

SUPPORTING ANALYSIS OF DATA AND INFORMATION

I. INTRODUCTION

The following analysis is based on the technical data and information contained in the Data Appendix. This analysis is provided to provide a summary of the most relevant information of the community's data, especially as it relates to the community's preliminary identification of Issues and Opportunities.

II. ANALYSIS

Population

By the year 2030, the projected population of the City of Statesboro is projected to increase by approximately 50% over 2000 figures. Among the historic and projected growth for Statesboro, Bulloch County, the State of Georgia, and the United States, Statesboro has had the highest cumulative growth rate over the last 15 years relative to its size, at 55.5%. Due to the major university presence, the median age in 2000 was 22 years, which is significantly lower than the state median age of 34.6 and the county median age of 26.1. These trends are likely to continue, with a 16% increase by 2030. The young median age can present certain challenges, especially when many of these people are not full-time residents.

Of the total population, racial composition in 2000 consisted of 56.2% white, 40.3% African American, 0.07% Native American, 1.4% Asian, and 2.1% other races. Over time, the proportion of white persons has decreased while African American and, to a lesser degree, other minority races have increased relative to the total. Other minority races are anticipated to undergo minimal percentage increases. When compared to the rest of the state, Statesboro has a higher proportion of African American population and a lower proportion of other minority races. Hispanic ethnicity also consists of significantly lower proportion of Statesboro's population than in the state or nation.

Economic Development

From 1990 to 2000, all employment industries except for manufacturing and wholesale trade, added jobs in the city. Arts, entertainment, recreation, accommodation, and food services saw a large increase from 1990 to 2000, going from 2.7% to 18.8% of employment. These trends are expected to continue over the next several years. Service employment categories are expected to see an increase of over 200% from 1990 levels by 2030. Statesboro has a lower proportion (57%) of residents in the labor force the state and national average. This is likely due to the number of residents in that age group that attend GSU full time.

Based on the 2000 Census, the median income for a family was \$35,391 and the per capita income was \$12,585. However, a study commissioned by the City of Statesboro¹, reported a per capita income between \$13,561 and \$14,254. Also, the estimated household income according to the study is between \$37,568 and \$42,042. The disparity in numbers is likely due to the fact that many incomes reported are those of college students, most of which are employed part-time or not at all. Other issues reflected by the Census Bureau may also be due to the large student population. For example, over 30 percent of household incomes are below \$10,000, which is well below the 2000 poverty line of \$17,600. Bulloch County has 0.93 jobs for every housing unit, which is below the standard target of 1.5 jobs per housing unit.

The top three employers in the city include Georgia Southern University (GSU), Briggs & Stratton and the Board of Education. According to the 2000 Census, educational, health and social services accounted for 27.1% of Statesboro residents' employment in 2000. GSU also contributes to the local economy in a variety of ways, for instance through indirect spending by students, faculty, and staff within the community. According to the GSU website, the university has a regional economic impact of \$719 million.

Housing

Between 1990 and 2000, the number of housing units in Statesboro increased by 60%. During this timeframe, the total number of single family units increased by 22%, while the production of multi-family units increased by 113%, driven by the large student population. However, this rapid increase of construction of new multi-family units has led to concerns about the decline of older units which can transition into substandard housing.

In 2000, single units (detached and attached) comprised less than half of the housing types in Statesboro, while multiple units comprised a staggering 53% of housing units. This percentage is significantly higher than in the State of Georgia, in which multiple units comprise just over 20% of housing units. The City implemented a Residential Subdivision Incentive Program in 2001 to encourage the development of more single-family housing. Beginning in 2005, the City did see a significant increase in the number of single family building permits issued, which has continued since this time.

Growth in Statesboro, when examined together with that in Bulloch County, reveals a pattern of suburban growth around the city, primarily on the north side of town, to the east of downtown, and in the southeast across from the GSU campus. Growth rates in the city are anticipated to continue to increase as land is developed and/or redeveloped, and as more areas become annexed

¹ *Estimation of Household Income and Per Capita Income Excluding Traditional College Students: An Adjustment to the Census 2000 Data for Statesboro, GA*, Bureau of Business Research and Economic Development, Georgia Southern University, May 14, 2003.

into the jurisdiction. Larger suburban homes and estate homes may become fewer in number as sufficient acreage for large lot home sites will be unavailable. Further annexation may be necessary before these housing types become more widely available within the city limits.

The median age of housing structures in 2000 was 15 years, reflecting a high rate of housing production. The rate of increase in housing production between 1990 and 2000 was slightly greater than population growth.

As a measure of affordability, cost-burdened households are those that are paying 30% or more of their net income on total housing costs; severely cost-burdened households are paying 50% or more of net income on total housing costs. Information from the US Census in 2000 estimates approximately 15 percent of the households in Statesboro were cost-burdened (as compared to 12% of the state) , while another 28 percent were severely cost-burdened (compared to 8% of the state). Again, this significant disparity between Statesboro and Georgia statistics is influenced by the large student population. In 2001, GSU had an enrollment of almost 13,000 undergraduates. Only 2,718 of these students live in university housing, leaving a balance of 10,080 students living in Statesboro or surrounding areas.

Natural and Cultural Resources

Agriculture, forested areas, and vacant land account for 18.8% of the existing land use in the City, indicating potential for permanent conservation. Parks, recreation areas and multi-use trails account for another 2.4% of land, most of which is under the direct management of the Parks & Recreation Department and GSU. Together, the above uses occupy almost 24% of the total land in the city. With increasing population growth and development pressures, consideration for these resources will be important if the city is to maintain its recreation areas, green infrastructure and other open spaces.

The U.S. Army Corps of Engineers (USACE) Federal 404 permitting program is designed to protect wetlands and waters of the State. The City of Statesboro has relied on this program to mitigate the impacts of development on the City's wetlands. As such, the city has been at least partially effective in protecting areas that provide valuable floodplain storage and water quality treatment for stormwater runoff.

A National Register project was sponsored by the Downtown Statesboro Development Authority in the late 1980s. This included a survey of the city's resources which resulted in the listing of seven commercial and residential historic districts, and four individual properties. These listings could provide the basis for future local historic districts and guidelines. In addition to the listings on the National Register, numerous locally important resources have been identified which

contribute to the historic fabric of the community. Many of these may be eligible for inclusion in the National Register.

Community Facilities

Water and Sewer – The City currently provides public water and sewer services and currently has adequate capacity to meet projected demands. Capital improvements have been identified for both systems in order to maintain current level of service and to meet the growing demands of the community. Statesboro participates in intergovernmental agreements with Bulloch County and the Statesboro-Bulloch County Development Authority for water and sewer service outside the city limits.

Public Safety – The Statesboro Police Department recently constructed a new facility, which should meet the needs of the department for at least the next 15 years. The police and fire departments both have mutual aid agreements with other jurisdictions and organizations. EMS/Rescue services are provided by Bulloch County. All of these departments are currently meeting the needs of the community. In addition, Georgia Southern University also houses its own public safety department on campus, which includes officers deputized by the Bulloch County Sheriff's Department.

Recycling - The main recycling center is owned and operated by Bulloch county and is located at the transfer station on Lakeview Road. The center was designed to handle 150 tons per day, but is currently operating beyond capacity at 250 – 300 tons per day. Plans to increase the capacity at both the transfer station and recycling facility are part of the city's current capital improvements in cooperation with the county. As the city grows, the recycling center and collection stations, as part of its expansion, could also be upgraded to include more types of recyclable materials. The city will also need to begin researching the feasibility of curbside recycling services and educating residents about the recycling process.

Parks - The National Recreation and Parks Association (NRPA) recommends 10 acres of recreational space per 1,000 residents. Statesboro currently maintains a ratio of approximately 4.4 acres per 1,000 residents, less than half the national standard. The city will need to add more greenspace and parkland as the population grows or it will continue to fall further behind the national standard.

The Recreation Department is facing a shortage of indoor athletics facilities, such as a gymnasium and indoor basketball courts, which will need to be met in order to avoid over-reliance on the facilities of other institutions. A recent land donation (28+ acres) known as Fred Fletcher Park will be developed according to a master plan in the near future. The Recreation

Department has plans to renovate and upgrade facilities at Luetta Moore Park and Memorial Parks.

Public Housing - The Statesboro Housing Authority currently manages 148 units in the city, serving a total of 116 families. However, the Authority has a waiting list with approximately 25 eligible families in need of housing at any given time, indicating that there is a shortage of units. Each of the public housing units has been upgraded and remodeled, some more than once, but many units are in need of being replaced due to their age.

Streets, Sidewalks & Transit - Sidewalks are currently needed in several areas of the City, including along Gentilly Road, Lester Road, East Main Street, and North Main Street. Bicycle lanes are also needed along several of the city's main traffic thoroughfares. A feasibility study is needed to determine bicycle routes, followed by an implementation plan to include bicycle facilities with scheduled roadway improvements.

Currently, GSU operates the only transit service in the. The GSU bus system transports students between classroom buildings and parking facilities, with limited connectivity to apartment buildings. The city should conduct a feasibility study to determine how the existing bus system could link with a larger, city-wide system to provide service to the general public. Such a system would potentially link GSU, downtown and the shopping district, as well as surrounding residential neighborhoods.

Intergovernmental Coordination

As the county seat of Bulloch County, strong coordination with the county and other municipalities will become increasingly important. Close coordination with Georgia Southern University will continue to be important, especially to address the issues and opportunities presented by a large student population living off-campus. Community issues such as transportation and housing will require a cooperative partnership for the benefit of both entities.

The Bulloch County School Board provides the public school system for Statesboro. Coordination of the location of new schools can enhance pedestrian and bicycle access schools and ensure safe routes to schools. Several schools are already linked to their surrounding neighborhoods by sidewalks and, in some instances, bicycle lanes. It will be necessary to strengthen and maintain these links in order to meet the future needs of the community and to accommodate those who choose to walk or bicycle to school.

The Statesboro-Bulloch County Development Authority and the Downtown Statesboro Development Authority are both important partners in promoting quality economic development in the City. In addition, the Statesboro Arts Council operates the Averitt Center for the Arts,

which was established to provide a venue for community arts activities and performances while serving as a cultural centerpiece for downtown Statesboro. The Arts Council also cooperates with the Statesboro Convention and Visitors Bureau to fund arts-based programs and performances that expand tourism in the city.

As Statesboro embraces its role as a regional economic center it will become increasingly important for the city to maintain and strengthen its relationships with other governmental bodies and outside agencies.

Transportation Systems

Transportation within the City of Statesboro is primarily vehicular, as is typical for a city of its size, location, and supply of housing and employment centers. Statesboro does have a mile-long bicycle/pedestrian path named McTell Trail (after local musician “Blind” Willie McTell). It is the only city facility of this nature. The city could consider plans to extend this trail throughout the city and to the proposed county greenway, providing even greater connectivity in the city and the greater community.

The most significant parking issues relate to the GSU campus and surrounding neighborhoods. The transition from traditional single family homes in residential neighborhoods to student housing is causing significant parking issues in these neighborhoods. This is a significant concern to the community.

Many daily trips on Statesboro’s transportation system occur during the commute between home and work. The location of residential and employment land uses therefore greatly impacts the level of demand on the transportation system. As shown in the Transportation Data Appendix, 56.9% of Statesboro workers lived in Bulloch County in 2004, while 43.1% commuted from outside the county.

In 2004, over 60% of employed Statesboro residents worked within Bulloch County and over 50% worked within Statesboro. With a stronger jobs-housing balance, this number might increase so that commute trips would become shorter overall and residents might take advantage of walking or bicycling to work.

III. COMPLIANCE WITH RULES FOR ENVIRONMENTAL PLANNING CRITERIA

The City of Statesboro has implemented environmental regulations for the protection of Wetlands and Groundwater Recharge Areas consistent with DNR’s Rules for Environmental Planning.

IV. ANALYSIS OF CONSISTENCY WITH SERVICE DELIVERY STRATEGY

The Georgia General Assembly adopted the “Service Delivery Strategy Act” (OCGA 36-70) in 1997. This Act requires all counties and cities in Georgia to prepare and adopt Service Delivery Strategy (SDS) for their jurisdictions on a countywide basis.

The SDS preparation process is intended minimize the duplication of services and competition between local governments and to resolve inefficiencies in the delivery of those services. It was also to provide a mechanism to resolve disputes over local government service delivery, funding equity, and land use. The SDS preparation process provides a tool for addressing incompatible land use plans, as well an agreement on how governments would provide funding for each specific service in each area.

With the inception of the Department of Community Affairs’ rule changes effective May 1, 2005, the SDS and accompanying agreement must be addressed in conjunction with the preparation of the new local Comprehensive Plan. Table 1 provides a summary of the current Service Delivery Strategy. Necessary updates will occur concurrently with the development of the Community Agenda.

Table 1: Service Delivery Strategy			
<i>Service Provided</i>	<i>Service Provided by</i>		<i>Inconsistencies</i>
	<i>City of Statesboro</i>	<i>Bulloch County</i>	
Animal Control	No	Yes	None
Building Inspection, Permits, Planning, Subdivision Review, and Zoning	Yes	Yes	None
Code Enforcement	Yes	Yes	None
Courts	Municipal	Yes	None
Drainage Maintenance	Yes	-	None
E911/Communication	No	Yes	None
Economic Development	Chamber of Commerce and Development Authority		None
Emergency Management	\$5000 annual contribution	Yes	None
Emergency Medical Service	No	Yes	None
Engineering (Design)	Yes	Yes	None
Extension Service	UGA Extension Service		None
Fire Protection (provided by each municipality located in a fire district, and independent Fire	Yes. Fire tax dist 5-mile radius around fire stations	Yes, 8 rural volunteer fire depts.	None

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<i>Service Provided</i>	<i>Service Provided by</i>		<i>Inconsistencies</i>
	<i>City of Statesboro</i>	<i>Bulloch County</i>	
Dept within other parts of the County)			
Forestry	Georgia Forestry Service		None
GIS/Mapping	Yes ²	Yes	None
Hospital	East Georgia Medical Center		None
Indigent Defense	No	Yes	None
Jail	No	Yes	None
Landfill	Yes	Yes	None
Law Enforcement	Yes	Yes	None
Parks and Recreation	No	Yes	None
Public Health Service	Health Department		None
Public Works (Administrative)	Yes	-	None
Registrar	No	Yes	None
Road/Street Construction	Yes	Yes	None
Road/Street Maintenance	Yes	Yes	None
Senior Citizen Programs	No	Yes	None
Social Service	Division of Family and Children Services		None
Solid Waste Collection	Yes	No	None
Solid Waste Management	Yes	Yes	None
Storm Water Collection	Yes	-	None
Tax Assessment	No	Yes	None
Tax Collection	Yes	Yes	None
Wastewater Collection and Treatment (service may extend within ½ -mile of municipal boundary)	Yes	No	None
Water Supply and Distribution (service may extend within ½ -mile of municipal boundary)	Yes	No	None

² The County maintains the system county-wide and provides services to the City via a maintenance fee. The City also maintains its own GIS for creating its own maps, using the County data.