban redevelopment plan(s) for declining neighborhoods
- Establish a park at the old Darby Lumber site along Zetterower

Developing

Vision:

This area is a primarily residential area consisting largely of single-family homes. Although the current street network has limited connectivity, new development should strive to increase connectivity both within developments and to existing streets. Sidewalk facilities should be located along major roadways and along neighborhood streets where needed. Commercial development in this area may range from small-scale neighborhood stores to larger retailers. Regardless of the size, pedestrian access should remain a priority.

Some areas are currently undeveloped or minimally developed but are under pressure to grow in a suburban manner, which has conventionally featured separate land uses, primarily single-family residential uses, and strip mall development along outparcels. These developing areas can be found at the periphery of the city, adjacent to existing suburban development and highway corridors. Although this area will likely contain the largest lots of residential development within the city, interconnectivity and provisions for all forms of transportation should remain a priority.

Suggested Strategies

- Large new developments should be master-planned to include mixed-uses wherever appropriate. These developments should blend residential uses with schools, parks, recreation, retail businesses, and services, linked together in a compact pattern that encourages walking and minimizes the need for auto trips
- Promote walking and bicycling as an alternative means of transportation through the provision of safe, accessible and connected networks
- There should be strong connectivity and continuity between each subdivision
- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points
- Encourage compatible architecture styles that maintain the regional character, and restrict “franchise” or “corporate” architecture
- Wherever possible, connect to the existing and proposed network of bicycle paths and multiuse trails (such as the McTell Trail)
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities

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- Identify places of natural beauty and sensitive natural resources (such as wetlands) and protect these areas from development

Activity Centers

Vision:

Currently dominated by auto-oriented design and large surface parking lots, the activity centers will evolve into pedestrian-oriented shopping, office, and entertainment places that may also accommodate high-density residential development. Where excess parking is located, infill development can break up large surface lots. Tree plantings and landscaping will be generous to soften the development intensity in these areas. Access to these activity centers will be easily achieved for pedestrians, cyclists, and drivers alike.

Suggested Strategies

- Infill and redevelopment in these areas should occur according to a master plan that allows for mixed uses, transportation choices and urban design that mitigates the appearance of auto-dependence (such as screening parking lots or locating parking areas primarily to the sides and rear of buildings)
- Encourage infill, new, and redevelopment to build close to the street
- Future developments and highway improvements within these areas should include pedestrian and bicycle access to surrounding neighborhoods
- Connect these areas with existing and proposed networks of bicycle paths, sidewalks and multiuse trails (such as the McTell Trail and the proposed county greenway)
- Require shade trees to be planted in parking lots and along highway corridors
- Focus on redevelopment in areas of disinvestment (such as those that have become or are in danger of becoming "greyfields"). Development strategy should encourage uses and activities that are suitable for the immediately-surrounding character areas
- Evaluate parking ordinances for appropriate standards, including minimum and maximum standards and shared parking provisions
- Incorporate inter-parcel connectivity, especially along major thoroughfares
- Include community gathering places, such as squares, plazas, etc. into commercial and mixed use developments

Emerging Activity Centers

Vision:

The area around Mill Creek Park and Splash in the 'Boro will be a family-oriented area, to include additional opportunities for restaurants, retail, and family entertainment. The area will evolve into a pedestrian-oriented environment to facilitate safety and accessibility for all ages.

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Suggested Strategies

- New development should be master-planned and carefully linked to surrounding developed areas through a network of streets
- Wherever possible, connect new development with existing and proposed networks of bicycle paths and multiuse trails (such as the McTell Trail)
- Future developments and highway improvements within these areas should include pedestrian and bicycle access to surrounding neighborhoods

The largest public recreation facility in the city and county, Mill Creek Park has a variety of playing fields, playgrounds, walking paths, and passive open spaces. The park also features a water park and indoor swimming facility. Parking areas are consolidated behind the playing fields, with vehicular circulation on the periphery. The park occupied land that was annexed by the city and is abutted by the county on three sides. These areas in the surrounding county are directly influenced by the park; land uses in this area will need to be considered in annexation becomes a possibility.

University District

Vision:

This district is anchored by Georgia Southern University, a traditional four-year college campus. Academic and administrative buildings, residence halls and dorms, student activity centers, cafeterias, performing arts venues, and ancillary buildings are found in the campus core, which is organized around an internal pedestrian circulation system. Pedestrian and bicycle connectivity within the campus is excellent. Parking lots are found along the periphery, allowing students, faculty and staff to park and walk to buildings and facilities in the core.

Development within this area, whether on campus or nearby, should focus heavily on pedestrian and bike accessibility, as well as transit. Transitioning the passive uses along the northern side of campus into more active uses, such as residences, educational buildings, activity centers, etc. could significantly bridge the physical gap between downtown and the university.

Suggested Strategies

- Encourage future growth within the academic core
- Host formal discussions between GSU and the City on how to strengthen physical “town and gown” connections between the campus and adjacent commercial and residential areas.
- Consider the pros and cons of the greenbelt around campus, which physically separates the campus from the greater community

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- Continue to preserve open spaces such as Sweetheart Circle and areas of natural beauty, including Herty Pines
- Collaboratively address parking needs on campus that may also affect public and private property in surrounding areas
- Consider the installation of parking structures on campus as a parking solution. Potential sites include the existing parking areas near the Hwy 67 entrance, along Old Register Road, and along Chandler Road

In addition to the GSU campus, there are residential areas within this area, primarily oriented to student housing. Multi-family, duplex and single-family housing types are all found in this district. Student-oriented commercial uses are found along primary arteries, including restaurants/bars and nightclubs. Interspersed throughout this area are GSU properties including residential halls.

Suggested Strategies

- Strengthen enforcement of code violations for private property, including property maintenance, parking, and structural conditions
- Ensure adequate bicycle and pedestrian facilities for students commuting to and from GSU campus

Gateway

Vision:

Gateways into Statesboro, which are primarily located on major arterials at their intersections with the by-pass, should make it clear to residents and visitors that they are entering into the incorporated area of the City through careful attention to development standards, signage, landscaping, and similar elements.

Suggested Strategies

- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street network connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points
- Encourage compatible architecture styles that maintain regional character, and restrict “franchise” or “corporate” architecture
- Promote street designs that denote entrance to a city and foster traffic calming, such as narrower travel lanes, on-street parking, and addition of bicycle and pedestrian facilities
- Screen parking areas from view through attractive landscaping, low fencing, etc. Where feasible, locate parking beside or behind buildings.

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- Install streetscape improvements which reflect the character of Statesboro through special treatment of sidewalks (such as pavers, scored concrete, etc.), pedestrian-scaled lighting, street trees, hardscape, seasonal plantings, etc.

Green Space

Vision:

Large areas of greenspace will be conserved for active and passive recreation, as well protection of environmental sensitive areas, such as wetlands and floodplains.

Suggested Strategies

- Within these areas, identify places of natural beauty and sensitive natural resources (such as wetlands) and protect these areas from development; consider the use of conservation easements for increased protection in perpetuity
- New development should be master-planned and carefully linked to surrounding developed areas through a network of streets
- Incorporate passive recreation, such as multi-purpose trails, in greenspace areas to increase access to natural areas and increase transportation alternatives

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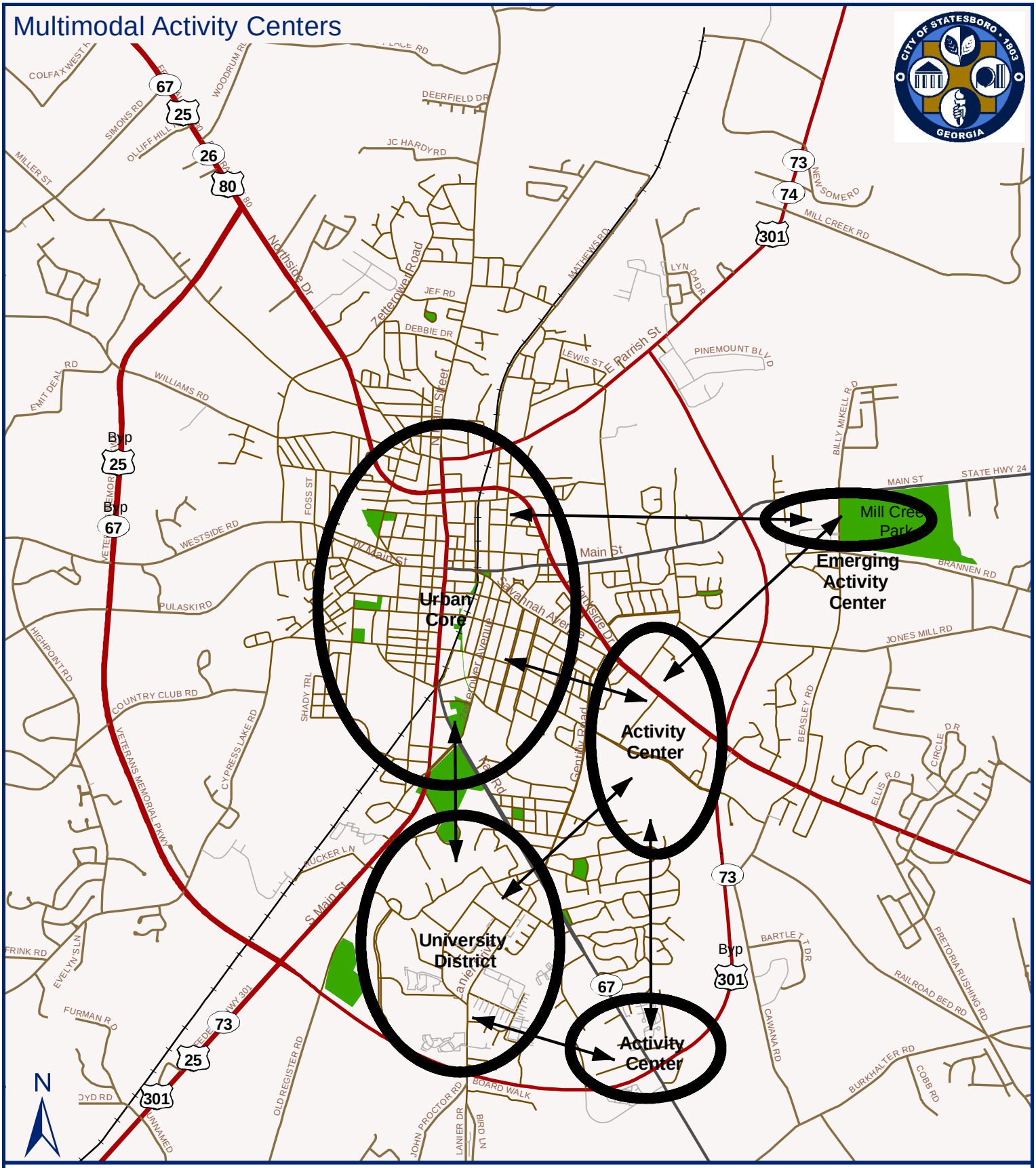
Multimodal Activity Centers



Activity Centers

Miles

0 0.5 1 1.5 2

CITY OF STATESBORO
Comprehensive Plan

Draft as of 10/08/08

Source: Bulloch County, City of Statesboro, Lott + Barber, RS&H

STATESBORO COMPREHENSIVE PLAN
Steering Committee Summary
December 5, 2008

This was the sixth meeting of the Statesboro Comprehensive Plan Steering Committee. The following individuals were present:

Steering Committee members:

Pearl Brown
Jamie Cartee
Teresa Concannon
Wendell Hagins
Faye Hunter
Karen Lavender
Clint Nessmith
Lewis Stewart
Sharon Tracy

Staff and Consultants:

Christian Lentz, Incoming Planning Director
Jim Shaw, Planning Director
Rick Weatherford, City Planner
Denise Grabowski, Lott + Barber
Beverly Davis, RS&H

At the beginning of the meeting, Steering Committee members were provided with the opportunity to comment on the development of the *Community Agenda* to date, including the final list of issues and opportunities, the future development map and defining narrative, and the vision statement. The Steering Committee had already reviewed the majority of these materials previously and no specific comments were provided. The main focus of the meeting was to discuss the remaining section of the Community Agenda, implementation.

Implementation

Steering Committee members were provided with a bulleted list of the final issues and opportunities identified in the plan. As required by the DCA rules, each of these items will be addressed in the implementation plan, either in the five-year Short Term Work Program, long-range activities, or policies. The group was asked to provide ideas about how to address the final list of issues and opportunities, focusing primarily on the main topics and general strategies. From this input, the implementation plan will be developed and provided back to the Steering Committee for feedback.

The Steering Committee felt that citizen involvement was very important to the implementation of the comprehensive plan across the issues. Citizen input groups are important and should be established to evaluate recommendations.

- The City should establish a process for wide range of public involvement. This is also an excellent way to get GSU to the table and take advantage of their expertise with regard to resources.
- Boards and commissions should draw from the community and not just appoint the same people. Term limits on boards and commissions, such as the tree board, are needed.
    - Citizens input boards would make overall recommendations, not decisions.
    - Boards also need to share activities with the public, potentially through website/newsletters.
- Overall recommendation: Need to better communicate activities and what's going on to the public.

Population

- Continue working to identify the true population and demographic data and the impact with regard to students
- Population increases will impact and affect all elements of the City. It is very important to work together (students and residents) to address issues.
- Explore the potential for annexation of populated areas of full time residents into the City
- Work together to make sure all voices are heard equally

Georgia Southern University

- An ongoing and more formal City – GSU dialogue needs to be established in addition to the informal efforts and also needs to incorporate the staff level as well as the decision-maker level.
- Potential actions include:
    - Conduct City Council meetings on campus (1 – 2 per year).
    - Regularly scheduled meetings between the City and GSU, between both staff and administration; do not just depend on the informal approach
    - Need a structured dialogue to involve all, including students and faculty (Student Government Association, Faculty Senate, etc.)
    - Recognize the "business" side of things to help provide an understanding of how things work and the impacts of GSU.
    - Potential to schedule regular meetings with GSU student government representatives and city officials.
    - Need university presence at City Council.
    - Create GSU external affairs position to coordinate with city (currently the responsibility of the Vice President for Business/Finance).
    - Need to establish a Town and Gown Committee or task force to encompass all levels and experiences to work on issues and to foster collaboration
- Ogeechee Tech also needs to be included in this effort.
- We need to establish a process where students actually feel like they are part of the process and are not just "sitting in."

Economic Development

- Expansion of planning or some other department to include economic development staff (pursue grants, economic studies, etc.).
- Also need to establish some position to focus on community and university relations; maybe a community development position that could encompass several activities.
- Create incentives for infill and redevelopment
    - Financial incentives better than punitive with regard to absentee landlords.
- City needs to be involved with economic development and the effort should be a collaborative one with the county. Potentially create economic development corporation because the city, county and private sector all need to be at the table.
- Identify methods of additional funding because the current economic development effort is seriously underfunded.
    - One potential revenue source is to scale business license fees based on use, revenues, or some other factor (number of employees, etc.).
- Long term issue is what type of city government will best serve the needs of the city.
- Short term issue is more options for grocery stores.
- Long term strategy is a regional focus on economic development. Reach out to surrounding counties and Statesboro can serve as a central piece of the region.

Natural and Cultural Resources

- City has no arborist currently on staff and needs to have that position.
- An arborist or some other city department needs to check on tree plantings to make sure trees survive.
    - Potential for collaboration with GSU Botanical Gardens on this effort
- Need to establish historic preservation ordinance; potentially create a task force or exploratory group first.

Community Facilities and Services

- Address the City's long-term recreational issues and needs through the reestablishment of the recreation board or make that sure that city involved in some other way.
- Need in town recreation opportunities.
- Fire department needs to be addressed
    - Also coordinate with GSU fire protection especially with regard to new buildings.
- Curbside recycling (pilot program early next year).
- Potential to use schools for recreation uses after hours; coordination with school board.
- "Communities in schools" programs: potential to use facilities at off times.
- Encourage more interaction/ coordination between city and Board of Education. The City should be more aggressive in initiating this dialogue.

Housing

Conduct a housing needs assessment/market study.

Land Use

- Explore annexation of neighborhoods and population areas currently in the county
- Create an annexation policy
- Create a city department to focus on the redevelopment of neighborhoods. This could be part of the community development position described earlier (economic development section).
    - Can focus on grants, promotions, incentives, etc.
    - The need to keep property value up is important
    - Focus on owner occupied housing incentives and education

Transportation

- Improve Communication/coordination with county recreation department and establish a greenway and trails master plan for the City.
    - Need community input in planning process for greenway etc.
- Traffic Calming
    - Examination of how to slow traffic – different techniques and where it needs to be accomplished.
- Bike and Pedestrian facilities need to focus on quality of service and quality of experience for users, not just presence of facilities.
- Explore the potential for transit.

STATESBORO COMPREHENSIVE PLAN
Steering Committee Summary
January 15, 2009

This was the seventh meeting of the Statesboro Comprehensive Plan Steering Committee. The following individuals were present:

Steering Committee members:

Julius Abraham	Faye Hunter
Pearl Brown	Karen Lavender
Jamey Cartee	Wesley Parker
Teresa Concannon	Sharon Tracy
Wendell Hagins	

Staff and Consultants:

Christian Lentz, Planning Director	Denise Grabowski, Lott + Barber
Rick Weatherford, City Planner	Whitney Shepherd, RS&H

The meeting began with a summary overview of the *Community Agenda*. In particular, the Steering Committee reviewed recommendations received from the planning department about the draft document. At this stage of the document development, most of the comments from the Steering Committee were reflected in the draft document. in addition to specific changes made in the draft document, the following comments were offered:

- In the Urban Core character area, the wording for redevelopment opportunities should be more general and provide examples of potential redevelopment sites.
- The plan should address the visual clutter of signs throughout the community.
- Add language for access management to the Transitional Corridor.
- Review the document to ensure that language is included throughout for providing bicycle racks. In particular, bike racks need to be provided in safe and convenient places at a destination.
- Express support for the redevelopment of existing schools rather than building new schools. If an existing school is closed, the school board should provide a redevelopment plan to inform the neighborhood how the building will be used in the future.
- Collaboration is very important; the City should be proactive in its approach to collaboration and serve as a leader in engaging others (GSU, County, school board, etc.). Regularly scheduled meeting should be held to foster continuing dialogue and coordination.
- Issues of property maintenance and neighborhood decline are often blamed on students, although it is sometimes other renters or even homeowners who are the problem.
- Parks should be designed as useable space, not just leftover area.

- Create a citizens task force to oversee implementation of the comprehensive plan

- The policies should be revised to be more specific to Statesboro and the identified character areas.

The consultants presented the draft short term work program, which was prepared with input from the City's department heads. The short term work program will also reference the capital improvement program, but in more general terms.

At the conclusion of the meeting, the Steering Committee members were invited to attend upcoming meetings for the development of Bulloch County's comprehensive plan as well as the development of the Bulloch County – City of Statesboro Long Range Transportation Plan.

STATESBORO COMPREHENSIVE PLAN
Steering Committee Summary
February 6, 2009

This was the eighth meeting of the Statesboro Comprehensive Plan Steering Committee, which was also a joint workshop with the City Council. The following individuals were present:

City Council members:
- Bill Hatcher, Mayor
- Joe Brannen, Mayor Pro Tem
- Tommy Blitch

Steering Committee members:
- Pearl Brown
- Jamey Cartee
- Faye Hunter
- Karen Lavender
- Clint Neesmith
- Wesley Parker
- Lewis Stewart

Staff and Consultants:
- Shane Haynes, City Administrator
- Christian Lentz, Planning Director
- Erica Grant, City Planner
- Rick Weatherford, City Planner
- Denise Grabowski, Lott + Barber
- Whitney Shepherd, RS&H

The primary purpose of this meeting was to present the complete draft of the *Community Agenda* to the members of City Council. The consultants presented a brief overview of the vision statement, future development map and narrative, and the final list of issues and opportunities. Since the City Council and Steering Committee reviewed these components in previous workshops, this overview was primarily a recap of the information contained in these sections.

The main focus of this workshop was the review of the implementation program, including the draft short term work program. A concern was raised about the potential of the short term work program (STWP) to obligate the City to undertake projects which may not be financially or otherwise feasible at the specified time. The STWP is intended to be updated regularly (on either an annual or five-year) basis. For each update, a report of accomplishments is provided which provides information about why or why not a particular activity has occurred. There is not a 'penalty' if some of these activities have not been accomplished. One of the most valuable roles of the STWP is to assist with funding. Many grant applications and other funding mechanisms will require that the activity for which is applicant is seeking funding is already recognized as a priority in the comprehensive plan. Therefore, inclusion of activities in the STWP can add value when pursing grant and funding opportunities.

The next step in the comprehensive plan process will be a public hearing in front of City Council. Following this public hearing, City Council will be asked to transmit the plan to the State for review and comment. Once this review period is complete, final edits (if any) will be made to the plan and the plan will be presented to City Council for adoption. The final, locally-adopted comprehensive plan will then be transmitted to the State.