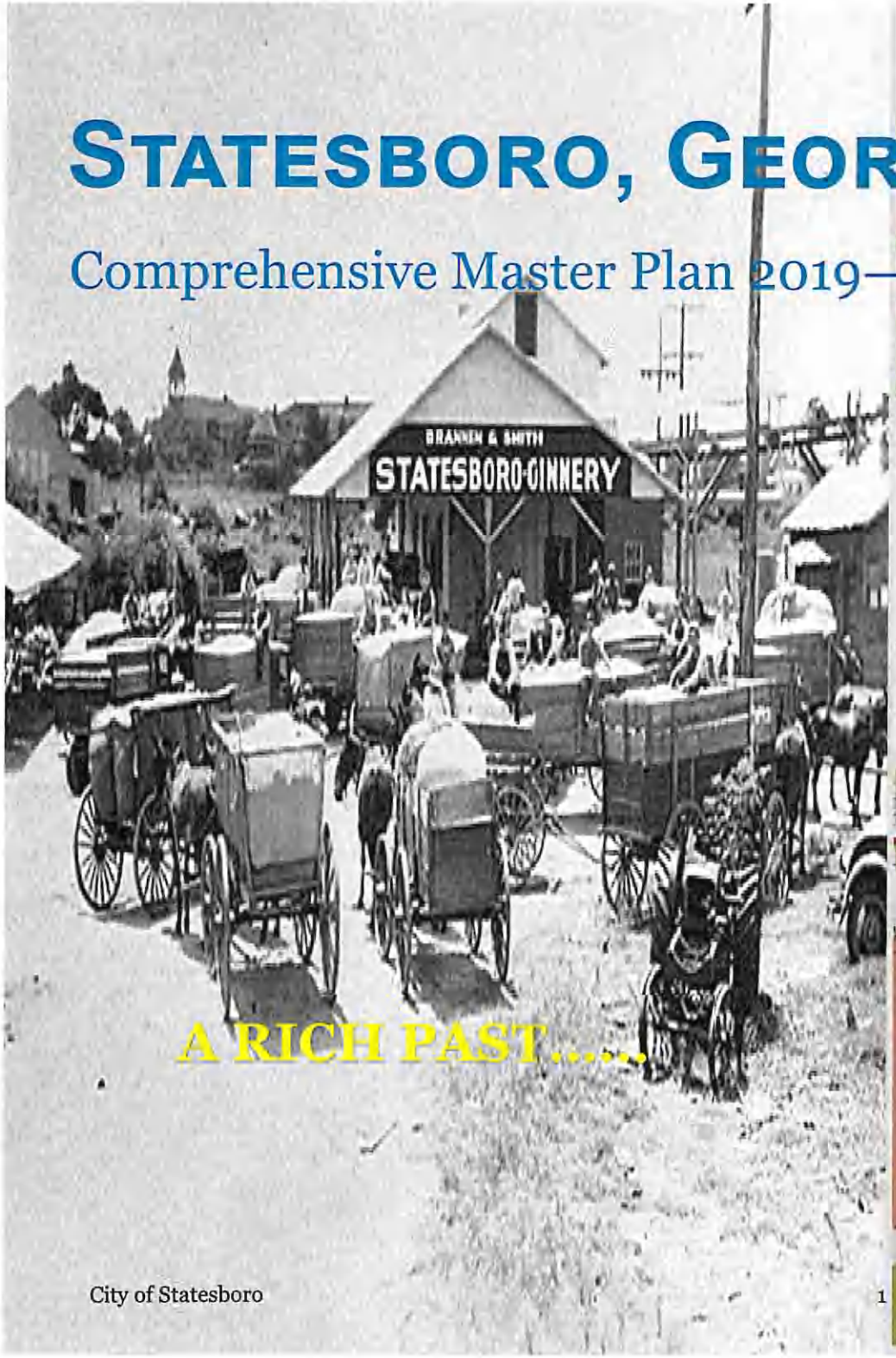
STATESBORO, GEORGIA

Comprehensive Master Plan 2019—2029



A RICH PAST.....

AND A BRIGHTER FUTURE!

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Statesboro Comprehensive Plan *2019-2029*

Prepared For:

The Mayor and City Council

Of

Statesboro Georgia

50 East Main Street, Statesboro Georgia 30458

Adopted: August 20, 2019

The Mayor and Council of the City of Statesboro acknowledge the input and efforts of all individuals who contributed to the creation of this comprehensive plan document.

This Plan will provide important information for community members and decision makers in the future.

- Facilitated multiple meetings with community members and leaders, where they discussed the future of Statesboro
- Conducted a community survey and 3 open houses
- Compiled research and analysis
- Created various plan components and assembled the plan document
- Held 2 Public Hearings on the production of the plan

Dedicated city staff were critical in the development of the Comprehensive Plan, providing key background information that generated sound recommendations for inclusion in the plan.

City Council & Department Heads

Jonathan McCollar	Mayor
Phil Boyum	Council Member—District 1
Sam Lee Jones	Council Member—District 2
Jeff Yawn	Council Member—District 3
John Riggs	Council Member—District 4
Derek Duke	Council Member—District 5
Charles Penny	City Manager
Jason Boyles	Director of Public Works & Engineering
Vacant	Director of Planning & Development
Flavia Starling	Director of Human Resources
Darren Prather	Director of Purchasing and Information Technology
Cindy West	Director of Finance
Mike Broadhead	Chief of Police
Sue Starling	City Clerk
Tim Grams	Chief of Fire
Steve Hotchkiss	Director of Public Utilities

Steering Committee

Member Name	Role
James W Byrd Sr.	Planning Commission Member
Cindy Steinman	County Management Analyst
Benjamin McKay	Business Innovation Group Advisor
Steve Price	Georgia Department of Transportation Manager
Jamie Grady	Averitt Center for the Arts Director
Phyllis Thompson	Chamber of Commerce President
Allen Muldrew	Downtown Development Authority Director (Economic Development)
Denise Mikell	Realtor's Association President
Derek Duke	District 5 Council Member (Elected Official)
Benji Thompson	Bulloch County Development Authority CEO

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PREFACE

Statesboro Kiwanis Annual Fair

Preface: THE COMPREHENSIVE PLAN PROCESS

Counties, cities, and towns all experience change at various points in time, whether it be demographic, geographic, or economic. These changes are factors that together determine the long-term viability of these localities. One important thing to remember is that the effects of change are different for communities that can anticipate and accommodate it. Communities that fail to plan can face negative consequences that could have been avoided or mitigated with proper planning.

Community stabilization and quality growth begin with a consistent locally generated vision and a plan of implementation which can spark economic opportunity and social cohesiveness in any given town, city, county, or region.

Statesboro officials acknowledge the importance of this comprehensive planning process to address multiple community needs and opportunities. Including concerns regarding the availability and quality of housing, economic development, natural and cultural resources, transportation and future land use. This document consolidates identified issues and locally generated solutions.

The Statesboro Comprehensive Plan is the official guiding document for the future of the City. The comprehensive plan serves the following functions:

- It lays out a desired future
- It guides how that future is to be achieved
- It formulates a coordinated long-term planning program

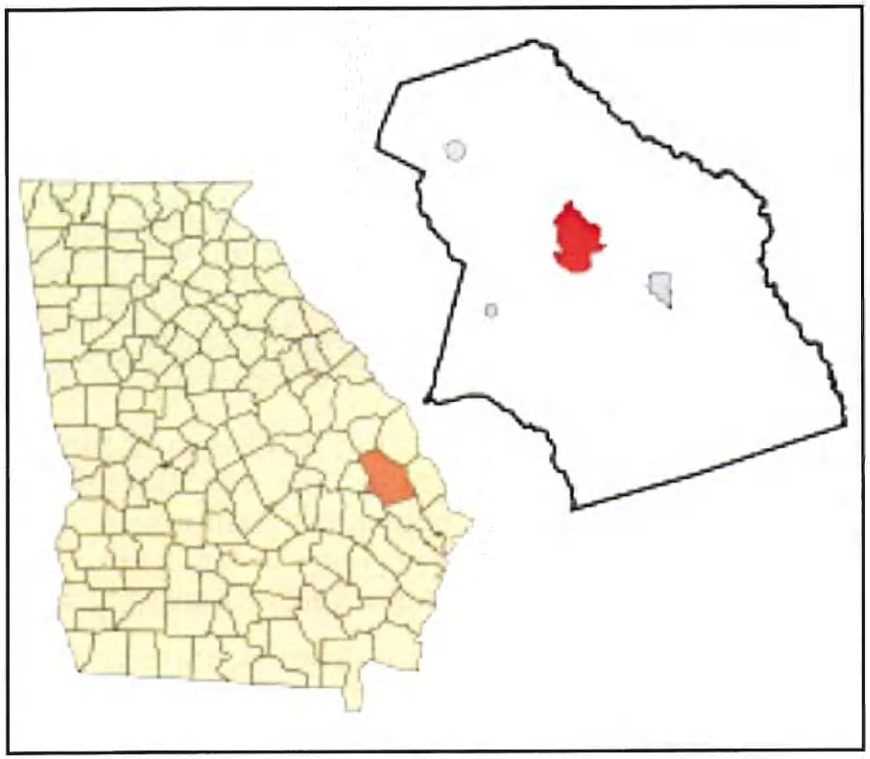
The Plan document also addresses issues regarding housing, economic development, and land use in a coordinated manner and serves as a guide for how:

- Land will be developed
- Housing will be improved and made available
- Businesses will be attracted and retained

The Comprehensive Plan document becomes a powerful resource for elected and appointed officials as they deliberate development issues and convey policy to their respective citizenry.

Preface: THE COMPREHENSIVE PLAN PROCESS

Map 1.1 : State of Georgia, Bulloch County, and the City of Statesboro



Source: StaGIS

City of Statesboro in Red

The City of Statesboro is located in Bulloch County, Georgia. It is one of the many municipalities within the Coastal Region of Georgia and one (1) of four (4) incorporated jurisdictions in the county. The Coastal Regional Commission is the regional entity for the area and works with the local governments on multiple projects. Statesboro's location in south central Bulloch County places it at the heart of development within the rural county, which presents its own benefits and challenges.

The history of the City of Statesboro can be told through its cultural resources and those who built and occupied them. Some of these resources are still in existence, but many are gone forever, demolished by fire and the pressure of development throughout time. It is said that the community of Statesboro grew as the commercial and residential center of the region. The City of "Statesboro" was incorporated in 1803 by charter from the Georgia General Assembly, and continued to thrive through the Reconstruction Era. Particularly through the fact that at the turn of the twentieth century it was responsible for producing one-eighth of the world's Sea Island cotton.

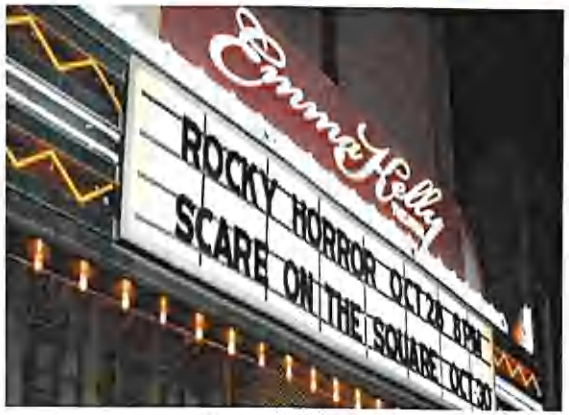
Statesboro has remained relevant in the current century through education, specifically higher learning, through Georgia Southern University. Due to the growth and success of the University, the City of Statesboro has experienced an abundance of new ideas and culture to add to its rich history.

Preface: THE COMPREHENSIVE PLAN PROCESS

The Comprehensive Plan is a living document that should be updated as the communities it describes change. The Georgia Department of Community Affairs (DCA) requires 10-year development of the plan and 5-year updates of the community work program portion of the plan to ensure community needs are met.

The 2014 Statesboro Comprehensive Plan Update was prepared by Lott + Barber with collaboration from RS&H. Consistent with DCA standards, the plan outlined municipal conditions that existed at the time and formulated goals to address those conditions.

The Statesboro Comprehensive Plan 2019 was prepared by City Staff with the assistance of the Coastal Regional Commission. This plan provided a full community assessment and created long-term goals regarding economic development, housing, natural and cultural resources, community facilities, transportation, and land use.



Preface: THE COMPREHENSIVE PLAN PROCESS

The City of Statesboro served without a contracted consultant as its planning coordinator for the new Comprehensive Plan 2019-2029 This document has been prepared to exceed the minimum requirements of Georgia Department of Community Affairs' 2014 Minimum Standards and Procedures For Local Comprehensive Planning which became effective in March 2014.

The 2019 Comprehensive Plan includes the following state-required and elective components:

- Community Goals • Economic Development Element
- Needs and Opportunities • Land Use Element
- Community Work Program • Housing Element
- Community Involvement Overview
- Community Facilities

All state-required comprehensive planning components, and additional elective elements listed are distributed throughout the Statesboro Comprehensive Plan's three (3) sections: Preface, Community Profile, and Community Agenda. **Figure 1.1** illustrates the location of each of the elements in the Comprehensive Plan in relation to the structure of this document.

SERVICE DELIVERY STRATEGY

The state of Georgia's "Service Delivery Strategy Act" (O.C.G.A 36-70) was adopted in 1997 by the Georgia General Assembly. It required all Georgia counties and incorporated municipalities to adopt a joint "service delivery strategy" document by July 1, 1990. The service delivery strategy document is an action plan supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county.

The purpose of this Act - and the service delivery strategy document - is for local governments to examine public services, identify overlap or gaps in service provisions, and develop a better approach to allocating the delivery and funding of these services among local governments and other authorities within each county. Updates regarding the City Service Delivery Strategy took place concurrently with the development of the City Comprehensive Master Plan.

Preface: THE COMPREHENSIVE PLAN PROCESS

Figure 1.1: List of Procedures and Descriptions

Procedure		Description
A	Steering Committee	Includes City and County staff, faculty, and citizens with a particular interest in the City's Future Planning.
B	First Required Public Hearing	Brief public on the process and provide opportunities to participate
C	Plan Development	Include opportunity for involvement from stakeholders and community members
D	Second Public Hearing	Plan is drafted and made available for public review
E	Submittal for Review	Upon completion must submit to Regional Commission for review
F	Notification of Interested Parties	The RC will notify all interested parties of the availability of the Plan for review and comment
G	Regional Commission Review	RC will review the Plan for potential conflicts
H	Department Review	DCA will review for compliance with their set requirements
I	Report of Findings and Recommendations	A report of findings and recommendation must be transmitted within 40 days after submittal
J	Plan Revisions	If plan is not in compliance revisions may be made to the plan to meet requirements
K	Adoption of Plan	Once the plan is found in compliance the plan can be adopted within a certain time frame
L	Notification of Local Adoption	RC must be notified of adoption within 7 days and forward to DCA in another 7 days
M	Qualified Local Government Certification	DCA will notify communities their QLGC has been extended
N	Publicizing the Plan	Publication of plan adoption must occur and citizenry informed of the availability of plan for review

Preface: THE COMPREHENSIVE PLAN PROCESS

A comprehensive plan should be composed to reflect the shared vision, goals and objectives for all communities involved in the process The Georgia Department of Community Affairs requires the planning process for comprehensive plan to follow a set of minimum procedures to ensure that the public has the opportunity to provide input and review the comprehensive plan document as it is created.

Consistent public input was a necessary component for the creation and completion of this comprehensive plan document. A steering committee of stakeholders was created and was comprised of municipal and city leaders. The primary purpose of this committee was assuring that COS Staff reflect the aforementioned shared vision, goals, and objectives of the community.

An initial Steering Committee meeting was held on October 29 2018, at which time COS Staff presented preliminary data regarding population, housing, economic development, and land use. COS staff initiated a dialogue with Committee members to gain their perspective regarding presented data. Staff also communicated with stakeholders and met with them on the following dates:

- **January 28, 2019 at the Luetta Moore Park, Jones –Love Cultural Building**
- **January 29, 2019 at the Pittman Park United Methodist Church**
- **January 29, 2019 at the Fletcher Memorial Baptist Church**

Considering past plans, COS staff created and coordinated a community survey to gather more community input.

Steering Committee Meeting– October 31, 2018

Public Input Meeting– January 29,2019

Preface: THE COMPREHENSIVE PLAN PROCESS

Vision Statement :

The City of Statesboro prides itself on being a caring, inclusive community with family values and character that endeavors to ensure that current and future residents are able to enjoy their lifestyles. Residents have stated that Statesboro is a wonderful place to live and raise a family, and have expressed a strong desire that the City not only maintains, but also enhances the quality of the community.

The goal of the Comprehensive Plan is to establish a guide that ensures that the characteristics that make the city unique may be preserved, and strengthened in future years.

A number of objectives are key to realizing this vision:

Economic Centralization – The location of the City of Statesboro provides a major opportunity to centralize growth in the region, due to not only the Georgia Southern, but also serving as the county seat for surrounding cities. The City will continue to incentivize large employers and centers of development in the expanding City limits.

Sustainability – The City will continue to preserve greenspace and develop practices that promote sustainability of resources within the City limits.

Quality Housing – The City will promote the construction of quality homes, maintain awareness of the condition of homes, and emphasize walkability and interconnectivity in neighborhoods.

Land Use Policies – The City will maintain a land use policy that provides for distinct areas, ensuring that expansion conserves as much of the natural resources available while minimizing ecological damage.

Transportation Network – The City will develop a comprehensive network which will place equal importance on all forms of transportation to minimize congestion, and provide safe facilities for pedestrian/bike traffic. This will begin with a transportation feasibility study.

Education – Maintaining our current educational facilities and allowing for expansion and development. Ensuring that newcomers will not only come to the region, but will also engage with the community.

Downtown – Through the Downtown Statesboro Development Authority, the City will promote policy decisions that ensure the preservation of historical buildings, and provide for day and evening destinations for our citizens.

Community Agenda:
Community Goals

Stakeholders and other planning participants have identified the planning goals of the City of Statesboro. The "Community Goals" component of the Community Agenda document includes the following elements:

List of Goals: The goals list consists of broad statements of understanding and intent regarding the communities' long-term growth and development vision. In addition to the list of needs and opportunities, the Georgia Department of Community Affairs' "Quality Community Objectives" were reviewed in order to form these topic-specific goals which guide the implementation strategies contained in the Community Work Program.

Policies: To accompany the community goals, a list of supporting policies was developed, some as ongoing initiatives. During the course of the 2019 Comprehensive Plan process, the previous work program items and objectives were reviewed. Some of these items were deemed more appropriate as goals or as supporting policies for said goals. Duplicated policies were eliminated in other sections of the Plan.

TRANSPORTATION GOALS

- Increase pedestrian/bicycle safety and access to all portions of the City.
- Create greater interconnectivity between streets and developments to reduce dependency on existing major highways.
- Manage the long-term maintenance of City streets while improving access along major thoroughfares.

Supporting Policies

-Develop an extensive recreational trail network.
-Provide for non-vehicular access between developments.
-Explore funding measures necessary to create a reserve fund for long-term street maintenance.
-Promote higher-intensity development patterns in order to decrease the amount of new public facilities and utilities being added to the city's street system.
-Develop access management standards for major thoroughfares.

ECONOMIC DEVELOPMENT GOALS

- Ensure that new employment options include higher-paying administrative and professional services, high-tech and medical positions.
- Obtain a greater number and variety of retail establishments to locate within the municipal limits.
- Focus retail recruitment efforts to character areas along major thoroughfares as identified in the future development map.
- Supporting Policies

-Collaborate with regional economic development agencies to develop a diverse economy based on multiple industry sectors and employment opportunities in the city limits.
-Improve the appearance of the city to serve as an enticement for additional business investment.
-Promote the formation of local private business groups that can focus their energy on marketing Statesboro as an attractive business location.

HOUSING GOALS

- Provide safe, clean and affordable housing choices to Statesboro residents of varying income levels.
- Remove deteriorated structures throughout the City.
- Increase homeownership throughout the City.
- Supporting Policies
  - -Redevelop some of the deteriorating manufactured housing stock into higher-density and/or mixed use development.
  - -Acquire and demolish vacant and dangerous buildings that do not conform to minimum building codes
  - -Focus redevelopment activity in the central portion of Statesboro to promote a more defined town center
  - -Develop multi-family housing options for residents who may not be able to purchase single-family homes.
  - -Partner with the private sector and/or government agencies to develop housing assistance programs.
  - -Utilize the urban redevelopment plan for development decisions.

NATURAL AND CULTURAL RESOURCES

- Protect the quality of drinking water sources (i.e. streams, ponds, lakes, etc.) from the effects of new development.
- Protect and promote the reuse of remaining historic properties in Statesboro, and emphasize the city's historic heritage.
- Supporting Policies
  - -Incorporate open space and natural landscape into new developments.
  - -Improve or increase standards that provide community-wide protection to sensitive wetland habitats.
  - -Reduce the amount of impervious surfaces in new development and increase tree planting/protection standards to reduce the amount of storm water runoff generated by development site.
  - -Provide additional facilities for the GSU Museum as needed in order to accommodate work space, storage and event space, handicapped access and emergency ingress/egress.
  - -Utilize the Downtown Statesboro Development Authority Design Standards and Central Business District zoning regulations to protect the design and character of historic structure while providing flexibility in their use.

COMMUNITY FACILITIES

- Eliminate drainage problems within the City.
- Provide additional public park space and recreational opportunities for all ages.
- Ensure the effective provision of services to the city's growing population.
- Supporting Policies

  -Convert existing city thoroughfares from open-ditch section streets to curb and gutter streets where part of conventional development.

  -Create "low-impact" development alternatives that allow storm water to flow through filtration, detention and/or retention systems that allow for more natural treatment of runoff.

  -Incorporate active recreation areas into new developments.

  -Identify areas where small public parks can be developed to improve community accessibility.

  -Improve accessibility to library services.

  -Streamline record-keeping functions.

  -Gradually increase the amount of City staff to provide services - particularly administrative and development related staff.

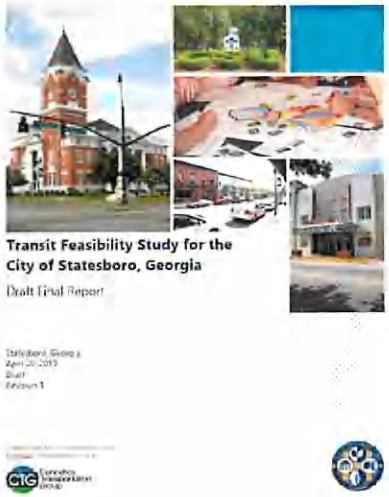
  -Maximize the use of the community resource character area as a location for new city facilities.

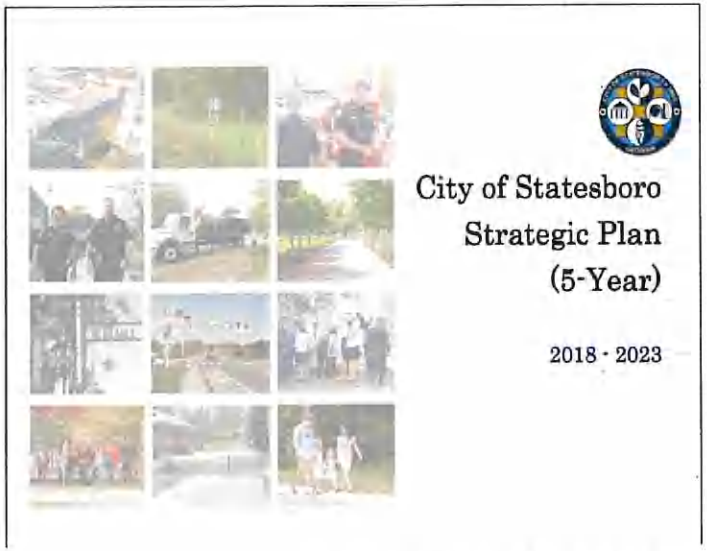
  - Develop the Blue Mile, the Blue Mile Creek Water retention area, and associated recreational improvements.

INTER-CITY PLANNING RESOURCES

- The City is currently running studies that would assist in more than just Economic Development. Upon publication of data, additional study information was added to the Comprehensive Plan.

- **City of Statesboro Blue Mile/Blue Mile Creek Plan**
  - This Plan focuses on the development of the area known as The Blue Mile. Along with the revitalization of the area leading from Downtown Statesboro to the University. The Creek Plan will focus on the upcoming development of an area which will be known as the Blue Mile Creek. This area will house mixed-use developments, recreation facilities as well as a water retention area to prevent flooding in an area within the flood plain.
- **City of Statesboro Strategic Plan**
  - Conducted throughout 2016, and approved in 2018 this Plan will help serve as additional guidance for the City in spurring Economic Development.
- **City of Statesboro Transit Feasibility Study**
  - This Plan focuses on the feasibility of adding some type of public transportation within the City. This Transit Feasibility Study spans all forms of public transportation, but has yet to be implemented.





COMMUNITY PROFILE

The "Community Profile" section of the Comprehensive Plan provides an analysis of multiple elements including: demographics, housing, and community facilities. From this analysis and community input, a list of "Needs and Opportunities" was created and is presented in the "Community Agenda" portion of this Plan. Data extracts addressing elements of the "Minimum Standards and Procedures For Local Comprehensive Planning" rules are found in this section. Portions of these extracts were utilized by stakeholders to gauge initial impressions of Statesboro and the surrounding area. The information located in this section represents a "snapshot" of all research conducted for this planning process.

Community Profile:
General Demographics

An analysis and understanding of the population in a community lays the foundation for the comprehensive plan and aids in the development of the road map for community initiatives. This examination reveals the important changes and trends in the population that are critical to land development and infrastructure placement which are consistent with this plan.

Understanding households and other demographic information is critical when determining future service needs and expansions or cuts, developing housing, and creating amenities.

The General Demographics section will provide information and examination of the following areas:

Population 30,358 (2018)
Population Trends: 1.7% Growth
Households 10,792
Income $24,499
Poverty 51.5

Age 23.1
Racial Composition
- **52% White**
- **41.6% Black**
- **3.9% Hispanic**

Source: ESRI Business Analyst Online

GENERAL DEMOGRAPHICS: Community Profile:

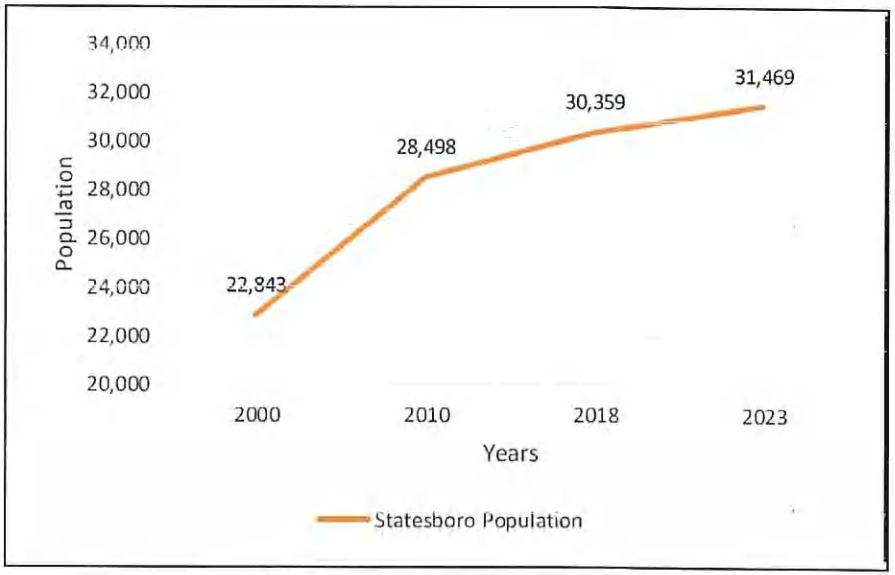
POPULATION & TRENDS

The dynamics of Statesboro's past, present population, population trends and population projections provide essential information in the decision-making process for certain plans and projects taking place over the next few years. Data collected from the Coastal Regional Commission is the basis for the analysis of demographic changes throughout this document. Census data estimates from the years 2000 through 2023 were used.

The population in the city of Statesboro has dramatically increased over the last eighteen years and is anticipated to continue its upward trend. **Figure 2.1** illustrates the total population for Statesboro for the years 2000 through 2024. It clearly reveals the rapid growth occurring in the city, some of which has been influenced by growth at Georgia Southern University and Fort Stewart.

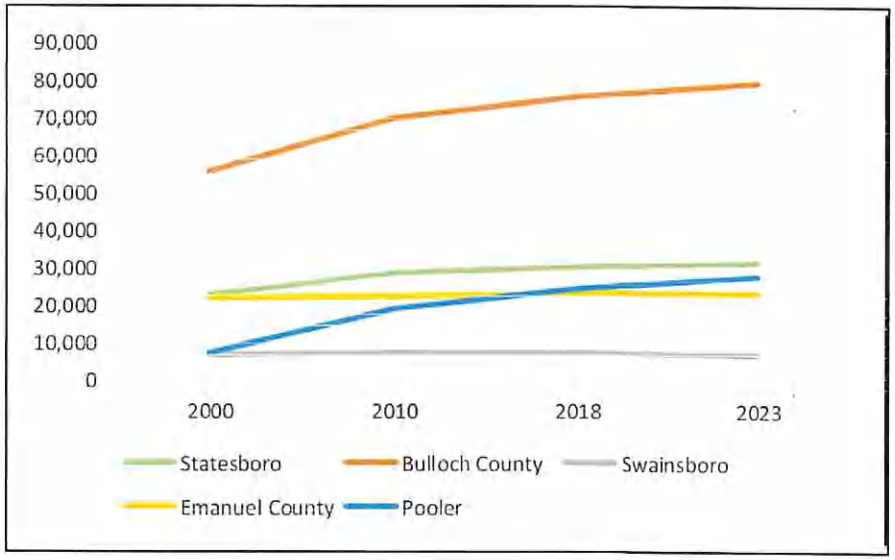
According to the Coastal Regional Commission data depicted in **Figure 2.2,** the population of Statesboro has grown by approximately 4,000 individuals every decade or so. Such growth is only outpaced by Pooler. The Statesboro population is still higher than the growth in Emanuel County, and Swainsboro. For example, between 2000 and 2010, Statesboro gained 5,655 new residents, a percent increase of 24.7 percent. Simultaneously, Bulloch County, including Statesboro, gained 14,234 new residents, a percent increase of 25.4 %. As Statesboro continues to grow, it must do a thorough examination of services, housing, and other amenities necessary to meet the needs of a rapidly growing population while addressing the Community Goals of the Comprehensive Plan.

Figure 2.1 Statesboro Population



Source: ESRI Business Analyst Online

Figure 2.2 Population Growth Comparison



Source: ESRI Business Analyst Online

GENERAL DEMOGRAPHICS: Community Profile:

HOUSEHOLDS

Not only has the City of Statesboro experienced growth in overall population, it has also experienced a similar growth in the number of households. In 2010, there were 10,234 households in Statesboro; this is an 15 percent increase from the year 2000, when there were only 8,688 households. As **Figure 2.3** illustrates, this level of growth did not occur in the other areas examined. For example, although the City of Swainsboro grew, Emanuel County decreased between 2000 and 2010. There is also a larger discrepancy between the level of growth in all the municipalities, specifically the City of Pooler.

Figure 2.3 : Number of Households

	2000	2010	2000-10 Change	2000-10 Percent Change
Statesboro	8,688	10,234	1,546	15%
Bulloch County	22,742	25,575	2,833	12%
Swainsboro	3,051	3,104	53	2%
Emanuel County	9,419	8,430	-989	-11%
Pooler	2,245	7,300	5,054	225%
Georgia	3,006,369	3,585,584	579,215	19.30%

Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1), Table DP-1 U.S. Census Bureau county population data includes the population counts for both incorporated and unincorporated area; Coastal Regional Commission of Georgia

GENERAL DEMOGRAPHICS: Community Profile:

AGE

The median age of Statesboro's residents has increased between 2000 and 2010, by 0.10%. As shown in **Figure 2.4** Statesboro is still the only area of those examined where the median population age remains under 25. In contrast, Bulloch County's median age dropped 0.2 years between 2000 and 2010 whereas the City of Pooler has seen a decrease of 0.9 years. Emanuel County saw the largest increase of 1.9 years not taking into account Georgia's overall population growth.

Figure 2.4: 2000 & 2010 Median Age

	2000	2010	2000-2010 Difference in Median Age
Statesboro	22.0	22.1	.1
Bulloch County	26.1	25.9	-.2
Swainsboro	34.7	33.4	-1.3
Emanuel County	34.9	36.8	1.9
Pooler	34.1	33.2	-.9
Georgia	33.4	35.3	1.9

Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1), Table DP-1

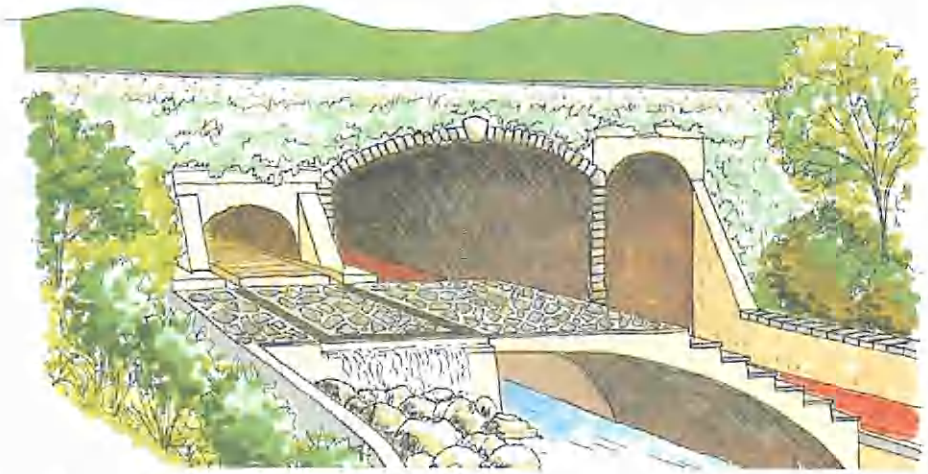


Figure 2.5: 2014-2017 Population by Race (Excluding Ethnicity)

	2014	2015	2016	2017
Total	29,630	30,589	30,597	30,649
Caucasian	15,486	15,402	15,578	15,236
African American	12,191	12,618	13,135	13,174
Native Americans	82	68	14	59
Asian	733	669	492	495
Two or more Races	789	896	869	1141

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

RACIAL AND ETHNIC COMPOSITION

According to the U.S. Census Bureau, the population in the City of Statesboro is diversifying but remains to be dominated by two major groups: Caucasians and African-Americans. In 2010, Caucasians comprised 54.3 percent of the total population; African-Americans comprised 40.2%. By 2018 however, Caucasians had been reduced to 52.0%, and African-Americans decreased to 40.1 percent. The other 7.9% of the population was comprised of Native Americans, Asians, Native Hawaiians, and those who identify as "some other race" or "two or more races.

Consistent with the increase in racial diversity, the ethnic composition in Statesboro has changed since 2010. In 2000, 2.1 percent of residents were Hispanic. Between 2000 and 2010, the city nearly gained 300 additional Hispanic residents, increasing the Hispanic population to 3.0%. In 2018 this number rose to 3.9% and is projected in 2023 to rise to 4.4%.

GENERAL DEMOGRAPHICS: Community Profile:

The population of the City of Statesboro has changed dramatically over the last 20 years. While some communities are struggling with little or no growth, Statesboro has grown at a respectable rate and outpaced neighboring municipalities, while remaining within norms for the county and the state as a whole. The population and number of households has grown consistently throughout the years since 2000.

Demographic factors to consider when developing the plan to address growth include:

- Population growth
- Encouraging young residents and students to remain in Statesboro
- Balanced levels of families and non-families
- Increased racial and ethnic diversity
- Significant increases in income
- Increased numbers of residents in poverty

Given these population increases, the City must be diligent in examining services, housing, and amenities; which it is able to provide to accommodate new and existing resident needs. Population growth often brings increased housing and economic development opportunities and challenges. Different population subgroups desire different things, but they also bring much-needed diversity to the community. As both population and development increase, planning appropriately becomes increasingly critical to ensure greater resident quality of life.

Community Profile:
Housing

The majority of land use within the City of Statesboro is dedicated to residential properties. Providing quality diverse housing options should be a priority for any community which seeks to create or maintain a certain quality of life and attract new residents and businesses.

This section contains an evaluation of housing within Statesboro, as well as changes in the state of housing in the city and the neighboring areas within Bulloch county over the last decade. Information regarding the availability, adequacy, and suitability of housing is presented in this section through an analysis of the following:

- **Number of Housing Units**
- **Housing Types**
- **Housing Cost**
- **Occupied and Vacant Housing**
- **Age of Housing**
- **Cost Burdened Households**

Housing conditions within a community provide insight into the economic and social health of each area examined. Vibrant communities often contain both new housing development and renovated existing housing. High vacancy rates, large quantities of deteriorated housing, and lack of new development are indicators of stagnant growth, population loss, and potentially low quality of life.

NUMBER OF HOUSING UNITS

With an increasing population, the need for housing availability and affordability increases. According to the Coastal Regional Commission, the City of Statesboro contains 12,349 housing units. This represents a noticeable increase since the 2000 Census, when there were only 9,235 units reported. As depicted in **Figure 3.1**, housing unit growth within Statesboro will outpace growth in both Swainsboro and Emanuel County; this increase is consistent with steady population growth. However Bulloch County is estimated to expand its number at a larger rate whereas, the City of Pooler is estimated to outpace each of the municipalities.

OCCUPIED AND VACANT HOUSING

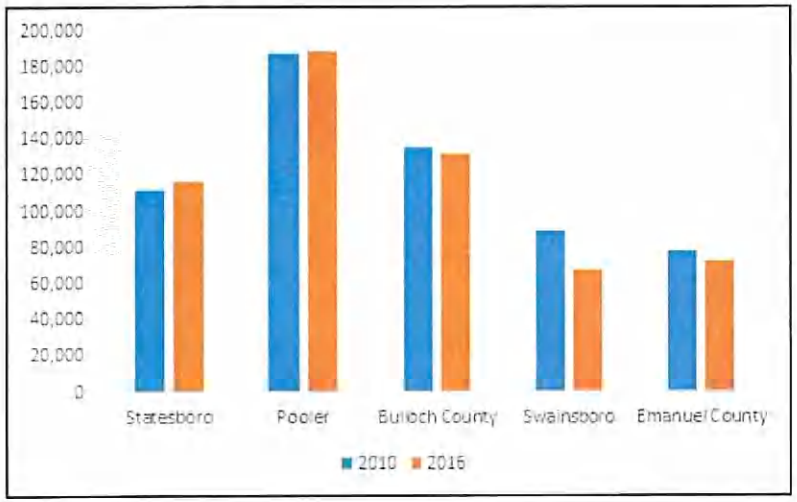
Statesboro has experienced a rather significant change in terms of general occupancy and home ownership. Between the years 2000 and 2016, the vacancy rate has decreased by about 48% relatively the same. Over the same time period, City resident homeownership in Statesboro has decreased. Approximately 19% of housing units were owner-occupied in the year 2016, compared to 28% in the year 2000. In contrast, approximately 43% of housing units in Swainsboro were owner-occupied in the year 2016, a 5% drop since the year 2000. This trend is true for Emanuel County as well, where occupancy is shifting toward a greater percentage of renters and fewer homeowners.

Figure 3.1: Change in Number of Housing Units 2018-2023

	2018	2023	Change	Percent Change
Statesboro	12,349	12,892	543	4.4%
Bulloch County	31,139	32,980	1,841	5.9%
Swainsboro	3,116	3,129	13	0.4%
Emanuel County	10,168	10,314	146	1.4%
Pooler	9,781	11,026	1,245	12.7%

Source: ESRI Business Analyst Online

Figure 3.2 :2010 and 2016 Median Values for Owner-Occupied Homes



Source: U.S. Census Bureau, 2010 Census Summary and American Community Survey

Figure 3.2 provides a visual representation to show the changes in the median value of owner-occupied homes between 2010 and 2016. Only Pooler and Statesboro experienced an increase during those years.

As shown in **Figure 3.3,** rent prices have also increased between the years 2010 and 2016. Median rent in Statesboro has risen at a respectable rate, reaching $742. This is the largest increase in median rental rates of all the areas examined. Although the rent levels in 2016 for Statesboro were higher than those in 2010, they were still lower than that of Bulloch County. Rental housing availability and pricing should be looked at carefully. The cost of rent could be a factor in the increased housing cost burden some families experience. Cost burdened households will be discussed in a later section.

Figure 3.3: 2010 and 2016 Median Rent

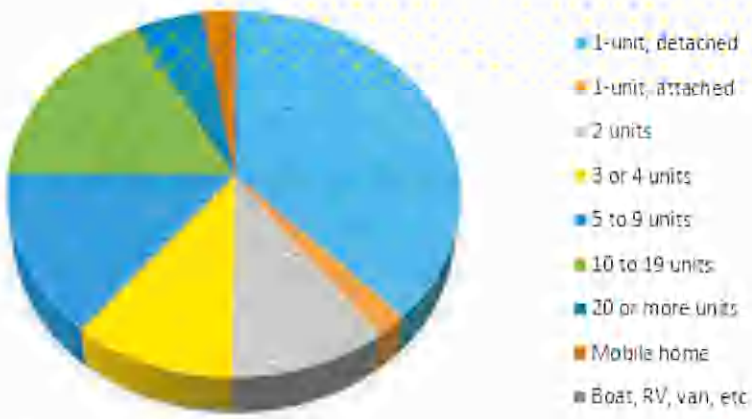
	2000	2016	$ Change	% Change
Statesboro	$ 585.00	$ 742.00	$ 157.00	27%
Pooler	$ 1,027.00	$ 1,159.00	$ 132.00	13%
Bulloch County	$ 621.00	$ 757.00	$ 136.00	22%
Swainsboro	$ 476.00	$ 620.00	$ 144.00	30%
Emanuel County	$ 473.00	$ 576.00	$ 103.00	22%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

HOUSING TYPES

Having a variety of housing types can be very important for a community by enabling more flexibility to meet the needs of a diverse population. As stated previously, Statesboro and its neighboring communities are growing; as that growth continues, location and type of housing may have an effect on new residents. According to the data in the 2016 ACS, **displayed in Figure 3.4** Statesboro has some housing diversity. Roughly 38%of the housing stock consists of single-family detached dwellings. This has not changed much from the year 2000, as 37% of housing units were single-family detached dwellings.

Figure 3.4



Source: 2000-2016 American Community Survey

Apartment complexes (Greater than 10 units) provide the majority of available multifamily housing within Statesboro. Because of its relatively young population due to Georgia Southern, the City should consider incentivizing more diverse multifamily homes.

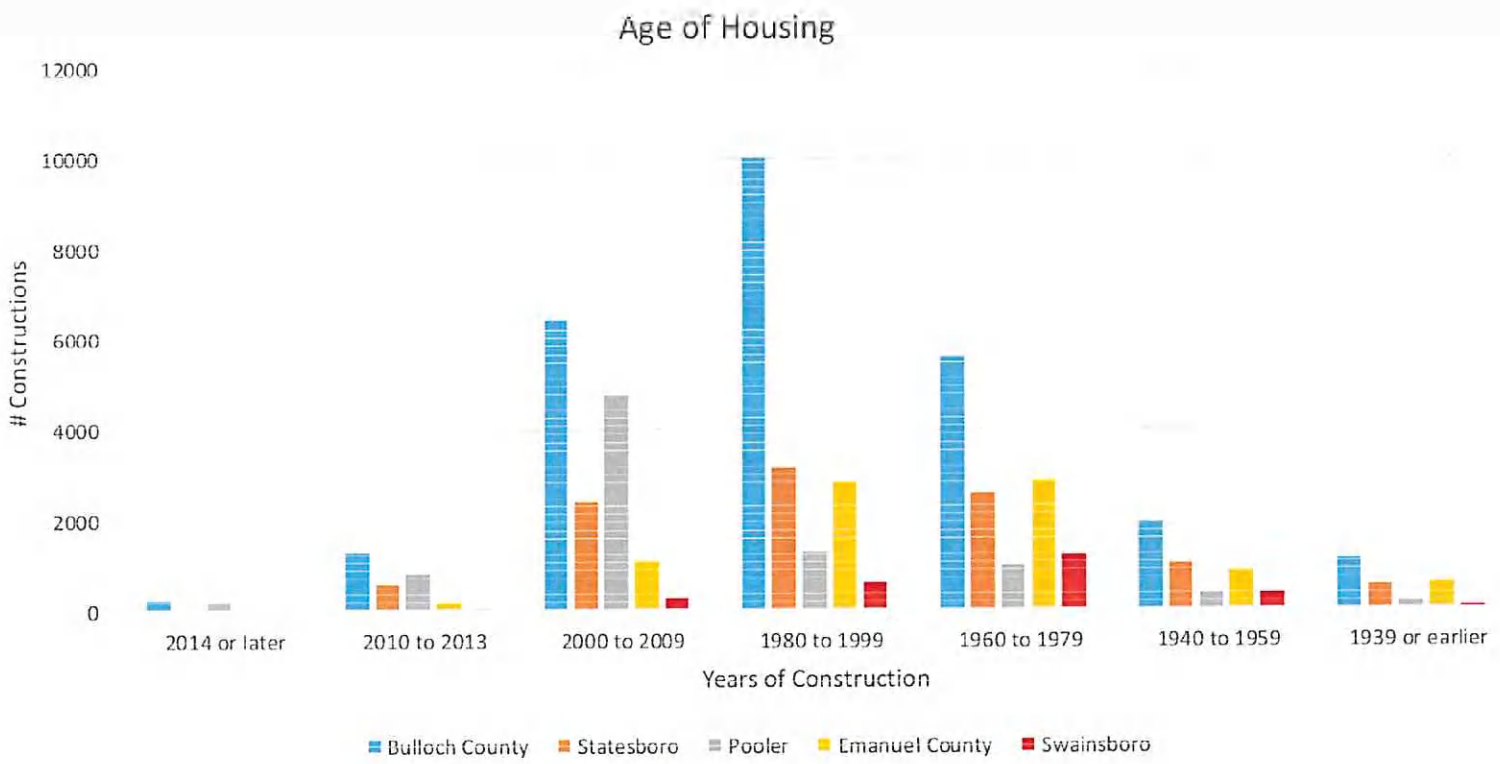
COST BURDENED HOUSEHOLDS

Cost burdened households are defined as those households which spend more than 30% of their annual income on housing related expenses such as mortgage or rent. Cost burden can be affected by a number of things including choice of housing and lifestyle, and not merely income. Between the 2000 Census and 2013 ACS, the percentage of cost-burdened households increased. In 2013, 53.1% of renters were paying 30% or more on housing related expenses, compared with only 33.6% in 2000. Also in 2013, cost-burdened homeowners represented 34.9% of owner occupants reported; this was up from 23.8% in 2000. Other localities within the region, and the state as a whole also experienced an increase of cost-burdened households. Some of this could be the effects of the economic recession that took place during the study period. The percentages in Statesboro are similar to those for the state as a whole.

AGE OF HOUSING

With 74.6 percent of the housing stock built since 1990, it is a community of relatively newer homes, representative of its growth in recent years. The majority (49.9 percent) of housing in the city was constructed between 2000 and 2009. This represents a significant difference between Statesboro, the State, and its neighbors. **Figure 3.5** illustrates the age of housing in these areas. Statesboro is one community that does not have many historic homes remaining, in part because of demolition, neglect and lack of preservation. According to the 2013 ACS, only 2.3 percent of the housing stock in Statesboro were built prior to 1960. Preservation of the older homes which remain should be considered, particularly in areas where new development and redevelopment are occurring or will occur.

Figure 3.5: Age of Housing



Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Summary

With an increasing population, the need for housing availability and affordability increases. Like the population, the number of housing units within the City has grown dramatically over the last two decades, and that housing stock should be looked at critically.

The City of Statesboro has significant housing factors that should be considered in future development decisions:

- Both housing values and rents have increased.
- Housing type, although not diverse, has changed and there are more single family homes than any other type.
- The percent of mobile homes in the City has decreased substantially.
- The amount of historic housing stock is minimal and preservation of those homes is needed.
- Deteriorated housing remains throughout the City.
- There is a significant gap in the number of homeowners and home renters. More needs to be done to assist in increasing the numbers of homeowners in the City.

Efforts are being made to address these issues and others. The City should continually keep in mind the age of its population and the housing needs of those individuals. There are multiple senior housing facilities, and one currently developing for independent living, located within the City with potential for more. Additionally, the percentage of homeowners in the city is decreasing, while large rental developments are increasing.

A housing study is one tool that can be utilized to assess the quantity and quality of housing in the community. Thereby providing more information for officials when dedicating funds for demolition and removal of structures or creation of new housing.

Additionally, The implementation of the mixed-use development should help in reducing the larger rental spaces that have reduced the number of owners taking residence in the City.

Community Profile:

Economic Development

The strength and capability of a community's labor force influences several aspects of the overall well-being of the area, including, but not limited to development and quality of life.

This analysis provides information which could aid county and municipal leaders in making planning and policy decisions to advance Statesboro Economic Development goals.

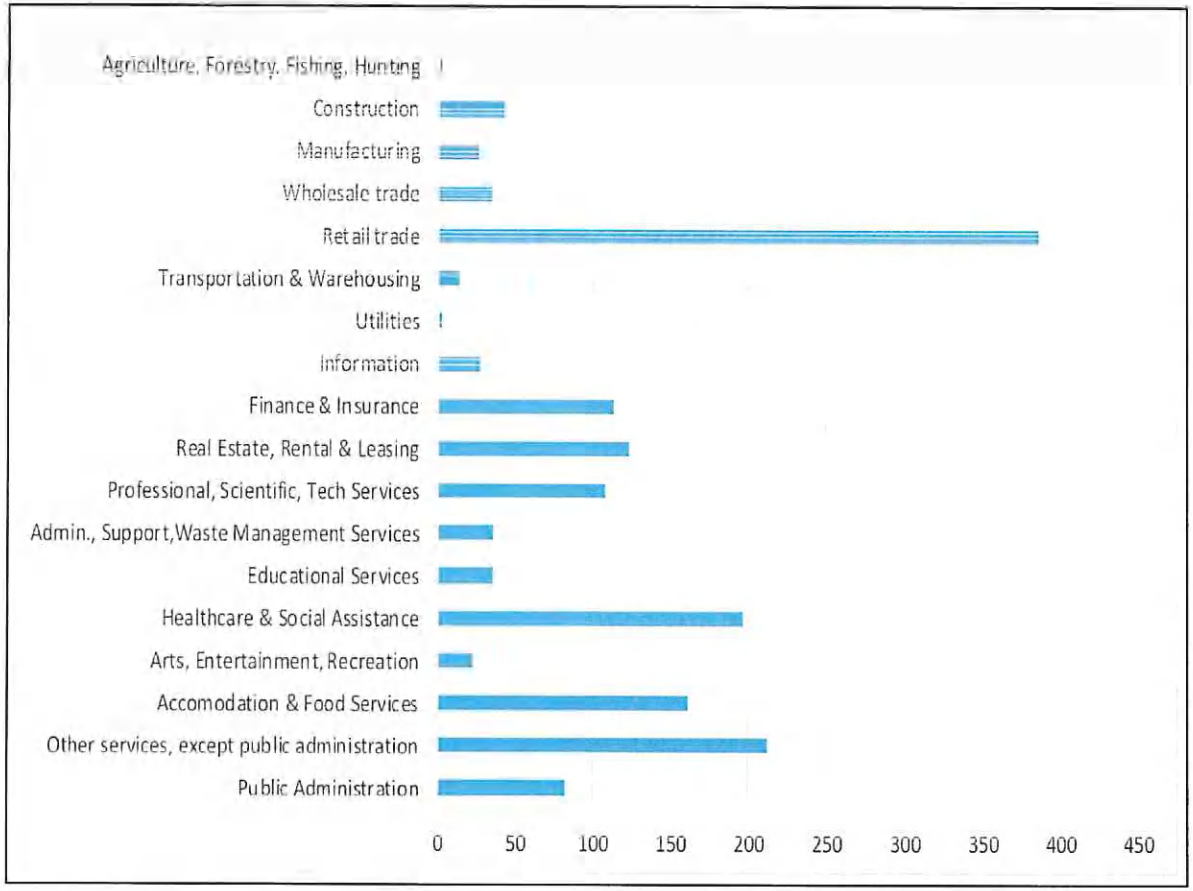
The Economic Development section of the Community Profile provides information about trends and issues specific to economic development and summarizes the following:

- **Employment by Industry**
- **Unemployment Rates**
- **Income**
- **Labor Force Participation**
- **Means of Transportation to Work**

EMPLOYMENT BY INDUSTRY

An analysis of specific economic indicators provides important information key to aiding Statesboro accomplish its economic goals, and **Figure 4.1** displays some of the information collected. According to data from the Georgia Coastal Regional Commission, the educational, accommodation, and retail services industry clusters contains the greatest percentage of employment with a total of 53.6 percent. Additionally, the manufacturing, construction, and public administration grew the most between 2014 and 2016, from a combined 11.3 percent to 16.2 percent. Over the same period, agriculture and other services except public administration industries both experienced a decrease.

Figure 4.1: Employment by NACIS Code 2018



Source: ESRI Business Analyst Online

LABOR FORCE PARTICIPATION

Population growth often leads to and expanded labor force. Between 2000 and 2013, the population of residents 16 years and over in Statesboro more than doubled. Approximately 70 percent of that group is a part of the labor force.

During the study period, this country endured an economic recession. As a result, many communities experienced a rise in unemployment. Statesboro was one of them. According to the 2013 ACS, unemployment increased to 7.4 percent in 2013, up from 4.6 percent in the year 2000. The 2013 rate is consistent with that of the state of Georgia, which was 7.2 percent.

	2000	Percent Labor Force	2013	Percent Labor Force	Change from 2000 to 2013	Percent Change from 2000 to 2013
Population 16 and Older	4,193	100.0%	8,419	100.0%	4,226	100.8%
Employed	2,456	58.6%	4,898	58.2%	2,442	99.4%
Unemployed	192	4.6%	624	7.4%	432	225.0%
Armed Forces	263	6.3%	460	5.5%	197	74.9%
Not in Labor Force	1,282	30.6%	2,437	28.9%	1,155	90.1%

Figure 4.2 Labor Force Participation

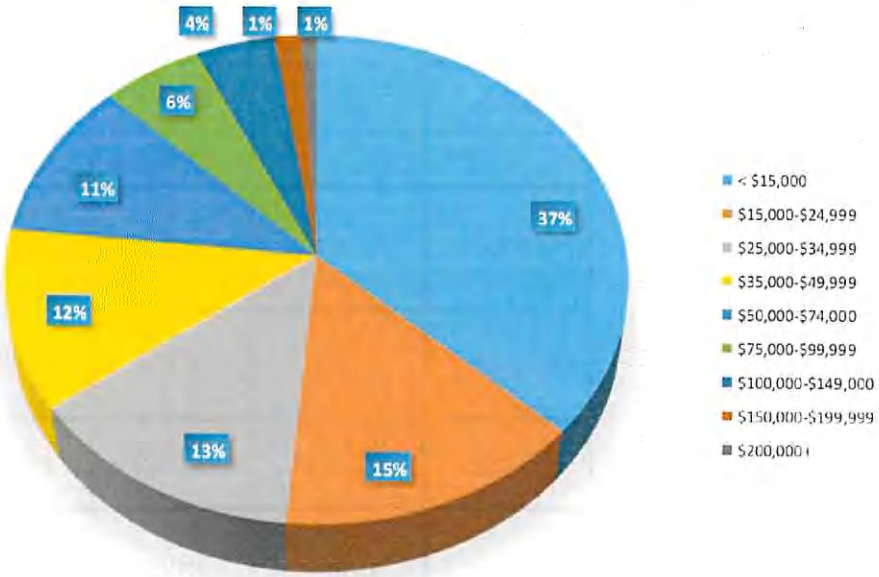
Source: 2000-2013 American Community Survey (ACS)

HOUSEHOLD INCOME

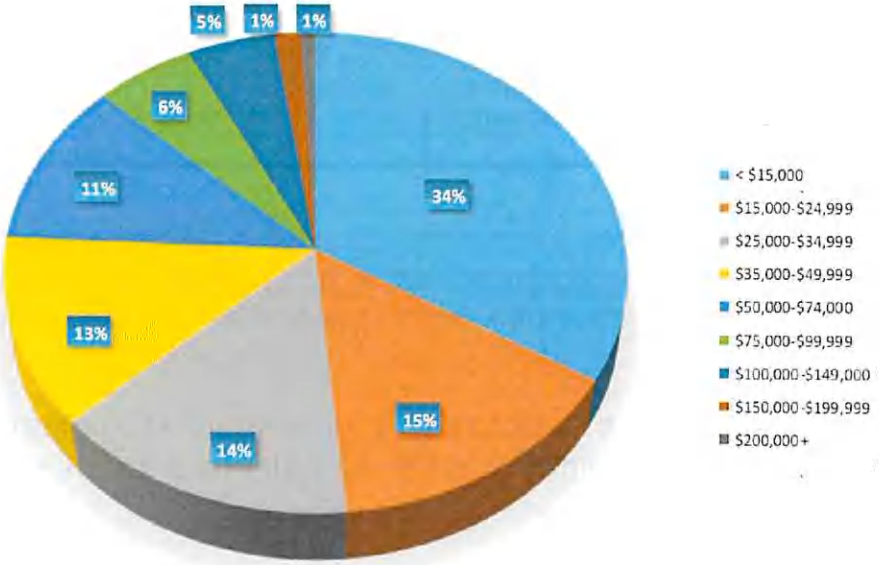
Figure 4.3 illustrates the distribution of household income throughout the city of Statesboro based on data provided by the Georgia Regional Commission for the years 2018 and 2023. As mentioned in the General Demographics section, the median household income in Statesboro will rise from 2018 to 2023.

Approximately 13.4 percent of households in 2018 had an income between $25,000 and $34,999. This range saw the largest increase as there is an estimate that 14.5%. A significant decrease in households with an income of less than $15,000 occurred over the study period, and it is estimated to drop from 37 percent in 2018 to only 34 percent in 2023.

Percent of Households by Income Range in 2018



Percent of Households by Income Range in 2023



Source: ESRI Business Analyst Online

Community Profile:

Economic Development Elements

To focus on the growth of the City in the economic standpoint there are certain key elements that must be discussed. In this section those elements are nine specific aspects that will be used to further Statesboro's Economy that incorporates one or several of the City's goals.

- Capitalize on Great Assets
- Education
- Expand Financial Capacity
- Property Tax Revenues
- SPLOST
- Implement High Priority Projects
- Improve Communications
- Retain and Attract Value Generating Businesses
- Organize Public-Private Partnerships

ECONOMIC DEVELOPMENT ELEMENTS: Community Profile

1. Capitalize on Great Assets

- Public opinion and reality both show that Statesboro (the City and community) has a wide variety of great assets to build upon. Its people, educational institutions, neighborhoods, and historic downtown are key assets to develop and leverage.

- The community overall is significantly defined by the people who comprise it, and great benefits can come from all efforts to respect and promote all members of the community. Of specific importance is the talented City staff that is critical to maintaining and enhancing the level of service the City provides to residents. Adequately funding and promoting City staff, retention, and professional development is critical to Statesboro's success.

- Historic downtown and the many city neighborhoods have character, uniqueness, quality and, in many cases, new vibrancy. Efforts to preserve, revitalize and reinvent these places must continue, and must be planned and implemented in a manner that is sensitive to physical structures and the people that make the places special.

2. Education

- Statesboro has a strong educational base to include a Georgia Southern University, Ogeechee Tech, and East GA State College, institutions that are consistently developing an educated and prepared workforce. City leadership and collaborative efforts to strengthen the partnerships between higher education and local government can increase the long-term positive impacts of local higher education on the Statesboro community.

3. Expand Financial Capacity

- The ability of local government to provide services and execute projects is inextricably linked to financial capacity. And while it is not always true that more funds solves problems, there is a critical connection between financial capacity and the ability to sustain services and infrastructure. For Statesboro to enhance services and execute high priority projects, the City's financial outlook must be improved. Existing revenue sources must be expanded and/or extended, and the most advantageous new potential revenue sources pursued.

4. Property Tax Revenues

- The long-term decline of property tax revenues is a significant challenge for the City. Property taxes contribute greatly to the City's General Fund, which is relied on heavily, especially for City staff salaries and benefits. While there are several options for funding infrastructure projects, the General Fund is the only option for funding many City services. A relatively unique challenge for Statesboro's General Fund is the fact that the City does not draw any revenue from the Local Option Sales Tax (LOST) in Bulloch County. In all but a very few Georgia communities, a portion of the 1% LOST is available to support the General Fund, but this is not an option for Statesboro (or Bulloch County) as all LOST revenues are directed to the School Board. Therefore, Statesboro's General Fund is significantly more reliant on Property Taxes than the typical municipality in Georgia.
- Due to the combined effects of inflation, limited/marginal increase in the overall assessed value of property, and a property tax millage rate that has remained flat for a decade, the City of Statesboro's real revenue from property taxes has effectively decreased from 2007 to 2016. A millage rate increase would assists in increasing revenue moving forward. Proposals to assist in increasing funds range from a general millage increase, to the implementation of a blight tax for properties that have been abandoned throughout the City. Further discussion is still pending on such decisions.

5. SPLOST

- Special Purpose Local Option Sales Tax (SPLOST) revenues have consistently contributed to Statesboro's ability to fund critical projects for two decades. Though restricted to uses consistent with the SPLOST referendum and variable due to changing sales volumes, SPLOST is the critical revenue source to accomplish critical infrastructure projects. Without SPLOST, the General Fund would be stressed further, as SPLOST reduces the need to use General Fund revenues for capital improvements. Reauthorization of SPLOST is a time-sensitive and critical objective to accomplish.

6. New Revenue Options

- Of several potential options for new major public revenue sources, the recently established (by State of Georgia) potential for Statesboro and Bulloch County to establish a Transportation SPLOST (TSPLOST) in addition to the traditional SPLOST warrants serious consideration. Though the TSPLOST is still in its early stages in the City there are success stories from other regions that passed TSPLOST (ex. Augusta region). Since being passed, the Statesboro/Bulloch TSPLOST now complements SPLOST, making more funding available for quality of life projects such as parks, trails and greenways. As an additional benefit, transportation project funding by TSPLOST (and not involving federal transportation funding) can typically be executed quicker and more efficiently.
- Other potential new revenue options, including LOST, Community Improvement Districts and Development Impact Fees, should be explored as well. Impact fees, in particular, provide a flexible option to raise revenue specifically tied to new growth and development. Many Georgia communities use impact fees to keep up with the pace of growth and demands on parks, transportations, public safety and other factors. (See also Financing Alternatives.)

7. Implement High Priority Projects

- Project prioritization through the Capital Improvement Plan and other planning tools is an ongoing process. Some required infrastructure requirements simply address unseen functional needs and have no real potential for additional quality of life benefits. However many projects, if not most, have the potential for visible associated quality of life benefits. By assessing each infrastructure project in the pre-design and design stages, opportunities for multiple benefits can be identified. For example, the need to fix a deteriorated stormwater pipe could lead to daylighting a previously hidden stream and incorporating portions of a greenway trail. Key means to enhance quality of life benefits from infrastructure projects include coordinating early stage project planning, actively seeking multiple benefit opportunities, involving expert managers and establishing sound funding strategies.
- Once the prioritization and maximum benefit analyses have been completed, it is critical for projects to proceed to implementation as quickly as possible. The longer a project waits for construction, the more likely to experience cost increases, complaints, and complications. Effective management is most important for the critical stage of moving a project from paper to built reality.

8. Improve Communications

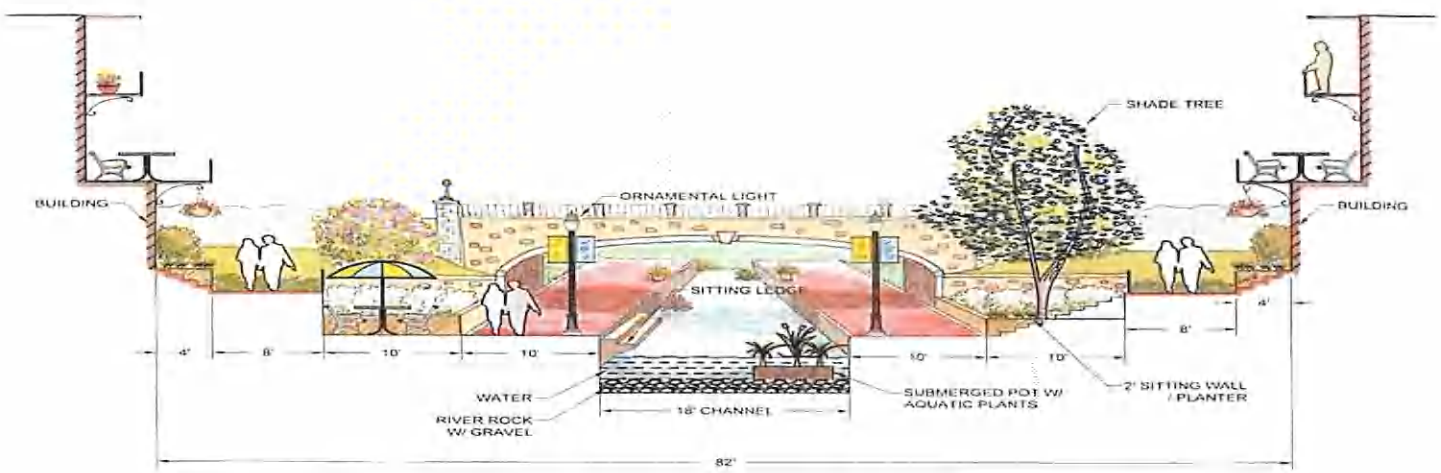
- Effective two-way communications with community stakeholders is critical. As the highest percentage of questionnaire respondents indicated the Statesboro Herald as their primary information source, enhancing the partnership between the City and local media outlets including the Herald is of strategic importance. This should include close coordination to get new information broadcast to the community quickly, and also identifying opportunities for more in-depth feature stories.
- The City website and associated/linked social media platforms are also critical for communications. Web-based communications is a fast changing environment, and Statesboro needs to regularly review and update City web and social media platforms to remain current and effective.
- Technology also facilitates effective citizen reporting, and there are increasing options for effective citizen reporting systems that can empower citizens to assist the City. To gain the greatest benefit from a new investment, explore options for a coordinated system that will allow citizens to report issues using multiple forms of technology.

9. Retain and Attract Value Generating Businesses

- Economic development often focuses on new business recruitment, which is important in most communities, but equally or more important is retention of existing businesses. By placing emphasis on both retention and recruitment, and by performing adequate due diligence to accurately understand the value of individual businesses to the community, investments in economic development can pay off at a higher level. As a starting point, there are recommendations from many previous plans/studies to carry through (Blue Mile, TAD/ Redevelopment Plan, Downtown Master Plan, etc.). Related and additionally, partnerships for economic development are critical, and great benefits can come from expanded partnerships with Georgia Southern University, Ogeechee Technical College, East Georgia State College, the local business community and other governmental entities. Smart investment in economic development is the key.

10. Organize Public-Private Partnerships

- Many effective partnerships are already in pace and bearing fruit. The example of the partnerships forming around the Blue Mile & Blue Mile Creek can give rise to additional partnerships to address a wide range of community issues, including public safety, code enforcement, education/workforce development, historic preservation, neighborhood revitalization, parks/greenspace/trails and business expansion.



ECONOMIC DEVELOPMENT ELEMENTS: Community Profile

Statesboro is a growing City and with that comes both improvements and challenges. Among them include:

- Increased unemployment
- Decline in manufacturing and retail jobs
- Increase in professional and management services jobs
- The rise in median household income from $19,106 in 2000 to $24,499 in 2016.
- Providing workforce housing

Job creation of more professional and higher-paying jobs is a focus for the City, and recruitment incentives for these are being considered. The potential arrival of new jobs and industries related to the planned Blue Mile Creek and Stadium complex are often discussed. Coordination with educational facilities will be important to ensure that the local workforce is capable of obtaining and adequately performing new industry jobs as they become available.

Traffic due to the increase in vehicles on the road and pattern of non-carpool commutes is a major concern. Creating proper infrastructure to support traffic volumes is important. Additionally, employers should consider incentives for carpooling and infrastructure for other modes of transportation like walking and biking. These activities will be beneficial to the community on multiple levels

Community Profile:
Capital Improvements

Projects that require major capital to undertake have been separated from the main Community Work Program for examination. Although these projects as well will have similar timelines and cost as some other projects, the listed projects are exclusively seen as Capital Improvements.

Comprehensive Master Plan - Capital Project Listing											
Action Type/ Strategy	Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source	Strategy Ref. #
			19	20	21	22	23	24			
Planning	West Main Streetscape Improvements	Engineering					X		$750,000	TSPLOST	ENG-92
Planning	West Main Streetscapes Improvements	Engineering						X	$2,000,000	TSPLOST	ENG-92
Planning	S Main Blue Mile Phase I	Engineering				X			$850,000	TSPLOST	ENG-115a
Planning	S Main Blue Mile Phase II	Engineering					X		$150,000	TSPLOST	ENG-115b
Ongoing	Akins Blvd Roadway (Old Register Rd Connection)	Engineering	X	X					$400,000	TPLSOST	ENG-120
Ongoing	E Main St Sidewalk: Lester Rd to Packinghouse	Engineering							TBD	TSPLOST	ENG-122a
Planning	Cawana Road/Bypass Connector	Engineering		X				X	$500,000	TSPLOST	ENG-102
Ongoing	Engineering Division Vehicles	Engineering	X	X					$60,000	TSPLOST	ENG-5
Ongoing	Corridor Traffic Studies	Engineering	X	X				X	$300,000	TSPLOST	ENG-96
Planning	Roadway Improvements at Traffic Generators	Engineering						X	$150,000	TSPLOST	ENG-98
Planning	Roadway Geometric Improvements	Engineering				X		X	$670,000	TSPLOST	ENG-114
Planning	E Main Sidewalk (Hwy 80 to Packinghouse)	Engineering							$100,000	TSPLOST	ENG-122c
Planning	W Jones Sidewalk: S Main to Johnson St	Engineering	X	X					$130,000	TSPLOST	ENG-122d

Comprehensive Master Plan - Capital Project Listing											
Action Type/ Strategy	Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source	Strategy Ref. #
			19	20	21	22	23	24			
Planning	Herty Dr Sidewalk: Fair Rd to Gentilly Rd	Engineering	X	X					$182,600	TSPLOST	Eng-122e
Planning	Edgewoood Dr Sidewalk: Gentilly to Edgewood	Engineering	X	X					$135,000	TSPLOST	Eng-122f
Planning	Gnetilly Rd. Sidewalk: E Jones to Savannah Ave	Engineering	X	X					$155,000	TSPLOST	Eng-122g
Planning	E Jones Ave Sidewalk: S Main to S Zetterower	Engineering	X	X					$90,000	TSPLOST	Eng-122h
Planning	E Jones Sidewalk: S Main St to S Zetterower	Engineering		X		X			$104,250	TSPLOST	Eng-122i
Planning	N Zetterower Sidewalk: Hill St to Hwy 80	Engineering				X	X		$175,000	TSPLOST	Eng-122j
Ongoing	W Main St Sidewalk: Ivory St to Foss St	Engineering	X	X	X				$225,000	TSPLOST	Eng-122k
Planning	S College Sidewalk: W Jones St to W Brannen St	Engineering				X	X		$200,000	TSPLOST	Eng-122l
Planning	Chandler Rd Sidewalk: Knight Dr to Existing	Engineering		X		X			$120,000	TSPLOST	Eng-122m
Planning	E Grady St Sidewalk: S Main to Mulberry St	Engineering				X	X		$95,000	TSPLOST	Eng-122n
Ongoing	Bulloch St Sidewalk: S Main to S College St	Engineering	X	X	X				$95,000	TSPLOST	Eng-122o
Ongoing	S Main St (US301) @ Fair Rd Improvements	Engineering	X	X					$1,000,000	TSPLOST	Eng-123a
Planning	Fair Rd (SR76) S Zetterower/Tillman Improvements	Engineering			X		X		$825,000	TSPLOST	Eng-123b

Comprehensive Master Plan - Capital Project Listing											
Action Type/ Strategy	Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source	Strategy Ref. #
			19	20	21	22	23	24			
Planning	W Main/Johnson/MLK Improvements	Engineering			X	X			$1,675,000	TSPLOST	Eng-123c
Planning	S Zetterower Ave @ Still-well	Engineering	X	X					$460,000	TSPLOST	Eng-123d
Planning	Brampton Ave @ Bermu-da Run Apartments	Engineering			X		X		$470,000	TSPLOST	Eng-123e
Planning	Cawana Rd @ Brannen/ S&S Railroad Bed	Engineering	X					X	$1,000,000	TSPLOST	Eng-123f
Planning	New Traffic Signals	Engineering			X				$150,000	TSPLOST	Eng-123g
Planning	Intersection Improvement	Engineering						X	$500,000	TSPLOST	Eng-123h
Planning	Brannen St @ Little Lots Creek Drainage Improve-ments	Engineering				X			$300,000	TSPLOST	Eng-124b
Planning	W Main (College to MLK) Drainage Improvements	Engineering				X			$450,000	TSPLOST	Eng-124c
Ongoing	Striping & Signage Improvements	Engineering	X						$50,000	TSPLOST	Eng-125
Ongoing	Traffic Calming & Pedes-trian Safety	Engineering	X	X	X	X	X	X	$500,000	TSPLOST	Eng-127
Ongoing	Resurfacing & Road Reha-bilitation	Engineering	X	X	X	X	X		$3,088,000	TSPLOST	Eng-128
Planning	Resurfacing & Road Reha-bilitation	Engineering	X	X	X	X	X	X	$1,803,366	TBD	Eng-128
Planning	Anderson Street Paving	Engineering						X	$150,000	TSPLOST	Eng-129

Comprehensive Master Plan - Capital Project Listing											
Action Type/ Strategy	Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source	Strategy Ref. #
			19	20	21	22	23	24			
Planning	Parking Improvements	Engineering	X	X		X		X	$875,000	TSPLOST	ENG-131
Ongoing	Transit	Engineering	X	X	X	X	X		$381,000	TSPLOST	ENG-134b
Planning	Citywide Parks, Green-space, Trails	Public Works						X	$500,000	SPLOST	ENG-135
Ongoing	Drainage Basin H&H Modeling/Engineering	Stormwater	X	X	X				$220,000	SPLOST	STM-2
Planning	Drainage Basin H&H Modeling/Engineering	Stormwater					X	X	$460,000	General/ Operating	STM-2
Planning	Work trucks	Stormwater			X		X		$68,000	GMA/Lease	STM-7
Planning	Frontend Loader	Stormwater				X			$225,000	GMA/Lease	STM-10
Ongoing	Johnson St Culvert Cross-ing Replacement	Stormwater	X	X					$200,000	SPLOST	STM-12
Ongoing	Sidearm Tractor & Mow-er Replacement	Stormwater	X	X					$75,000	GMA/Lease	STM-16
Planning	Dump truck	Stormwater				X			$150,000	GMA/Lease	STM-19
Ongoing	Sustainability Initiatives	Stormwater	X	X	X	X	X	X	$90,000	Operating Income	STM-22
Planning	CDBG Grant Matching	Stormwater			X		X		$550,000	SPLOST	STM-24
Ongoing	CDBG Grant Matching	Stormwater	X	X					$270,000	Operating Income	STM-24

Comprehensive Master Plan - Capital Project Listing											
Action Type/ Strategy	Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source	Strategy Ref. #
			19	20	21	22	23	24			
Planning	West Main St at Foss St Intersection Drainage Improvement	Stormwater			X				$160,000	Operating Income	STM-26
Ongoing	Donnie Simmons Way at Big Ditch Drainage Improvement	Stormwater	X	X					$500,000	Operating Income	STM-27
Planning	Brannen Street at Little Lotts Tributary Drainage Updates	Stormwater						X	$100,000	Operating Income	STM-28
Planning	Lydia Street at Hart Street Culvert Improvement	Stormwater			X				$55,000	Operating Income	STM-29
Planning	Chandler Road at Paulson Stadium	Stormwater					X		$50,000	GMA Lease Pool	STM-32
Planning	Curb & Gutter Installation W. Main between Foss and Bay St.	Stormwater					X		$100,000	GMA Lease Pool	STM-33
Ongoing	Little Lotts Creek Flood Control Project	Stormwater	X	X	X	X	X		$5,500,000	TBD	STM-34
Planning	Little Lotts Creek Flood Control Project	Stormwater				X	X	X	$15,500,000	TBD	STM-34
Ongoing	Morris Street Storm Drainage Improvements	Stormwater	X	X					$275,000	SPLOST	STM-35
Planning	Northlake Area Water-shed Dentention Facility	Stormwater				X			$300,000	Operating Income	STM-36
Planning	Pitt-Moore Street Drain-age Upgrades	Stormwater					X		$200,000	SPLOST	STM-37
Planning	Donnie Simmons Way Culvert Crossing Up-	Stormwater				X			$200,000	SPLOST	STM-38
Planning	Chandler Road near Olympic Blvd. Culvert Re-placement	Stormwater				X			$260,000	Operating Income	STM-40

Comprehensive Master Plan - Capital Project Listing											
Action Type/ Strategy	Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source	Strategy Ref. #
			19	20	21	22	23	24			
Planning	Replace Commercial Mower	Parks			X		X		$32,000	General Funds	PRK-1
Planning	Replacement Crewcab Work Trucks	Parks						X	$40,000	GMA Lease Pool	PRK-4
Planning	Replace Work Truck	Parks			X				$38,000	GMA Lease Pool	PRK-11
Ongoing	Seasonal Decorations	Parks	X	X		X			$22,500	General Funds	PRK-13
Ongoing	Tree/Shrub Maintenance	Parks	X	X		X		X	$18,000	General Funds	PRK-18
Ongoing	Improvements to Edgewood Park	Parks	X	X					$15,000	General Funds	PRK-22
Planning	McTell Trail Addition	Parks						X	$50,000	General Funds	PRK-23
Ongoing	Replacement Trashcans, Benches, Etc	Parks	X	X		X		X	$30,000	General Funds	PRK-26
Planning	Improvements to Park Division Maintained Areas	Parks			X		X		$10,000	General Funds	PRK-28
Ongoing	Replacement Radios	Parks	X	X					$9,000	General Funds	PRK-30
Ongoing	Marvin Avenue Park Renovations	Parks	X	X		X			$35,000	General Funds	PRK-31
Ongoing	Cemetery Road Maintenance	Parks	X	X	X	X	X	X	$60,000	General Funds	PRK-32
Planning	Cemetery Computer Software	Parks				X			$15,000	General Funds	PRK-33

Comprehensive Master Plan - Capital Project Listing											
Action Type/ Strategy	Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source	Strategy Ref. #
			19	20	21	22	23	24			
Planning	Mini Skid Steer with Attachments	Parks			X				$44,000	General Fund	PRK-34
Ongoing	Dumptruck	Streets	X	X					$150,000	TSPLOST	STS-21
Ongoing	Sidewalk Repairs	Streets	X	X	X	X	X	X	$120,000	TSPLOST	STS-31
Ongoing	Replace Bushhog Mowers	Streets	X	X				X	$18,000	General Fund	STS-62
Ongoing	Replace Commercial Mowers (Net trade ins)	Streets	X	X		X		X	$48,000	General Fund	STS-64
Ongoing	Work Truck Replacement	Streets	X	X		X		X	$120,000	General Fund	STS-74
Planning	Landscape Truck Replacement	Streets			X		X		$120,000	General Fund	STS-80
Planning	Dirt Pit	Streets						X	$90,000	General Fund	STS-89
Ongoing	Tree Maintenance & Removal	Streets	X	X	X	X	X	X	$30,000	General Fund	STS-92
Planning	Shelters	Streets					X		$130,000	General Fund	STS-101
Planning	Backhoe Replacement	Streets						X	$185,000	General Fund	STS-103
Ongoing	Traffic Control Bucket Truck Replacement	Streets	X	X					$145,000	General Fund	STS-105
Planning	High Reach Bucket Truck	Streets		X					$125,000	General Fund	STS-109

Comprehensive Master Plan - Capital Project Listing											
Action Type/ Strategy	Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source	Strategy Ref. #
			19	20	21	22	23	24			
Ongoing	Small Tractor Replacement	Streets	X	X		X			$125,000	General Fund	STS-111
Planning	Dozer Replacement	Streets					X		$250,000	General Fund	STS-112
Ongoing	Replacement Radios	Streets	X	X	X				$24,000	General Fund	STS-114
Planning	Excavator Replacement	Streets				X			$200,000	GMA/Lease	STS-116
Ongoing	Street Lights	Streets	X	X		X		X	$30,000	General Fund	STS-117
Planning	Stump Grinder	Streets					X		$16,000	Gma/Lease	STS-118
Planning	Brush Chipper	Streets					X		$38,000	General Fund	STS-119
Ongoing	Concrete Saw	Streets	X	X					$8,000	General Fund	STS-120
Ongoing	Message Boards	Streets	X	X	X	X	X	X	$200,000	General Fund	STS-121
Ongoing	Computer Upgrade: Diagnostics	Fleet	X	X					$10,000	General Fund	FMD-5
Planning	Heavy Equipment Service Truck	Fleet					X		$140,000	General Fund	FMD-6
Ongoing	Tire Changer and Equipment	Fleet	X	X					$15,000	Operating Income	FMD-9
Ongoing	Fleet Manager Truck Equipment	Fleet	X	X					$30,000	General Fund	FMD-12

Comprehensive Master Plan - Capital Project Listing											
Action Type/ Strategy	Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source	Strategy Ref. #
			19	20	21	22	23	24			
Planning	Air Compressors	Fleet				X			$30,000	Operating Income	FMD-16
Ongoing	4-Post Vehicle Life	Fleet	X	X					$29,000	Operating Income	FMD-17
Ongoing	Koni Lifts	Fleet	X	X					$80,000	Operating Income	FMD-18
Ongoing	Pave Shop Parking Lot	Fleet	X	X					$100,000	General Fund	FMD-20
Planning	Nitrogen Tire Fill Generation Unit	Fleet					X		$10,000	General Fund	FMD-21
Planning	Overhead Crane	Fleet				X			$100,000	General Fund	FMD-22
Planning	Tire Building	Fleet					X		$90,000	General Fund	FMD-23
Planning	Light Duty Service Truck Replacement	Fleet			X			X	$100,000	General Fund	FMD-24
Ongoing	Wheel/Tire Balancer	Fleet	X	X					$14,000	Operating Income	FMD-27
Ongoing	2-Post Vehicle Lift	Fleet	X	X					$22,000	Operating Income	FMD-30
Planning	4 Wheel Alignment System	Fleet				X			$30,000	General Fund	FMD-32
Ongoing	Motorpool Vehicle Replacement	Fleet	X	X			X		$85,000	General Fund	FMD-37
Ongoing	Repalcement Radios	Fleet	X	X					$12,000	General Fund	FMD-39

Comprehensive Master Plan - Capital Project Listing											
Action Type/ Strategy	Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source	Strategy Ref. #
			19	20	21	22	23	24			
Planning	Knuckleboom Loader Trck Replacement	Sanitation			X			X	$360,000	General Fund	SWC-1
Ongoing	Front Loading Commercial Dumpsters	Sanitation	X	X	X	X	X	X	$360,000	Operating Income	SWC-4
Ongoing	Polycarts	Sanitation	X	X	X	X	X	X	$120,000	Operating Income	SWC-5
Planning	Automated Residential Sideaem Garbage Truck	Sanitation					X	X	$650,000	Operating Income	SWC-8
Ongoing	Commercial Front Loading Garbage Truck	Sanitation	X	X	X	X			$975,000	Operating/ General/ SPLOST	SWC-9
Planning	Pickup Truck Replacement	Sanitation					X		$30,000	Operating Income	SWC-10
Planning	Activity Recorder	Sanitation				X			$50,000	General Fund	SWC-14
Planning	Pickup Truck CNG Conversion	Sanitation			X				$9,000	General Fund	SWC-19
Planning	Roll-Off Trucks & Conversions	Sanitation			X				$175,000	General Fund	SWC-21
Ongoing	Bulk Waste Roll-off Containers	Sanitation	X	X	X	X	X	X	$300,000	Operating Income	SWC-22
Ongoing	Motorola Handheld Radios	Sanitation	X	X					$40,000	Operating Income	SWC-27
Ongoing	Wash Rack Cat Walk Extension	Sanitation	X	X					$39,000	Operating Income	SWC-29
Ongoing	Renovations to Sanitation Building	Sanitation	X	X					$35,000	Operating Income	SWC-30

Comprehensive Master Plan - Capital Project Listing											
Action Type/ Strategy	Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source	Strategy Ref. #
			19	20	21	22	23	24			
Ongoing	Red Iron Paint for Shelters	Sanitation	X	X					$45,000	General Fund	SWC-31
Ongoing	Scale/Ramp Apron Replacement	Landfill	X	X					$35,000	Operating Income	SWD-8
Planning	Transfer Station Scales Pit/Concrete Filled	Landfill			X				$30,000	Operating Income	SWD-9
Ongoing	Inert Landfill Cover	Landfill	X	X					$28,000	General Fund	SWD-10
Planning	Wheel Loader Replacement	Landfill			X				$585,000	General Fund	SWD-11
Ongoing	Inert Landfill Cover	Landfill	X	X					$25,000	General Fund	SWD-12
Ongoing	Tractor Replacement	Landfill	X	X					$65,000	SPLOST	SWD-13
Ongoing	Batwing Mower Replacement	Landfill	X	X					$25,000	SPLOST	SWD-14
Planning	Industrial Riding Mower	Landfill			X				$12,000	General Fund	SWD-15
Planning	Pickup Truck Replacement	Landfill						X	$35,000	General Fund	SWD-16
Ongoing	Expansion and Renovation of Transfer Station	Landfill	X	X		X	X	X	$1,618,000	General/ Operating	SWD-22
Ongoing	Utility Vehicle Replacement	Landfill	X	X					$12,000	General Fund	SWD-35

Comprehensive Master Plan - Capital Project Listing											
Action Type/ Strategy	Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source	Strategy Ref. #
			19	20	21	22	23	24			
Planning	Bush Hog Rotary Mower Replacement	Landfill					X		$10,000	Operating Income	SWD-36
Planning	Small Tractor	Landfill					X		$40,000	General Fund	SWD-40
Ongoing	Handheld Radios	Landfill				X			$24,000	Operating Income	SWD-49
Ongoing	Transfer Station Convenience/Staging Area	Landfill	X	X					$25,000	Operating Income	SWD-51
Planning	Property Acquisition	Landfill			X				$300,000	Operating Income	SWD-52
Ongoing as Available	Drainage Basin H&H Modeling/Engineering/ Survey	Stormwater		X	X		X		$370000	TSPLOST	STM-2
Ongoing as Available	Regional Detention Facility Implementation	Stormwater	X	X		X			$210000	TSPLOST	STM-3
Planning	W Main Street Drainage Improvements (Foss)	Stormwater	X	X					$100000	TSPLOST	STM-26
Planning	West Main Street Drainage Improvements	Stormwater						X	$150000	TSPLOST	STM-33
Planning	Add Well at I-16 Industrial Park	Water/Sewer	X	X	X	X	X	X	TBD	SPLOST	TBD

Community Profile:
Community Facilities

An assessment of the availability and adequacy of Community Facilities is important to understanding a community's ability to retain its local population, attract future residents, and accommodate future demands.

The Community Facilities section of the Community Profile provides an analysis of public facilities and services for this purpose. This section summarizes the following topics:

- **Water Supply**
- **Sewerage and Wastewater**
- **Public Safety**
- **Educational Facilities**
- **Telecommunications/ Broadband**
- **Fire Protection**
- **Parks and Recreation**
- **Library and Cultural Facilities**

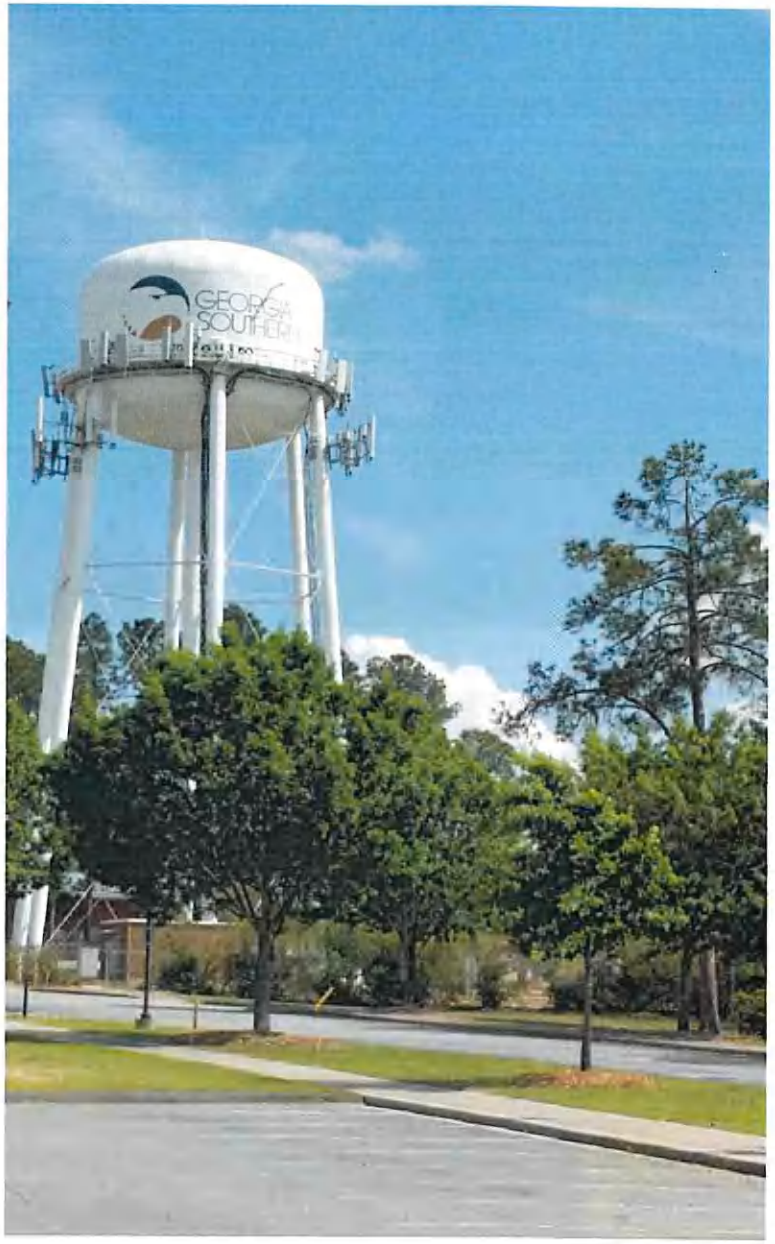
WATER SUPPLY

The City of Statesboro operates a municipally-owned water and wastewater system. The city water department is responsible for the treatment and distribution of drinking water and handles the collection, treatment, and disposal of wastewater (sanitary sewage). The city's water supply comes from a Floridian aquifer.

WASTEWATER AND SEWAGE

Another important asset to communities is an established sewer system with appropriate capacity and expansion opportunity. As with water, all city residents are connected to sewer, although some residents do maintain private septic tanks as the results of annexations into the city. Under normal circumstances, there are no private septic tanks in the city. Annexations of certain types of property have allowed for few of these structures to remain in use, without the extension of city services.

As the Statesboro population grows, the demand for services and the need to acquire and provide adequate water and sewer service is imperative. Currently the water treatment facility can process 10,000,000 gpd and does not require additions to maintain the current water output the city produces.



PUBLIC SAFETY

Police protection for the city is primarily provided by the Statesboro PD. All the members of the Statesboro Police Department are deputized by the Sheriff, giving them the opportunity to serve not only within the city limits, but also throughout Bulloch County. The headquarters for the Statesboro PD is located at 25 West Grady Street. In addition, the community is served by both the Bulloch County Sherrif's Department and the Georgia Southern University Police Department.

FIRE PROTECTION

The Statesboro Fire Department is a multi location operation that utilizes both paid and volunteer firefighters. Headquartered across the street from the Police Department at 24 W Grady Street, the Fire Department serves as a first responder, with an additional location on Fair Road.

PARKS AND RECREATION

One great community asset is the Mill Creek Regional Park. This 66 acre park also contains the local water park, Splash in the Boro. Recreational opportunities are expected to increase with the completion of the Blue Mile Creek as well.

Additionally, the city has the S&S Greenway Trail, a 2.5 mile trail which stretches from Gentilly Road within the city limits to the edge of Praetoria-Rushing Road in Bulloch County. This trail is maintained by the County.

Internal to the city, is the Blind Willie McTell Trail. This trail stretches from the confines of Georgia Southern University, across Downtown Statesboro.

Another option for recreation is the Georgia Southern University Recreation Activity Center. This Center is an 80,000 square foot facility featuring numerous basketball courts, a massive activity field, and a rock climbing wall.

LIBRARY FACILITIES

The Statesboro Regional Public Library is located along the Blue Mile, and supports Bulloch, Evans, Emmanuel and Candler Counties. The library maintains meeting space, a children's loft and standard computers for use. The facility also hosts numerous community events throughout the year.

Also Available to the public is the Zach S Henderson Library located in the center of the Statesboro campus of Georgia Southern University.

EDUCATIONAL FACILITIES

The Bulloch County School system currently operates 16 schools, (9 elementary, 3 middle, 2 consolidated middle/high and 2 high). 5 of these primarily serve the City of Statesboro (Julia P. Bryant Elementary, Mattie Lively Elementary, Mill Creek Elementary, Sallie Zetterower, and Statesboro High. **Figure 5.1,** depicts the school enrollment of schools within the City, although the county has increased from 9991 in FY 2014 to 10646 in FY 2019. Enrollment in Statesboro increased from 4997 to 5433 over the same time period, directly reflective of the overall increases in population and growth in younger populations as expressed in the general demographics section. Specifically the schools within the city limit show an overall 4.4% increase

Figure 5.1:
School Enrollment, Schools Serving Statesboro

School	Enrollment Number (2013)	Enrollment Number (2019)	Enrollment Increase (%)
Julia P. Bryant	873	738	-15.46
Sally Zetterower	510	746	46.27
Mattie Lively	596	653	9.56
Mill Creek	677	630	-6.94
Statesboro High	1491	1662	11.47
Trinity Christian School	225	244	7.8
Bulloch Academy	501	588	14.8
STEAM Academy	124	172	28

Source: Department of Education FTE Enrollment Report by Grade: 2014 and 2018

COMMUNITY FACILITIES: Community Profile

The availability and quality of community facilities is an important part of ensuring quality of life for City residents. Moving forward, it will be important to look for other opportunities to meet community needs as well as maintain agreements to continue those services.

Statesboro has experienced a growth in its young family population. This adds to the increase in school enrollment in the County and City. As of 2019, the enrollment of schools within the City limits stands at 4487. The SAT scores of students from Statesboro High are currently on an upward trend, although scores lag slightly behind the remainder of the state. It will be important to connect with local industries to prepare students in high school to be more competitive for college admissions, as well as to take industry related work.

Parks and recreation are becoming a more important part of Statesboro life. Residents have revealed that they enjoy the S&S Greenway trail and similar recreational opportunities. The trail is currently under consideration for extension further outside of the City by the County. City officials should creating additional trails and other recreational opportunities throughout the City.

A well functioning transportation system is important to any community, and Statesboro is no exception. Currently, the only major transportation system in the City is functioning on Georgia Southern University. In response to this need, the City is undertaking a Transportation Feasibility Study simultaneously.

Community Profile:

Natural and Cultural Resources

The natural and cultural resources within a jurisdiction are vital parts of it that serve a variety of purposes. They contribute to the vitality and sustainability of the community. These assets also have the potential to draw visitors attracted to the natural beauty of the area and those interested in heritage tourism and historic preservation.

As the population in Statesboro grows, it is important to focus efforts on protecting natural features like wetlands and streams not only for the potential economic development benefits, but because they provide resources and outdoor recreation opportunities to the community. When development decisions are made, the cultural resources that make the city unique and remain to tell its story must also be considered for inclusion, preservation and enhancement.

This section provides information regarding the following natural and cultural resources in the City:

Public Water Supply • Cultural Resources • Wetlands

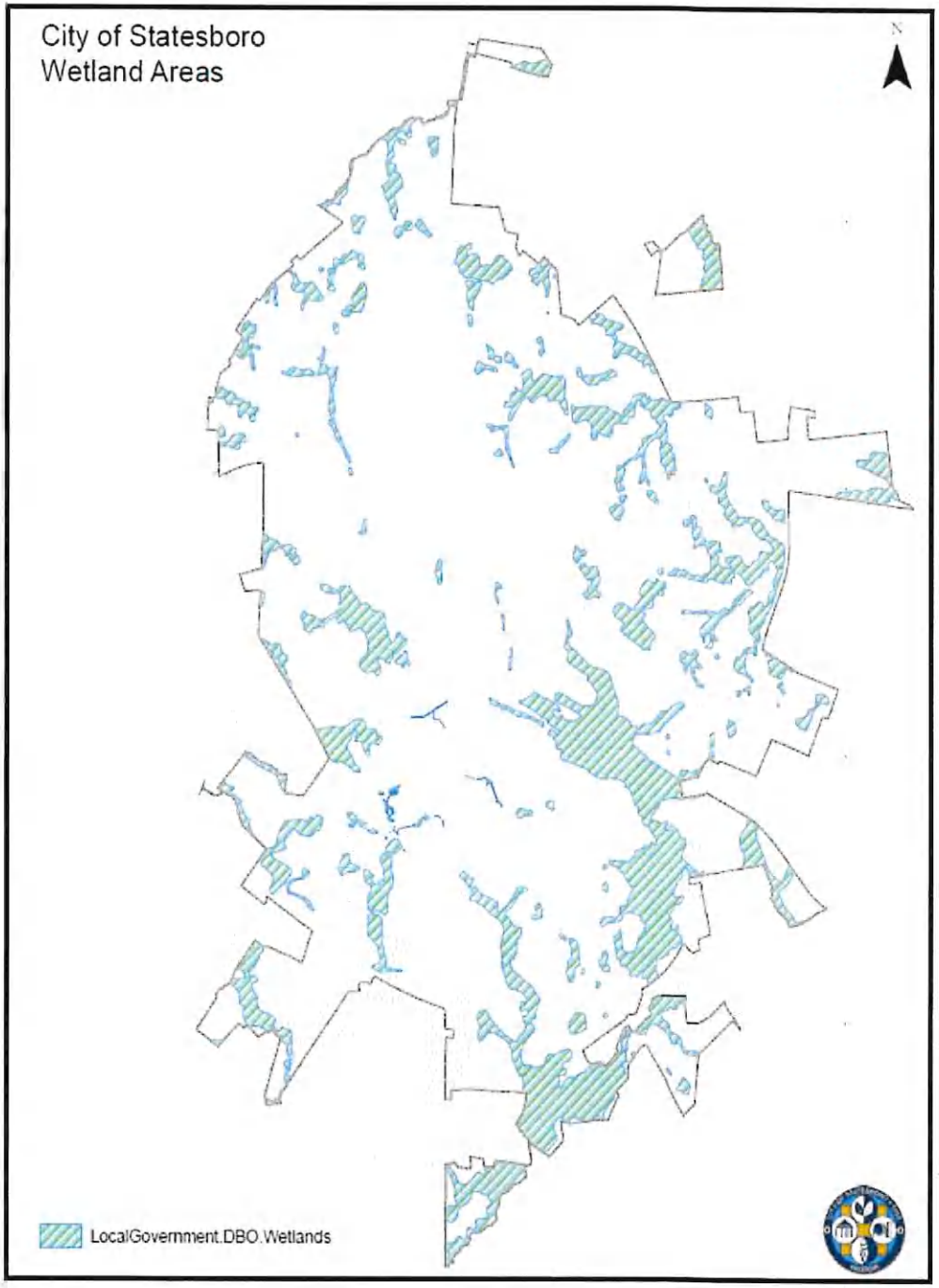
WETLANDS

Wetlands can be defined as lands which are saturated, either permanently or seasonally, creating an ecosystem that contains characteristic vegetation that has adapted to the unique soil conditions. Wetlands serve as a unique habitat for fish and wildlife, a breeding ground, and a home for unique plant and animal species that have adapted to these special conditions.

The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances. These include:

- Open Water Wetlands
- Non-Forested Emergent Wetlands
- Scrub/Shrub Wetlands
- Forested Wetlands
- Altered Wetlands

Wetlands located in Statesboro are illustrated in **Map 2.1.** Land uses in wetland areas should be limited to low to no impact uses which include the harvesting of lumber and timber and wildlife and fishery management.



Map 2.1

Wetlands

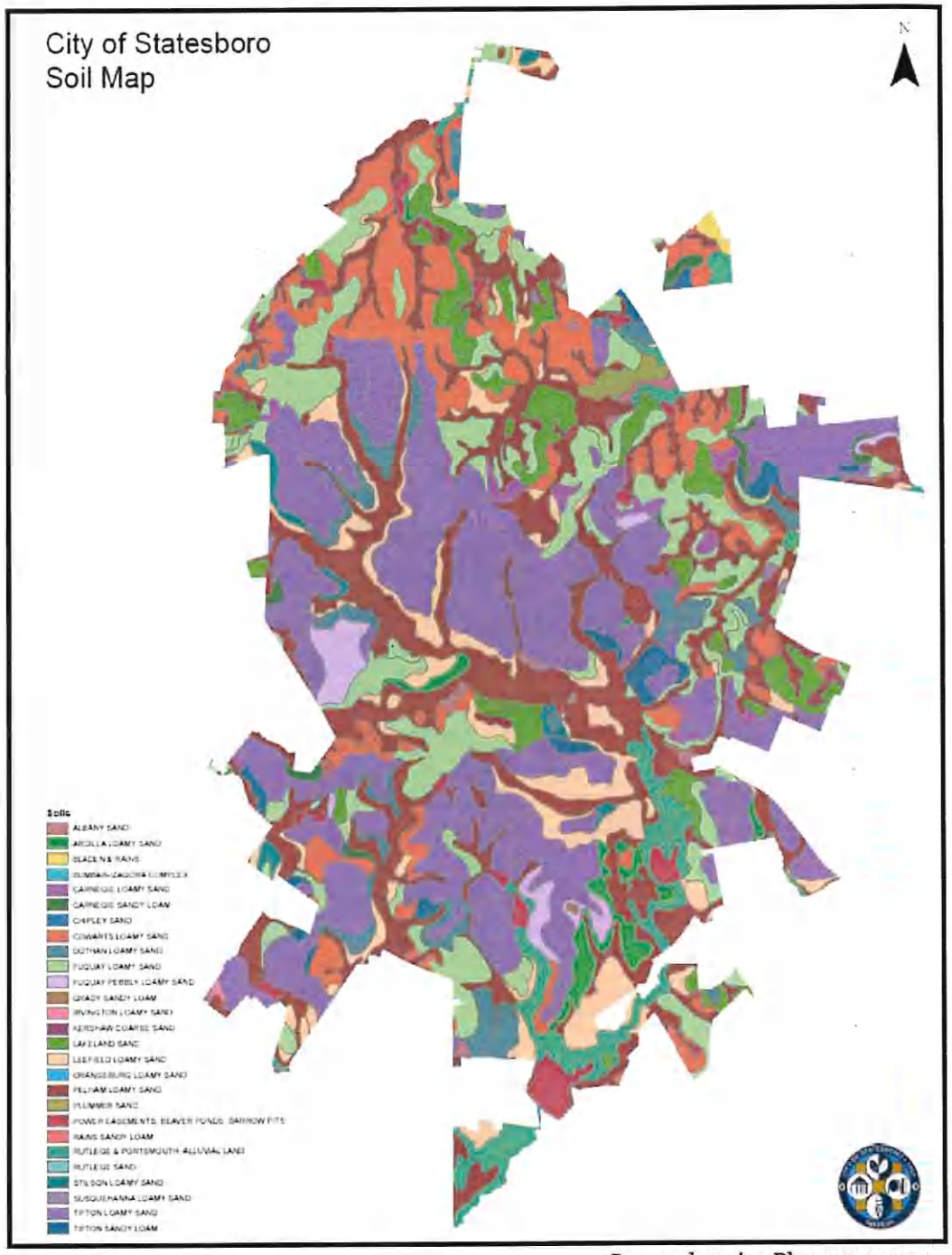
Source: StaGIS (Statesboro GIS)

SOIL TYPES

Soil analysis of the City completed by the National Resources and Conservation Service has provided an overview of the numerous Utisoils and Entisoils present within the city. Specifically, all the soils fall with what is considered the Carolina & Georgia Sand Hills.

Carolina & Georgia Sand Hills -
Consists of a belt of gently sloping to steep, well-drained soils originally derived from marine sands, loams, and clays. The area is largely covered with sparse forest of scrub oaks and pines and has poor to good suitability for residential development and commercial-industry uses.

Different types of soils are represented in Statesboro. These soil types can be differentiated by the multiple types of different mineral particles in a particular sample. **Map 3.1** displays the location of each of the soil types found in the city of Statesboro



Map 3.1

Soils

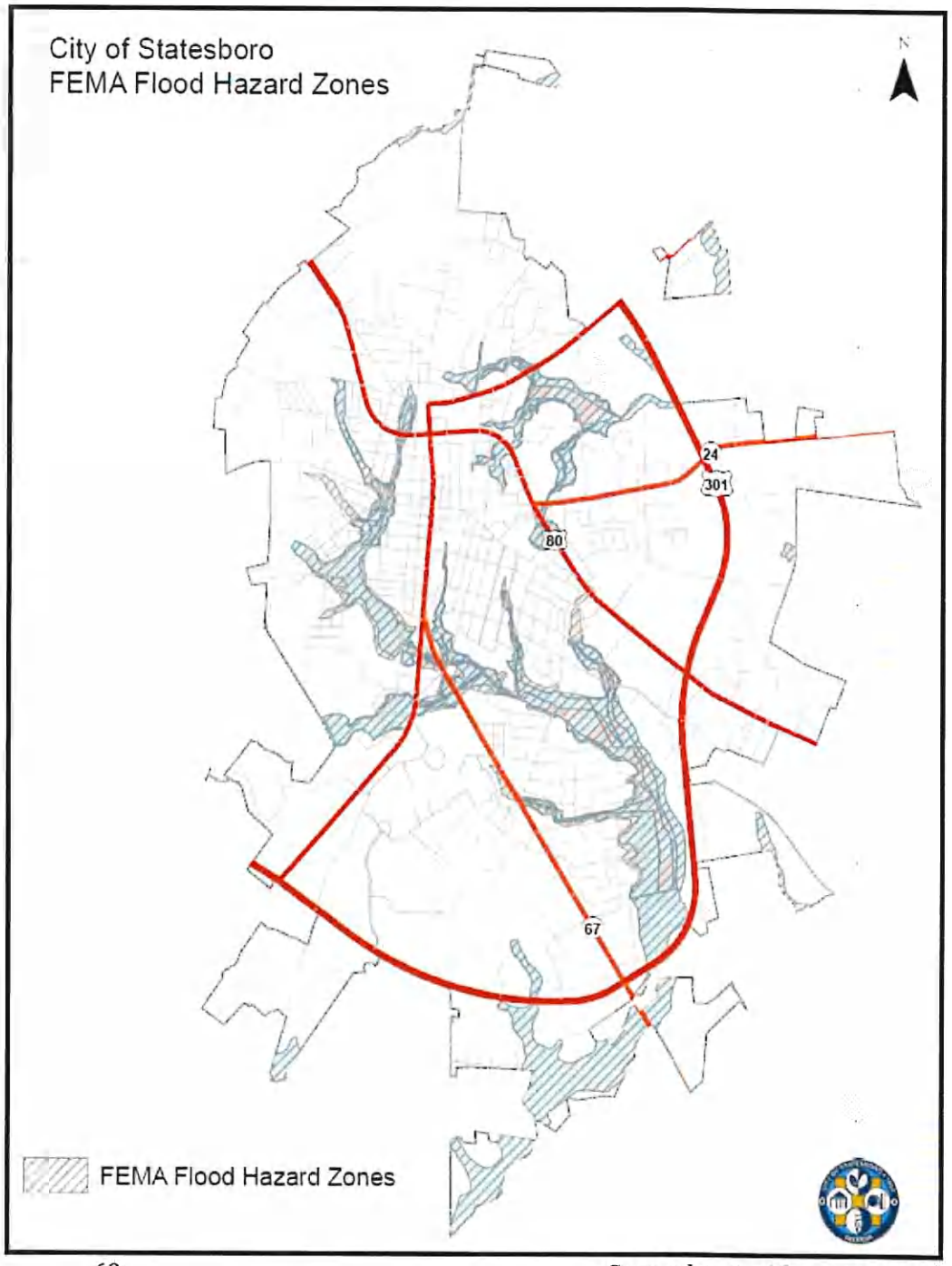
Source: StaGIS (Statesboro GIS)

Flood Plains

Specific areas in the City have been highlighted by FEMA as prone to flooding. Particular care has been taken to address these areas by the redirecting of stormwater through the use of funding from City projects, i.e. the Community Development Block Grant.

Areas listed as Floodplains have high restrictions on the number and types of developments allowed on them. The City has engaged in creating reservoirs in specific areas to curve the amount of flooding generated by the increase of impermeable grounds. The ongoing development of the Creek on the Blue Mile will serve as a means of reducing the overall size of the flood plain in the heart of the City.

Map 4.1 shows these areas and their impact on separate streets throughout the City.



Map 4.1

Flood Zone Hazard Map

Source: StaGIS (Statesboro GIS)

CULTURAL RESOURCES

Although over 100 years old, the City of Statesboro does not have many remaining historic properties. Only a few remain on the National Historic Registry.

Those still listed include the following:

- South Main Street Residential Historic District
- North Main Street Commercial Historic District
- Savannah Avenue Historic District
- West Main Street Commercial Historic District
- South Main Street Historic District
- North College Street Residential Historic District
- East Main Street Commercial Historic District
- East Vine Street Warehouse and Depot District
- Bulloch County Courthouse (20 Siebald Street)
- William G. Raines House (106 South Main Street)
- United States Post Office-Statesboro (1 College Street)
- James Alonzo Brannen House (112 South Main Street)
- Jaeckel Hotel (50 East Main Street)
- John A. McDougald House (121 South Main Street)
- Dr. Madison Monroe Holland House (27 South Main Street)
- Donehoo-Brannen House (332 Savannah Avenue)

Map 5.1
Cultural Resources

Source: StaGIS (Statesboro GIS)

NATURAL AND CULTURAL RESOURCES: Community Profile

Availability and quality of historical landmarks remains an important resource for the city. Therefore, the many natural resources in Statesboro should be continually valued and protected. Proper development is one key factor for this.

With a history that dates back over 100 years, the City of Statesboro has a rich past and contains a number of culturally significant resources. Among these are the Beaver House, located on The Blue Mile. In addition, there are numerous historical homes on Savannah Avenue.

Community Profile:
Land Use

Demographic trends, current economic circumstances, and social attitudes often encourage communities to meet certain needs through the designation of land for particular uses. Land uses can ensure that land is distributed to meet the future needs of residents.

The city currently contains the following land use categories:

Residential • Public/Institutional • Commercial • Parks, Recreation, and Conservation • Industrial

Looking forward, any targeted development or annexations into the City will need to ensure that they are following the general development strategy outlined in the Comprehensive Plan. To ensure that the City continues to develop with the highest and best use for land, the Mixed-Use development strategy will be employed under as many circumstances that seem appropriate. Current annexations taking place throughout the City are following this method at this time.

LAND USE: Community Profile

EXISTING AND FUTURE LAND USE

Changing conditions sometime lead to or require changes in land use. The understanding of established and potential future uses of land in the city should be a priority to address changing conditions. The city of Statesboro has undergone significant changes since the 2014 Comprehensive Plan Update. One major change is in city limits; the city has annexed property both to the north and south of its former city limits. The majority of this property is designated for residential uses.

The majority of land in Statesboro is designated for residential use, as it was in the past. An analysis of prior and current zoning within the city reveals multiple zoning changes in recent years.

LAND USE DESIGNATIONS

The following is a list and description of the City of Statesboro land uses:

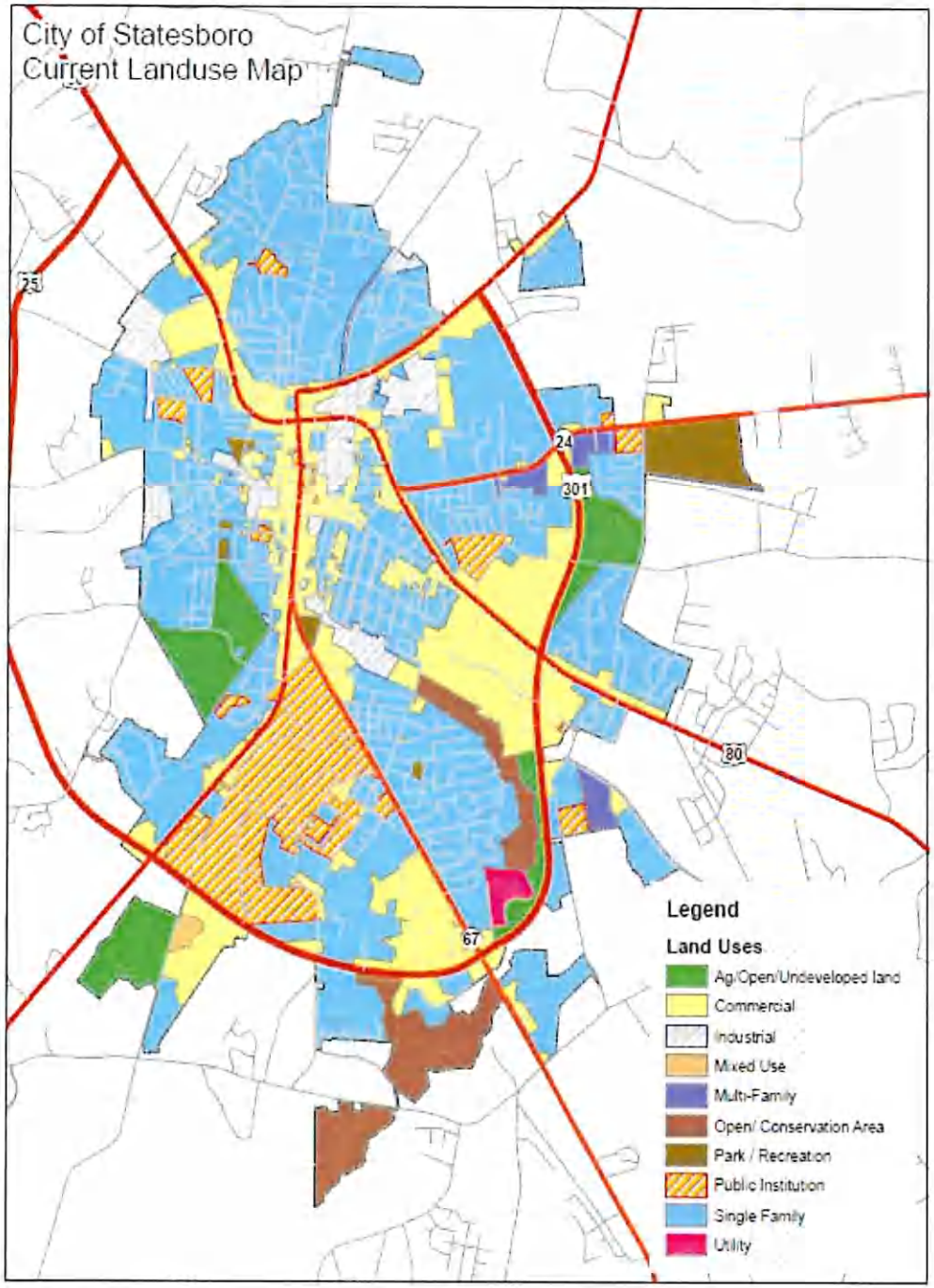
- **Residential:** Land designated primarily for single-family and multi-family housing dwelling units organized into general categories of net densities.
- **Commercial:** Land designated primarily for non-industrial businesses including office, retail sales, service, and entertainment facilities organized into general categories of intensities.
- **Industrial:** Land designated for manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, mining or mineral extraction activities, or similar uses.
- **Public/Institutional:** Land designated for certain federal, state, local and institutional land uses.
- **Parks/Recreation/Conservation:** Land designated for active or passive recreational uses. These uses include playgrounds, public parks, nature preserves, wildlife management areas, golf courses, recreation centers, or other similar uses.
- **Utility:** Land designated for utilities, radio towers, transit stations and other similar uses.
- **Agricultural:** Land designated for farming (Fields, lots, pastures, farmsteads) commercial timber, or pulpwood harvesting.
- **Undeveloped:** Land not designated for a specific use, or has been designated but that use has been abandoned.
- **Mixed Use:** Non standard designation meant for land that will be developed for both residential and commercial uses. Areas of this nature will follow designations displaying such items as malls with loft style apartments.

Statesboro ZONING DISTRICTS

The following are zoning districts for the City of Statesboro:

- **HOC: Highway Oriented Commercial** - This district is established as a district in which the principal use of land is for establishments offering accommodations, supplies or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusements and service establishments, which although serving the entire community and its trading area, should not be encouraged in the retail and non retail commercial districts.
- **CBD: Central Business District-** This district is established to provide for the orderly development of a major business and commerce area of the City of Statesboro in accordance with the Land Use Plan of the Comprehensive Plan.
- **CR: Commercial Retail-** This district is established to provide areas for distribution, sales, service, or storage activities involving goods or equipment requiring extensive indoor or outdoor spaces, large or specialized handling equipment, or significant truck or rail transportation.
- **LI: Light Industrial-**This district is established to provide areas for industry in locations which lie near residential areas, or which are served by major transportation facilities and adequate utilities but are not feasible nor highly desirable for conventional industrial development because of proximity to residential, recreational, retail, or related developments.
- **HI: Heavy Industrial-** This district is established to provide areas for manufacturing, assembling, fabricating, warehousing and related activities. These uses generate some emissions and have some adverse effects on surrounding properties and are not compatible with primary commercial, institutional, and residential uses.
- **PUD: Planned Unit Development District-** This is a multi-use district.

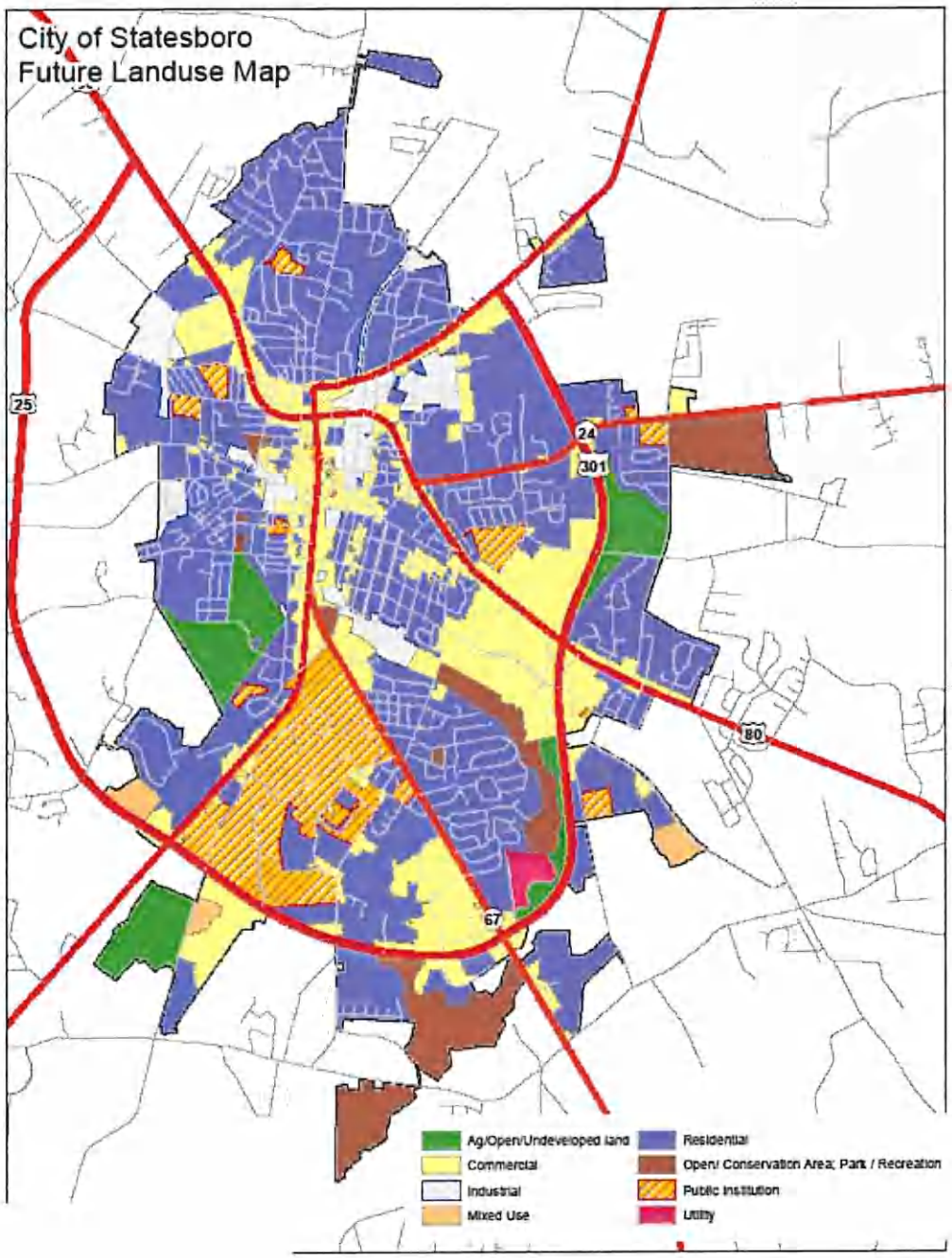
- **O: Office & Business Office** - The office district is meant to provide for the development of professional and business offices not traditionally found in the CBD.
- **R20/R15: Single Family Residential** - The purpose of the R20 district is to maintain and protect the desirable benefits which single family detached residential uses have throughout the community.
- **R3: Medium Density Multiple Family Residential** - The purpose of the R3 district is to maintain and protect the desirable benefits which single-family detached, two-family twins, two family duplexes and R15 uses have throughout the community.
- **R4: High Density Residential** - The purpose of the R4 district is to encourage the logical and timely development of land for apartment and other high density residential purposes in accordance with objectives, policies, and proposals of the future land use plan.
- **R6: Single Family Residential** - The purpose of the R6 district is to maintain and protect the desirable benefits which single family detached residential uses have throughout the community.
- **R8: Single Family Residential** - The purpose of the R8 district is to maintain and protect the desirable benefits which single family detached residential uses have throughout the community.
- **R10: Single Family Residential** - The purpose of the R10 district is to maintain and protect the desirable benefits which single family detached residential uses have throughout the community.
- **R30: Single Family Residential** - The purpose of the R30 district is to maintain and protect the desirable benefits which single family detached residential uses have throughout the community.
- **R40: Single Family Residential** - The purpose of the R40 district is to maintain and protect the desirable benefits which single family detached residential uses have throughout the community.



Map 6.1
Current Land Use
Source: StaGIS (Statesboro GIS)

The current Land Use Map shows the general use of all municipal land that is currently listed as a part of the City. Annexation and County areas are not shown with any specific regard. All developments in the City should show consistency with this map (also depicted in Appendix F). Variances and multi-use properties may depict small differences in property use.

These are not the specific Zoning Districts of the City. Standard Zoning Districts are still amendable by Council Decision.



Map 7.1

Future Land Use

Source: StaGIS (Statesboro GIS)

The Future Land Use Map shows the general use of all municipal land that is currently listed as a part of the City. Proposed Annexations and County areas are not shown with any specific regard. All developments in the City should show consistency with this map (also depicted in Appendix F). Variances and multi-use properties may depict small differences in property use.

These are not the specific Zoning Districts of the City. Standard Zoning Districts are still amendable by Council Decision.

Community Agenda:

Land Use Plan

The Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning require that communities that are subject to the State of Georgia Zoning Procedures Law include a land use element within their comprehensive plan document. The City of Statesboro administers and enforces land use and zoning regulations. Therefore, the state's land use element requirement applies to the City of Statesboro 2019-2029 Comprehensive Plan.

Inclusion of a land use element within a comprehensive plan document is a sound initiative. Perhaps no other comprehensive planning element better relates to a community's long term vision of growth, development, and vitality than how land within that community will be used by citizens and other public and private entities. Recognition of this inter-relationship results in the 2019 Comprehensive Plan's "Land Use Plan" component being inclusive of multiple aspects that work together and have an influence on the community.

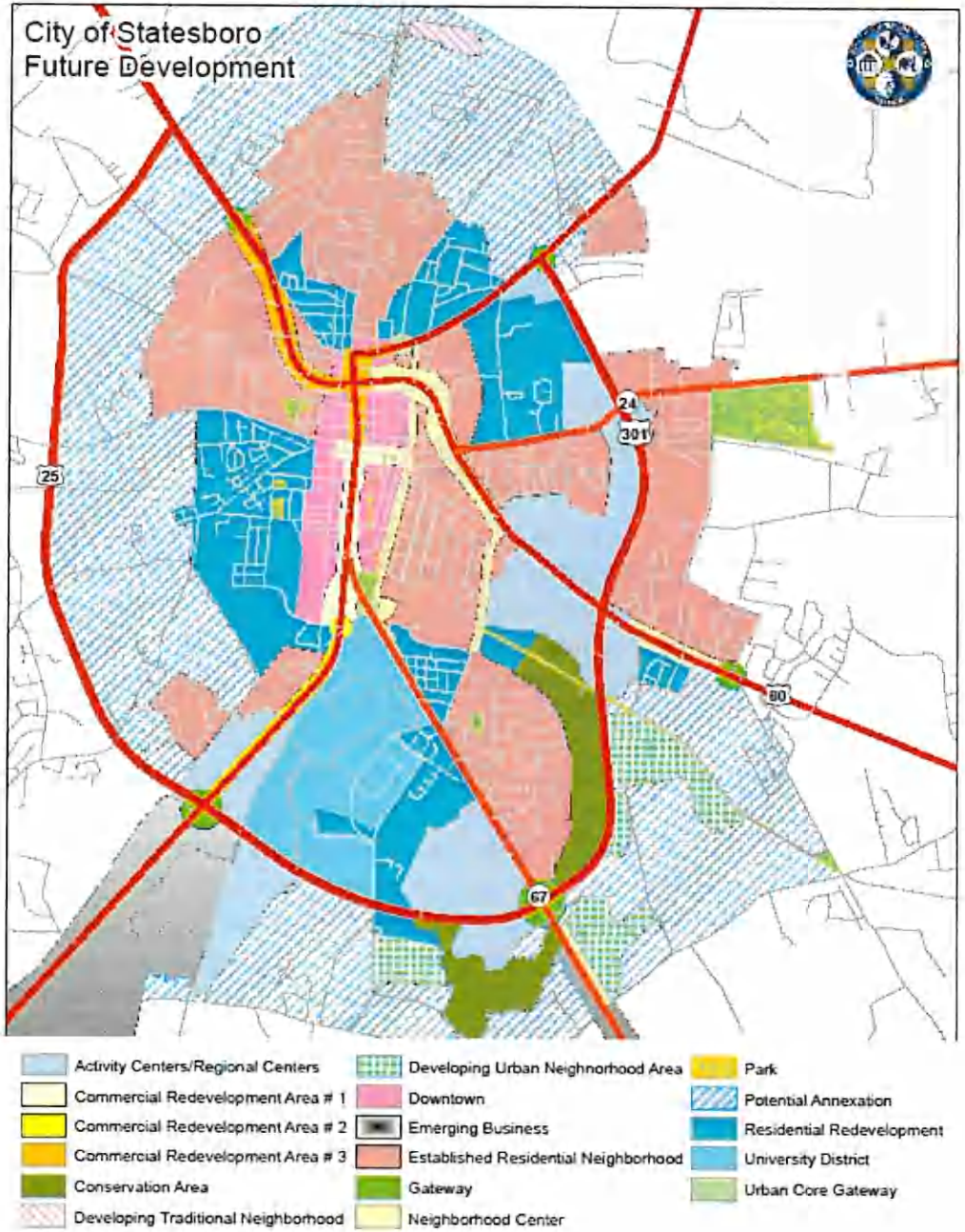
The Community Agenda's Land Use Plan - in conjunction with the Land Use analysis provided in the Community Profile document - collectively form the 2019 Comprehensive Plan's required Land Use Element. The Land Use Plan focuses on the principal component - character areas. During the 2014 Comprehensive Plan Update, Statesboro opted not to prepare a future land use map but instead to focus on Character Areas. Character Area maps and supporting narratives provide a description of preferred land use districts for varying sections of Statesboro and are the principal means by which the long-term land use goals and policies of the City are represented. The Statesboro Comprehensive Plan's Land Use Plan will be considered by local authorities when making land use recommendations, determinations, interpretations, and decisions in the future. The 2019 Plan will include both.

When determining how best to use the 2019 Comprehensive Plan's Character Area maps and supporting narratives, the reader should be mindful of the following two (2) parameters:

1. Character Area Boundaries : Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document represent "approximate" character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one (1) or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other sections of the 2016 Comprehensive Plan or other local policy document. Generally, a tract should develop according to the parameters established in the specific character area in which it is located. The City is strongly encouraged to initiate amendments to its Character Area Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

2. Character Area Narratives: The narratives located on the following pages correspond to the Character Area Map and should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals component of the Community Agenda. They should inform future development decisions and perhaps form the basis for more detailed topic - specific studies in the future.

The Character Area Map presented herein, is an update to (and supersedes) the prior character area map that was included in the last comprehensive plan document.



Map 7.1

Future Development Map

Source: StaGIS (Statesboro GIS)

The Future Development Map shows potential annexation areas as well as the way future areas will be developed as they are utilized moving forward. Care should be taken to ensure that these areas are developed in a manner consistent with this map (also depicted in Appendix F). All Council decisions should be guided using the Future Development Map.

Character Areas depicted on this map are also known as City Districts, and are distinguished from the general nature of the Future Land Use Map, which depicts more general types of development that may take place on a property.

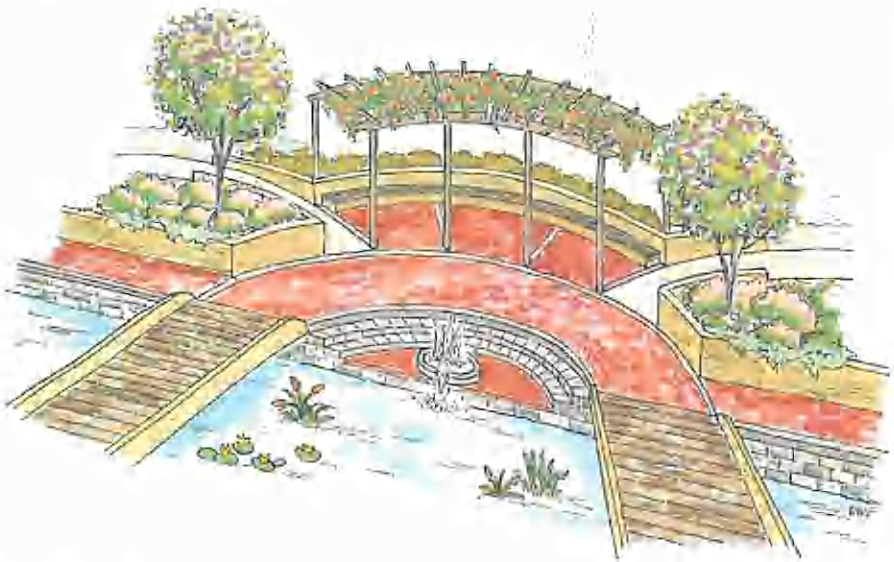
2014 Character Areas	2019 Character Areas
Activity/Regional Centers	Activity/Regional Centers
Commercial Redevelopment 1-3	Commercial Redevelopment 1-3
Conservation Area	Conservation Area
Developing Traditional	Developing Traditional
Developing Urban Neighborhood	Developing Urban Neighborhood
Downtown	Downtown
Emerging Business	Emerging Business
Established Residential	Established Residential
Neighborhood Center	Neighborhood Center
Park	Park
Potential Annexation	Potential Annexation
Residential Redevelopment	Residential Redevelopment
University District	University District
Urban Growth/Service Delivery Area	N/A

2014 Area/ Corridor Overlays	2019 Area/ Corridor Overlays
Urban Core Gateway	Urban Core Gateway
City Limit Gateway	City Limit Gateway
Urban Corridor	N/A
Transitional Corridor	N/A
Access Corridor	N/A

EXISTING AND FUTURE LAND USE

The following are established for development within city center and adjacent areas and are collectively called the City Districts, or character areas:

- **Urban Core/Downtown District-**Downtown is the historic core of the city and should remain the activity and cultural hub of the region. In the Urban Core, traditional development of buildings along the sidewalk and a lively streetscape should be respected and promoted. .
- **Established/Existing Traditional Neighborhood-** The traditional residential neighborhoods in the established area were developed from the late 19th to mid 20th century, and feature connected street grids linked with downtown.
- **Developing Urban Neighborhood** - The residential areas in the Developing Urban Neighborhood Areas located in developing or redeveloping areas of the city. The developments in this area will primarily be characterized by urban style housing.
- **Residential Redevelopment Area** - This land use area has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance.
- **Neighborhood Center** - This area is characterized by a blend of lower to medium density residential and commercial, personal service, and offices that are neighborhood scale in size and intensity. .
- **Activity Centers/Regional Centers** - 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.



The following are established for development within city center and adjacent areas and are collectively called the City Districts or character areas:

- **Commercial Redevelopment Area #1 -** Primarily the area surrounding East Main Street and a portion of the surrounding downtown areas. These areas are characterized by a high degree of access by vehicular traffic; public parking: and a low degree of open space. This area is also lower density development.
- **Commercial Redevelopment Area #2—** Area extending down South Main Street to the bypass, this area runs adjacent to the University area after the Blue Mile. This area contains higher density development as a gateway to the highway.
- **Commercial Redevelopment Area #3**—Areas are currently in decline with vacant or underutilized properties. This area is more heavily residential, and includes some greenspace. This area should maintain a lower density.
- **University District** - Anchored by Georgia Southern University. a traditional four-year college campus, development of this area should focus heavily on pedestrian and bike accessibility, as well as transit.
- **Park** - Large areas of green space will be conserved for active and passive recreation, as well as protection of environmentally sensitive areas, such as wetlands and floodplains.
- **Emerging Business** - This area will support the creation of a park to support office and business development opportunities.
- **Gateways, City Limits** - Primarily located on major arterials at their intersections with the bypass, these should make it clear to residents that they are entering the incorporated City through careful attention to developmental standards, signage, landscaping, and similar elements.
- **Gateways, Urban Core** - Areas should make it clear to residents and visitors that they are entering into the heart of the Central Business District.
- **Conservation:** Primarily natural lands and environmentally sensitive areas not suitable for development.
- **Developing Traditional**—Primarily residential, and consists largely of signle family homes. Nodal commercial development should also be included to serve the needs of residents.

Vision:

The Statesboro ***Downtown*** character area includes the central historic portion of Statesboro in the intersecting area of Main Street. The area is intended to be redeveloped to create a central business district including many of the characteristics of a traditional downtown by promoting building, site and street-scape design features that encourage street-level pedestrian activity. The area should support a wide mixture of office and retail uses within structures with the potential for residential uses to be located on upper floors. It can also include office-related government and institutional uses. Urban building form should be promoted except for properties that contain the City's few remaining historic homes which should be redeveloped according to their more pastoral character.

- Promote office, retail, and institutional uses primarily within mixed -use buildings.
- Provide assistance to homeowners who wish to have their home listed on the National Register of Historic Places.
- Limit future residential uses to existing historic homes, upper floors of office/retail buildings or multi-story (no more than 3 floors) residential buildings that are designed with a traditional urban form.
- Orient new buildings so that a minimum percentage of each lot is framed by a street-facing building façade located close to the public sidewalk.
- Allow increased building density if incorporating traditional design features.
- Permit office and retail uses within existing historic homes fronting Robinson Avenue in order to provide incentives for building preservation.
- Develop wide urban sidewalks (curb to building) with street trees, street furniture, uniform signage, pedestrian scale street lights, buried utilities and pedestrian crosswalks.
- Provide opportunities for on-street parking (except on Robinson Ave) and street design features that slow traffic (traffic calming features) to ensure that the district remains pedestrian-friendly.

Land Uses
- Residential
- Commercial
- Office
- Mixed-Use

IMPLEMENTATION STRATEGIES: Downtown

- Maintain/enhance integrity of interconnected grid and pedestrian circulation interconnectivity.
- New development should respect historic context of building mass, height and setbacks.
- New developments that contain a mix of residential, commercial and/or community facilities at small enough scale and proximity to encourage walking between destinations should be encouraged.
- Historic structures should be preserved or adaptively reused wherever possible.
- Encourage mixed-use infill and redevelopment. Uses should typically transition across the rear of properties instead of across the street to soften the transition and maintain appropriate streetscapes.
- 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, enhance public/private partnerships, and develop a detailed strategy for a sustainable downtown.
- Update sign ordinance to be consistent with downtown architecture and pedestrian scale

Vision:

The ***Commercial Redevelopment #1*** character area is intended for a varied scale of commercial, retail and office uses. At the intersection of major thoroughfares, development of large-scale commercial uses to serve surrounding areas of the city and unincorporated portions of Bulloch County is appropriate. In other areas, smaller scale development containing more local community services is desired. This character area incorporates on-site access management features, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.

Relationship to Prior Plan

This area was retained from the 2014 Statesboro Comprehensive Plan Update. .

Land Uses: Commercial

- Provide incentives for new businesses to locate here.
- Add and require bicycle and pedestrian facilities to create connections to downtown and nearby residential areas.
- Ensure significant perimeter buffering where adjacent to residential and open space corridor areas.
- Utilize uniform design standards for buildings and landscaping.
- Review signage guidelines for this area and adjust accordingly.
- Control vehicular access via utilization of access management features that extend curb spacing and promote shared access.
- Ensure Development is in line with the developmental plan established by the Blue Mile Plan.

IMPLEMENTATION STRATEGIES: Commercial Redevelopment #1

- Reconfigure the parking lot and circulation routes for automobiles.
- Provide pedestrian and bicycling amenities including walkways, benches, lighting, and bike racks.
- Adding landscaping and other appearance enhancements, trees and landscaping in parking lots to provide shade and help reduce storm water runoff.
- Building in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the center and the surrounding community.
- Location of higher density housing near commercial centers or along arterial roads, and single family detached housing elsewhere in the neighborhood.
- Accommodation of big box retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller uses.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Redevelopment of older commercial centers in lieu of new construction further down the corridor.
- New development matching the typical densities of the older center of community.
- Infill development on vacant sites closer in to the center of community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.
- Street layouts that match those in older parts of the community and connect to the existing street network at many points.
- Retrofit buildings to be more aesthetically appealing, and therefore, more makeable to perspective tenants.
- Building new commercial structures at the street front, taking up a portion of the oversized parking lot and creating a shopping "square" around a smaller internal parking lot.
- Upgrading the appearance of existing older commercial buildings with façade improvements, new

Vision:

The ***Commercial Redevelopment #2*** character area is intended for a varied scale of commercial, retail and office uses. At the intersection of major thoroughfares, development of large-scale commercial uses to serve surrounding areas of the city and unincorporated portions of Bulloch County is appropriate. In other areas, smaller scale development containing more local community services is desired. This character area incorporates on-site access management features, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.

Relationship to Prior Plan

This area was retained from the 2014 Statesboro Comprehensive Plan Update.

Land Uses: Commercial

- Provide incentives for new businesses to locate here.
- Add and require bicycle and pedestrian facilities to create connections to downtown and nearby residential areas.
- Ensure significant perimeter buffering where adjacent to residential and open space corridor areas.
- Utilize uniform design standards for buildings and landscaping.
- Review signage guidelines for this area and adjust accordingly.
- Control vehicular access via utilization of access management features that extend curb spacing and promote shared access.
- Ensure development is in line with appropriate uses that benefit the areas directly adjacent to the University.

IMPLEMENTATION STRATEGIES: Commercial Redevelopment #2

- Reconfigure the parking lot and circulation routes for automobiles.
- Provide pedestrian and bicycling amenities including walkways, benches, lighting, and bike racks.
- Adding landscaping and other appearance enhancements, trees and landscaping in parking lots to provide shade and help reduce storm water runoff.
- Building in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the center and the surrounding community.
- Location of higher density housing near commercial centers or along arterial roads, and single family detached housing elsewhere in the neighborhood.
- Accommodation of big box retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller uses.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Redevelopment of older commercial centers in lieu of new construction further down the corridor.
- New development matching the typical densities of the older center of community.
- Infill development on vacant sites closer in to the center of community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.
- Street layouts that match those in older parts of the community and connect to the existing street network at many points.
- Retrofit buildings to be more aesthetically appealing, and therefore, more makeable to perspective tenants.
- Building new commercial structures at the street front, taking up a portion of the oversized parking lot and creating a shopping "square" around a smaller internal parking lot.
- Upgrading the appearance of existing older commercial buildings with façade improvements, new

LAND USE PLAN: Community Agenda

Vision:

The ***Commercial Redevelopment #3*** character area is intended for a varied scale of commercial, retail and office uses. At the intersection of major thoroughfares, development of large-scale commercial uses to serve surrounding areas of the city and unincorporated portions of Bulloch County is appropriate. In other areas, smaller scale development containing more local community services is desired. This character area incorporates on-site access management features, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.

Relationship to Prior Plan

This area was retained from the 2014 Statesboro Comprehensive Plan Update.

Land Uses: Commercial

- Provide incentives for new businesses to locate here.
- Add and require bicycle and pedestrian facilities to create connections to downtown and nearby residential areas.
- Ensure significant perimeter buffering where adjacent to residential and open space corridor areas.
- Utilize uniform design standards for buildings and landscaping.
- Review signage guidelines for this area and adjust accordingly.
- Control vehicular access via utilization of access management features that extend curb spacing and promote shared access.

IMPLEMENTATION STRATEGIES: Commercial Redevelopment #3

- Street layouts that match those in older parts of the community and connect to the existing street network at many points.
- Clustering high density development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Developments that have easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- Structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making the corridor more attractive and more pedestrian friendly.
- New housing opportunities that are created out of former undeveloped commercial, warehouse, or industrial spaces.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- Location of parking at rear or side of buildings to minimize visibility from the street.
- Reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives or transit is available.
- Shared parking arrangements that reduce overall parking needs
- Use landscaped tree islands and medians to break up large expanses of paved parking.
- Enlisting significant site features such as view corridors, water features, etc., as an amenity that shapes identity and character of the development.
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views.
- Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points.
- Reuse of existing vacant or underutilized structures (e.g. commercial centers, office spaces, warehouses) to accommodate new community facilities.

Vision:

Currently dominated by auto-oriented design and large surface parking lots, the ***Activity Centers/Regional 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 parking 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.

Land Uses: Mixed Use

- Small, mid-size, and regional retail and commercial centers, including big box stores.
- Redeveloped shopping center should be encouraged to include diverse uses and pedestrian-scaled elements.
- Diverse mix of higher density housing types, such as multi-family, town houses, apartments, lofts, and condos.
- Entertainment
- Multi-Family
- Medical

IMPLEMENTATION STRATEGIES: Activity & Regional Centers

- 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, the Julius Abraham Trail, and the S&S Greenway Trail).
- Require shade trees to be planted in parking lots and along highway corridors.
- Evaluate parking ordinances for appropriate standards, including maximum standards and shared
- 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.
- Incorporate inter-parcel connectivity, especially along major thoroughfares.
- Include community gathering places, such as squares, plazas, etc. into commercial and mixed use developments.
- New residential development that reflects traditional neighborhood design principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers.
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- Use infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources.

Vision:

The traditional neighborhoods in the ***Established Residential*** area 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 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.

Land Uses: Residential

- Neighborhood-scale retail and commercial
- Neighborhood services
- Small-lot single family residential
- Small-scale office Garage apartments

IMPLEMENTATION STRATEGIES: Established Residential

- 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.
- Develop architectural guidelines to guide new development and renovations of historic buildings within historic districts.
- Residential developments that incorporate "corner commercial" sites such as dry cleaning or convenience grocery or similar retail services.
- Enlisting significant site features (view corridors, water features, farm land, wetlands, parks, traits, etc.) as amenity that shapes identity and character of development.
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points.
- Infill, redevelopment, and new development should promote lot sizes and setbacks appropriate for each neighborhood. Neighborhood redevelopment should promote a tight grid of small lot single family development which utilizes more efficient lot and block layouts. New structures should respect the existing architectural fabric of the neighborhood.
- Promote an interconnected street grid through appropriate revisions to development regulations. • Streets, especially thoroughfares, should incorporate Context Sensitive Solutions (CSS) to provide traffic calming and protect community character

Vision:

The residential areas in the ***Developing Urban Neighborhood Areas*** are located in newly developing or redeveloping areas of the City. The developments in this area will primarily be characterized by urban style housing, likely with clustered densities, green space, and a higher level of resident amenities. Nodal commercial development should also be included to serve resident needs. New developments should strive to increase connectivity within developments, to existing streets, and to adjacent undeveloped properties. Sidewalk facilities should be located along major roadways and along neighborhood streets. Pedestrian access should remain a priority.

Land Uses: Residential

- Mixed residential and neighborhood scale retail, commercial, and office.
- Small scale office.
- Small lot single family residential.
- Multi family residential.
- Diverse mix of housing types, such as multi family, town homes, apartments, lofts, and condos.

IMPLEMENTATION STRATEGIES: Developing Urban Neighborhood

- Large new developments should be master-planned to include mixed uses whenever 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.
- Residential development that offers a mix of housing types (single family homes, town homes, live/work units, lofts over the shops, and apartments), densities and prices in the same neighborhood.
- Residential development with healthy mix of uses (corner groceries, barber shops, drug stores, within easy walking distances of residences.
- New development that contains a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- Clustering development to preserve open space within site.
- Plant shade trees along streets and sidewalks
- Allow infill multi family residences to increase neighborhood density and income diversity
- Residential developments that incorporate "corner commercial" sites with neighborhood services
- Enlisting significant site features (view corridors, water features, farm land, wetlands, parks, trails, etc.) as amenity that shapes identify and character of development.
- Site plans, buildings design, and landscaping that are sensitive to natural features of the sites, including topography and views. Using infrastructure availability and planning to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal point.
- Streets should incorporate Context Sensitive Solutions to provide traffic calming and protect community character.
- Pocket parks or other green space or community space should be provided within walking distance of homes.

Vision:

The ***Developing Traditional*** is primarily residential consisting largely of single-family homes, although nodal commercial development should also be included to serve the needs of residents. Although the current street network has limited connectivity, new development should strive to increase connectivity within developments, to existing streets, and to adjacent undeveloped properties. Some areas are currently undeveloped of minimally developed but under pressure to grow in a suburban manner, which has conventionally featured separate land uses, primarily single-family residential uses, and strip mall developments along outparcels. These areas are generally found at the peripheries of the City. These areas generally will contain the largest lots of residential development, interconnectivity and provisions for all forms of transportation should remain a priority.

Land Uses: Residential, Commercial, Office

- Single Family housing
- Multi-family residential
- Services
- Small to mid-size retail and commercial
- Some areas may support mixed-use development

IMPLEMENTATION STRATEGIES: Developing Traditional

- 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.
- Clustering development to preserve open space within site.
- Enlisting significant site features (view corridors, water features, farm land, wetland, trails, parks, storm retention, etc.) as amenity that shapes identity and character of the development.
- Using infrastructure availability and planning to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- New developments should provide recreational facilities and open space to meet the needs of their residents.
- Promote walking and bicycling as an alternative means of transportation through the provision of safe, accessible and connected networks and bike storage facilities at destinations.
- Identify places of natural beauty and sensitive natural resources (such as wetlands) and protect these areas from development.
- New development should be designed with respect to the existing landscape and strive to minimize impacts to the mature tree canopy coverage. Land clearing activities should be staged appropriately as part of the overall construction sequence and phased as needed.

Vision:

The ***Residential Redevelopment*** character area has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use, or a neighborhood that has declined sufficiently that housing conditions are bad, there may be large areas of vacant land or deteriorating, unoccupied structures.

Land Uses: Residential

- Single Family detached housing
- Lower density, Single Family attached housing

IMPLEMENTATION STRATEGIES: Residential Redevelopment Area

- Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.
- Public investment in sidewalks, right of way improvements, and redevelopment incentives should be focused where needed to ensure that the neighborhood becomes more stable, mixed income community with a larger percentage of owner occupied housing.
- The redevelopment strategy for the area should focus on preserving what remains of the original housing stock, while rebuilding on the remaining land, a new, attractive neighborhood following the principles of traditional neighborhood development.
- Strengthen code enforcement, property maintenance, and the demolition of dilapidated structures in area.
- The neighborhood should include a well-designed new neighborhood activity center at the appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, school, and similar appropriately scaled retail establishments serving neighborhood residents.
- Strong pedestrian and bicycle connections should also be provided to encourage residents to walk/bike to work, shopping, or other destinations in the area.
- New streets should be connected (i.e., minimize or prohibit cul-de-sacs_, to disperse traffic, shorten walking/ biking trips.
- Design features that encourage safe, accessible streets should be employed- such as, narrower streets, on street parking, sidewalks, street trees, and landscaped raised median for minor collectors and wider streets.

Vision:

The ***Neighborhood Center*** is characterized by a blend of lower to medium density residential and commercial, personal service, and offices that are neighborhood scale in size and intensity. This character area often acts as a buffer or transition area between single family residential areas and more intense commercial areas. These areas are likely to experience uncontrolled strip development if growth is not properly managed. This character area strives to balance the provision of neighborhood services with the protection of nearby residential areas.

Land Uses: Residential

- Single family residential
- Medium density residential
- Neighborhood scale commercial, office, and service

IMPLEMENTATION STRATEGIES: Neighborhood Center

- A mix of approximately scaled retail, services, and offices to serve neighborhood residents day to day need.
- Residential development should reinforce the center through locating higher density housing options adjacent to the center.
- Pedestrian oriented, with strong walkable connections between different uses
- Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Include direct connections to greenspace and trail networks.
- Enhance the pedestrian friendly environment by adding sidewalks and creating other pedestrian friendly trail/ bike routes linking to other neighborhood amenities.
- Encourage compatible architecture styles that maintain local character.
- Particular attention should be paid to signage to prevent visual clutter.
- Encourage way finding, on site and monument style signage.
- Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings and compatible new infill development.
- Encourage minimal building setback requirements from the street and parking in the rear to ensure that the corridors become more attractive as properties develop or redevelop
- Implement traffic calming measures along major roadways.
- Enact guidelines for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design.
- Provide pedestrian linkages to adjacent and nearby residential or commercial districts

Vision:

The ***Emerging Business*** area will support the creation of a park to 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 AgriBusiness Center. This business incubator center is well positioned to coordinate with the College of Information Technology at Georgia Southern University.

Land Uses: Commercial/Mixed Use

- Small And Mid-Size Regional Retail And Commercial
- Office
- Entertainment
- Services
- Multi-family
- Mixed Use Retail/Office/Residential Buildings

There is currently no implementation strategy for this area, as it lies outside of the City Limits.

This area is considered for potential annexation.

Vision:

The ***University 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, but this has caused the City exterior circulation issues.

Development within this area, whether on campus or nearby, should focus heavily on pedestrian and bike accessibility, as well as transit. Transitioning the area 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

Land Uses: University District

- Neighborhood-scaled retail
- Higher education facilities
- Services
- Multi-Family
- Single-family
- Mixed use retail/office/residential buildings

IMPLEMENTATION STRATEGIES: University District

- 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.
- Continue to preserve open spaces such as Sweetheart Circle and areas of natural beauty, including Herty Pines.
- Collaboratively address parking needs on campus that affects 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.
- 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.

Vision:

The ***Conservation Area*** will be conserved for active and passive recreation, as well as protection of environmental sensitive areas, such as wetlands and floodplains. This area will differentiate from the park area, as the development in this area shall be minimal, with the concern primarily on the preservation of the already established greenery.

Land Uses: Parks/Recreation/Conservation

- Open Space
- Passive Recreation
- Multi-purpose paths/trails

IMPLEMENTATION STRATEGIES: Conservation

- 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 green space areas to increase access to natural areas and increase transportation alternatives.
- To allow for greater design flexibility, consider the use of net density instead of minimum lot sizes in areas adjacent to sensitive natural lands or green space.

Vision:

The ***Park 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. Future transportation alternatives will allow visitors to arrive by other options than just automobile .

Land Uses: Parks/Recreation/Conservation

- Active and Passive Recreation
- Multi-purpose paths/trails
- Open Space
- Small and Mid-size Regional Retail
- Entertainment
- Office

IMPLEMENTATION STRATEGIES: Park

- 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 green space areas to increase access to natural areas and increase transportation alternatives.
- To allow for greater design flexibility, consider the use of net density instead of minimum lot sizes in areas adjacent to sensitive natural lands or green space.
- Future developments and highway improvements within these areas should include pedestrian and bicycle access to surrounding neighborhoods and the greater Statesboro community.

Vision:

The ***Potential Annexation Area*** consists of areas highlighted to likely become a part of the City in the upcoming years. These areas must be evaluated for their potential use as annexation becomes a possibility, but the surrounding uses will need consideration before a determination can be made on the highest and best use at the time.

Land Uses: Mixed Use

- Small, mid-size, and regional retail and commercial centers, including big box stores.
- Redeveloped shopping center should be encouraged to include diverse uses and pedestrian-scaled elements.
- Diverse mix of higher density housing types, such as multi-family, town houses, apartments, lofts, and condos.
- Entertainment
- Multi-Family
- Medical

There is currently no implementation strategy for this area, as it lies outside of the City Limits.

The ***Gateway Areas & Urban Core Gateway Areas*** are not considered character areas in themselves, but are set to show the transitional layer between the primary areas of the Downtown District as well as the intersections of Veterans Memorial and the major thoroughfares crossing over it. These overlays have an included strategy, but not any particular land uses.

Implementation Strategy

- 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.
- Screen parking areas from view through attractive landscaping, low fencing, etc. Where feasible, locate parking beside or behind buildings.
- 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.

LAND USE: Community Profile

Statesboro has grown in more ways beyond population, income and housing, and several land use developments have occurred over the last 10 years. Since the previous comprehensive plan, the city has extended its boundaries and annexed a number of properties. The majority of the land in Statesboro has been and remains designated for residential uses. The increases to the population are linked both to the expansion of the local university, as well as transplants into the community from other areas. In the past, citizens have expressed a desire to increase green space, as well as walkability in the city, which has added additional priorities to incoming developments. However, the increased area designated for civic use and open space notes the growing importance of these land uses to the city.

The tax base for the community is still stunted due to the high level of rental properties located in the city, as well as the high proportion of dilapidated properties. The introduction of the newly established Tax-Allocation Districts should assist in the development process, as well as the general maintenance of the city.

As part of this comprehensive plan, Character areas have been re-examined.

Community Agenda

The Community Agenda is the key element to reaching the community's goals. The Community Agenda formalizes a shared community vision, concrete goals and a work program to help meet the anticipated challenges in the future. The activities in the Community Work Program are the road map for improving the welfare of the citizens of Statesboro.

A dedicated stakeholder committee, comprised of local elected officials and community representatives, collaborated and participated in sessions to provide input on the future for the city. The group also constructed strategies for addressing concerns and aspirations. It is important to note that the items listed on the subsequent pages are structured in a manner that serves to meet the additional factor of adhering to the state's minimum comprehensive planning rules established by the Georgia Department of Community Affairs.

- "Needs and Opportunities"
- "Community Goals" And Long-Term Policies
- "Land Use Plan" Incorporating City-Wide Character Areas
- "Community Work Program" Identifying Specific Implementation Activities to be undertaken over the next Five (5) Years.

Community Agenda:
Needs and Opportunities

A list of needs and opportunities regarding economic development, housing, natural and cultural resources, community facilities, and transportation for Statesboro is included in the Community Agenda. These lists were generated over the course of the 2019 Comprehensive Plan process.

In conjunction with supporting data, these lists have been generated through the efforts of community stakeholders - and their ability as local leaders to apply their knowledge of relative community strengths and weaknesses, with anticipated or ongoing challenges.

ECONOMIC DEVELOPMENT

Need:

- A greater number and variety of retail and other business establishments to locate within the municipal limits is desired.
- Statesboro's workforce diversity requires a variety of housing options.

Opportunity:

- The development of the soccer stadium should increase the number of visitors to the area.
- Expansion of the Georgia Southern University to the City of Savannah and Liberty County gives the opportunity for an increased student population moving through the city which may bring more businesses and business opportunity.

COMMUNITY FACILITIES

Need:

- Proper provision for water and sewer discharge service for the growing population is needed.
- There are drainage problems throughout the city that must be addressed.
- Additional public park space and recreational opportunities for all ages is needed.
- Residents value the S&S Greenway, and Mill Creek Park and want to see more of this kind of development.

Opportunity:

- Opportunities exist to increase the number of sidewalks and bike paths.

HOUSING

Need:

- The municipal Code dictates the exact requirements for downtown structures, but does not include specific guidelines for housing.
- The majority of housing is single family detached, although the homeownership rate is very low. In addition, there is a very large number of multifamily complexes which are experiencing growth in the community.

Opportunity:

- Housing values are rising which will increase the tax base to cover necessary changes/adjustments.
- The Blue Mile Plan has defined redevelopment areas and provided an implementation plan.

TRANSPORTATION

Need:

- Pedestrian/bicycle safety and access to all portions of the City is needed.
- Ensure that adequate funds exist to meet long-term street maintenance responsibilities.

Opportunity:

- Manage the access of motor vehicles to and from private properties along major roads in order to decrease motor vehicle conflicts and accidents created by traffic entering and exiting highways.
- Land is available on which to promote higher-density development patterns to reduce distances between residential, retail and office areas.
- Transit Feasibility Study

NATURAL AND CULTURAL RESOURCES

Need:

- Protect the quality of drinking water sources (i.e. streams, ponds, lakes, aquifer, etc.) from the effects of new development.
- There are several remaining historic properties in the City, primarily concentrated in the Downtown District.

Opportunity:

- Many community members use the existing parks and trail system, creating an opportunity to expand those services.
- Incorporate a greater portion of natural landscape and open space in new developments that preserves natural habitat in sensitive environmental areas such as floodplains.
- Community members support the creation of more community event space in the City.

BROADBAND/TELECOMMUNICATIONS

General Broadband Access is highly beneficial to communities, but can be difficult to maintain in more rural areas.

The City of Statesboro has high speed access in all parts of the City, provided by multiple providers. Coverage across the city has the capability for up to 100 mbs. Additionally, Bulloch Telephone has considered the possibility

Name of Company	Serves Business	Serves Residential
Northland Cable	Yes	Yes
Hargray Communications	Yes	Some
Frontier Communications	Yes	Yes
Bulloch Telephone Cooperative	Yes	Yes

SMALL TOWERS

The City of Statesboro has endeavored to ensure that small towers can be implemented around the city. Numerous large structures have been retrofitted for tower additions, giving Statesboro coverage in most areas within the city

Community Agenda

Report of Accomplishments

This section of the 2019 Comprehensive Plan presents the Report of Accomplishments for the City of Statesboro. A list of activities from the prior 2011-2015 work program is included and assigned the following identifiers to acknowledge the status of each project as:

- **Completed: the listed activity has been concluded**
- **Ongoing: the listed activity has started and is continuing**
- **Postponed: the listed activity has not been started or halted for some reason.**
- **Abandoned: the listed activity has been discontinued**

The Report of Accomplishments is structured to adhere to the Georgia Department of Community Affairs' minimum standards for comprehensive planning.

REPORT OF ACCOMPLISHMENTS: Community Agenda

Planning Element (i.e. Economic Development)

Project/Activity	Status	Comments
Implement Franchise audit to ensure that revenues are efficiently collected	Completed	Project was completed in 2016.
Continue DSDA activities to promote downtown business	Ongoing	Four (4) Facebook accounts, Pinterest, Blog, Twitter, Events and newsletter. DSDA Incentive Resolution Passed 2019.
Complete downtown Dog Park to revitalize old areas	Ongoing	Currently raising funds to complete full project. Project is roughly 80% complete.
Develop incubator for business	Complete	GSU/COS Fablab & Business Innovation Group Center opened in 2017.

REPORT OF ACCOMPLISHMENTS: Community Agenda

Historic & Natural Resources

Project/Activity	Status	Comments
Plant/replace trees specified by inventory	Ongoing	City is proactive in the maintenance of trees.
Establish pocket parks and urban parks throughout city.	Postponed	Tight budgets in recent years have delayed the creation of additional parks.
Reestablish recreation board or other formal city involvement in parks and recreation facilities planning	Postponed	Changes in City Administration/ Council have re-prioritized this action.
Public Transit-Passage of TSPLOST	Complete	Department of Engineering is currently undergoing a transit study. Study was funded by TSPLOST
Passage of SPLOST	Complete	The City has passed renewal of the SPLOST as of November 6 2018.
Passage of TADS	Complete	Currently TAD Districts assigned to Assistant City Managers.

REPORT OF ACCOMPLISHMENTS: Community Agenda

Community Facilities

Project/Activity	Status	Comments
Purchase equipment for DPW	Ongoing (Public Works)	Recent purchases include pothole patcher, CNG garbage trucks, and yard trash trucks
Transfer Station Expansion	Ongoing (Public Works)	N/A
Construct Fire Stations (3 new)	Ongoing (Fire Department)	Details Contingent upon Future District IGA with Bulloch County
Relocate and Improve Grady Street Fire Station and training facility	Complete (Fire Department)	Training Facilities are complete as outlined from initial project. New Fire Station location still being decided.
Extend Gas Service to various locations	Ongoing as needed (Natural Gas)	Extension takes place as needed for various projects
Maintenance/upgrade of city signs	Ongoing (Public Works)	Signs upgraded as funds allow
Water/Sewer Rehab Program	Ongoing (Water/Sewer)	Multiple projects already complete
Permanent Farmer's Market	Ongoing (DSDA)	No current location suitable
Capital Equipment Replacement	Ongoing (Fire Department)	Thermal imaging, SCBA, etc
Radio Systems Upgrades	Ongoing (Fire Department)	Purchased as funding allows
Vehicle/Apparatus Rotation	Ongoing (Fire Department)	FD is replacing vehicles on schedule

Community Facilities (Continued)

Project/Activity	Status	Comments
Extension of Water/Sewer to underserved areas	Ongoing (Water/Sewer)	N/A
Retrofit Pump Stations with Generators	Ongoing	We have installed several generators at the pump station sites and will continue this project until all pump stations have emergency power generators.
Replace vehicles and equipment for Water/Wastewater Department	Ongoing	We have replaced all vehicles and equipment originally submitted in the 2014 Comprehensive Plan Update.
Water/Sewer to I-16 & 301 South Interchange	Ongoing	Industrial Park development is tied into the extension project and is ongoing.

Transportation

Project/Activity	Status	Comments
Expand and improve transportation system for all modes of travel consistent with the Capital Improvements Program.	Ongoing	There is currently an ongoing Transit Feasibility Study for the City
Coordinate with the Georgia Department of Transportation on intersection improvement projects.	Ongoing	N/A
Identify and implement additional streetscape projects in the Urban Core and Gateways character areas.	Ongoing	Pocket Parks and additional streetscapes are being implemented as land made available
Amend the CIP to install traffic calming measures into retrofitted roads where appropriate	Ongoing	Traffic calming measures are now considered during all roadway improvement designs.
Amend the CIP to install bicycle/ pedestrian facilities into retrofitted roads where appropriate.	Ongoing	N/A

Community Agenda

Community Work Program: 2019-2024

The Community Work Program includes activities which are currently underway and will be continued in the future. It also includes activities which were scheduled for implementation as part of the initial programs but have not been accomplished. The new program includes cost estimates for implementation of the individual activities and sources of funds. The city also maintains a six-year Capital Improvement Program (CIP). Activities indicated in the CIP should be considered part of the overall CWP. Specific line items from the CIP are not shown in the table below for easier readability for the user, but are instead referenced in general.

- Description of each activity
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated Cost (if any) of implementing the activity
- Funding Source (s)

As mentioned in the Community Goals section, there are no objectives listed in the Community Work Program portion of the Community Agenda. During the course of the 2014 Comprehensive Plan Update, the previous work program and objectives were reviewed. Some of these items were deemed more appropriate as goals or as supporting policies for said goals. Others were eliminated because they were duplicated in other sections of the plan.

COMMUNITY WORK PROGRAM 2019-2024: Community Agenda

The full names of organizations are represented by acronyms or otherwise abbreviated in the following charts based on the listing shown below.

City	City of Statesboro	P&D	Planning & Development
BC	Bulloch County	CVB	Convention & Visitors Bureau
State	State of Georgia	WS	Water & Sewer
CDBG	Community Development Block Grant	DPW	Department of Public Works
CHIP	Community Home Investment Program	OTC	Ogeechee Technical College
DABC	Development Authority of Bulloch County	SPLOST	Special Purpose Local Options Sales Tax
DSDA	Downtown Statesboro Development Authority	TSPLOST	Transportation- Special Purpose Local Options Sales Tax
GDOT	Georgia Department of Transportation	PRI	Private Entities (Market Resources)
GSU	Georgia Southern University	CNG	Compressed Natural Gas

Comprehensive Master Plan - Community Work Program/Economic Development									
Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source
		19	20	21	22	23	24		
Revise Sign ordinance for appropriate commercial areas	P&D	X	X					Staff Time	City
South Main Street Revitalization Effort	Private, City, DSDA, GSU, Blue Mile	X						TBD	TBD
Business Park Development	City, Partners	X						TBD	TBD
One Stop Shop Permitting & Project Management	City Development Team	X	X	X	X	X	X	TBD	TBD
Land Bank: fully utilize to improve dilapidated properties.	City , BC, Land Bank Board	X	X					TBD	TBD
Maintain data necessary to recruit desired commercial & retail development (Retail Strategies) and support DABC in industrial recruitment.	City, CVB	X	X	X	X	X	X	TBD	City
Assist CVB with Camera Ready Program.	City, CVB	X	X	X	X	X	X	Staff Time	Staff Time
Identify a location for Farmer's Market and funding source.	DSDA				X	X		TBD	TBD
Develop criteria for incentives, subsidies, or other public support of private development such as w/s & CNG extension, sidewalks, streets, etc.	Public Works	X	X					Staff Time	TBD
Produce and distribute City commercial marketing materials.	City, CVB	X	X	X	X	X	X	Hotel Tax	City
Partner with private developers to recruit & maintain commercial investment.	City, Private	X	X	X	X	X	X	Staff Time	Staff Time

Comprehensive Master Plan - Community Work Program/Economic Development

Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source
		19	20	21	22	23	24		
DSDA Downtown Promotion	DSDA	X	X	X	X	X	X	Staff Time	Staff Time
Downtown Dog Park Development	DSDA	X	X	X				TBD	TBD

Comprehensive Master Plan - Community Work Program/Historic & Natural Resources

Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source
		19	20	21	22	23	24		
Tree Replacement for Tree Inventory	DPW	X	X	X	X	X	X	Staff Time	Staff Time
Pocket Park Establishment	DPW			X	X			TBD	TBD
Recreation Board Reestablishment	DPW				X	X		TBD	TBD

Comprehensive Master Plan - Community Work Program/Transportation

Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source
		19	20	21	22	23	24		
Transportation System Improvements	P&D/DPW	X	X	X	X	X	X	TBD	TBD
GDOT Intersection Improvements	DPW	X	X	X	X	X	X	TBD	TBD
CIP Amendment (Calming Measures)	DPW		X	X	X	X	X	TBD	TBD
Streetscape Identification/Installation	DPW	X	X	X	X	X	X	TBD	TBD
Retrofit Roads for Bicycles/Pedestrian	DPW	X	X	X	X	X	X	TBD	TBD

Comprehensive Master Plan - Community Work Program/Infrastructure & Facilities									
Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source
		19	20	21	22	23	24		
Fiber/internet facilities in high density, commercial and public institution areas.	City, Private			X	X			TBD	City
Review and revise franchise agreements.	Engineering	X	X	X	X	X	X	Staff Time	City
Adopt and implement storm water management & utility program.	Stormwater	X	X	X	X	X	X	Staff Time, Consultant Contract	City
Encourage continued development of pedestrian paths, walking trails, multi use trails and pocket parks.	Public Works, Planning	X	X	X	X	X	X	Staff Time	City, State
Extend CNG to Metter Commercial Park.	City			X				TBD	City
Improvements to city parks & trails: Parker @ W Jones (Eng-Prk 22) and McTell Trail Addition (Eng-Prk 23)	City, GSU	X	X	X	X	X	X	TBD	TBD
Continue exploring methods to connect GSU students and student transportation systems to COS Downtown and other commercial areas.	Transit Study Committee	X	X					TBD	TBD
Enhanced mobile application in public works and utility operations.	Central Services	X	X					TBD	TBD
Extend water services down Westside Road.	Water/Sewer	X	X					TBD	TBD
Extend and improve reclaimed water system.	Stormwater				X			$1,700,000	SPLOST
Continued maintenance and landscaping in traffic islands, city parks and city facilities to enhance the city's appearance and quality of life.	City	X	X	X	X	X	X	Staff Time	Staff Time

Comprehensive Master Plan - Community Work Program/Infrastructure & Facilities									
Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source
		19	20	21	22	23	24		
Continued improvements and offering in public portals: IT services, city services and operations.	Central Services	X	X	X				TBD	TBD
Continued operation of mosquito abatement program.	Public Works	X	X	X	X	X	X	TBD	TBD
Continued prompt identification of problems, issues, concerns with COS infrastructure, safety hazards and priority of repair and maintenance.	City	X	X	X	X	X	X	TBD	TBD
Implement sludge to compost system.	Public Works				X			$1,750,000	City
Add deep well to water system and elevated tank to industrial park.	Water/Sewer	X	X	X				$1,300,000	SPLOST
Convert significant portions of city fleet to CNG.	City	X	X	X	X	X	X	TBD	TBD
Extend sewer to areas currently receiving COS water: Ramblewood, Oakcrest, Foxlake, etc.	City	X						TBD	City
Sewer upgrades to Proctor Street to Parrish St, Savannah Ave, N Edgewood Dr. and W Jones/Denmark St	City	X	X	X	X	X	X	TBD	City
GIS COS utilities placement, ROW & easements.	Engineering	X	X	X	X	X	X	Staff Time	Staff Time
Drainage Improvements: Gordon St & S College St (Eng 109).	City	X						$300,000	SPLOST
Continued operations and maintenance of Eastside Cemetery.	City	X	X	X	X	X	X	Staff Time	Staff Time
Vehicle and Apparatus Rotation	Fire	X	X	X	X			TBD	TBD

Comprehensive Master Plan - Community Work Program/Infrastructure & Facilities									
Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source
		19	20	21	22	23	24		
Drainage Improvements: Gordon St & S College St (Eng 109).	Stormwater	X						$300,000	SPLOST
Sidewalk construction and improvement: Gentilly Rd, S College St (ENG 109) and Lester Rd (ENG 68).	Engineering	X	X					$825,000	SPLOST
Intersection improvements: Zetterower Ave @ Tillman (ENG 84), W Gentilly St @ S College (ENG 44), W Main St @ S College (ENG 44), W Main St @ Johnson and W Main St @ College (ENG 41).	Engineering	X	X	X	X	X		$1,625,000	SPLOST
Enhance and add downtown public parking (ENG 41)	Engineering		X					$210,000	SPLOST
Seriously explore adoption of Fire Service Fee	Fire	X						Staff Time	Staff Time
Develop connector roads in transportation system: private developments, public (ENG 88) and Cawana Rd (ENG 102).	Engineering	X	X	X	X	X		$200,000	SPLOST
Rehabilitate streets in need such as Savannah Ave, Gentilly and W Parrish (ENG 110)	Engineering	X	X	X	X			$940,000	SPLOST
Develop public tree inventory and maintenance program.	Public Works	X	X	X	X	X	X	Staff Time	Staff Time
Radio System Upgrade	Fire	X	X	X				TBD	TBD

Comprehensive Master Plan - Community Work Program/Infrastructure & Facilities									
Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source
		19	20	21	22	23	24		
General DPW Equipment Purchases	DPW	X	X	X	X	X	X	TBD	TBD
Expansion of Transfer Station	DPW	X	X	X				TBD	TBD
Fire Station Constructions	Fire	X	X	X	X			TBD	TBD
General Gas Service Extension	Natural Gas	X	X	X	X	X	X	TBD	TBD
City Sign Updates	DPW	X	X	X	X	X	X	TBD	TBD
Water/Sewer Rehab Program	Water/Sewer	X	X	X				TBD	TBD
Permanent Farmer's Market	DSDA	X	X	X	X	X	X	TBD	TBD
Fire Capital Equipment Replacement	Fire	X	X	X				TBD	TBD
Water/Sewer General Extension	Water/Sewer	X	X	X	X	X	X	TBD	TBD
Pump Stations Generator Retrofit	Water/Sewer	X	X	X	X			TBD	TBD
Water/Wastewater Vehicle Replacement	Water/Sewer	X	X	X	X	X	X	TBD	TBD
301/i-16 Water/Sewer Interchange	Water/Sewer	X	X	X				TBD	TBD

Comprehensive Master Plan - Community Work Program/Land Use									
Action/Implementation Strategy	Responsible Party	Time Frame						Cost	Funding Source
		19	20	21	22	23	24		
Annex properties in the proposed annexation area or areas of population growth that are likely to be developed in urban fashion	P&D	X	X	X	X	X	X	Staff Time	City
Addition of single family lot availability through zoning and annexation.	P&D	X	X	X	X	X	X	Staff Time	Staff Time
Amend zoning ordinance to allow more flexibility in uses i.e. more mix of uses and promote smaller lot sizes.	P&D	X	X					Staff Time	Staff Time
Amend zoning ordinance to reduce redundancy in zones.	P&D	X	X	X	X	X	X	Staff Time	Staff Time
Amend zoning ordinance to create neighborhood commercial zone.	P&D	X	X	X				Staff Time	Staff Time
Amend sign and parking ordinance to promote easier compliance	P&D	X	X					Staff Time	Staff Time
Continue long term master planning for utilities and other infrastructure.	P&D	X	X	X	X	X	X	Staff Time	Staff Time
Continued operations and maintenance of Eastside Cemetery.	City	X	X	X	X	X	X	Staff Time	Staff Time
Continued maintenance and landscaping in traffic islands, city parks and city facilities to enhance the city's appearance and quality of life.	City	X	X	X	X	X	X	Staff Time	Staff Time

Resolution 2019-28

A Resolution of the City of Statesboro for the Adoption of the

Statesboro Comprehensive Plan 2019-2029

Whereas, The Statesboro City Council, The governing authority of Statesboro, Georgia has prepared the *Statesboro Comprehensive Plan 2019-2029*, to replace their prior comprehensive plan and plan update, and

Whereas, the *Statesboro Comprehensive Plan 2019-2029* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs, and

Whereas, the *Statesboro Comprehensive Plan 2019-2029* has been reviewed by the Georgia Coastal Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning."

Therefore, Be it Resolved by the Statesboro City Council that the *Statesboro Comprehensive Plan 2019-2029* be adopted and that a copy of this resolution shall be submitted to the Coastal Regional Commission.

Jonathan M McCollar, Mayor

Attested By:

Sue Starling, City Clerk

Appendix A: STAKEHOLDER ANALYSIS

STAKEHOLDER ANALYSIS MATRIX						
Stakeholder Name	Contact Person	Impact	Influence	Needs	Contribution	Engagement Strategy
Steering Committee	All Members	Document Guidance	N/A	Comp Plan Passage	Final Draft Submittal	Committee Meetings
City Council	Jonathan McCollar	Legal adoption	Steering Committee Membership	Passable Document	Legal Acceptance	Council Meetings/ Public Hearings
City Departments	Department Heads	Project Execution	Document Drafting	Maximize Department Influence	City Recommendations	Department Meetings/ Standard Email
Planning Commission	James Byrd Sr.	Recommendation to Legal Body	Steering Committee Membership	Acceptable Standards based on Ordinance	Planning Recommendations	Commission Meetings/
Community Residents	N/A	Direct Beneficiaries	Immediate Response to Recommendations	Greenspace/ Businesses &	Survey Recommendations	Survey Monkey/Public Hearings
Business Owners	N/A	Secondary Beneficiaries	N/A	Increased Resources	Interest Area Guidance	Survey Monkey/Public Hearings
Georgia Department of Transportation	Steve Price	GDOT	Steering Committee Membership	GDOT Compliance	DOT Guidance	Email
Private Developers	N/A	Land Use Concerns	N/A	University Growth/ Development	N/A	N/A
Georgia Southern University	Ben McKay	Plan Recommendations	Steering Committee Membership	Student Support	N/A	Email
Department of Community Affairs	N/A	QLG Declaration	Plan Standards	Approved Document	Granting QLG Status	Planning Process
Civic Organizations	N/A			N/A	N/A	N/A
Recreation Department	Ed Nelson	Greenspace Recommendations	N/A	Greenspace Growth/ Maintenance	N/A	Email
Chamber of Commerce	Phyllis Thompson	Plan Recommendations	Steering Committee Membership	Marketable Development	N/A	Email
Local Churches	N/A	N/A	N/A	N/A	N/A	N/A
Non-Profits	N/A	N/A	N/A		N/A	N/A
Convention & Visitors Bureau	Justin Samples	N/A	City Attractions	N/A	N/A	Email
County Government	Cindy Steinman	City/County Coordination	Steering Committee Membership	N/A	County Recommendations	Email

Appendix B

STRENGTHS, WEAKNESSESS, OPPORTUNITIES, AND THREATS ANALYSIS

Strengths:

Experienced City Staff

Established Plans and Planning Processes

Community Trust (In Public Safety personnel)

Success Track Record (e.g. Downtown Revitalization)

City Communications Infrastructure

Existing Infrastructure/ Parks

SPLOST Renewal

Approval of TSPLOST

Creation of TADs (Tax Allocation Districts)

Weakness:

Finance Option Limitations (LOST, etc)

Stagnant Property Tax Revenues

Limited Supporting Entities (e.g. Non-Profits)

Aged Facilities and Infrastructure (Expensive Maintenance Requirements)

Graduate Retention

Opportunities:

Higher Education Institutions (Partnerships)

College Graduates (Potential To Retain)

Positive Employment Trends

Low Cost of Living

Growing Art/Cultural Opportunities (Diversity)

Grant Successes (Blue Mile, CDBG)

Threats:

Loss of trained City Staff to Other Communities & Private Sector

Outside Influences on Public Safety

Transient Population (Students)

Negative Perceptions of Local Government

Some Neighborhood Property Conditions

High Percentage of Rental vs. Owner-Occupied Housing

Strengths:

- Experienced City Staff – Many staff members have served Statesboro and provided leadership for many years; institutional knowledge and consistency is a great asset.
- Established Plans and Planning Processes – As referenced in this document, plans have been prepared recently to address specific needs and opportunities, and funding for implementation is lining up in some cases.
- Community Trust – Survey results and anecdotal input suggests a strong level of community trust in public safety officials serving Statesboro. This is a critical strength; the community and police partnership in particular is paramount to address public safety issues.
- Successful Track Record – There are many stories to tell of successful implementation of projects and initiatives, and visible results include revitalization in downtown Statesboro, attractive parks, greenways and a growing business community.
- City Communications Infrastructure – As shown through survey results, residents use and benefit from City communications tools like the City website; also through local media outlets. Having effective communications tools in place makes it easier to expand and enhance communications.
- Existing Infrastructure and Parks – The availability of public owned land, in particular, is a strength that supports the City's ability to provide enhanced services and amenities to residents.
- Renewed SPLOST – SPLOST is a critical revenue source for Statesboro to fund infrastructure projects. Without SPLOST funding, projects would not be accomplished and the City General Fund would bear a much heavier burden.
- Latest TSPLOST-The voting on regional TSPLOST, presents a strength for Statesboro to add a funding source for transportation projects. Additionally, it is very advantageous that TSPLOST-funded transportation projects can be implemented quickly, relative to federally funded projects, due to streamlined processes for environmental and engineering approvals.
- Creation of new TAD—The City in partnership with Tormenta FC, has created a Tax Allocation District in a currently developing area on Old Register Road. This area will not only heavily increase tourism to the city, but will also expand the opportunities for economic development.

Weaknesses:

- Finance Option Limitations – As described in Chapter 2, the impact of the inability of Statesboro to use Local Option Sales Tax (LOST) revenues to support its general fund is significant.
- Stagnant Property Tax Revenues – As described in Chapter 2, property tax revenues have been eroding over the past decade or more. This can in part be described as a symptom of the high level of rental property in the City.
- Limited Supporting Entities – Statesboro has a relatively (or very) small number of non-profit entities that can work alongside the local government to address issues like vacant housing, property deterioration and parks/ greenspace maintenance. Those existing organizations need to expand, and new ones need to be fostered.
- Aged Facilities and Infrastructure – Though the needs for investment in public facilities and infrastructure are understood to some degree, there are certainly unknown needs and liabilities, as is typical of most older cities in the South. Frequent assessment and action is required to address issues and maintain effective services through public facilities and infrastructure.
- Lack of Retention of Graduates—The job market in the City generally does not provide enough entry level positions to ensure that students stay upon graduation, costing the City a large number of educated residents.

Opportunities:

- Higher Education Institutions – Having Georgia Southern University, Ogeechee Technical College and East Georgia State College campuses in Statesboro provides opportunities for Statesboro residents to conveniently access higher education, and also brings thousands of students to Statesboro each year from different parts of Georgia and beyond. This is an educational and economic development resource in every sense, with potential for greater benefit to the community.
- College Graduates – There are thousands of graduates from Statesboro each year; increasing the percentage who remain in Statesboro to start careers is a key opportunity for the City to pursue.
- Positive Employment Trends – Despite many years of struggle on the jobs front, trends are positive nationwide, promising benefits of business growth and expansion on the local economy and City budget.
- Low Cost of Living – In the increasingly mobile and connected society, where individuals and families have a wide range of choices about where to live and work, the cost of living in a community can make the difference. Statesboro's relatively low cost of living, combined with other community and environmental assets, can help to fuel growth of population and economy.
- Growing Arts/Cultural Opportunities – A solid trend of arts and culture development is in place in Statesboro, linked to historic preservation and enhancement of the community's sense of place. This is a highly attractive factor to the generation that is starting careers and families, and can be a key to community growth and development in coming decades.
- Grant Successes – With the recent success of the Blue Mile project in a highly competitive environment for grant funds, Statesboro has proved the ability to play on the big stage of community development. There is opportunity to build on the momentum of this win, and others.

Threats:

- Loss of Trained City Staff to Other Communities & Private Entities – Staff training is expensive, and trained staff members are of great value to a community, whether public safety or management and operations personnel. As Statesboro is in a growing region and adjacent to larger communities that may offer higher salaries to trained personnel, there is a consistent threat that trained staff will choose to relocate for higher pay rather than remain in Statesboro.
- Outside Influences on Public Safety – Two key factors involving outside influences seem to have a significant impact on public safety in Statesboro, both involving transience: the large student population associated primarily with GSU, and traffic/transience associated with the I-16 corridor. As GSU and I-16 both also offer incredible benefits to Statesboro, the requirement is to address the public safety threats while embracing the associated benefits.
- Transience in Population – Beyond public safety factors, the high level of turnover in the local population due to student transience has an impact on the community, and in particular on neighborhoods where high numbers of students rent housing. This is one factor that impacts the level of owner-occupied housing, for example.
- Negative Perceptions of Local Government – Survey results indicate a relatively high level of concern about local government and it's effectiveness in Statesboro. Addressing issues in a strategic and responsive manner would be expected to alleviate concerns, as would improved communications that ensure citizens are informed about successes and the value that local government leadership and services provide.
- Neighborhood Property Conditions – As common to most municipalities in Georgia, some neighborhoods suffer more from property maintenance neglect, code violations and vacancy. Instances of property neglect, in neighborhoods as well as commercial districts, could escalate across the community if not properly addressed.
- High Rate of Rental vs. Owner-Occupied Housing – In 2015 the housing vacancy rate in Statesboro was 13.7%. of the Occupied housing units, 21% were owner-occupied and 79% were renter-occupied. Comparatively, the rates in 2011 were 27.2% owner-occupied and 72.8% renter-occupied. Related to neighborhood conditions, it is frequently (but not always) the case that higher levels of rental housing in a neighborhood can be associated with declining property values and maintenance levels. Conversely, it is generally accepted that higher levels of owner-occupancy will result in growing property values and improved maintenance. These generalities would seem to apply to Statesboro, thus a long term trend of decreasing levels of owner-occupancy in neighborhoods is a threat to stability.

Appendix C:

INFORMATION SOURCES

- Source:-U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1), Table DP-1
  U.S. Census Bureau county population data includes the population counts for both incorporated and unincorporated area

- U.S. Census Bureau, 2000 Census Summary File 3 and 2009-2013 American Community Survey

- U.S. Census Bureau, 2010 Census Summary and American Community Survey

- City of Statesboro, Transit Feasibility Study: Technical Memo #1

- City of Statesboro Strategic Plan (2018)

- Statesboro/Bulloch County, Creek on the Blue Mile Feasibility Study (2018)

- StaGIS (Statesboro GIS)

- U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

- U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

- Georgia Coastal Regional Commission, ESRI Business Analyst Online Community Profile Report (November 2018), 1181 Coastal Dr SW, Darian GA

Appendix D:

REQUIRED DOCUMENTS

To ensure that all legal and DCA requirements are met, the City of Statesboro has included documentation related to all held public meetings for the Comprehensive Plan.

Steering Committee was provided with a continuous update of the plan as it was developed via Dropbox & Email.

City of Statesboro Steering Committee Meeting

October 29th 2018: 12:00 p.m.

Name	Organization	Email	Phone
Steve Price	GDOT	stprice@dot.ga.gov	912-424-7912
Derek Duke	City Council	district 5	912 541 2200
John Riggs	City Council	district 4	690-0221
Jeff Yawn	City Council	district 3	912-682-3272
Jonathan McCollar	Mayor	jonathan.mccollar	912 225-7136
Jones, Sam	City Council	Dist. 2	912 687 0019
Cindy Steinmann	Bulloch County	csteinmann@bullochcounty.net	(912) 764-0179
L Denise Mikell	Realtor President	denisemikellrealtor@yahoo.com	(912) 531-7878
Janice Grady	Averitt Arts Center	jgrady@averittarts	912-212-2787
Phyllis Thompson	Chamber of Commerce	phyllis.thompson@statesboro chamber.org	912 764 6111
Allen Muldrew	Downtown Dev. Auth.	allen.muldrew@statesboroga.gov	912-764-7777
James W. Byrd Sr.	City Planning Commission	jbcommandant@aol.com	954-443-5200
Tim Grams	COS Fire Dept	tim.grams@statesboroga.gov	912-764-3473
Darren Prather	COS C.S.	darren.prather@statesboroga.gov	912 764-0612
Steve Hotchkiss	COS Utilities	steve.hotchkiss@statesboroga.gov	
Owen Tundee	COS Planning	owen.tundee@statesboroga.gov	
Jason Boyles	COS Public Works Director	jason.boyles@statesboroga.gov	
Cindy West	COS Finance	cindy.west@statesboroga.gov	
Flavia Starling	COS	flavia.starling	912-764-0683
Paul Boyum	Council	district1@statesboroga.gov	912 495 8820
Randy Wetherine	COS		
[illegible]	[illegible]		

[redacted]

City of Statesboro Public Meeting

January 28th 2019: 5:00 p.m.

Name	Organization	Email	Phone
Pam Thomason		pamela.thomason@gmail.com	
Evan Bennett		ebennett@[illegible]	(912) 346-3082
[illegible]		[illegible]	
Jones, Sam	Commitment	Sam.Jones@[illegible]	687-[illegible]
Foreman Mary		mforeman[illegible]@gmail	912-531-9473
[illegible]	SPD		
Allen Muldrew	DSDA	allen.muldrew@gmail.com	
[illegible]	City of Statesboro	[illegible]	
[illegible]	SPD	[illegible]	
Frank Neal	City of Statesboro	[illegible]	
Justin Williams	City of Statesboro	justin.williams@statesboro.gov	
Owen Dwyer	City of Statesboro	owen.dwyer@statesboro.gov	912-764-[illegible]
Victoria Hendon	Statesboro Agency	victoria@statesboroagency.com	912-681-4619
John Chek	[illegible]	[illegible]	912-[illegible]
Matthew Stringer	Georgia Southern	[illegible]	

City of Statesboro Public Meeting

January 29th 2019: 1:00 p.m.

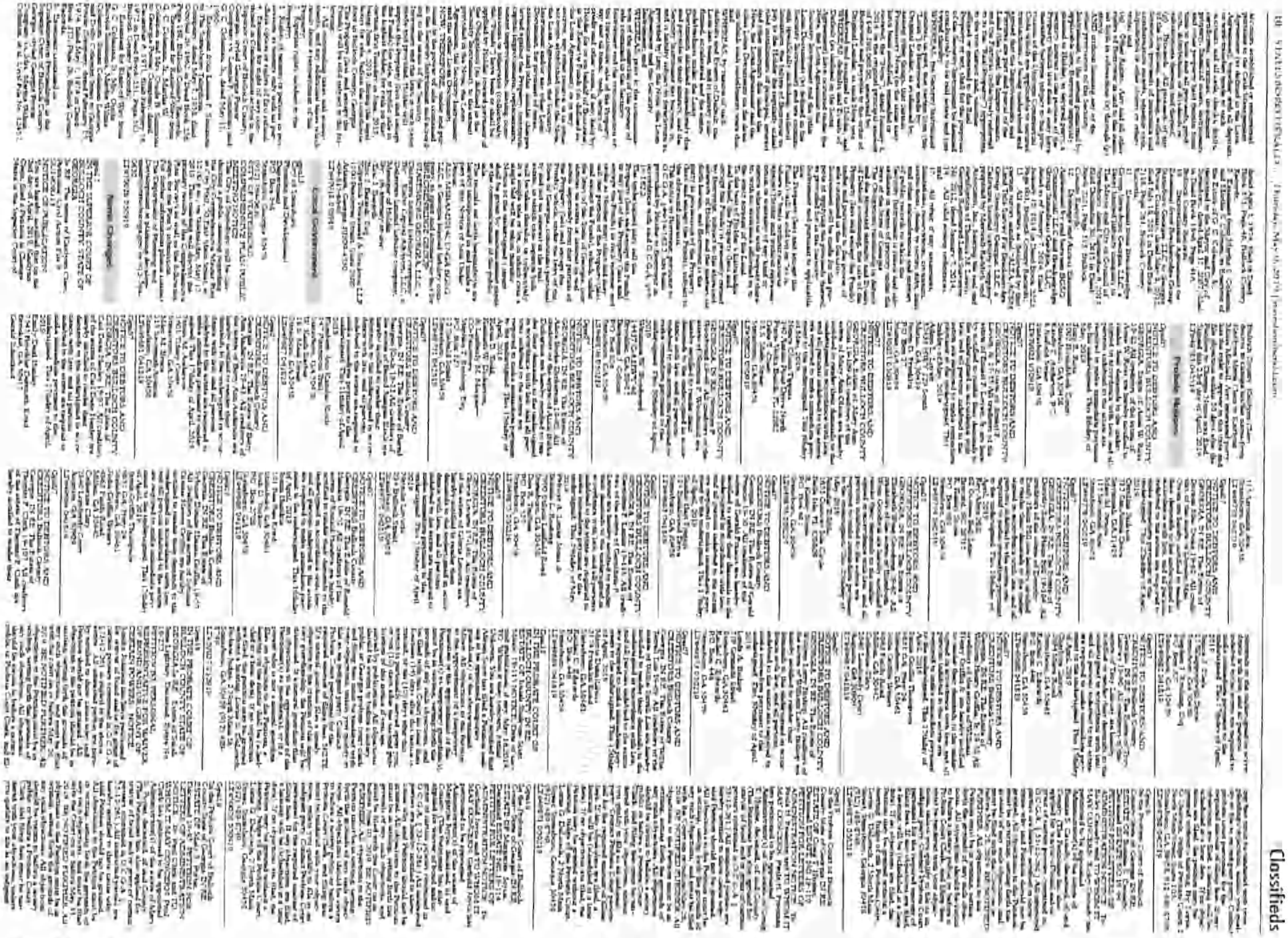
Name	Organization	Email	Phone
WENDY DOTY	PPUMC	ppumc@[illegible]	681-3213
Phyllis Thompson	Chamber of Commerce	phyllis.thompson@statesboro chamber.org	764 6111
[illegible]	City of Statesboro		
Flavia Starling	City of Statesboro	flavia.starling@statesboroga.gov	
Darren Prather	City of Statesboro	Darren.Prather@statesboroga.gov	
[illegible]	City of Statesboro		764-0655
Jonathan Smith	Wesley Foundation	Jonathan.Smith.S@gmail.com	912-678-5651
[illegible]			
Beverly Presley			681-3049
Elena [illegible]	DSDA		764 9207
Cindy West			
Earl Cashon			839-2161
Helen Cashon			839-2161
[illegible] Kennedy			681-4492
Mike Kennedy	Citizen		681-4492
[illegible]	[illegible]		
[illegible]	[illegible]		
Dal Connally	WTOC-TV	dcznnady@[illegible]	912-347-5206
Tim [illegible]	SPD		912 [illegible]-3422
Frank Neal	COS	Frank.Neal@statesboroga	
Mike Broadhead	SPD		

City of Statesboro Public Meeting

January 29th 2019: 5:00 p.m.

Name	Organization	Email	Phone
Joshua McDaniel	Fletcher Memorial Boats	[illegible]	(912) 489 5551
Bob Clayton		[illegible]	912 531 1860
Bill Emley		[illegible]	912 243 5677
Elaine Fowler	neighborhood	[illegible]	912-531-5514
Nancy Lane	neighborhood	nancycobucolane@gmail.com	912-687-1
B. [illegible]		[illegible]	912 687-79
Bruce Pickard	Fletcher Neighborhood	mrpangela@aol.com	716 947 9845
[illegible] Toole	Habitat for Humanity	[illegible]	912 489 2076
Cindy Steinmann	Bulloch County	[illegible]	(912) 64-0179
Theresa Beebe Houdsey	Statesboro Resident	[illegible]	489-1411
Marsha Arnett	neighborhood	[illegible]	
Robbin [illegible]	neighborhood	[illegible]	
Timothy [illegible]	neighborhood	[illegible]	912-690-1651
Sharon R. Sable	Fletcher Neighborhood	[illegible]	764-4310
Leo Sable	[illegible]	[illegible]	912-764-4310
Lee Raventon	Fletcher Neighborhood Assn	lrtree@gmail.com	912 764-4[illegible]
Andrea Raventon	" " "	lrtree@gmail.com	
Phil Bowen	City		912 455 8820
Dock Duke	City		912 541 2200
Jane McGibony	Resident	[illegible]	912 489-8149
Lawrence Heath	Bulloch County	[illegible]	
Sean Fox	[illegible]	[illegible]	912 530 1321
J. Newland	neighborhood	jnewland419@gmail.com	912-682-6882
Justin Williams	City	[illegible]	
Owen Dundee	City of Statesboro	[illegible]	

Classifieds


Classifieds

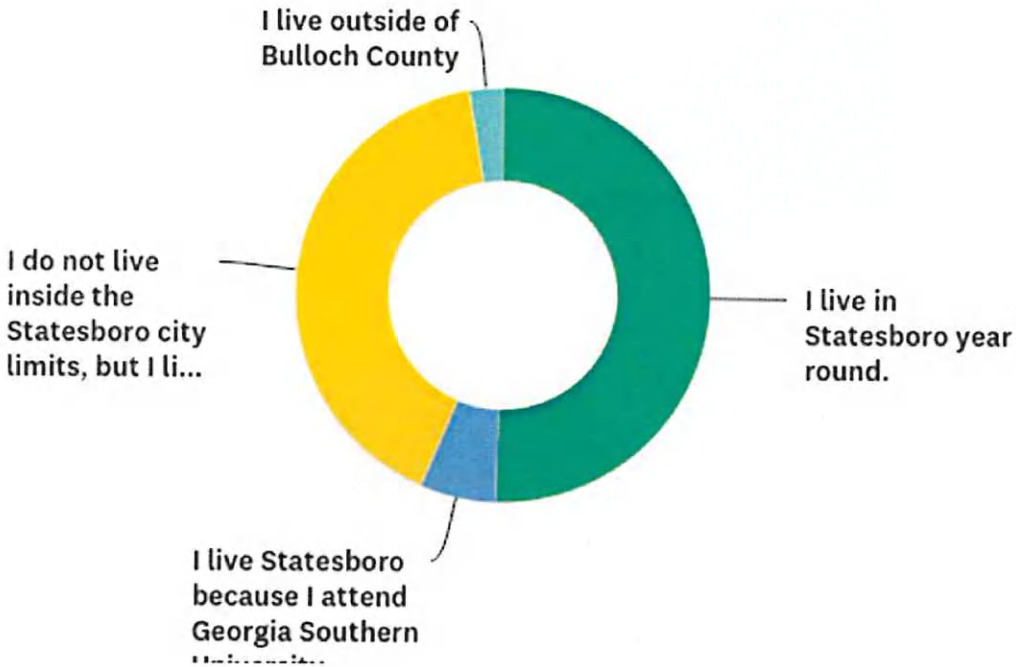
Appendix E: Survey Results

Based on total responses received from all surveys distributed. Surveys ran from 1 January 2019 until 1 March 2019. These surveys were advertised using both The Statesboro Herald, City of Statesboro website, media outlets such as WTOC, WSAV, and multiple public hearings (as referenced in Appendix C).

The following pages are labeled as per the individual questions that were used in the survey, as well as the percentages as provided through the survey monkey app. Questions 5-8 were omitted due to the large range of answers received.

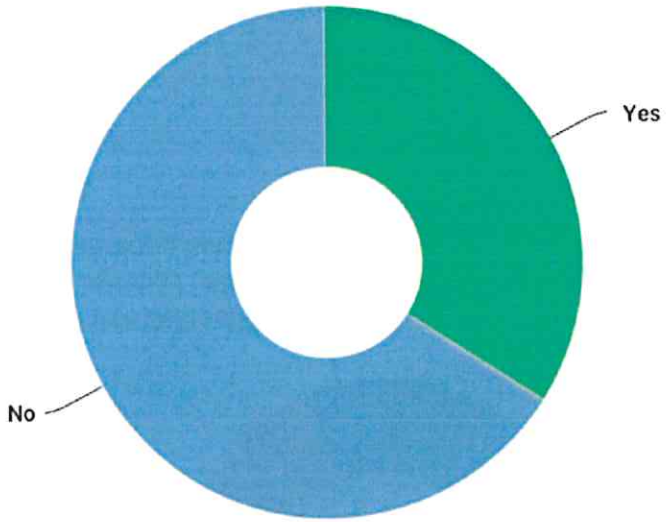
The number of collected surveys was totaled at 222. This does not include the individual services and priority calculations which are referenced in Appendix E.

Q1: Which of the following best describes your residential status in Statesboro?



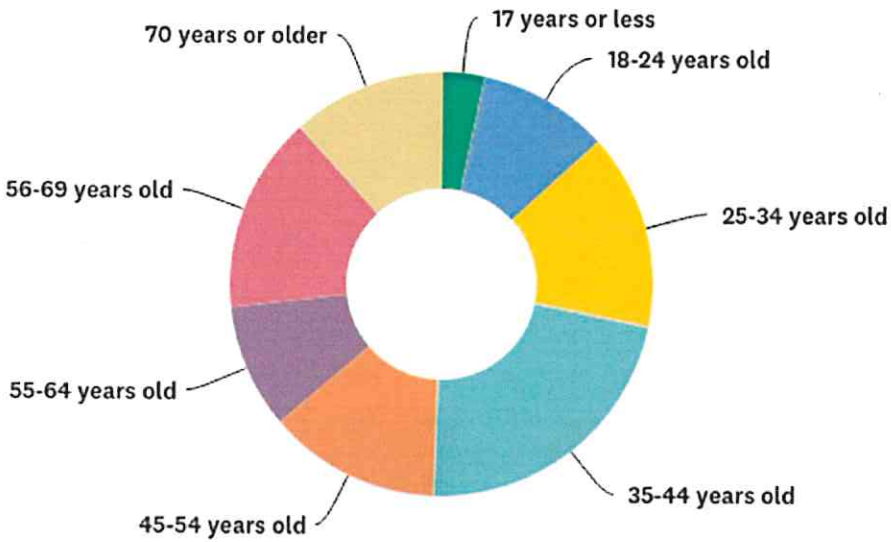
ANSWER CHOICES	RESPONSES	
I live in Statesboro year round.	50.45%	111
I live Statesboro because I attend Georgia Southern University.	5.91%	13
I do not live inside the Statesboro city limits, but I live Bulloch County.	40.91%	90
I live outside of Bulloch County	2.73%	6
TOTAL		220

Q2: Are there children under the age of 18 living in your household?



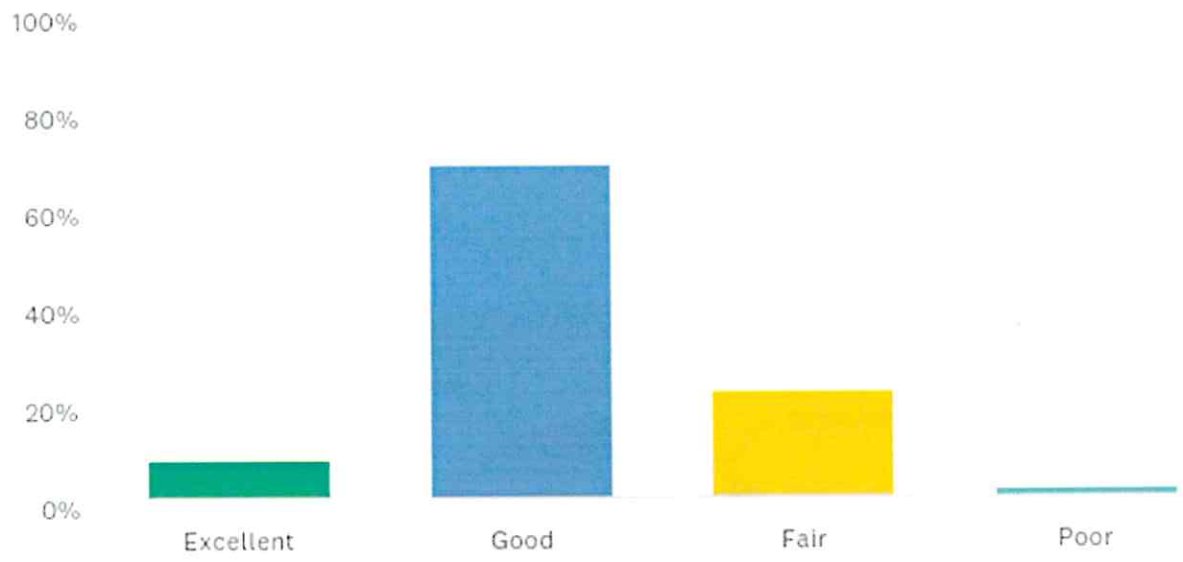
ANSWER CHOICES	RESPONSES	
Yes	34.09%	75
No	65.91%	145
TOTAL		220

Q3: What is your age?

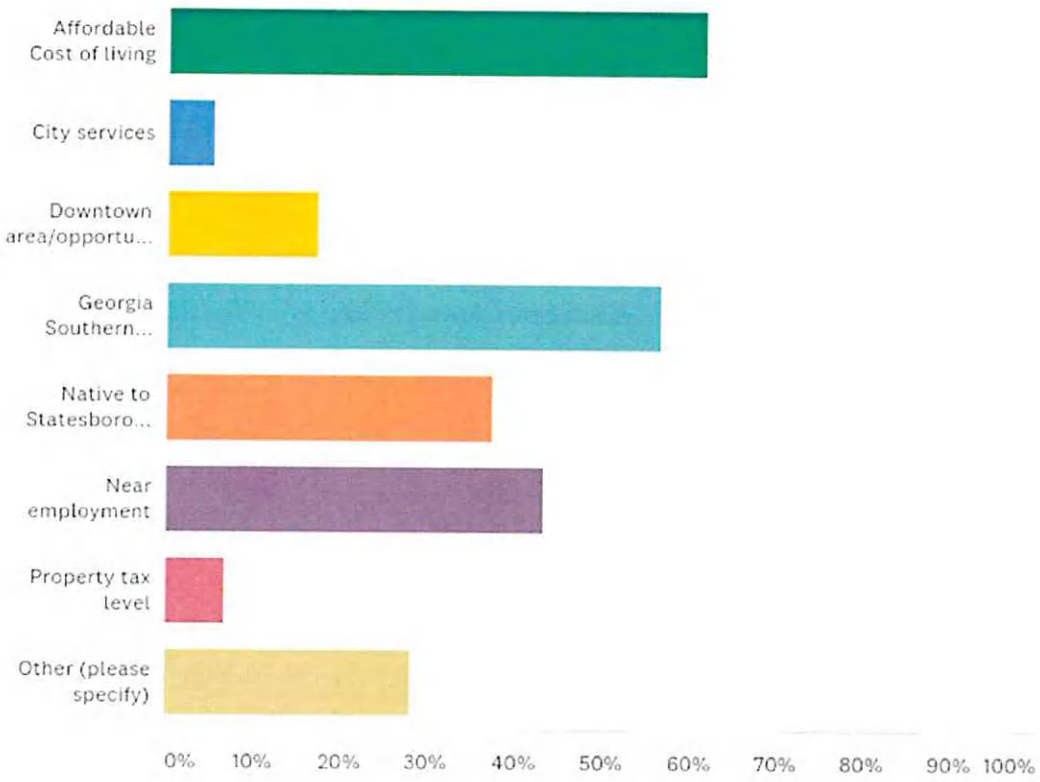


17 years or less	3.18%	7
18-24 years old	10.00%	22
25-34 years old	15.00%	33
35-44 years old	22.27%	49
45-54 years old	13.18%	29
55-64 years old	9.55%	21
56-69 years old	15.00%	33
70 years or older	11.82%	26

Q4: Which of the following best describes your opinion of the general quality of the general quality of life in the City of Statesboro?



ANSWER CHOICES	RESPONSES	
Excellent	7.76%	17
Good	68.49%	150
Fair	21.92%	48
Poor	1.83%	4
TOTAL		219

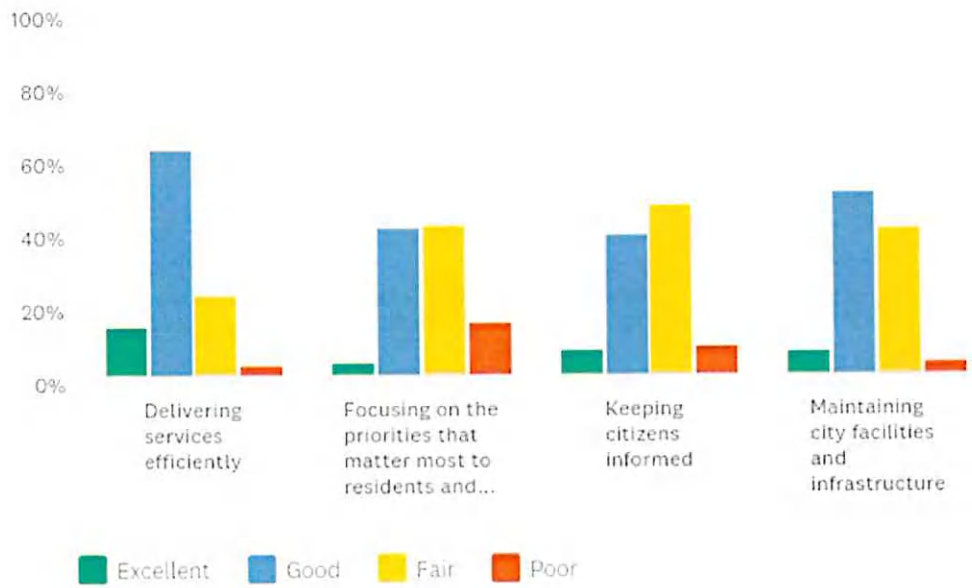


Q9: Please check off three (3) most important reasons you chose Statesboro as a place to live or work.

ANSWER CHOICES	RESPONSES	
Affordable Cost of living	61.64%	135
City services	5.48%	12
Downtown area/opportunities	17.35%	38
Georgia Southern University	56.62%	124
Native to Statesboro and/or close to family	37.44%	82
Near employment	43.38%	95
Property tax level	6.85%	15
Other (please specify)	28.31%	62

Total Respondents: 219

Q10: How do you think the City of Statesboro is doing in each of the following areas?

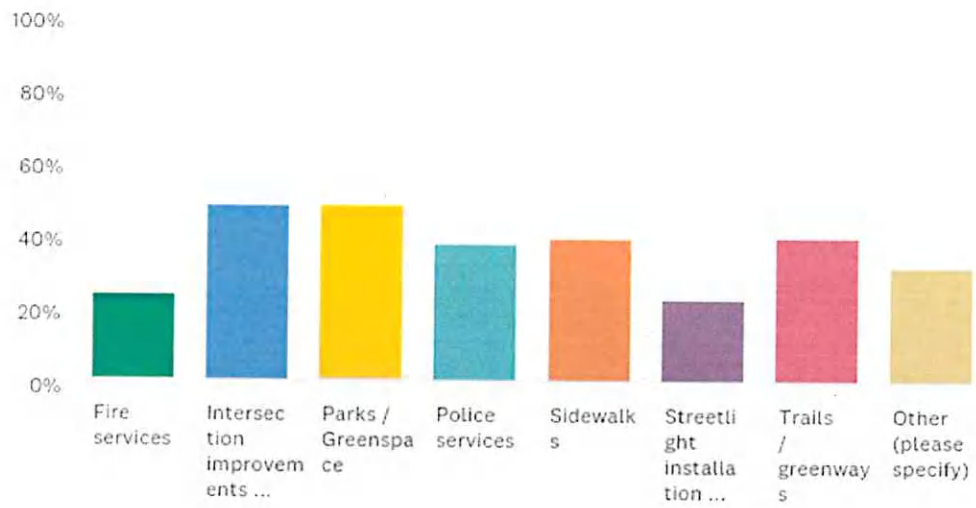


	EXCELLENT	GOOD	FAIR	POOR	TOTAL
Delivering services efficiently	13.36% 29	61.75% 134	22.12% 48	2.76% 6	217
Focusing on the priorities that matter most to residents and businesses	3.70% 8	40.74% 88	41.20% 89	14.35% 31	216
Keeping citizens informed	6.85% 15	38.36% 84	46.58% 102	8.22% 18	219
Maintaining city facilities and infrastructure	6.48% 14	50.00% 108	39.81% 86	3.70% 8	216

	VERY IMPORTANT	IMPORTANT	NEUTRAL	NOT IMPORTANT	TOTAL
Attracting and keeping businesses in Statesboro	69.09% 152	24.55% 54	5.45% 12	0.91% 2	220
Bike lane striping/designation	23.61% 51	33.33% 72	31.48% 68	11.57% 25	216
Building permits and inspections	26.15% 57	45.41% 99	26.61% 58	1.83% 4	218
Code compliance / Enforcement	31.82% 70	50.45% 111	16.36% 36	1.36% 3	220
Fire Services	61.82% 136	31.36% 69	6.36% 14	0.45% 1	220
Garbage Collection	45.00% 99	42.27% 93	8.18% 18	4.55% 10	220
Local Parks	55.87% 119	34.27% 73	7.51% 16	2.35% 5	213
Multi-use trail / greenway construction	40.83% 89	34.40% 75	16.97% 37	7.80% 17	218
On-line information/services	31.36% 69	48.18% 106	15.91% 35	4.55% 10	220
Overall city administration	45.45% 100	39.09% 86	13.64% 30	1.82% 4	220
Pedestrian Safety	53.88% 118	35.62% 78	8.22% 18	2.28% 5	219
Police Services	66.51% 145	26.15% 57	6.88% 15	0.46% 1	218
Recycling	42.20% 92	40.37% 88	11.93% 26	5.50% 12	218
Sanitary Sewer Repairs	47.27% 104	40.91% 90	10.45% 23	1.36% 3	220
Sidewalk Construction	38.36% 84	43.38% 95	16.89% 37	1.37% 3	219
Street Light Installation (on existing utility poles)	36.36% 80	39.09% 86	20.91% 46	3.64% 8	220
Street Maintenance / Paving	48.85% 106	42.40% 92	8.29% 18	0.46% 1	217
Stormwater Management (for example: Cleaning Ditches, repairing drainage structures)	42.73% 94	46.36% 102	9.55% 21	1.36% 3	220
Traffic Signal Maintenance	40.18% 88	42.92% 94	14.16% 31	2.74% 6	219
Zoning & Land Use	44.29% 97	38.36% 84	15.98% 35	1.37% 3	219

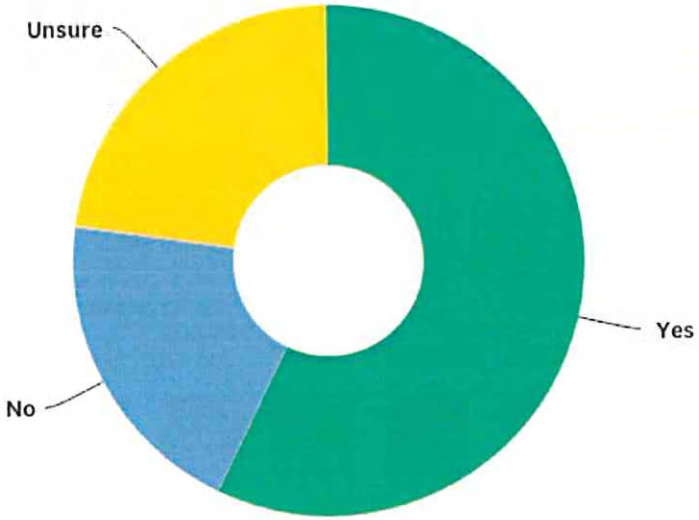
	A - EXCELLENT	B - ABOVE AVERAGE	C - AVERAGE	D - BELOW AVERAGE	F - FAILING	TOTAL	WEIGHTED AVERAGE
Attracting and keeping businesses in Statesboro	3.26% 7	17.67% 38	56.28% 121	17.21% 37	5.58% 12	215	3.04
Bike lane striping / designation	0.92% 2	8.29% 18	42.86% 93	35.94% 78	11.98% 26	217	3.50
Building permits and inspections	4.76% 10	25.71% 54	60.48% 127	7.62% 16	1.43% 3	210	2.75
Code compliance / enforcement	4.25% 9	19.81% 42	58.49% 124	11.79% 25	5.66% 12	212	2.95
Fire Services	24.41% 52	46.01% 98	27.23% 58	2.35% 5	0.00% 0	213	2.08
Garbage Collection	18.78% 40	36.62% 78	40.38% 86	4.23% 9	0.00% 0	213	2.30
Local Parks	14.49% 31	31.78% 68	40.19% 86	10.28% 22	3.27% 7	214	2.56
Multi-use Trail / Greenway Construction	10.14% 22	35.02% 76	41.01% 89	11.98% 26	1.84% 4	217	2.60
On-line Information / Services	4.21% 9	23.83% 51	55.61% 119	14.95% 32	1.40% 3	214	2.86
Overall City Administration	5.61% 12	22.90% 49	57.48% 123	11.21% 24	2.80% 6	214	2.83
Pedestrian Safety	5.99% 13	17.51% 38	58.99% 128	13.36% 29	4.15% 9	217	2.92
Police Services	19.25% 41	43.19% 92	29.11% 62	6.57% 14	1.88% 4	213	2.29
Recycling	5.69% 12	10.90% 23	32.70% 69	25.59% 54	25.12% 53	211	3.54
Sanitary Sewer Repairs	6.67% 14	22.38% 47	64.76% 136	5.24% 11	0.95% 2	210	2.71
Sidewalk Construction	4.23% 9	11.74% 25	50.23% 107	27.23% 58	6.57% 14	213	3.20
Street Light Installation (on existing utility poles)	5.19% 11	13.21% 28	67.45% 143	10.38% 22	3.77% 8	212	2.94
Street Maintenance / Paving	5.58% 12	13.02% 28	47.91% 103	27.44% 59	6.05% 13	215	3.15
Stormwater Management (for example: Cleaning ditches, repairing drainage structures)	6.60% 14	16.04% 34	56.60% 120	19.81% 42	0.94% 2	212	2.92
Traffic Signal Maintenance	8.92% 19	27.23% 58	56.81% 121	6.10% 13	0.94% 2	213	2.63
Zoning and Land Use	3.76% 8	14.08% 30	59.15% 126	15.49% 33	7.51% 16	213	3.09

Q14: Which of the following do you think the City should spend more money on in order to improve service delivery or meet community needs? (Check all that apply)



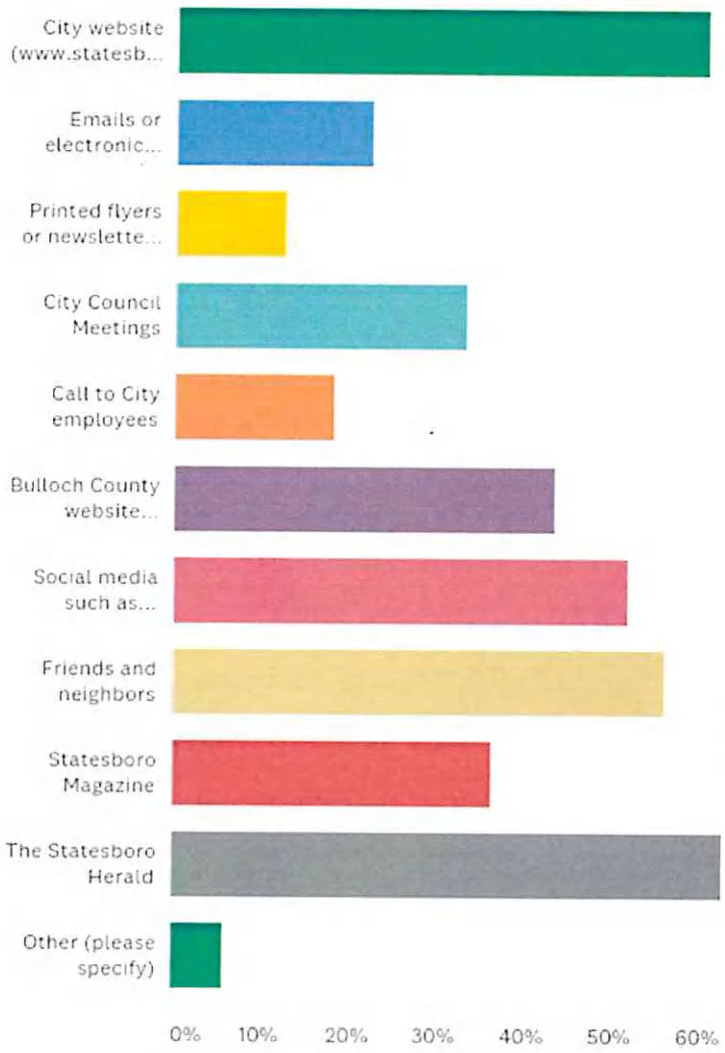
ANSWER CHOICES	RESPONSES	
Fire services	23.64%	52
Intersection improvements for pedestrian and/or vehicular safety	48.18%	106
Parks / Greenspace	48.18%	106
Police services	37.27%	82
Sidewalks	39.09%	86
Streetlight installation / maintenance	22.73%	50
Trails / greenways	39.55%	87
Other (please specify)	31.36%	69
Total Respondents: 220		

Q15: Would you be willing to pay an increase in user fees or charges, property tax, or other revenue sources to pay for additional services or the community needs you in selected in Question 14 above?



ANSWER CHOICES	RESPONSES	
Yes	57.27%	126
No	20.00%	44
Unsure	22.73%	50
TOTAL		220

Q16: Have you used any of the following in the last 12 months to receive information about City government? (check all that apply)

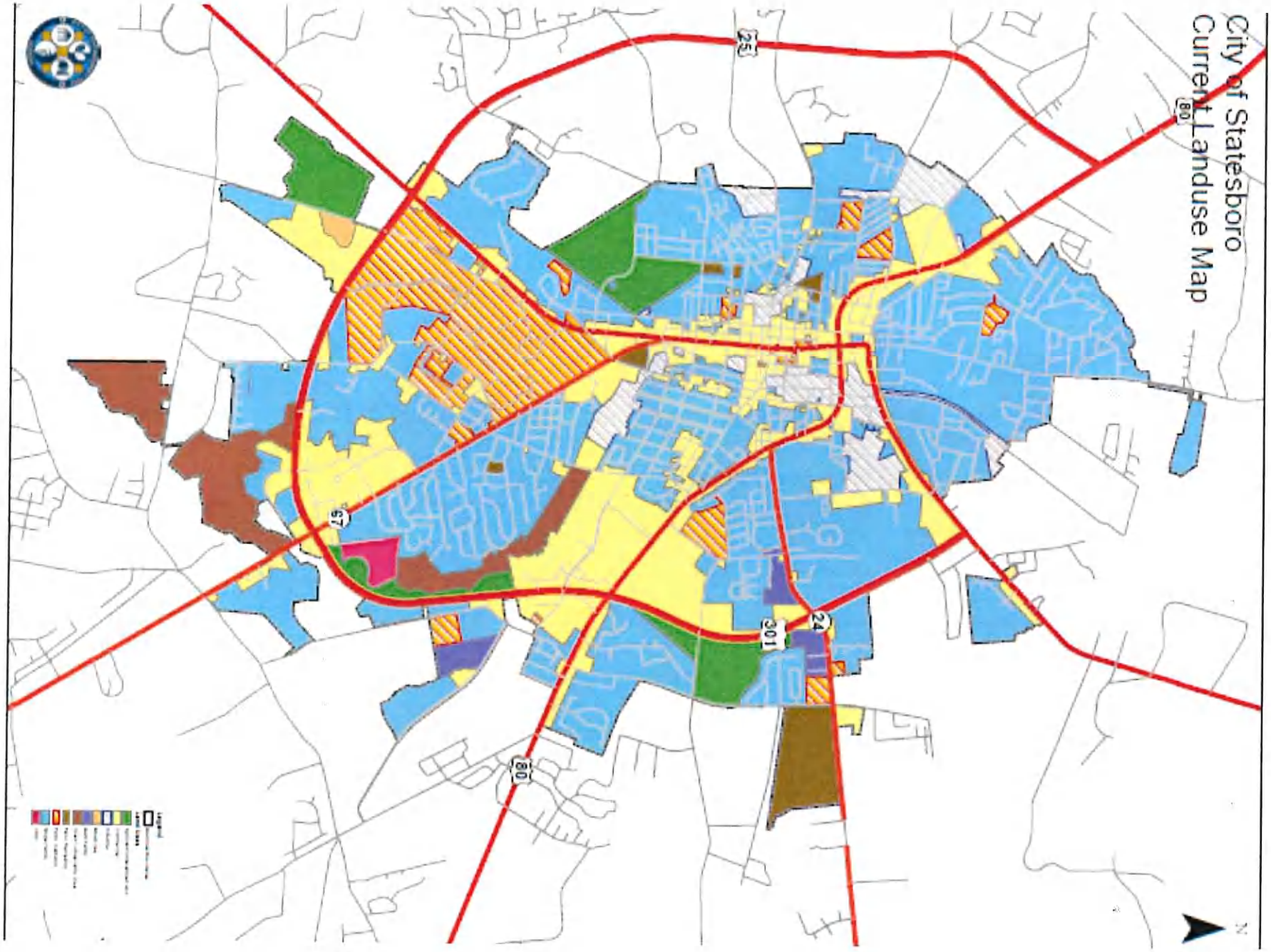


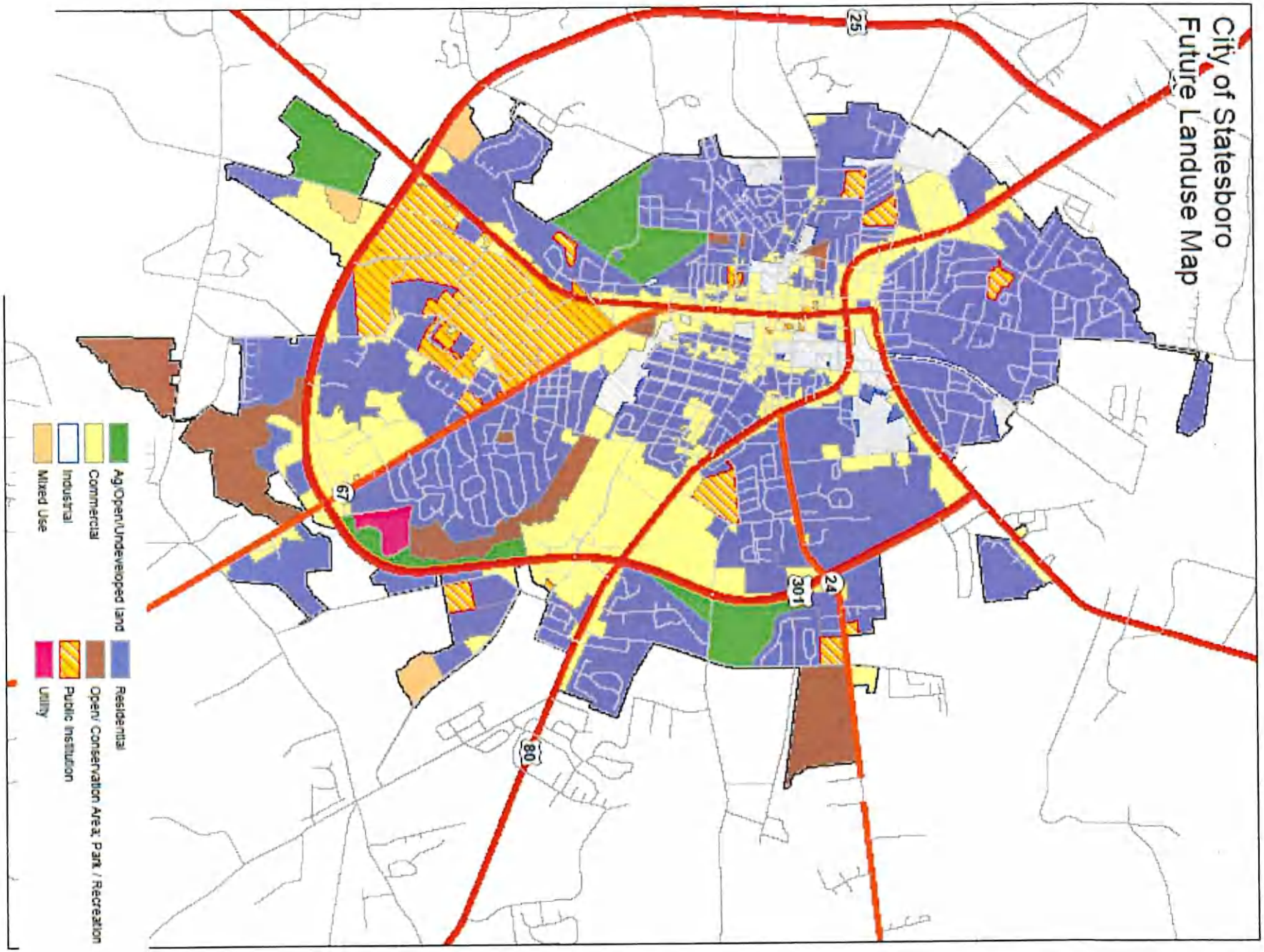
ANSWER CHOICES	RESPONSES	
City website (www.statesboroga.gov)	60.75%	130
Emails or electronic newsletters from the City	22.43%	48
Printed flyers or newsletters from the City	12.62%	27
City Council Meetings	33.18%	71
Call to City employees	18.22%	39
Bulloch County website (www.bullochcounty.net)	43.46%	93
Social media such as Facebook or Twitter	51.87%	111
Friends and neighbors	56.07%	120
Statesboro Magazine	36.45%	78
The Statesboro Herald	69.63%	149
Other (please specify)	6.07%	13

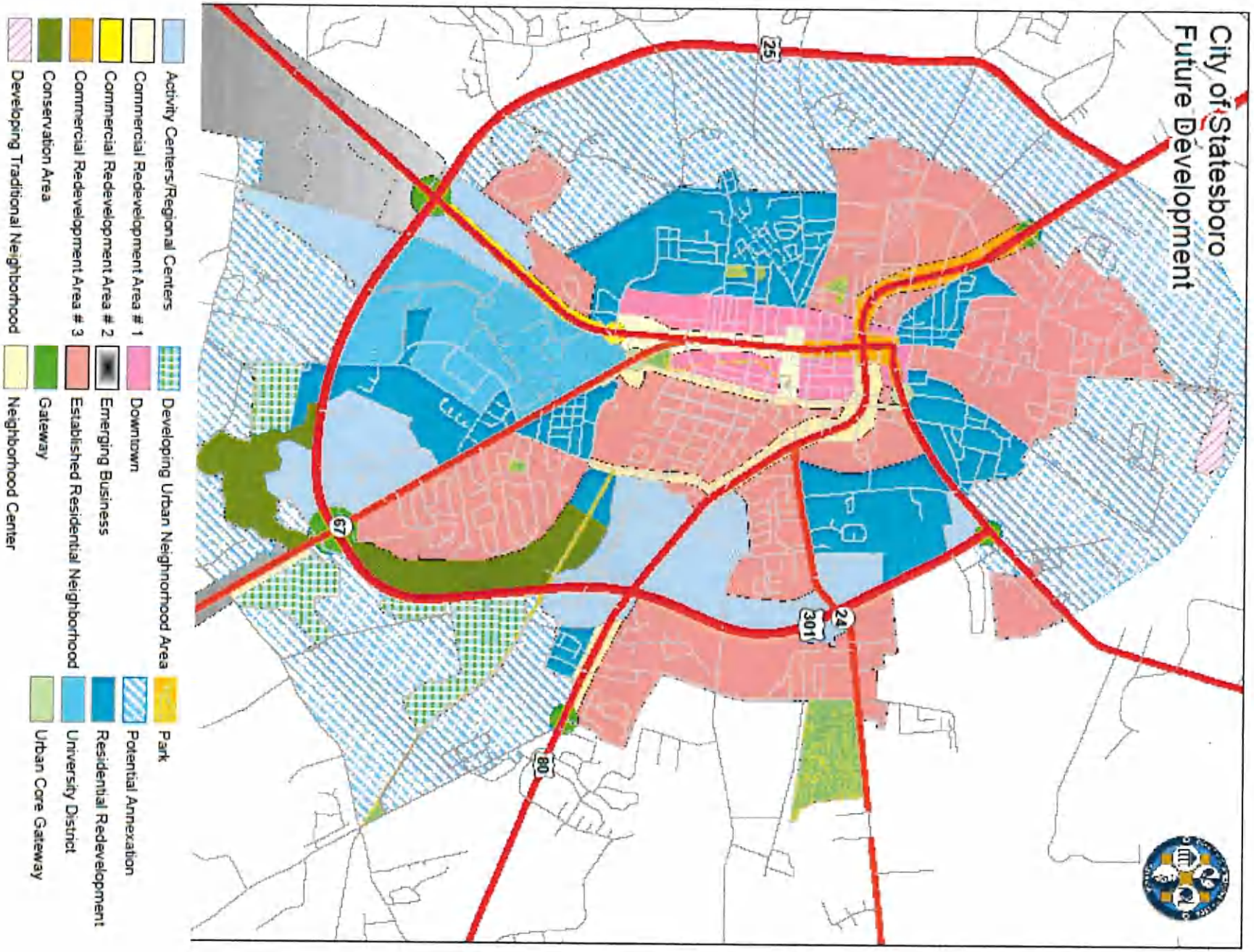
Total Respondents: 214

Appendix F: Maps

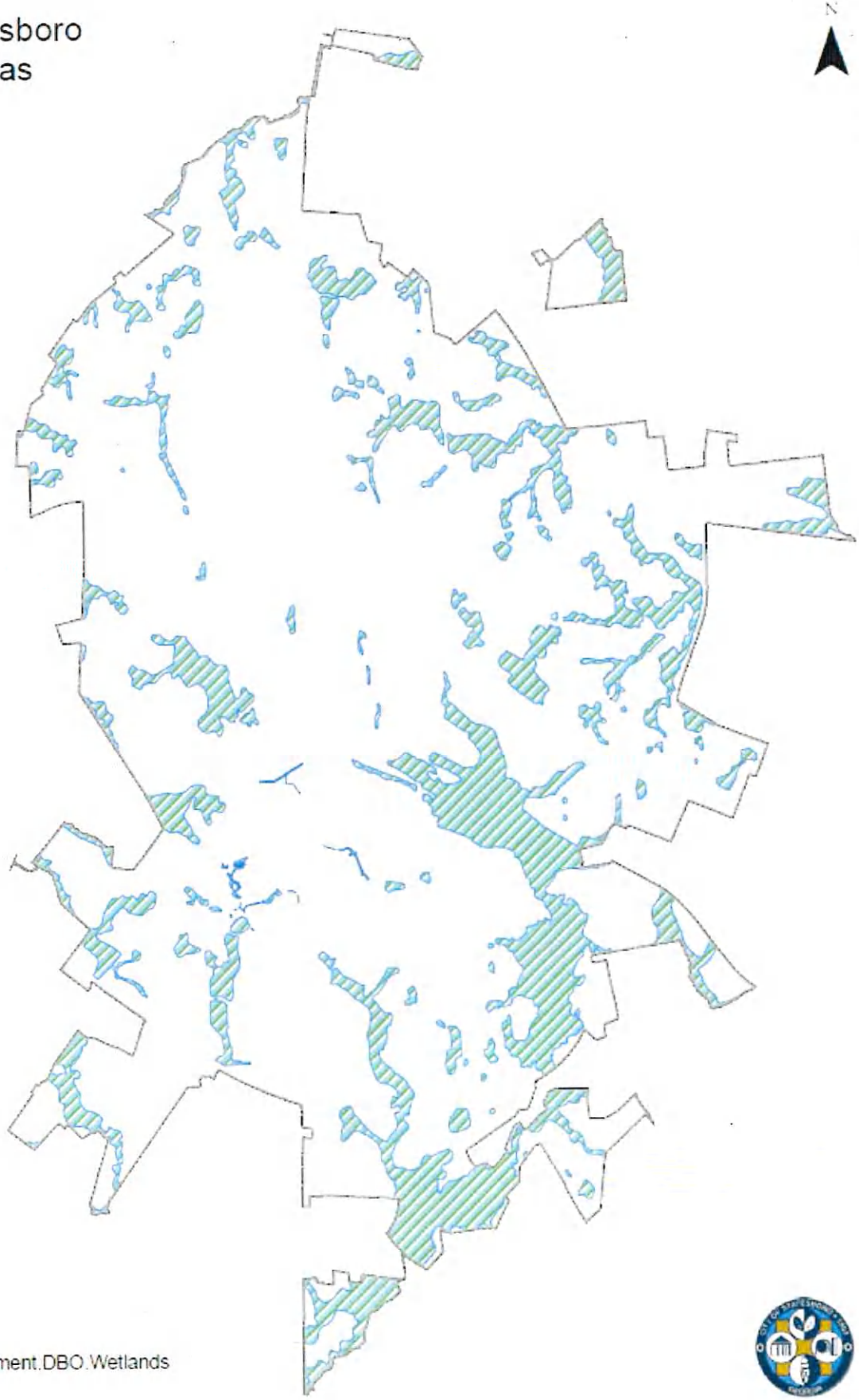
All maps used throughout this document are located in large format in the following Appendix to assist those who may have issues legibly reading the documents otherwise.


City of Statesboro
Current Landuse Map
25
80
67
24
301
80
N

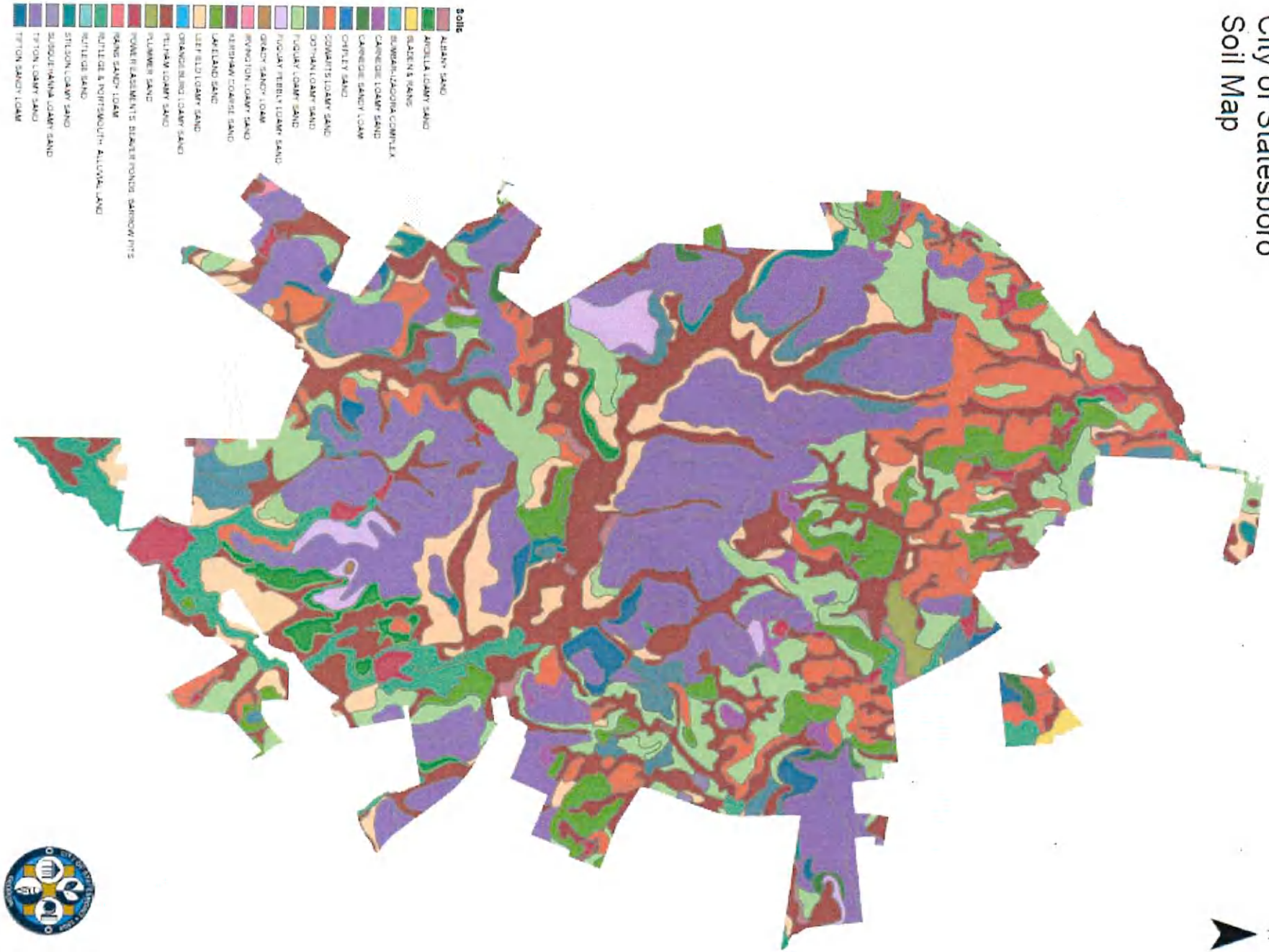

City of Statesboro
Future Landuse Map
25
24
301
80
67
Residential
Ag./Open/Undeveloped land
Open/ Conservation Area, Park / Recreation
Commercial
Public Institution
Industrial
Utility
Mixed Use

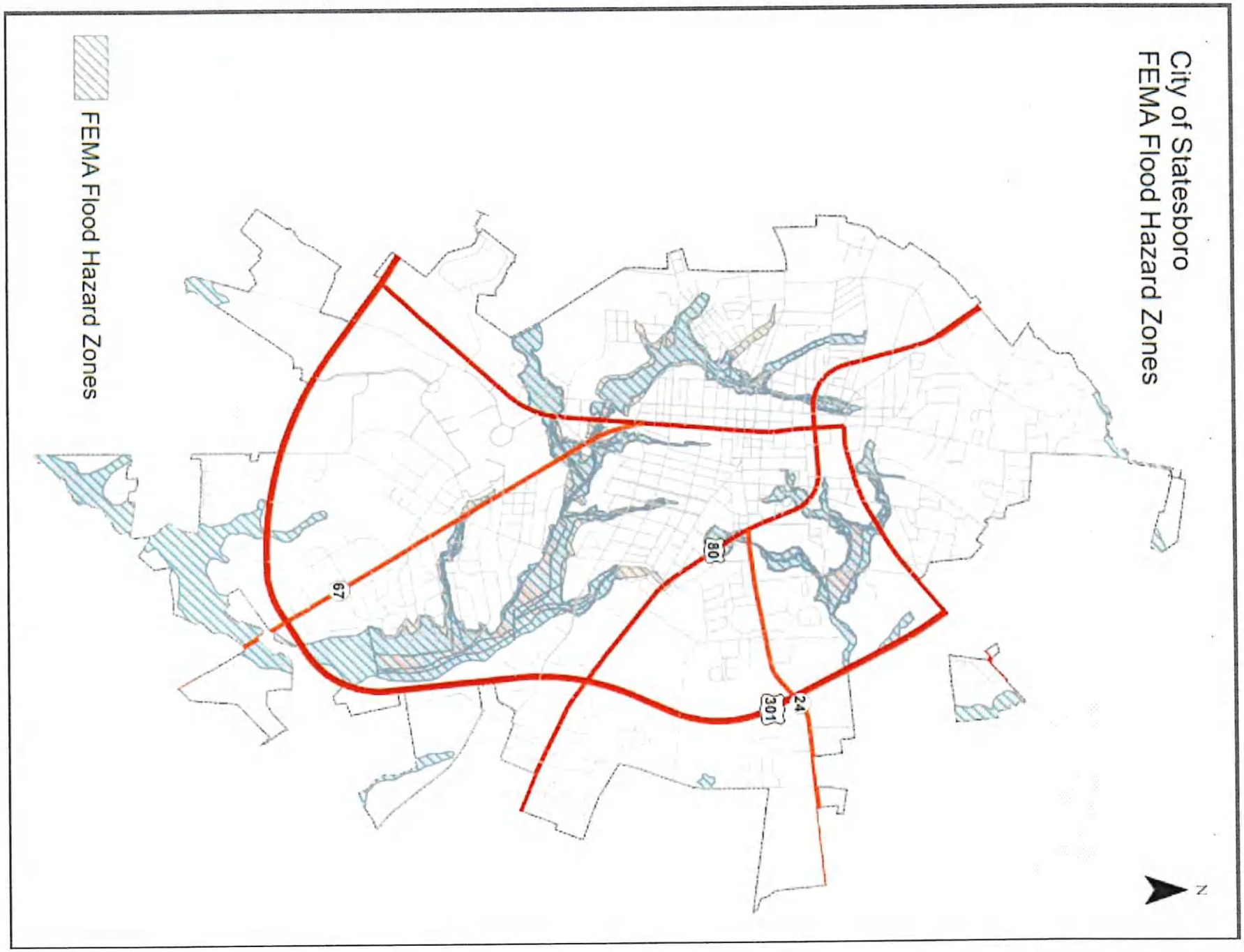

City of Statesboro
Future Development
25
67
24
301
80
Activity Centers/Regional Centers
Commercial Redevelopment Area # 1
Commercial Redevelopment Area # 2
Commercial Redevelopment Area # 3
Conservation Area
Developing Traditional Neighborhood
Developing Urban Neighborhood Area
Downtown
Emerging Business
Established Residential Neighborhood
Gateway
Neighborhood Center
Park
Potential Annexation
Residential Redevelopment
University District
Urban Core Gateway

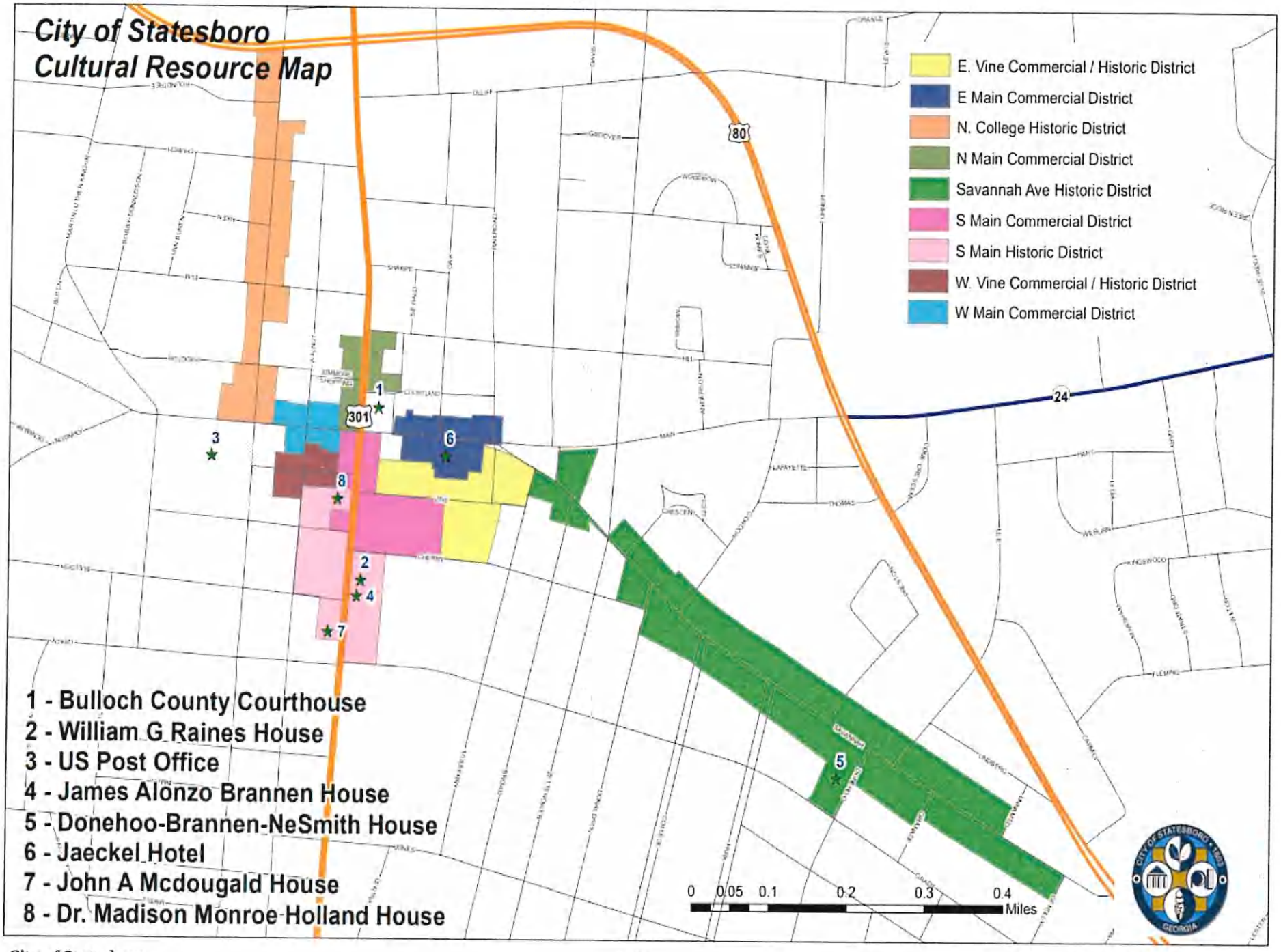
City of Statesboro
Wetland Areas



City of Statesboro
Soil Map




City of Statesboro
FEMA Flood Hazard Zones
N
24
301
80
67
FEMA Flood Hazard Zones


City of Statesboro
Cultural Resource Map
E. Vine Commercial / Historic District
E Main Commercial District
N. College Historic District
N Main Commercial District
Savannah Ave Historic District
S Main Commercial District
S Main Historic District
W. Vine Commercial / Historic District
W Main Commercial District
1 - Bulloch County Courthouse
2 - William G Raines House
3 - US Post Office
4 - James Alonzo Brannen House
5 - Donehoo-Brannen-NeSmith House
6 - Jaeckel Hotel
7 - John A Mcdougald House
8 - Dr. Madison Monroe Holland House
0 0.05 0.1 0.2 0.3 0.4 Miles
80
24
301