

ENVISIONING STATESBORO'S FUTURE

CITY OF STATESBORO COMPREHENSIVE MASTER PLAN

Community Assessment
August 2008



LOTT  BARBER

RS&H

CITY OF STATESBORO

Comprehensive Master Plan

Community Assessment

August 2008



CITY COUNCIL

William S. Hatcher, II, Mayor
Joe Brannen, Mayor Pro Tem
Tommy Blitch
Will Britt
Travis Chance
Gary Lewis

PLANNING COMMISSION

Sharon Tracy, Chair
Wyatt Johnson, Vice Chair
Ray Hendley
John Karrh
Maebell Moore
Lewis Stewart
Norman Wells

COMPREHENSIVE PLAN STEERING COMMITTEE

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

TABLE OF CONTENTS

INTRODUCTION.....	2
Purpose	2
About the Community Assessment.....	2
IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITIES.....	3
I. Population Change	4
II. Economic Development.....	4
III. Natural and Cultural Resources.....	5
IV. Community Facilities and Services	5
V. Housing.....	6
VI. Land Use	6
VII. Transportation	7
VIII. Intergovernmental Cooperation	8
IX. Quality of Life.....	8
ANALYSIS OF EXISTING DEVELOPMENT PATTERNS.....	10
I. Existing Land Use.....	10
II. Areas Requiring Special Attention.....	16
III. Recommended Character Areas.....	22
ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (QCOS).....	35
Quality Community Objectives: Local Assessment	35
SUPPORTING ANALYSIS OF DATA AND INFORMATION.....	47
I. Introduction	47
II. Analysis.....	47
III. Compliance with Rules for Environmental Planning Criteria	52
IV. Analysis of Consistency with Service Delivery Strategy.....	53

PURPOSE

The Comprehensive Plan provides a community vision for the next twenty years and a road map for how to work together to achieve that vision. The plan will be developed through a very public process involving community leaders, stakeholders, and citizens. The plan enables the City of Statesboro to maintain its Qualified Local Government Status, which is required for state grants and loans. The requirements for a Comprehensive Plan are established by the Georgia Department of Community Affairs (DCA). The Plan is comprised of three main components: Community Assessment, Community Participation Program, and the Community Agenda. This document is the *Community Assessment* portion of the Comprehensive Plan for the City of Statesboro, Georgia.

ABOUT THE COMMUNITY ASSESSMENT

The purpose of the *Community Assessment* is to analyze and assess local conditions as they currently exist, based on an analysis and inventory of existing conditions, land use patterns, and public policies. The rules for local comprehensive planning, as established by the DCA, suggest that only summaries of data focused on “issues and opportunities” be presented to policy makers, and that the main presentation of data and inventory occur in an appendix of the community assessment. A “Data Appendix” also accompanies this document as a technical appendix.

The *Community Assessment* is primarily a staff driven process with community input on issues and opportunities. The Assessment will provide a solid foundation for the creation of the future vision for the city, to be articulated in *Community Agenda*. This effort can play a critical role in maintaining and directing growth in a manner that is consistent with the community’s vision for the future.

The *Community Assessment* includes the following information:

- Listing of potential issues and opportunities
- Analysis of existing development patterns
- Analysis of consistency with the Quality Community Objectives
- Analysis of supporting data and information
- Data Appendix (Separate document)

IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITIES

The following section contains a list of potential issues and opportunities for further study and consideration. This list will be modified based on technical analysis and stakeholder input received during preparation of the *Community Agenda* section of the Comprehensive Plan. The original list of issues and opportunities was obtained using stakeholder feedback obtained at several workshops held in the Spring 2008, concurrent with the drafting of the *Community Assessment* document. This feedback is part of the public involvement process and is not meant to be taken as official policy, nor do these public comments necessarily reflect the viewpoints of the City of Statesboro, including its staff and elected officials.



The Issues and Opportunities are categorized according to eight community elements, derived from the DCA Standards, as well as general “Quality of Life” issues that might not be reflected in any of the other categories:

- I. POPULATION CHANGE**
- II. ECONOMIC DEVELOPMENT**
- III. NATURAL AND CULTURAL RESOURCES**
- IV. COMMUNITY FACILITIES AND SERVICES**
- V. HOUSING**
- VI. LAND USE**
- VII. TRANSPORTATION**
- VIII. INTERGOVERNMENTAL COOPERATION**
- IX. QUALITY OF LIFE**

The following Issues & Opportunities were identified by the Comprehensive Plan Steering Committee and members of the community. These Issues & Opportunities do not necessarily reflect majority opinion and will be further evaluated during the development of the *Community Agenda*.

I. POPULATION CHANGE

- Demographic trends show continuous population growth through 2030 (at least a 50% increase over 2000 numbers)
- Student population at Georgia Southern University (GSU) is expected to increase
- GSU will require all freshman to be housed on campus

II. ECONOMIC DEVELOPMENT

- Address lack of “major” grocery store, chain stores, department stores
- Vacant commercial spaces and storefronts are a problem
- More grocery stores are needed
- Not enough high-wage jobs in the city
- Consider development opportunities for infill properties
- More coordination needed between GSU, Ogeechee Technical Institute, and local industries regarding workforce training
- Enhance workforce training and continuing education options to include: literacy, technical writing and computer applications
- Revitalize/redevelop the remaining land at former hospital site (currently vacant land)
- More collaboration needed between city and GSU (ex: information technology facilities and infrastructure, entrepreneur support)
- Business attraction and expansion activities do not seem to be meeting their potential
- Significant amount of population without secondary degrees
- Median household income and per capita income very low
- Make more industrial, office and commercial land available in city
- Clean/green industries should be encouraged
- Development Authority (or similar entity) should concentrate on City of Statesboro, not just as a subset of the county or downtown only
- More businesses are needed that cater to youth and provide alternatives to alcohol/drug use and other delinquency (ex.: renovate bowling alley; youth-oriented restaurant, such as “The Varsity” in Atlanta but with healthier food)

III. NATURAL AND CULTURAL RESOURCES

- Preserve undeveloped forest and agriculture lands within the city wherever possible
- Consider alternative approaches to stormwater drainage and retention based on contemporary best management practices (BMPs)
- Reuse former hospital property as public park
- Provide more youth-oriented parks/playgrounds
- Provide more picnic tables and trees in parks
- Prevent wetlands from being filled (too many wetlands are being developed, causing runoff into neighboring properties)
- Historic character of the downtown district needs to be formally recognized and protected
- Protect integrity of historic neighborhoods by creating overlay districts that restrict certain uses that are incompatible with existing ones and that protect historic architecture while ensuring new architecture is compatible
- Preserve wooded areas and create walking paths, wherever possible
- Promote appreciation of nature and outdoor exercise in our city parks and wooded areas
- Strengthen tree ordinance to protect existing trees and to reduce and/or eliminate clear-cutting on development sites
- Retain and/or plant more trees in parking lots and around new buildings
- Plant new shade trees along all city rights-of-way, wherever space allows; do this in concert with sidewalk expansion
- Require existing trees to be preserved wherever possible
- Link bicycle paths in the city and county with GSU campus
- Provide a park for pets (i.e., dog park)

IV. COMMUNITY FACILITIES AND SERVICES

- Provide more sidewalks and pedestrian facilities needed throughout city
- Provide more bicycle lanes and facilities needed throughout city
- Implement curbside recycling program
- Consider youth employment services and placement programs
- Police department is excellent; build upon existing strengths
- Coordinate with county to expand water and sewer along all major roadways
- Recycling drop-off program is efficient and convenient; consider adding more recycling options to current facilities
- Consider implementing “pay as you throw” program for garbage to reward recycling
- Better coordination efforts needed between city and county regarding public safety, recreation (city parks), and infrastructure planning
- Luetta Moore Park and recreation facilities need modernization and other improvements

- Renovate swimming pool facilities on Zetterower Avenue, to provide recreation for children and families without transportation

V. HOUSING

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

VI. LAND USE

- Consider traffic calming measures, such as replacing “suicide lane” (turn lane) with planted medians
- Address proliferation of PUDs with housing only
- Address lack of mixed use in PUDs
- PUDs have no apparent pattern and lack of planning

- New residential development tends not to tie into street pattern of surrounding neighborhoods
- More public swimming pools
- More bicycle lanes (wide roads = opportunity)
- “Commercial creep” into downtown residential neighborhoods causes unattractive breaks in building flow and appearance
- More housing in central business district
- More mixed use
- Complete and extend existing sidewalks and create new sidewalks
- Enhance pedestrian connectivity
- Plantings along roadways and in medians increases “charm factor” and reduces the “highway factor”
- More land zoned industrial/office/commercial

VII. TRANSPORTATION

- Public transportation needed
- More crosswalks
- More pedestrian signage
- Install sidewalks on Gentilly Road
- Address commercial truck traffic through town and enforce speed limits
- Bicycle trail not felt to be safe
- GSU campus is now closed to thru-traffic between Fair Road and Hwy 301, creating more traffic along Fair Road; need cooperation between city and GSU to alleviate congestion
- Residential streets (ex.: Savannah Avenue) have become high traffic “speed zones” through town
- Install more curb cuts to accommodate bicycle, stroller and wheelchair access to sidewalks
- Improve landscape maintenance along sidewalks (e.g., trim shrubs)
- Connect neighborhoods with bicycle paths along major roads
- Ensure safe routes – pedestrian and bicycle – to all city schools
- Better enforcement of crosswalk laws and pedestrian rights-of-way
- Install planted medians in turn lanes for beautification and traffic calming
- By-pass is nearly obsolete and is not yet finished
- No direct way to go from shopping mall area to college without driving through residential neighborhoods

- Consider installing turn arrows at east and west traffic signals on East Main Street and Zetterower Avenue
- Recent road improvements seem to only serve new development (i.e., Tillman Park, High School expansion)
- Curb cuts and ingress/egress on Hwy 301 and Fair Road at bypass are too close to the bypass intersection
- Reduce number of ingress and egress points along bypass; require property owners to share an entrance and exit
- More sidewalks
- More bicycle storage facilities
- More bicycle access to local business (e.g., GSU and residential neighborhoods)

VIII. INTERGOVERNMENTAL COOPERATION

- Better cooperation and coordination between city and county on planning issues
- Consider consolidating city and county governments
- Better cooperation and coordination between city and county on public safety
- Better cooperation and coordination between city and county on recreation
- Some agencies and groups are not coordinating with each other
- Greenway proposed by Recreation Department needs support of both City Council and County Commission
- Better coordination between city and Board of Education regarding siting of new schools
- Establish code enforcement officers whose sole responsibility is to enforce property maintenance ordinances

IX. QUALITY OF LIFE

- How do we reward student excellence?
- More sidewalks
- Improved access to fresh produce (markets, grocery stores)
- Improve homeless/mental health services
- Address food security and access, especially for families with hungry children
- More options for family entertainment
- Increase support for charter school
- Improve community healthcare
- Address drug use and youth gangs
- More alternative education options
- Health and obesity concerns can be addressed by improving opportunities to walk within the community

- More active-use parks in walking distance to residential neighborhoods
- More adult day care options for seniors
- Address the city's homeless population
- Increase cultural (art, dance, music) and education opportunities for children and adults

ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

Analysis of existing development patterns enhances Statesboro's ability to accommodate growth, and to plan for the future provision of public services and facilities. Analysis of existing land use patterns will provide insight for the planning of long-range growth and development. Land use planning which coordinates and supports efficient growth and development patterns can also promote sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing.

I. EXISTING LAND USE

The existing land use map is a reflection of the way in which land is being presently used, regardless of the existing zoning. Using aerial photos, existing data, field verification, and other materials, the land use information for the city was classified according to nine (9) standard land uses, defined as follows:

Agriculture / Forestry

This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting. There are limited examples of this category of land use in Statesboro, with most such land uses to be found on adjacent lands in the county.

Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Park / Recreation / Conservation

This category is for land dedicated to active or passive recreational uses as well as land conserved as green space where development is restricted. These areas may be publicly or privately owned and may include public parks, playgrounds, nature preserves, wildlife management areas, golf courses, recreation centers or similar uses.

Industrial

This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, or other similar uses.

Public / Institutional

This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include college campuses, hospitals, churches, cemeteries, etc. This category does not include facilities that are publicly owned, but which are classified more accurately in another land use category. For example, publicly owned parks and/or recreational facilities are included in the Park / Recreation / Conservation category, while landfills are included in the Industrial category.

Single-family Residential

The predominant use of land within the residential category is for single family dwelling units.

Multi-family Residential

Multi-family dwelling units are typically rented rather than owner-occupied and include traditional apartment buildings as well homes which were once single-family but are now used for student housing or similar group quarters. They are recognized separately to call attention to their heaviest concentrations in relation to other land uses and areas of the city (for example, adjacent to the downtown core and the GSU campus).

Transportation / Communication / Utilities

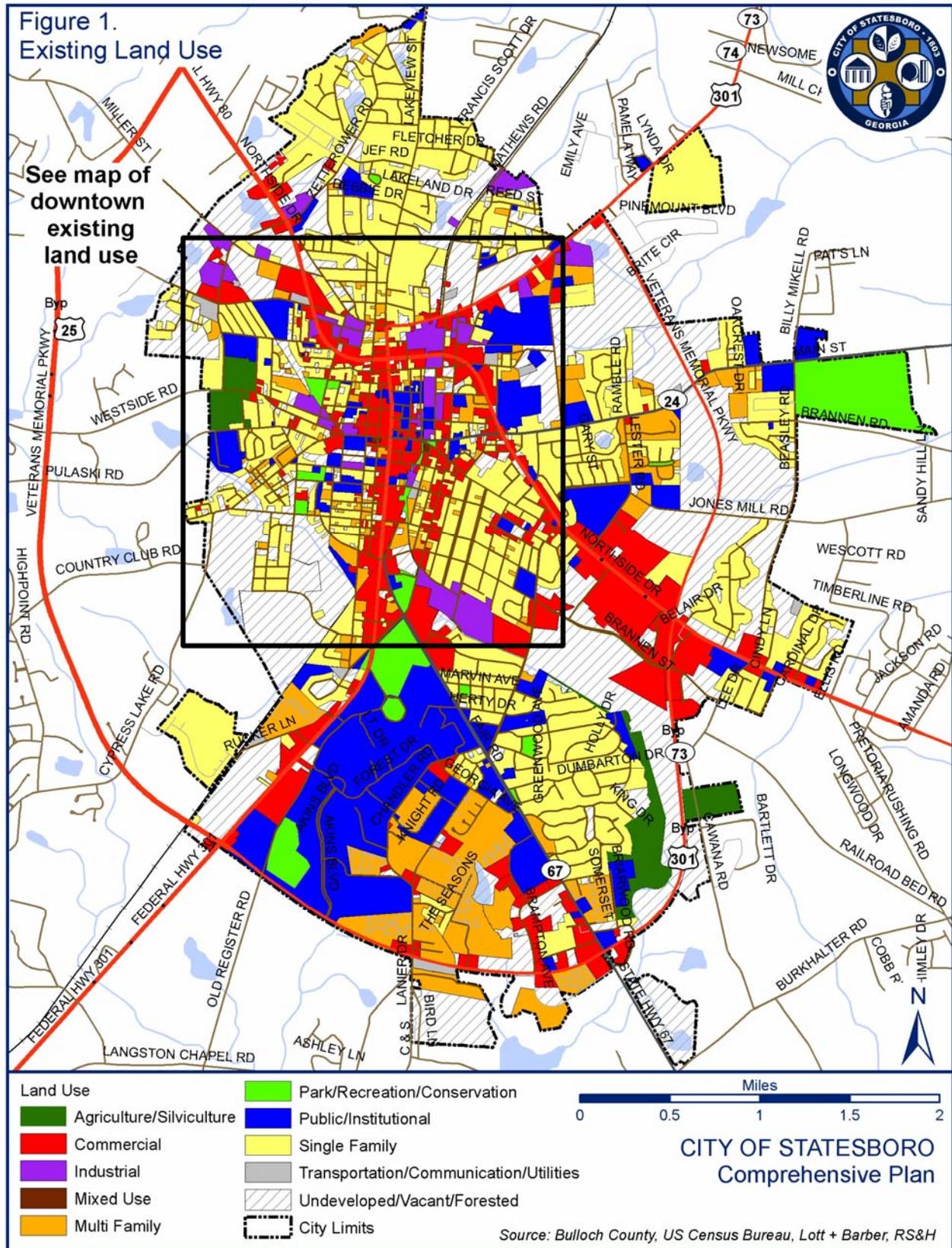
This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, or other similar uses.

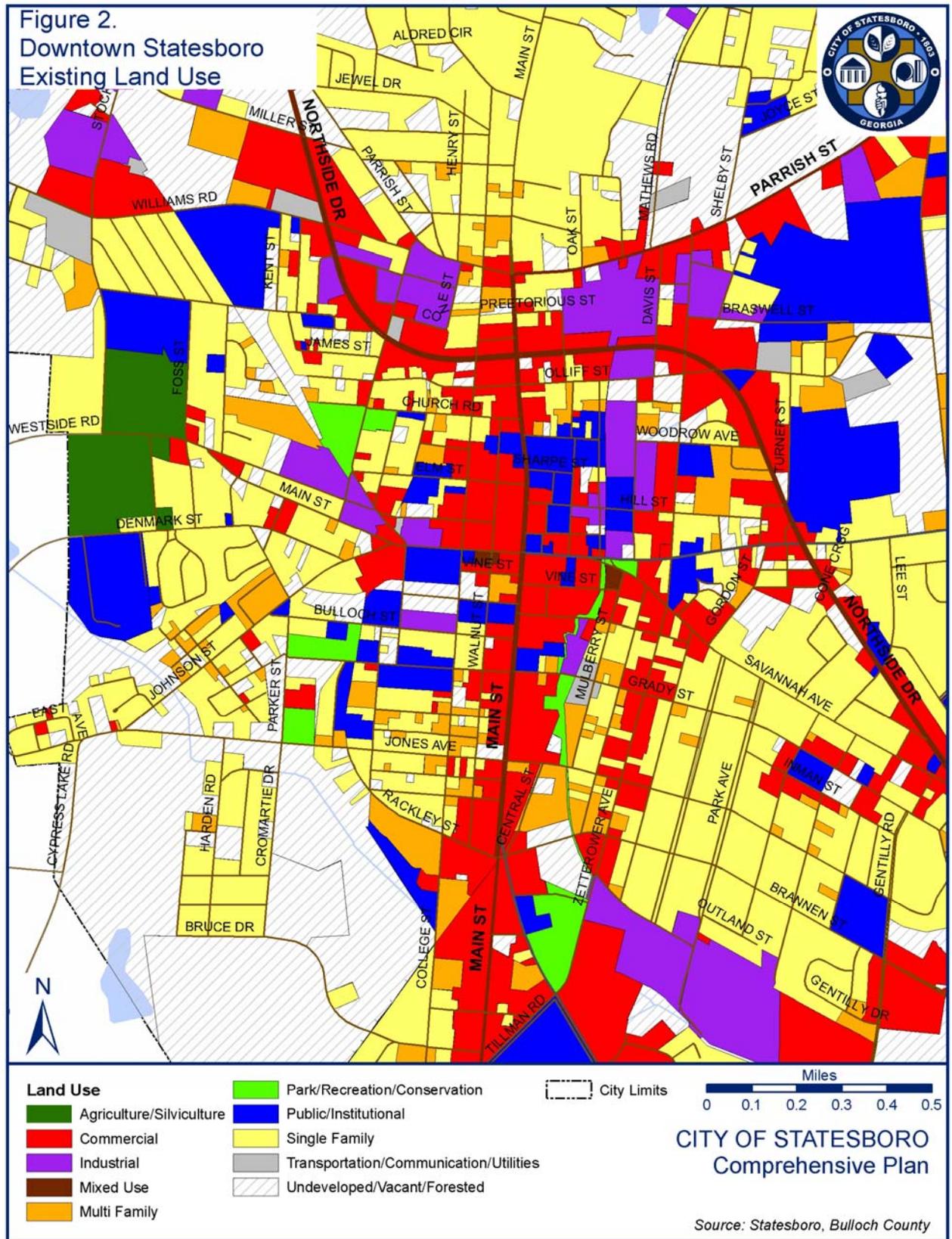
Undeveloped / Vacant Land

This category is for lots or tracts of land that are served, or can be easily served, by typical public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned. These sites can be ideally suited for infill development wherever adjacent land uses do not conflict with the new development.

Mixed Use

These areas consist of residential and commercial uses on the same land or else are directly contiguous in a fine-grained development pattern. Traditionally, development downtown followed a mixed-use pattern, and today this is where examples of this use can still be found.





The following sections will discuss how growth and land use changes affect natural and cultural resources as well as the potential for infill development and re-development opportunities throughout the City. Also included in this section are the areas where development should be directed and where it should be avoided. Existing land use maps are current as of January 2008.

Table 1 shows the amount of land and percent allocation of each land use in the city.

Table 1: Existing Land Uses		
<i>Land Use Categories</i>	<i>Total Acres</i>	<i>% of City's Total Acreage</i>
Agriculture/Silviculture	192	2.2%
Commercial	1,063	12.3%
Industrial	210	2.4%
Mixed Use	1	0.0%
Multi Family	783	9.0%
Park/Recreation/Conservation	220	2.4%
Public/Institutional	1,293	14.9%
Single Family	2,635	30.4%
Transportation/Communication/ Utilities	47	0.5%
Undeveloped/Vacant/Forested	2,223	25.7%
Total	8,667	100%

The city is primarily urban / suburban, with the dominant land use of single-family residential (30.4%). Undeveloped / Vacant Land is the second largest land use (at 25.7%), although it should be noted that some of this land includes undevelopable areas, such as wetlands. These areas are not classified as conservation, however, unless the land is permanently protected from development. Public / Institutional uses, which account for 14.9% of total land, are comprised primarily of higher education (GSU), followed by governmental services, public schools, and health care. Commercial uses (12.3%) are predominant along highway corridors and downtown. Agricultural land uses (2.2%) such as farming, livestock grazing and silviculture, once provided the traditional way of life and land use in the city and surrounding areas, but is today no longer a dominant land use within the jurisdiction.

Industrial and commercial land uses account for 2.4% of the total area. As new industries locate in Bulloch County and Statesboro and attract more workers, new services and other businesses will begin to cater to the growing population. With Statesboro as the economic engine of the

region, existing lands that fall under the Industrial and Commercial use categories are likely to infill or redevelop, possibly with adjacent uses expanding to include Industrial and Commercial. Careful consideration will need to be given to the balance of development that is industrial or commercial in nature, especially as it relates to surrounding land uses and available transportation networks.

Mixed uses, such as commercial use on the ground floor and residential above, were once more prevalent in downtown Statesboro. During a period of decline and disinvestment in the last half of the 20th century, there has been a recent resurgence of mixed uses downtown, with new residential units appearing above storefronts in several of the city's historic buildings. The amount of mixed use compared to total area is negligible (less than 0.1%), but there is potential that these uses will continue to spread throughout the city in appropriate areas. GSU has also recognized the importance of mixed use development and is including commercial uses within some of its new dormitory buildings.



More than 2,200 acres are currently classified as Undeveloped / Vacant, with much of this property located adjacent to existing residential subdivisions and commercial areas at the periphery of the jurisdiction. These currently undeveloped lands are likely to face development pressure from both residential and commercial interests in the near future. Other undeveloped lands located in or near the core of the city provide opportunities for more intense levels of commercial activity. Some of these properties may also be suited for mixed use developments, in continuance with historic development patterns downtown.

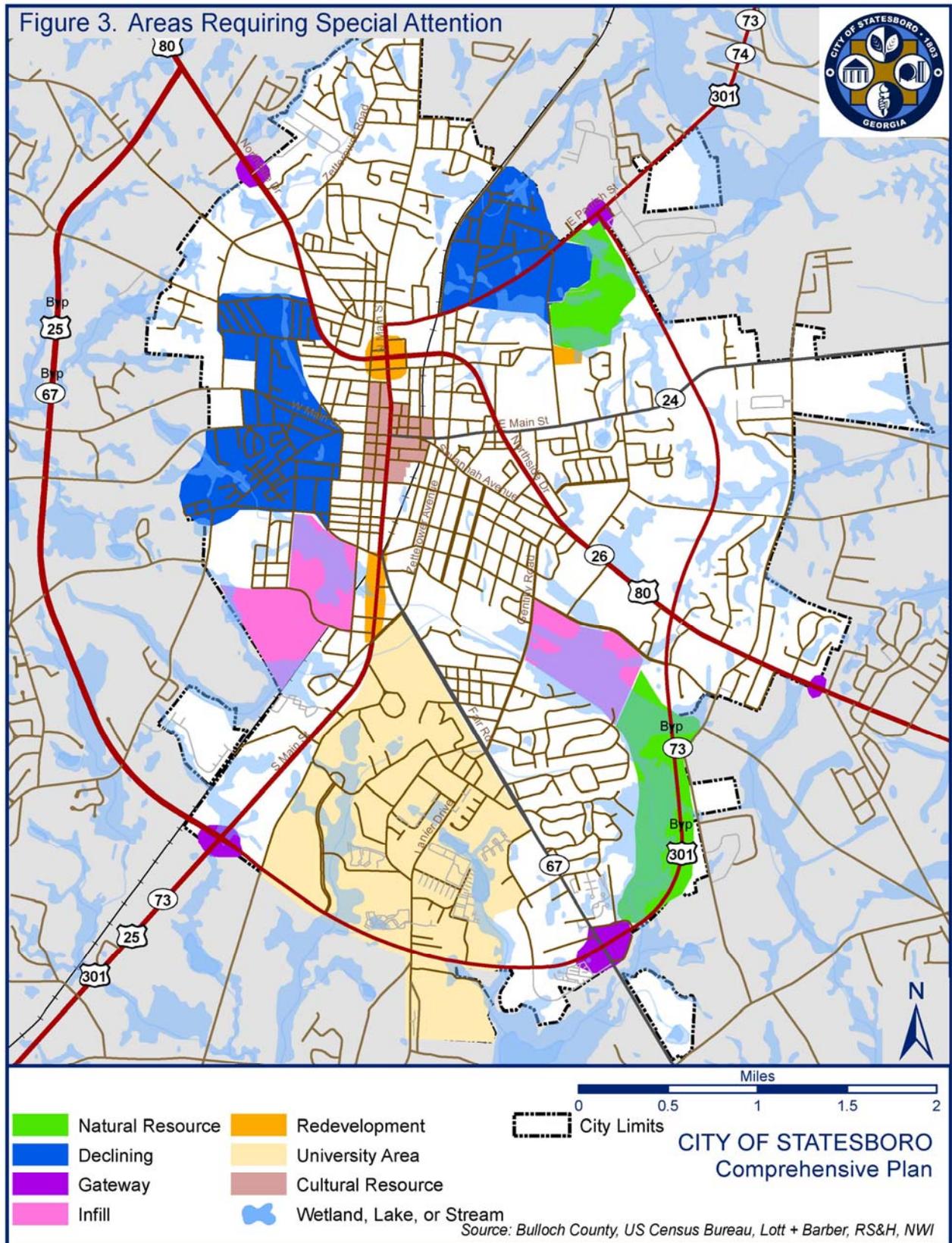


II. AREAS REQUIRING SPECIAL ATTENTION

These areas are defined by the DCA as:

- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development
- Areas where rapid development or change of land uses is likely to occur
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)
- Large abandoned structures or sites, including those that may be environmentally contaminated
- Areas with significant infill development opportunities (scattered vacant sites)
- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole

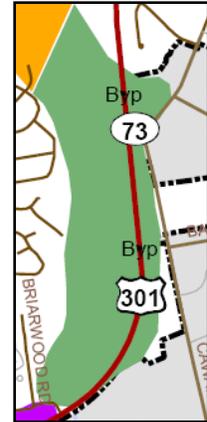
The Areas Requiring Special Attention identified in the City of Statesboro are indicated on the following map (Figure 2). Narrative regarding these areas follows.



Natural Resources

South-East Wetlands (Bypass)

This area lies primarily to the west and partially to the east of the stretch of the Bypass north of Highway 67. Wetlands comprise the largest percentage of this area, which may not be suitable for development due to flood hazards. This area should be conserved in a natural state wherever possible, with careful attention given to development and drainage conditions in immediately surrounding areas. The forested higher grounds to the west of the bypass also serve as a buffer between the roadway and residential areas beyond.



North-East Wetlands

These wetlands and forested lands are located between Highway 301 North, Packinghouse Road and the Bypass. Wetlands comprise a large percentage of this area and should be conserved in a natural state, with careful attention given to development and drainage conditions in immediately surrounding areas.



Cultural Resources

Downtown

The area considered as downtown is not only the historic core of the city, but of the surrounding region as well. The high quantity and quality of historic commercial architecture here is unmatched anywhere else in the city or county. However, the area is also subject to the vicissitudes of development and taste, meaning that, without adequate recognition and protection, the fabric of downtown may be threatened in the future. The vitality of downtown as a thriving mixed-use center is also unique to the area and will require special attention to ensure that connectivity, accessibility and walkability are maintained and enhanced.

Rapidly Developing Areas

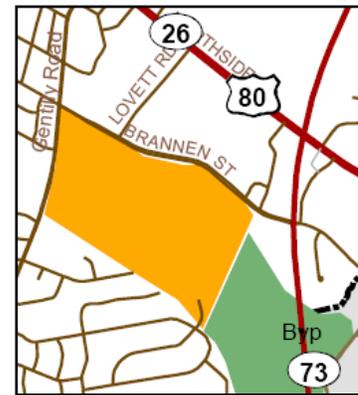
Gateways

Some of these areas have already seen rapid growth, especially at the highway 301 South and Highway 67 gateways. Careful attention should be given to the quality of development at these intersections, as they provide the first face of the city to visitors and residents. Traffic flow and access also need to be addressed to reduce curb cuts and create shared access points for commercial properties. Wayfinding should be user-friendly and commercial signage should be tasteful and not allowed to dominate the streetscape. Where these areas have an overlap with county land, coordination between the city and county will be needed to ensure appropriate development and maintenance of these areas as gateways.

Infill Areas

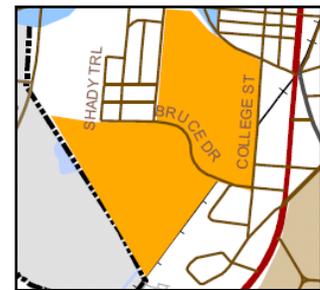
Brannen and Gentilly (Shopping Center and Adjacent Properties)

The existing shopping center at Brannen and Gentilly roads has lost its anchor store and is becoming a greyfield (defined as a previously developed vacant site, typically retail in nature). The intersection, with its high traffic flow, is ideally suited for redevelopment. The undeveloped properties to the south, along Gentilly Road between the existing shopping center and the railroad bed, and to the east, along Brannen Road to the Bypass, are also likely to be developed with commercial uses. Taken together, these areas present a historical opportunity to create mixed-use infill with an internal network of streets that connect to surrounding residential and commercial areas. The location of this property within 0.75 mile proximity to the GSU campus and 1.25 miles to downtown indicates that it could become a community center for the east side that is built upon a highly-connected street network, featuring medium density development and excellent bicycle and pedestrian accessibility. Within this area may also be an opportunity to tie into the proposed county greenway, which would begin at the existing railroad bed.



Properties West of South College Street

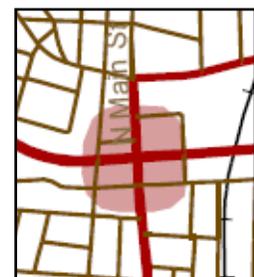
The area bounded by South College Street to the east, Cromartie Drive to the west, and Jones Street to the north, with Bruce Drive to the south and agricultural/forest land beyond, may face development pressures in the near- to mid-term. These properties are located within one-half mile of the GSU campus and less than 0.75 miles to downtown. There may also be opportunity for mixed-use infill blocks along the South College Street frontage.



Redevelopment Areas

Downtown Gateway

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

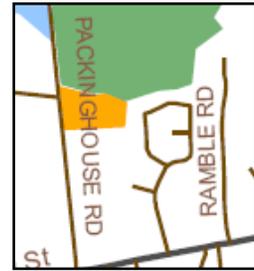


Packinghouse Property

This property occupies a site directly to the east of Packinghouse Road. The Packinghouse has not been in use for a number of years and is currently unsafe to occupy. However, it has become something of an “attractive nuisance” for area youth and is subject to vandalism and graffiti.



The property is across the street from a *Suburban – Developing* character area, which could have some influence over the future land use of the Packinghouse property. The possibility to rehabilitate and adaptively reuse the Packinghouse should be considered as a possible alternative.



Declining Areas

West Side Neighborhoods

Housing conditions within these neighborhoods are generally poor, with some dilapidated housing and vacant properties where substandard housing has been removed. There are limited commercial and shopping opportunities within or adjacent to these neighborhoods, although some properties have been zoned commercial. This area is roughly bounded by Williams Road to the north, Northside Drive and Blitch Street to the east, West Jones Avenue to the south, and Stockyard Road to the west. The southwestern boundary of this area is not defined by a street but is mostly contained by undeveloped forest and agricultural uses. Strategies for reinvestment and provision of quality affordable housing, in partnership with outside agencies such as Habitat for Humanity, will be needed in order to revitalize these neighborhoods and connect them with downtown and surrounding areas in a meaningful way.



Whitesville and East Parrish Street Neighborhoods

Similar to the West Side Neighborhoods, these also face significant disinvestment and contain substandard housing. Strategies for revitalization may be similar to those used on the West Side, but the comparative isolation of this area may pose a challenge when trying to reconnect with surrounding neighborhoods.

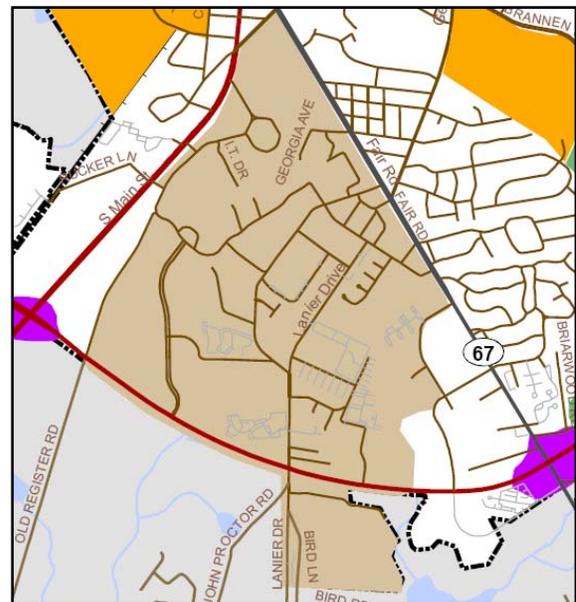


University Area

This area is home to the GSU campus and surrounding residential and commercial areas. Because of the unique influence of the University, this area has opportunities and challenges that are magnified by the large number of student renters living there. This area may be expanded in the future to include adjacent residential neighborhoods which may be facing similar challenges.

The increasing supply of University housing, such as dorms and apartment buildings, have slightly reduced demand for off-campus housing in recent years, and a requirement for all freshman to live on-campus will further reduce the number of off-campus renters in the near-term. However, as enrollment increases so will demand for rental units within the private market. Rental properties in this area tend to have high turnaround and are prone to neglect by tenants and owners, creating a situation where homeowners sell their properties and leave. In some areas, this process has the tendency of creating neighborhoods that are dominated by rental properties, as can be seen in the residential area immediately adjacent to the east of campus along Herty Drive and to the southeast of campus and west of Fair Road.

Commercial properties in this area are also unique in their specific catering to students. Community disturbance issues such as public drunkenness, noise ordinance violations and larceny are more common in this area, some of which may be exacerbated by the presence of student-oriented bars and restaurants, along with a large number of private parties which are typical of a college neighborhood.



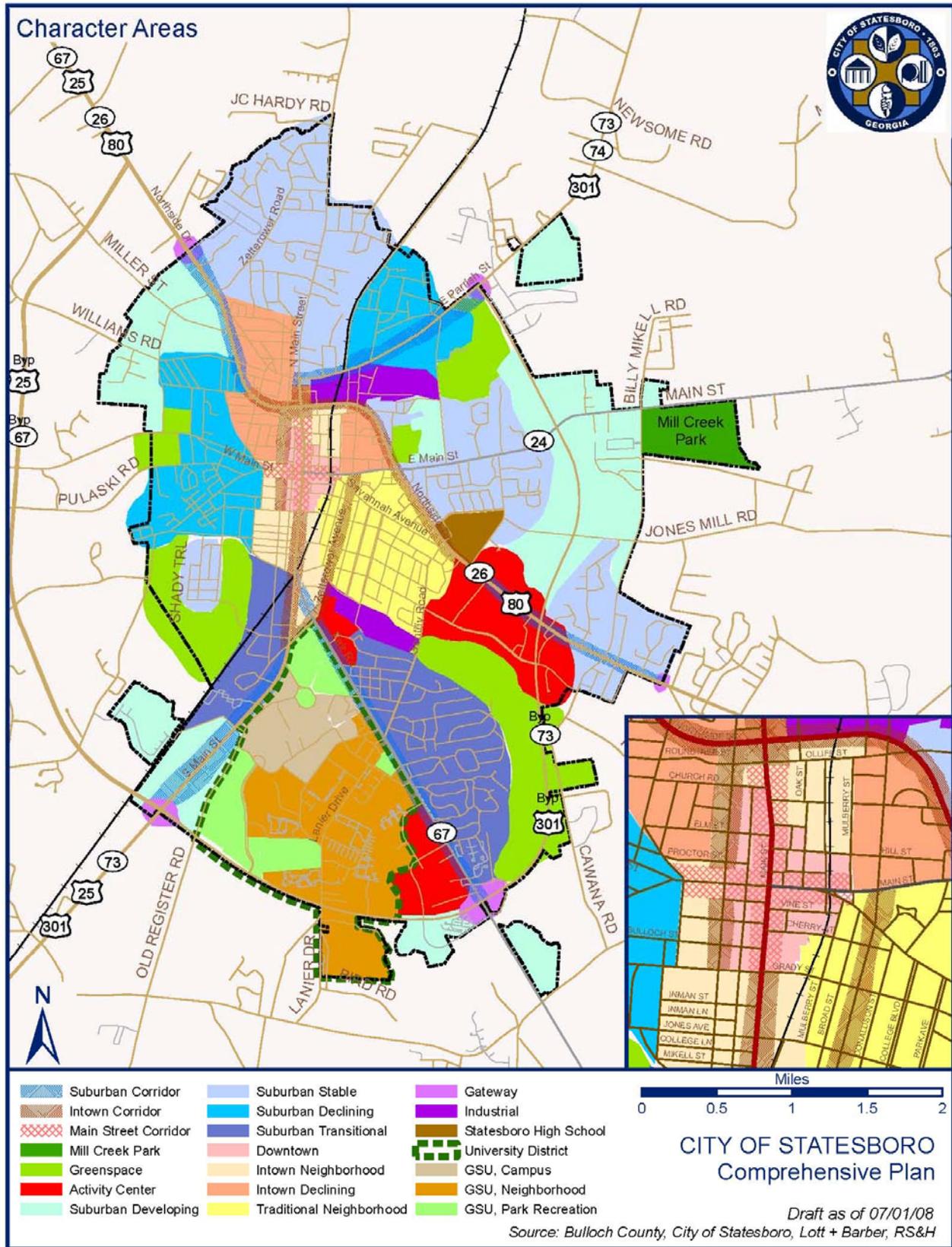
III. RECOMMENDED CHARACTER AREAS

The DCA defines a Character Areas as: “A specific geographic area within the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)

Each Character Area is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the community vision. The Character Areas described in the following section were created with input from the Steering Committee, City staff and the consultant team. The map of Recommended Character Areas is shown as Figure 3.

Figure 4



Downtown

Downtown is the historic core of city, with traditional commercial land uses and limited residential in the form of apartments and condominiums. There is an interconnected street grid, with the heaviest activity along the main streets and College Avenue to the west. Lots are typically small with zero-lot line buildings and shallow or no setbacks from the street right-of-way. There is also continuous sidewalk system throughout Downtown and a link with the McTell Trail, with pedestrian and bicycle connectivity to the GSU Parks and Recreation area to the south.



Suggested Development Strategies

- Maintain integrity of interconnected grid and pedestrian circulation
- New development should respect historic context of building mass, height and setbacks
- Historic structures should be preserved or adaptively reused wherever possible
- Encourage mixed-use infill and redevelopment
- Create local historic districts
- Economic development strategies should continue to nurture thriving commercial activity
- Enhance tree planting to include more shade trees and ornamental streetscape plantings
- Ensure that future phases of streetscape enhancements are developed in harmony with previous efforts as well as economic development goals of the City and the Downtown Statesboro Development Authority (DSDA) / Main Street program
- Continue to promote downtown as the cultural hub of the region (for example, through programs sponsored by the Downtown Statesboro Development Authority and the Averitt Center for the Arts)

Main Street Corridors (overlay)

Historic Main Streets in the Downtown area were the center of commerce and shopping from the late 19th to mid 20th century. Sidewalks and attractive streetscaping can be found along both Main streets. Predominant building types include two- to three-story commercial buildings typical of regional construction and styles in the late 19th and early 20th centuries. Some buildings within



the corridor have been demolished for parking space, but remaining buildings still define and contribute to the historic character of this area.

Suggested Development Strategies

- Same as *Downtown*

Traditional Neighborhood

Traditional residential neighborhood developed from the late 19th to mid 20th century, features connected street grid linked with downtown. Sidewalks found on both sides of major streets; lesser streets have limited facilities. Portions of Savannah and Zetterower avenues are transitioning into predominately commercial uses; these corridors are also major traffic thoroughfares between downtown and the *Activity Centers*.



Suggested Development Strategies

- Ensure that new development and land uses do not encroach upon or detract from the character of the recognized National Historic Districts within this area
- Consider creating local historic districts to protect Savannah Avenue and other historic residential areas from inappropriate development and to restrict the demolition or substantial alteration of recognized historic structures
- Enhance existing pedestrian connectivity by repairing/replacing sidewalks and adding new ones, where necessary
- Plant shade trees along streets and sidewalks

In-town Neighborhood

These areas surround downtown and feature more residential land uses. Other uses are similar to those found downtown, but with much lower density and intensity. In-town areas tend to have a well-connected network of streets linking with the downtown area. Sidewalks and streetscaping are limited or non-existent.



Suggested Development Strategies

- Encourage residential infill and redevelopment in these areas that maintain the existing character; limit commercial uses to primary arteries
- Enhance existing pedestrian connectivity by adding new sidewalks and repairing/replacing old ones where necessary
- Plant shade trees along streets and sidewalks

In-town Neighborhood – Declining

Similar to *In-town Neighborhoods*, these areas of disinvestment and poor property maintenance result in substandard housing and vacant properties.

Suggested Development Strategies

- Focus on infill and redevelopment in distressed areas to create quality housing (affordable and market-rate)
- Continue to implement programs such as Habitat For Humanity that meet the housing needs of existing residents
- Enhance existing pedestrian connectivity within the neighborhood by adding new sidewalks and repairing/replacing old ones where necessary
- Plant shade trees along streets and sidewalks

In-town Corridors (overlay)

These corridors are auto-dependent and provide connectivity with the downtown area, although historic architecture and land uses do not appear in the same quantity and density as downtown. Sidewalk facilities are available but may be discontinuous in places. Residential uses may abut these corridors, with some street connectivity between character areas.

*Suggested Development Strategies*

- Envision these corridors as extensions of downtown, with high levels of connectivity to adjacent neighborhoods
- Encourage the infill of mixed uses wherever possible
- Consider a streetscaping enhancement program similar to the one downtown
- Require shade trees to be planted in parking lots and along highway corridors

- Require infill and redevelopment within these corridors to be pedestrian-oriented and linked with surrounding residential neighborhoods
- Encourage the redevelopment of the corridor between downtown and the GSU campus to provide an attractive, bicycle and pedestrian-friendly atmosphere between these two character areas; retail and other uses that provide “stepping stones” between the university and downtown should be promoted
- Encourage architectural styles and building types that refer to historic structures found downtown or existing along the corridor

Activity Centers

Commercial uses dominate this category, especially large strip malls, shopping malls and department stores. Fast food and franchise dining establishments are also found here, especially as outparcel developments. Little or no pedestrian and bicycle circulation found in these areas, which are auto-dependent and largely separated from nearby residential areas.



Suggested Development Strategies

- Infill and redevelopment in these areas should occur according to a master plan that allows for mixed uses, transportation choices and urban design that mitigates the appearance of auto-dependence (such as screening parking lots or locating large parking areas primarily to the sides and rear of buildings)
- Future developments and highway improvements within these areas should include pedestrian and bicycle access to surrounding neighborhoods
- Connect these areas with existing and proposed networks of bicycle paths, sidewalks and multiuse trails (such as the McTell Trail and the proposed county greenway)
- Require shade trees to be planted in parking lots and along highway corridors
- Focus on redevelopment in areas of disinvestment (such as those that have become or are in danger of becoming “greyfields”). Development strategy should encourage uses and activities that are suitable for the immediately-surrounding character areas

Suburban Corridors (overlay)

These corridors feature larger lot sizes and less intense activities than the *In-town Corridors*. Auto-dependent, primarily commercial land uses (similar to those found in the *Activity Centers*) occur on outparcels and at intersections. Sidewalks are limited or non-existent.



Suggested Development Strategies

- These areas have some characteristics similar to the *Activity Centers* character areas; development strategies for those areas should be followed wherever appropriate
- Similar to the *Suburban* character areas, it is suggested that all large-scale (multi-lot) developments be master-planned and include mixed-uses wherever appropriate

Suburban – Stable

Primarily residential consisting of single-family houses. Street network has limited connectivity; sidewalk facilities limited or absent. Commercial development tends to occur in the form of strip malls and other convenience shopping on outparcels along main roads. School grounds and small office parks may also be found in these areas.



Suggested Development Strategies

- Any new development should be master-planned to include mixed-uses wherever appropriate. These developments should blend residential uses with schools, parks, recreation, retail businesses, and services, linked together in a compact pattern that encourages walking and minimizes the need for auto trips
- Promote walking and bicycling as an alternative means of transportation
- There should be strong connectivity and continuity between each subdivision
- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points
- Encourage compatible architecture styles that maintain the regional character, and restrict “franchise” or “corporate” architecture

- Wherever possible, connect to the existing and proposed network of bicycle paths and multiuse trails (such as the McTell Trail)
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities

Suburban – Transitional

Similar to *Suburban Stable*, but with some houses in poor condition, presumably due to owner neglect. Single-family houses may have been converted to multi-family rentals and limited parking space on individual lots may be an issue.

Suggested Development Strategies

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



Suburban – Declining

Similar to *Suburban Transitional*, but with more obvious signs of owner neglect. Property maintenance violations may be common. Visible evidence of reinvestment is scattered and uneven. Housing units are predominantly rental.

Suggested Development Strategies

- Strengthen enforcement of code violations for private property, including property maintenance, parking, and structural conditions
- Ensure adequate bicycle and pedestrian facilities to link these neighborhoods with adjacent areas.

Suburban – Developing

These areas are currently undeveloped or minimally developed but are under pressure to grow in a suburban manner, which has conventionally featured separate land uses, primarily single-family residential uses, and strip mall development along outparcels. These developing areas can be found at the periphery of the city, adjacent to existing suburban development and highway corridors.

Suggested Development Strategies

- Within these areas, identify places of natural beauty and sensitive natural resources (such as wetlands) and protect these areas from development
- New development 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 within the subdivision
- Promote walking and bicycling as an alternative means of transportation
- There should be strong connectivity and continuity between each subdivision
- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street network connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points
- Encourage compatible architecture styles that maintain regional character, and restrict “franchise” or “corporate” architecture
- Promote street designs that foster traffic calming, such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities



GSU – Academic Campus

This is 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.



Suggested Development Strategies

- Encourage future growth within the academic core
- Host formal discussions between GSU and the City on how to strengthen physical “town and gown” connections between the campus and adjacent commercial and residential areas.
- Consider the pros and cons of the greenbelt around campus, which physically separates the campus from the greater community
- Continue to preserve open spaces such as Sweetheart Circle and areas of natural beauty, including Herty Pines
- Collaboratively address parking needs on campus that may also affect public and private property in surrounding areas
- Consider the installation of parking structures on campus as a parking solution. Potential sites include the existing parking areas near the Hwy 67 entrance, along Old Register Road, and along Chandler Road

GSU – Parks and Recreation

These areas feature formal athletics fields, including GSU athletics NCAA football and baseball stadiums. Some passive open spaces are also found in limited supply. The University’s student recreation center is also located within the southwestern Parks and Recreation Area.

**GSU – Student Neighborhood**

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

*Suggested Development Strategies*

- Strengthen enforcement of code violations for private property, including property maintenance, parking, and structural conditions

- Ensure adequate bicycle and pedestrian facilities for students commuting to and from GSU campus

Mill Creek Park

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



Greenspace

These areas include a range of uses, but are characterized primarily by lack of built structures and surface paving. Agriculture and silviculture uses appear on the periphery of the city. Wetlands and undeveloped forest (non-silviculture) are also found throughout the city.



Suggested Development Strategies

- Within these areas, identify places of natural beauty and sensitive natural resources (such as wetlands) and protect these areas from development; consider the use of conservation easements for increased protection in perpetuity
- New development should be master-planned and carefully linked to surrounding developed areas through a network of streets
- Wherever possible, connect new development with existing and proposed networks of bicycle paths and multiuse trails (such as the McTell Trail)

Industrial

Heavy industrial uses within the city include concrete plants and wood mills. These areas are auto-dependent and have limited commercial activities on frontage parcels. Internal street networks are limited or non-existent; as is typical of industrial areas, connectivity with surrounding character areas is non-existent.



Suggested Development Strategies

- Mitigate the appearance of these areas as they present themselves to adjacent corridors and surrounding character areas. Where necessary, consider trees and other planted buffers as a visual screen and to attenuate noise levels associated with industrial activities
- Encourage infill and redevelopment within these areas that consists of industrial uses similar or complimentary in nature to existing uses

Statesboro High School

The campus of the city's only public high school, the uses consist of primarily educational and administrative buildings with associated parking and vehicle circulation. Athletic fields and ancillary facilities are also included. SHS is largely auto-dependent, with most students and staff arriving by car or bus. Limited pedestrian and bicycle connectivity exists to link the surrounding residential areas.

Suggested Development Strategies

- Enhance pedestrian and bicycle connectivity with surrounding streets and neighborhoods
- Require shade trees to be planted in parking lots and along adjacent public roads

Gateways

These areas are located at the intersections of the by-pass and Highways 67 and 301 South and at the city limits where Highway 301 North and Highway 80 North and South intersect. The gateways at the intersection with the by-pass are auto-dominant and feature commercial, auto-oriented land uses on most corners of



their intersections. Traffic lanes are very wide, with separate left turn lanes and median strips. Pedestrian and bicycle facilities are present but not connected to any nearby facilities, making accessibility difficult.

Suggested Development Strategies

- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street network connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points
- Encourage compatible architecture styles that maintain regional character, and restrict “franchise” or “corporate” architecture
- Promote street designs that foster traffic calming, such as narrower streets, on-street parking, and addition of bicycle and pedestrian facilities

ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (QCOs)

QUALITY COMMUNITY OBJECTIVES: LOCAL ASSESSMENT

In 1999, the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the DCA, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community “you are here.” Each of the fifteen QCOs has a set of yes/no questions, with additional space available for assessors’ comments. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No’s” may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. This assessment is an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals.

Development Patterns		
Traditional Neighborhoods		
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.		
Statement	Yes	No
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X	
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X	
7. In some areas several errands can be made on foot, if so desired.	X	
8. Some of our children can and do walk to school safely.	X	
9. Schools are located in or near neighborhoods in our community.	X	

- Several zoning districts are classified as mixed use (mixture of commercial, residential, institutional, and/or residential uses). However, the majority of zoning districts allow for a single use only.
- Neo-traditional development is currently allowed only in Planned Unit Developments (PUDs)
- The existing tree ordinance does not prevent total land clearance (and tree removal) of a developable site. Incentives and/or requirements for land developers to retain significant shade trees and native species on site should be included in the tree ordinance, in addition to requirements for planting new trees.
- Many of the city's main thoroughfares do not possess shade trees or other types of ornamental street trees.
- Keep Bulloch Beautiful operates regular beautification programs and organized clean-ups within the city.

- Many streets and public rights-of-way outside of the downtown and the surrounding residential areas lack pedestrian amenities.
- Downtown and the areas surrounding GSU are the only districts area where several errands can be, and frequently are, carried out on foot.
- Several, but not all, schools are located near the students that they serve. Elementary schools located in residential neighborhoods can be accessed safely on foot or bicycle. However, the majority of the student population and school staff commute by bus or car.

School Name	Location
Julia P. Bryant Elementary	Residential neighborhood
Langston Chapel Elementary	Rural roadway (Bulloch County); no residential proximity
Langston Chapel Middle	Rural roadway (Bulloch County); no residential proximity
Mattie Lively Elementary	Residential neighborhood
Mill Creek Elementary	Suburban roadway, adjacent to residential areas
Sallie Zetterower Elementary	Residential neighborhood
Statesboro High School	Suburban roadway; adjacent to residential areas
William James Middle School	Rural highway (Bulloch County); no residential proximity

Infill Development		
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.		
Statement	Yes	No
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X
2. Our community is actively working to promote brownfield redevelopment.		X
3. Our community is actively working to promote greyfield redevelopment.		X
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X

- The Downtown Statesboro Development Authority is compiling a list of vacant sites and other properties available for development that are located within its boundaries. A similar inventory is not available for the entirety of the jurisdiction.
- The city does not have a large amount of brownfields.
- Small lot development is allowed downtown only, by approval of the City Council.

Sense of Place		
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.		
Statement	Yes	No
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X
4. We have ordinances to regulate the size and type of signage in our community.	X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X
6. If applicable, our community has a plan to protect designated farmland.		X

- Downtown Statesboro has a distinct sense of place that needs to be maintained and enhanced.
- The majority of areas outside of downtown and GSU, particularly commercial districts along the city's highway corridors, lack a sense of place.
- The city has identified numerous historic districts and neighborhoods within its jurisdiction. However, there are currently no local ordinances in place to protect historic buildings or to preserve the context and integrity of the historic districts and neighborhoods.
- The city is considering a restriction on metal siding on commercial buildings.
- The city has a signage ordinance that it enforces.

Transportation Alternatives		
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.		
Statement	Yes	No
1. We have public transportation in our community.		X
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X
6. We have a plan for bicycle routes through our community.		
7. We allow commercial and retail development to share parking areas wherever possible.	X	

- GSU operates a bus system for faculty, students and staff which could serve as the backbone for a community-wide public system.
- Sidewalks in new developments are only required along arterial and collector streets.

Regional Identity		
Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.		
Statement	Yes	No
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X	
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X	
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X	

6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X	
---	---	--

- In terms of architectural quality and context, Statesboro has many buildings and historic districts from the late-nineteenth and early-twentieth centuries that are representative of the styles and heritage of south Georgia.
- The city recently inaugurated a farmers market.
- Statesboro serves as the economic and cultural hub of the region, providing surrounding communities with business, entertainment and education opportunities. This role needs to be thoroughly embraced and marketed to the surrounding region.
- For a community of its size, Statesboro has exceptional access to cultural events, activities and performances through its association with GSU. The city also promotes the arts by sponsoring the Averitt Arts Center, which has become a cultural center for the downtown district.

Resource Conservation		
Heritage Preservation		
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.		
Statement	Yes	No
1. We have designated historic districts in our community.	X	
2. We have an active historic preservation commission.		X
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X

- Historic districts are listed on the National Register of Historic Places, but are not locally designated or protected.
- To prevent loss of or irrevocable alteration to the city's valuable historic resources, preservation needs to be seen as an important issue and championed by an appointed historic preservation commission.
- Development within downtown is required to be compatible with its surroundings, but specific design guidelines do not exist.

Open Space Preservation		
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.		
Statement	Yes	No
1. Our community has a greenspace plan.		X
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X

- Conservation of the city's remaining agricultural and forest land needs to be seen as a priority. Green spaces and open agricultural are a part of the city's unique heritage.

Environmental Protection		
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.		
Statement	Yes	No
1. Our community has a comprehensive natural resources inventory.		X
2. We use this resource inventory to steer development away from environmentally sensitive areas.		N/A
3. We have identified our defining natural resources and taken steps to protect them.		X
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.		X
5. Our community has a tree preservation ordinance which is actively enforced.	X	
6. Our community has a tree-replanting ordinance for new development.	X	
7. We are using stormwater best management practices for all new development.		X
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X

- Forests, agricultural lands, wetlands, streams, and other natural resources within the city are increasingly being encroached upon and/or replaced by new development.
- The city follows state and federal requirements for defining and protecting its natural resources.
- The city uses conventional best management practices (BMPs) for stormwater, but recent advances in stormwater management are not currently reflected in these practices. Recent BMPs include reduction of impervious surfaces, on-site stormwater retention in the form of bio-swales, and residential and commercial re-use of graywater.

Social and Economic Development		
Growth Preparedness		
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.		
Statement	Yes	No
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X
3. Our elected officials understand the land-development process in our community.	X	
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X
5. We have a Capital Improvements Program that supports current and future growth.	X	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X
7. We have clearly understandable guidelines for new development.	X	
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X	

10. We have a public-awareness element in our comprehensive planning process.	X	
---	---	--

- The city has access to recent population studies which city officials feel underestimate the actual population growth.

Appropriate Businesses		
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.		
Statement	Yes	No
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X	
3. We recruit firms that provide or create sustainable products.		X
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X	

- The largest employers in Statesboro include GSU, East Georgia Regional Medical Center, and several industries and corporations, with no particular sector of employment being overemphasized.
- The presence of locally- and regionally-based businesses (smaller business operations are often referred to as “mom and pops”) has diminished in recent years due to competition from national chain retailers and restaurants. Local businesses in the community need to be supported in order to maintain a vibrant and diverse business culture that retains economic ties with Statesboro and Bulloch County.

Employment Options		
A range of job types should be provided in each community to meet the diverse needs of the local workforce.		
Statement	Yes	No
1. Our economic development program has an entrepreneur support program.	X	
2. Our community has jobs for skilled labor.	X	

3. Our community has jobs for unskilled labor.	X	
4. Our community has professional and managerial jobs.	X	
Housing Choices		
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.		
Statement	Yes	No
1. Our community allows accessory units like garage apartments or mother-in-law units.		X
2. People who work in our community can also afford to live in the community.	X	
3. Our community has enough housing for each income level (low, moderate and above-average).	X	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X
5. We have options available for loft living, downtown living, or “neo-traditional” development.	X	
6. We have vacant and developable land available for multifamily housing.	X	
7. We allow multifamily housing to be developed in our community.	X	
8. We support community development corporations that build housing for lower-income households.	X	
9. We have housing programs that focus on households with special needs.	X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X

- Public housing, provided by the Statesboro Housing Authority, is at capacity and has a continuous wait list of families who need affordable housing. This indicates that more units need to be provided for the neediest residents.
- The community has an active Habitat for Humanity program.

Educational Opportunities		
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.		
Statement	Yes	No
1. Our community provides workforce training options for its citizens.	X	

2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X	
3. Our community has higher education opportunities, or is close to a community that does.	X	
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X	

- Workforce training and adult education are provided by Ogeechee Technical College (OTC) and the Continuing Education Center at GSU.
- GSU and OTC provide excellent higher education opportunities for students within the region. Proximity to colleges and universities in the Savannah area (50 miles away) significantly increases the available options.

Governmental Relations		
Regional Solutions		
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.		
Statement	Yes	No
1. We participate in regional economic development organizations.	X	
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X	
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X	
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X	
Regional Cooperation		
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.		
Statement	Yes	No
1. We plan jointly with our cities and county for comprehensive planning purposes.	X	
2. We are satisfied with our Service Delivery Strategy.		X

3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X	
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X	

- The City of Statesboro and Bulloch County are preparing their respective comprehensive plans separately. However, they are currently collaborating on a countywide transportation plan.
- City officials meet as needed with neighboring jurisdictions; has regular meetings with GSU.

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

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>	
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.

RESOLUTION #2008-40
A RESOLUTION ENDORSING THE COMMUNITY ASSESSMENT AND
COMMUNITY PARTICIPATION PLAN OF THE 2008 COMPREHENSIVE
PLAN FOR THE CITY OF STATESBORO, GEORGIA

WHEREAS, the City of Statesboro is responsible for the update of the existing Comprehensive Plan for the City; and

WHEREAS, the Community Assessment and Community Participation Plan were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989; and

WHEREAS, the update of the Comprehensive Plan is being developed through an interactive and cooperative planning process in coordination with the public and state and local officials;

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of the City of Statesboro as follows:

Section 1. The Statesboro City Council endorses the Community Participation Plan and the Community Assessment of its 2008 update of the Comprehensive Plan for the City.

Section 2. The City Council authorizes the Director of Planning to transmit the Community Participation Plan and the Community Assessment of the City of Statesboro 2008 Comprehensive Plan to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs.

Section 3. This resolution shall be and remain effective from and after its date of adoption.

Adopted this 16th day of September, 2008.

CITY OF STATESBORO, GEORGIA

By: William S. Hatcher
William S. Hatcher, Mayor

Attest: Sue Starling
Sue Starling, City Clerk

ENVISIONING STATESBORO'S FUTURE

CITY OF STATESBORO COMPREHENSIVE MASTER PLAN

Data Appendix
August 2008



LOTT  BARBER

RS&H

CITY OF STATESBORO

Comprehensive Master Plan

Data Appendix

August 2008



CITY COUNCIL

William S. Hatcher, II, Mayor
Joe Brannen, Mayor Pro Tem
Tommy Blitch
Will Britt
Travis Chance
Gary Lewis

PLANNING COMMISSION

Sharon Tracy, Chair
Wyatt Johnson, Vice Chair
Ray Hendley
John Karrh
Maebell Moore
Lewis Stewart
Norman Wells

COMPREHENSIVE PLAN STEERING COMMITTEE

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

TABLE OF CONTENTS

1. POPULATION	3
INTRODUCTION	3
I. TOTAL POPULATION	3
II. AGE DISTRIBUTION	7
III. RACE AND ETHNICITY	11
IV. INCOME	18
2. ECONOMIC DEVELOPMENT	25
INTRODUCTION	25
I. ECONOMIC BASE	25
II. LABOR FORCE	29
III. ECONOMIC RESOURCES	36
IV. ECONOMIC TRENDS	37
3. HOUSING	41
INTRODUCTION	41
I. HOUSING TYPES & MIX	42
II. CONDITION AND OCCUPANCY	45
III. COST OF HOUSING	48
IV. COST-BURDENED HOUSEHOLDS	49
VI. JOBS-HOUSING BALANCE	52
4. NATURAL & CULTURAL RESOURCES	54
INTRODUCTION	54
I. NATURAL RESOURCES	55
II. CULTURAL RESOURCES	68
5. COMMUNITY FACILITIES	76
INTRODUCTION	76
I. WATER SUPPLY AND TREATMENT	77
II. SEWERAGE SYSTEM AND WASTEWATER TREATMENT	80
III. OTHER FACILITIES AND SERVICES	81

6. INTERGOVERNMENTAL COORDINATION	92
INTRODUCTION.....	92
I. ADJACENT AND NEARBY LOCAL GOVERNMENTS.....	92
II. INDEPENDENT SPECIAL AUTHORITIES AND DISTRICTS	92
III. SCHOOL BOARDS	93
IV. INDEPENDENT DEVELOPMENT AUTHORITIES AND DISTRICTS	93
V. FEDERAL, STATE AND REGIONAL PROGRAMS.....	94
VI. EXISTING INTERGOVERNMENTAL AGREEMENTS.....	95
CONCLUSION & ANALYSIS	98
7. TRANSPORTATION	99
INTRODUCTION.....	99
I. ROAD NETWORK.....	99
II. ALTERNATIVE MODES	106
III. PARKING	107
IV. RAILROADS, TRUCKING, PORT FACILITIES AND AIRPORTS	109
V. TRANSPORTATION AND LAND USE CONNECTION	110
SUPPLEMENTAL REPORT.....	113
ESTIMATION OF HOUSEHOLD INCOME AND PER CAPITA INCOME EXCLUDING TRADITIONAL COLLEGE STUDENTS: AN	
ADJUSTMENT TO THE CENSUS 2000 DATA FOR STATESBORO, GA	113

1. POPULATION

INTRODUCTION

The population element of the *Community Assessment* analyzes basic demographics within the community and summarizes population projections. As more people continue to become residents of Statesboro, its demographic makeup will shift. Statesboro grew by nearly 40% from 1990 – 2000, and by 2030 is expected to increase in population more than 50% over 2000 figures.

This section identifies trends and issues in population growth and significant changes in the demographic characteristics of the community through analysis of total population, which includes historic analysis and projections; age distribution; race and ethnicity; and income.

I. TOTAL POPULATION

This section provides important insight into historical and current growth trends, as well as an indication of future growth. This understanding of future growth, in the context of the Comprehensive Plan, allows officials to better prepare for the services and infrastructure that will be needed to support tomorrow's residents.

In addition to planning for services and infrastructure, this evaluation of population trends and growth patterns can also help to identify major growth areas, thereby providing information necessary for managing future development in accordance with the community vision.

There are at least two sources for population projections for Statesboro (Table 1.1). The Georgia DCA projects data for all jurisdictions, for the use of local governments and their planning efforts. In addition to the DCA data, the Coastal Georgia Regional Development Center (RDC) commissioned a study¹ in 2006 to address “the perception that commonly used projection methods did not adjust for the unique context and most recent growth trends of coastal Georgia,” according to the introduction to the study. Projected population figures from both DCA and CGRDC are shown in the Table 1.1. The most recent official population tally was the 2000 Census, which reported that Statesboro had a total population of 22,698, including 8,565 households and 3,312 families residing within the city limits.

¹ *Georgia Coast 2030: Population Projections for the 10-county Coastal Region* by the Center for Quality Growth and Regional Development at the Georgia Institute of Technology, September 2006.

Based on the historical growth rate from 1980 to 2000 (Table 1.2), it is estimated that the population of Statesboro could increase to 34,446 by the year 2030. The predicted 2030 population is a 51.8% increase from the year 2000.

Year	Population Projection		Percent (%) Increase	
	DCA	RDC	DCA	RDC
2000 (Census)	22,698	22,698	-	-
2005	24,656	26,534	8.6	16.9
2010	26,614	27,821	7.9	4.9
2015	28,572	29,349	7.4	5.5
2020	30,530	30,614	6.9	4.3
2025	32,488	32,223	6.4	5.3
2030	34,509	33,291	6.2	3.3

Source: Georgia Department of Community Affairs; Coastal Georgia RDC

Year	Population	% Change
1980	14,866	--
1985	15,360	3.32%
1990	15,854	3.22%
1995	19,276	21.58%
2000	22,698	17.75%
2005	24,656	8.63%

Source: Georgia Department of Community Affairs

Growth rates are also reflected in the number of housing units permitted and constructed in an area. The following tables show that building activity is steadily increasing in Statesboro and Bulloch County. Table 1.4 shows that both new building permits and the resulting number of permitted housing units in the County have increased over time, but that the number of units per building has been decreasing; this indicates that more single family homes (with one unit per building) are being permitted than in the first three years. This table also shows the total number of housing units in the county, assuming that all permitted units were built from 2000 forward, and an estimated population given an assumed corresponding growth in households.

	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
Residential	80	86	98	166	201	187
Commercial	95	110	114	96	86	85
Total	175	196	212	262	201	272

Source: City of Statesboro; *Fiscal year calendar begins July 1 of each year.

Table 1.4: Residential Building Permits 2000 to 2006, Bulloch County						
Year	Permits Issued		Average # of Units per Building Permit	Percent (%) Increase	Total Housing Units ²	Population
	Buildings	Units				
<i>Base housing units as of January 2000</i>					22,742	55,983
2000	283	526	1.86	2%	23,268	57,278
2001	353	630	1.78	3%	23,898	58,829
2002	363	621	1.71	3%	24,519	60,357
2003	453	456	1.01	2%	24,975	61,480
2004	552	566	1.03	2%	25,541	62,873
2005	532	543	1.02	2%	26,084	64,210
2006	879	915	1.04	4%	26,999	66,462

Source: Selig Center for Economic Growth, based on Bureau of the Census.
<http://www.selig.uga.edu/housing/housingmain.htm>

Tables 1.5 – 1.6 show the historic and projected growth for Statesboro, Bulloch County, the State of Georgia, and the United States. Among those four areas, Statesboro has had the highest cumulative growth rate over the last 15 years relative to its size, at 55.5%.

Table 1.5: Historic and Projected City, State, and National Population				
Year	Statesboro	Bulloch County	Georgia	United States
2000	22,698	55,983	8,186,453	281,421,906
2005	24,656	61,033	8,868,675	295,574,852
2010	26,614	66,082	9,550,897	309,727,784

Source: U.S. Census, Georgia Department of Community Affairs

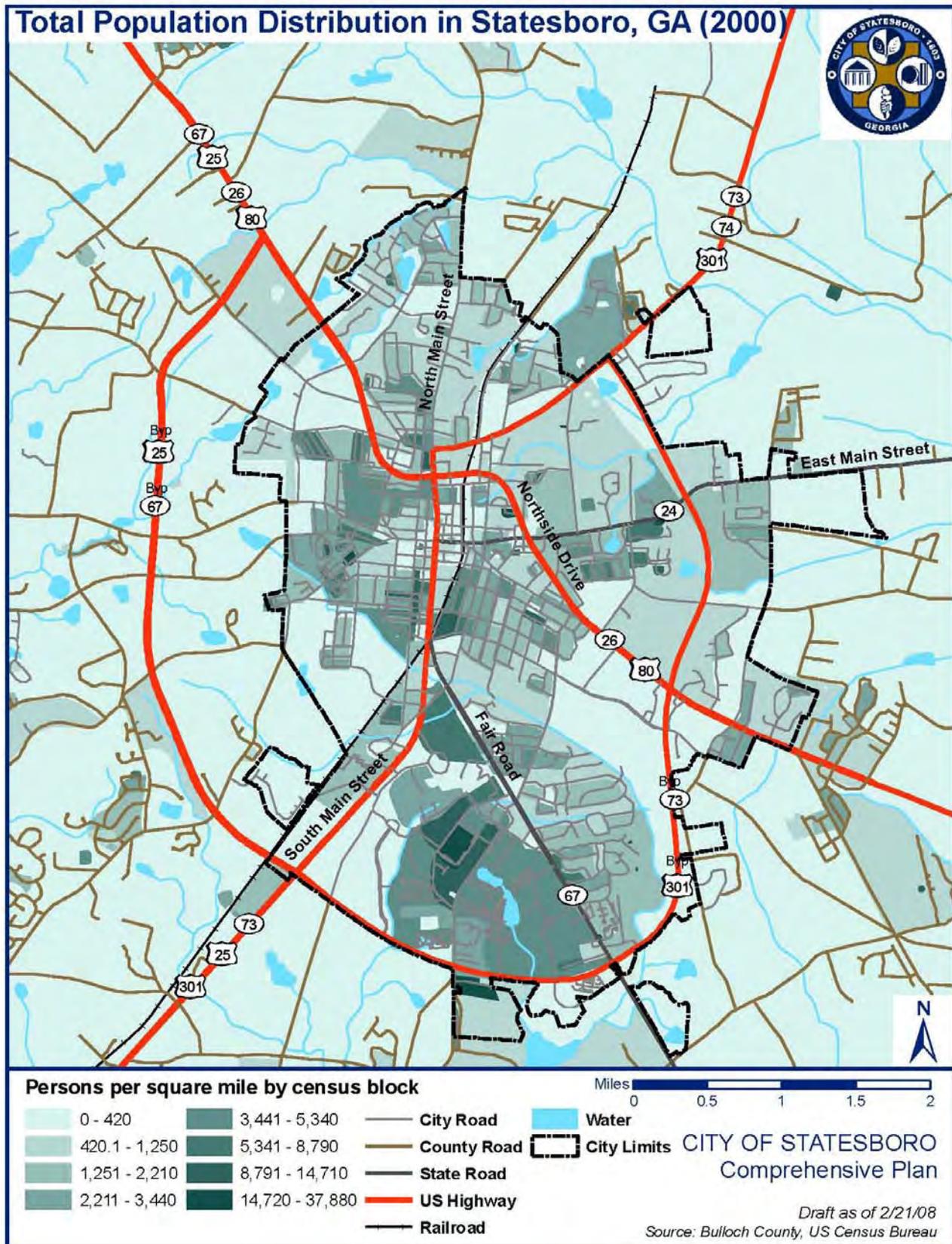
Table 1.6: Population Growth Rate Comparison by Jurisdiction				
Year	Statesboro	Bulloch County	Georgia	United States
1990-1995	21.6%	14.9%	13.2%	6.7%
1995-2000	17.8%	13.0%	11.6%	6.3%
2000-2005	8.6%	9.0%	8.3%	5.0%
Cumulative 1990-2005	55.5%	41.5%	36.9%	19.2%

Source: U.S. Census, Georgia Department of Community Affairs

Figure 1.1 on the following page provides a graphic overview of the population distribution in Statesboro.

² Based on residential building permits issued; assumes all permitted units are built and that occupancy trends remain consistent over time.

Figure 1.1



II. AGE DISTRIBUTION

In 2000, the City of Statesboro had a population age distribution of 14.3% under the age of 18, 48.7% from 18 to 24, 16.6% from 25 to 44, 11.3% from 45 to 64, and 9.2% who were 65 years of age or older (Table 1.7). The median age in 2000 was 22 years. This young median age is due in large part to the number of college students, who typically range between the ages 18 and 24, living within the city limits.

Table 1.7: Historic Age Distribution in Statesboro (Percentage of Total Population and Rate of Change)								
Age in Years	1980		1990			2000		
	Population	% of Total	Population	% of Total	Rate of Change	Population	% of Total	Rate of Change
0 – 4	792	5.3%	771	4.9%	-2.7%	927	4.1%	20.2%
5 – 13	1,466	9.9%	1,403	8.8%	-4.3%	1,749	7.7%	24.7%
14 – 17	864	5.8%	405	2.6%	-53.1%	559	2.5%	38.0%
18 – 20	2,902	19.5%	3,969	25.0%	36.8%	6,234	27.5%	57.1%
21 – 24	2,019	13.6%	2,188	13.8%	8.4%	4,813	21.2%	120.0%
25 – 34	1,872	12.6%	1,855	11.7%	-0.9%	2,103	9.3%	13.4%
35 – 44	1,181	7.9%	1,390	8.8%	17.7%	1,673	7.4%	20.4%
45 – 54	1,102	7.4%	1,026	6.5%	-6.9%	1,513	6.7%	47.5%
55 – 64	1,074	7.2%	1,061	6.7%	-1.2%	1,042	4.6%	-1.8%
65+	1,594	10.7%	1,786	11.3%	12.0%	2,085	9.2%	16.7%
Total	14,866	100.0%	15,854	100.0%	6.6%	22,698	100.0%	43.2%

Source: U.S. Census

Table 1.8 shows the growth rates for each age range, projected and historic. According to the projections, the college age cohort will continue to dominate the Statesboro population through 2030, while the proportion over 65 will decrease.

Table 1.8: Projected Age Distribution and Rate of Change in Statesboro

Age	2000	2005		2010		2015		2020		2025		2030	
	Population	Population	Percent (%) Change										
0 – 4	927	961	3.7%	995	3.5%	1,028	3.3%	1,062	3.3%	1,096	3.2%	1,130	3.1%
5 – 13	1,749	1,820	4.1%	1,891	3.9%	1,961	3.7%	2,032	3.6%	2,103	3.5%	2,174	3.4%
14 – 17	559	483	-13.6%	407	-15.7%	330	-18.9%	254	-23.0%	178	-29.9%	102	-42.7%
18 – 20	6,234	7,067	13.4%	7,900	11.8%	8,733	10.5%	9,566	9.5%	10,399	8.7%	11,232	8.0%
21 – 24	4,813	5,512	14.5%	6,210	12.7%	6,909	11.3%	7,607	10.1%	8,306	9.2%	9,004	8.4%
25 – 34	2,103	2,161	2.8%	2,219	2.7%	2,276	2.6%	2,334	2.5%	2,392	2.5%	2,450	2.4%
35 – 44	1,673	1,796	7.4%	1,919	6.8%	2,042	6.4%	2,165	6.0%	2,288	5.7%	2,411	5.4%
45 – 54	1,513	1,616	6.8%	1,719	6.4%	1,821	5.9%	1,924	5.7%	2,027	5.4%	2,130	5.1%
55 – 64	1,042	1,034	-0.8%	1,026	-0.8%	1,018	-0.8%	1,010	-0.8%	1,002	-0.8%	994	-0.8%
65+	2,085	2,208	5.9%	2,331	5.6%	2,453	5.2%	2,576	5.0%	2,699	4.8%	2,882	6.8%
Total	22,698	24,658	8.6%	26,617	7.9%	28,571	7.3%	30,530	6.9%	32,490	6.4%	34,509	6.2%

Source: Georgia Department of Community Affairs

Figure 1.2

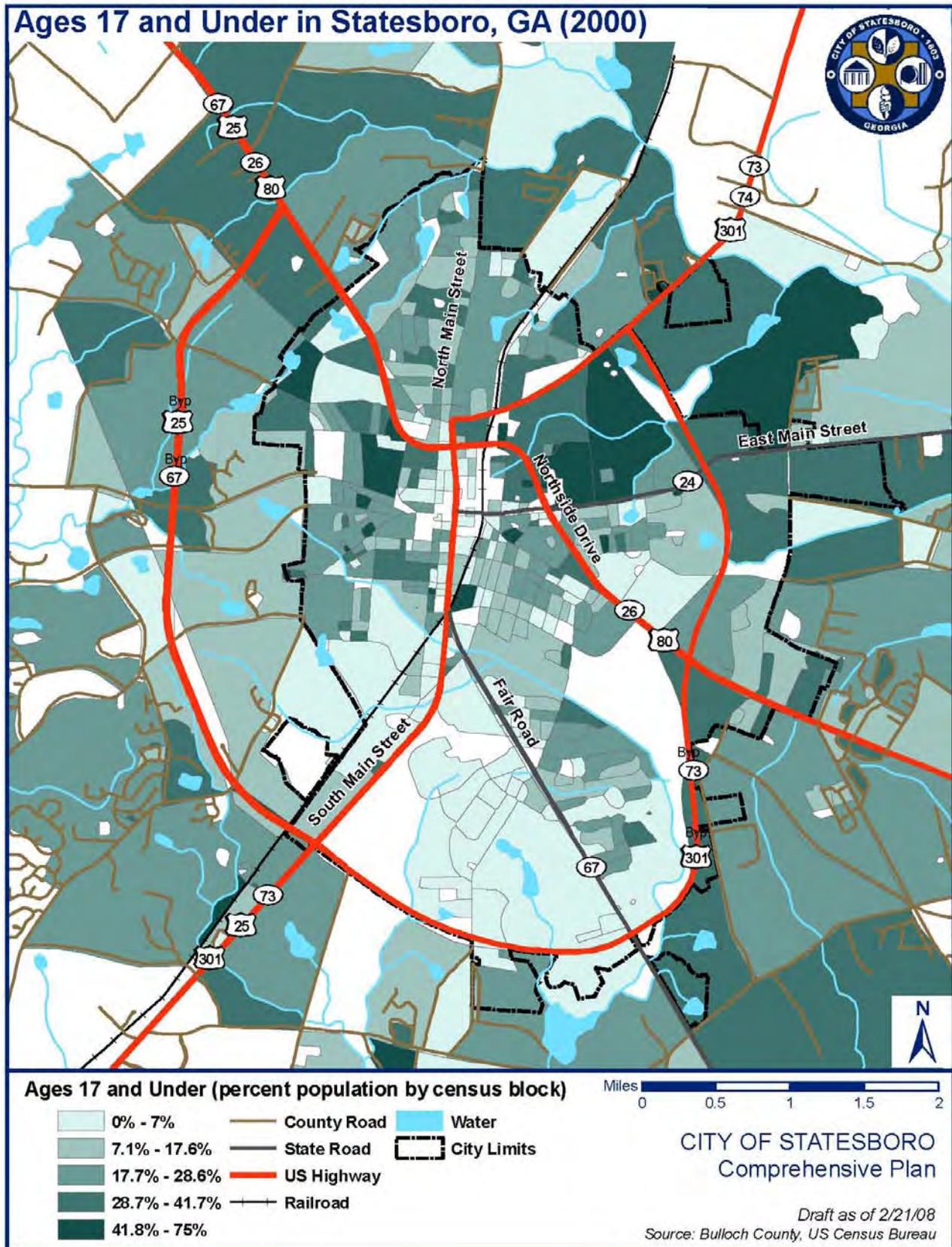
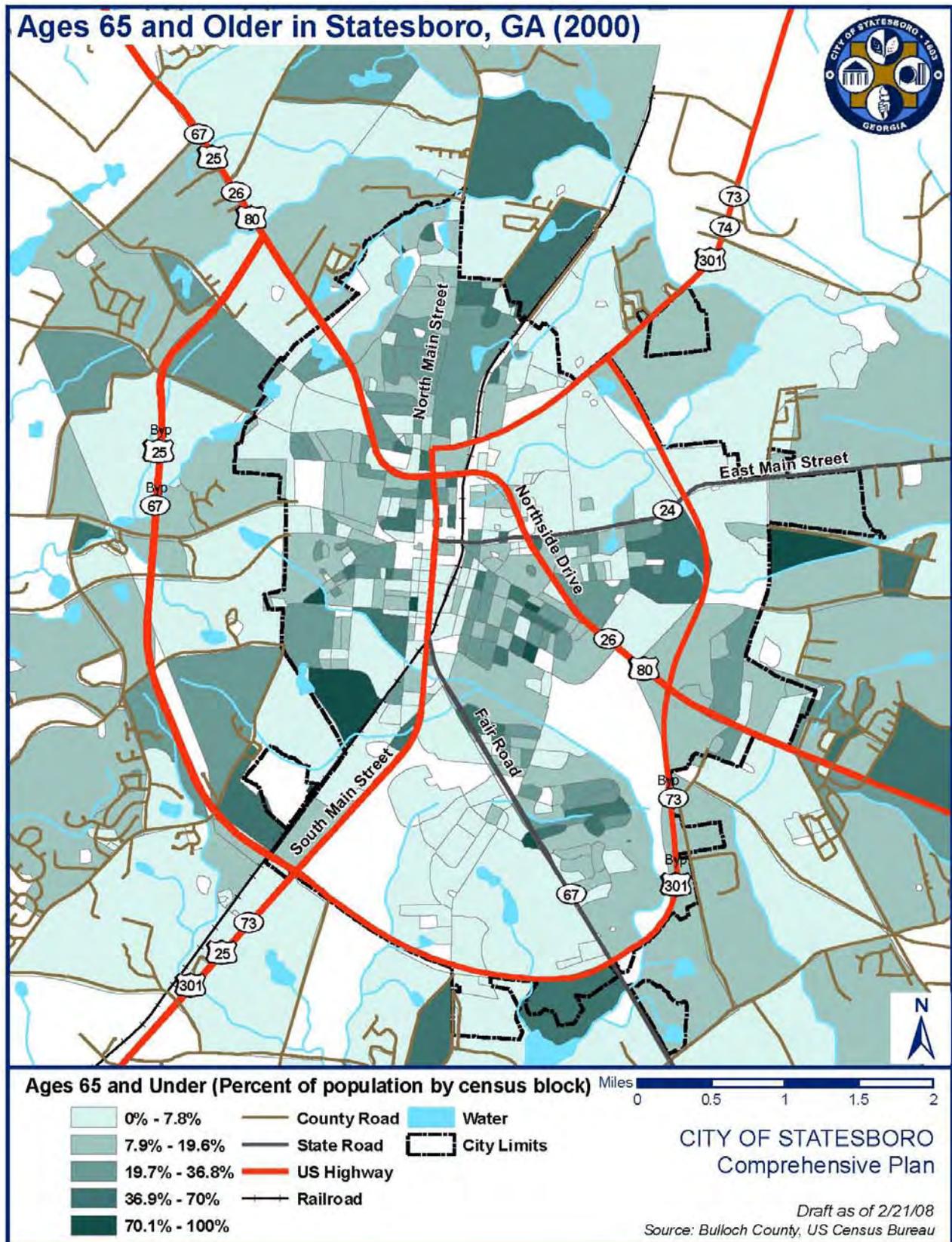


Figure 1.3



III. RACE AND ETHNICITY

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. Table 1.9 shows historic racial composition in Statesboro, with the same data shown for Bulloch County (Table 1.10) by comparison.

Race	1980		1990		2000	
	Population	%	Population	%	Population	%
White	10,782	72.5%	10,608	66.9%	12,758	56.2%
African American	3,967	26.7%	5,009	31.6%	9,136	40.3%
American Indian and Alaskan Native	13	0.1%	21	0.1%	16	0.1%
Asian American or Pacific Islander	61	0.4%	170	1.1%	312	1.4%
Other	43	0.3%	46	0.3%	476	2.1%
TOTAL	14,866	100%	15,854	100%	22,698	100%

Source: U.S. Census

Race	1980		1990		2000	
	Population	%	Population	%	Population	%
White	26,039	72.8%	31,464	73.0%	38,460	72.5%
African American	9,556	26.7%	11,226	26.0%	13,664	25.8%
American Indian and Alaskan Native	19	0.1%	60	0.1%	66	0.1%
Asian American or Pacific Islander	91	0.3%	227	0.5%	352	0.7%
Other	80	0.2%	148	0.3%	511	1.0%
TOTAL	35,785	100.0%	43,125	100.0%	53,053	100.0%

Source: U.S. Census

If the population trends above continue, the African American group will be the largest in Statesboro by 2030, while the white population will continue to form a substantial percentage of the total. Other minority races will undergo minimal percentage increases, according to Table 1.11. This table shows that when compared to the state and nation, Statesboro has a higher proportion of African American population and a lower proportion of other minority races. Hispanic ethnicity is reported separately (see Table 1.13), although this group also consists of significantly lower proportion of Statesboro's population than in the state or nation.

Table 1.11: Projected Racial and Ethnic Composition, Statesboro						
<i>Race</i>	<i>2010</i>		<i>2020</i>		<i>2030</i>	
	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
White	13,746	51.6%	14,734	48.3%	15,722	45.6%
African American	11,721	44.0%	14,305	46.9%	16,890	49.0%
American Indian and Alaskan Native	18	0.1%	19	0.1%	21	0.1%
Asian American or Pacific Islander	438	1.6%	563	1.8%	689	2.0%
Other	693	2.6%	909	3.0%	1,126	3.3%
TOTAL	26,616	100%	30,530	100%	34,448	100%

Source: U.S. Census

NOTE: The projections are based on the average rate of change from 1980 to 2000.

Table 1.12: Projected Racial and Ethnic Composition, Bulloch County						
<i>Race</i>	<i>2010</i>		<i>2020</i>		<i>2030</i>	
	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
White	44,671	67.6%	50,881	66.8%	57,092	66.2%
African American	19,374	29.3%	22,646	29.7%	25,919	30.0%
American Indian and Alaskan Native	99	0.1%	125	0.2%	152	0.2%
Asian American or Pacific Islander	669	1.0%	861	1.1%	1,054	1.2%
Other	1,271	1.9%	1,668	2.2%	2,065	2.4%
TOTAL	66,084	100.0%	76,181	100.0%	86,282	100.0%

Source: U.S. Census

NOTE: The projections are based on the average rate of change from 1980 to 2000.

Table 1.13: Racial Composition: City, State, and National Comparison (in percentages for 2000)				
<i>Population Category</i>	<i>Statesboro</i>	<i>Bulloch County</i>	<i>Georgia</i>	<i>United States</i>
White alone	56.2%	72.5%	65.1%	75.1%
African American	40.3%	25.8%	28.7%	12.3%
Other Race	3.5%	1.8%	6.2%	12.6%
Hispanic Ethnicity (all races)	2.2%	1.9%	5.3%	12.5%

Source: U.S. Census

Figure 1.4
Historic and Projected Population for Statesboro, GA

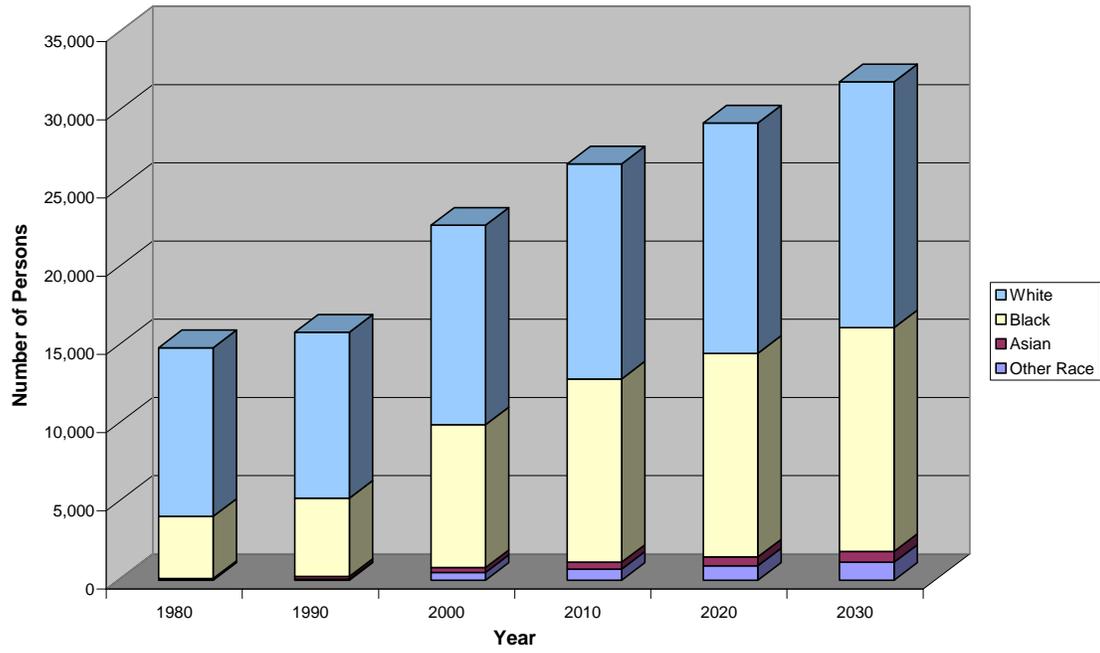


Figure 1.5

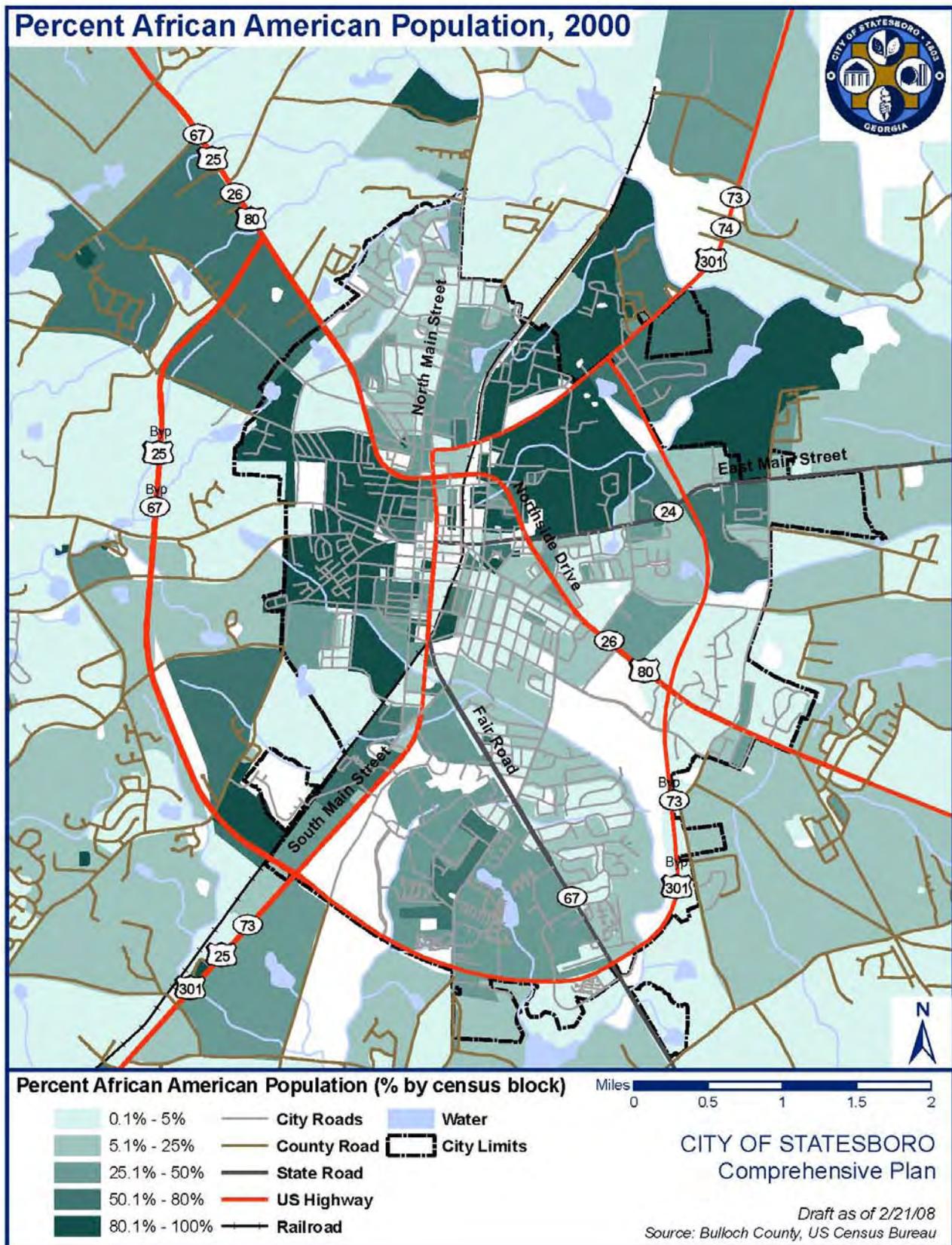
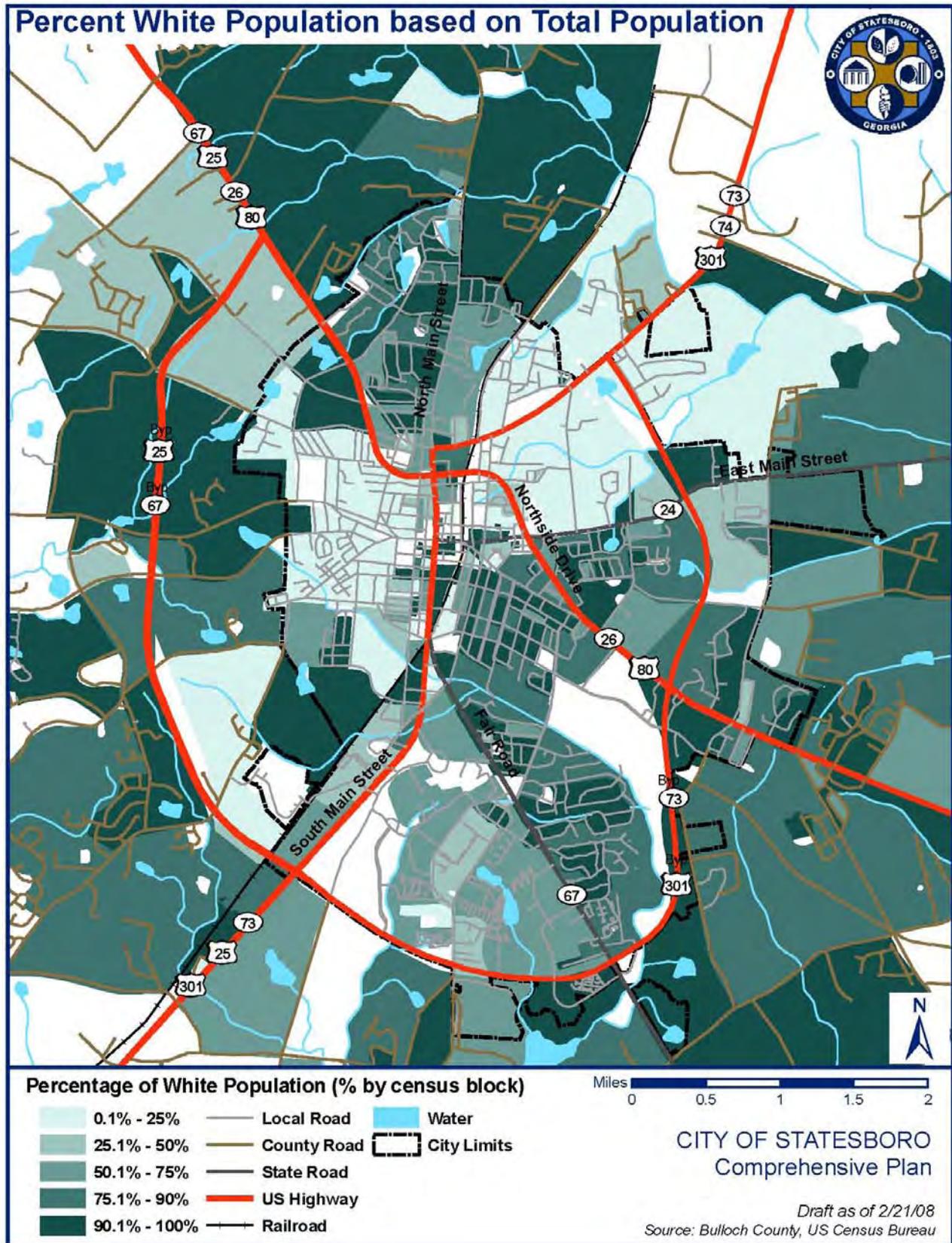


Figure 1.6



Along with the growth rates of the entire population there is a substantial growth rate within the Hispanic population. According to Table 1.14, there was a 329% increase in the Hispanic population from 1980 to 2005. Based on this initial growth rate, the Hispanic population is projected to reach 1,017 by 2030, a 77% increase from 2005. In 2000, the Hispanic population was 2.2% of the total.

Table 1.14: Growth in Persons of Hispanic Origin, Statesboro			
Year	Number	% of Population	Rate of Change
1980	134	0.9%	--
1985	135	0.9%	0.7%
1990	135	0.9%	0.0%
1995	311	1.6%	130.4%
2000	487	2.2%	56.6%
2005	575	2.3%	18.1%
2010	664	2.5%	15.5%
2015	752	2.6%	13.3%
2020	840	2.8%	11.7%
2025	928	2.9%	10.5%
2030	1,017	3.0%	9.6%

Source: Georgia Department of Community Affairs

Figure 1.7
Hispanic Projection for Statesboro, GA 1980-2030

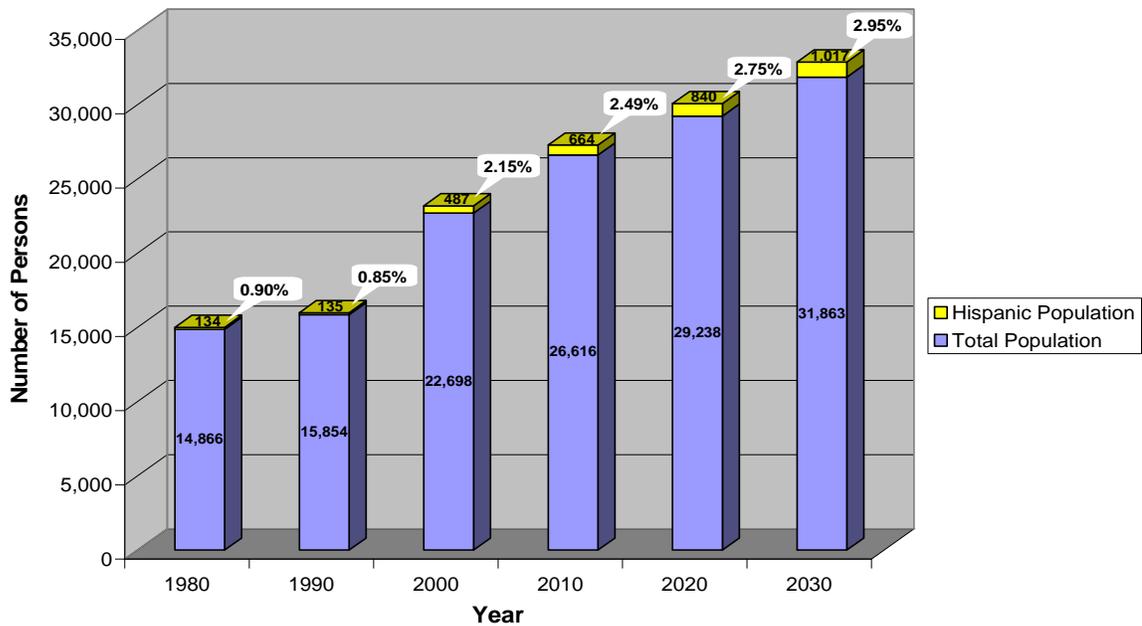
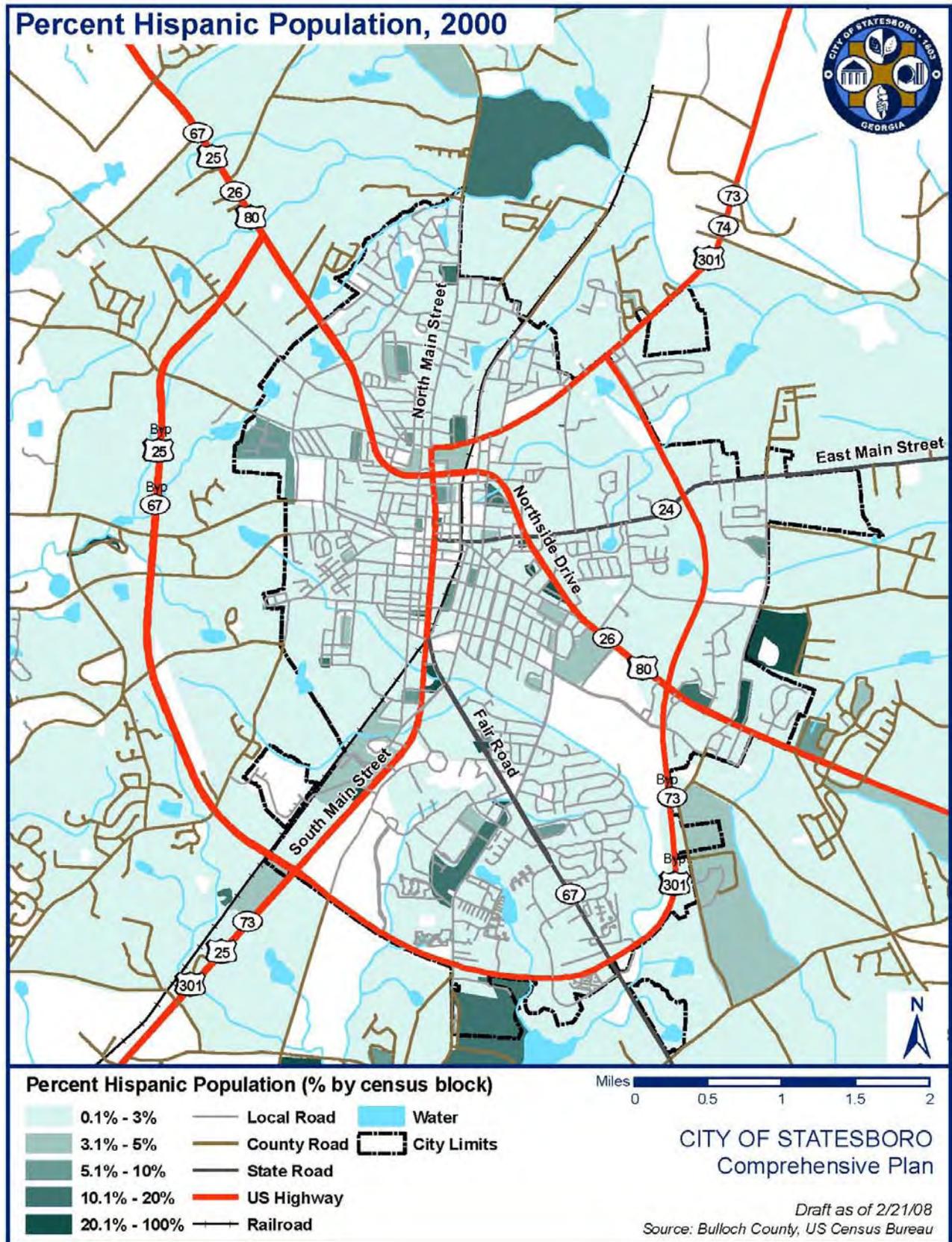


Figure 1.8



IV. INCOME

Due to the large student population in Statesboro, the City commissioned a study in 2003 to adjust the Census figures to account for the student population. This study³, completed by the Bureau of Business Research and Economic Development (BBRED) at Georgia Southern University, found that the adjusted average household income (which excludes the “traditional college student” from the general population) to be between \$37,568 and \$42,042 and the adjusted per capita income was between \$13,561 and \$14,254. A full copy of this report is included at the end of the *Data Appendix* document.

Tables 1.15 and 1.16 show the median household and per capita income for Statesboro than for the county or state. It should be noted that due to the large college student population, income may be under-represented in these tables. The adjusted figures bring Statesboro into much closer comparison with the median income of the rest of the state. However, the per capita income is still significantly lower in Statesboro than Georgia.

Table 1.15: Comparative Median Household Income (in dollars)					
1990			2000		
Statesboro	Bulloch County	Georgia	Statesboro	Bulloch County	Georgia
25,408	26,879	36,810	31,872	42,504	42,433
			37,568 – 42,042*	46,384 – 48,096*	

Source: U.S. Census, Summary File 3; *Adjusted figures by BBRED

Table 1.16: Comparative Per Capita Income (in dollars)					
1990			2000		
Statesboro	Bulloch County	Georgia	Statesboro	Bulloch County	Georgia
9,178	9,635	13,631	12,585	16,080	21,154
			13,561 – 14,254*	16,522 – 16,725*	

Source: U.S. Census, Summary File 3; *Adjusted figures by BBRED

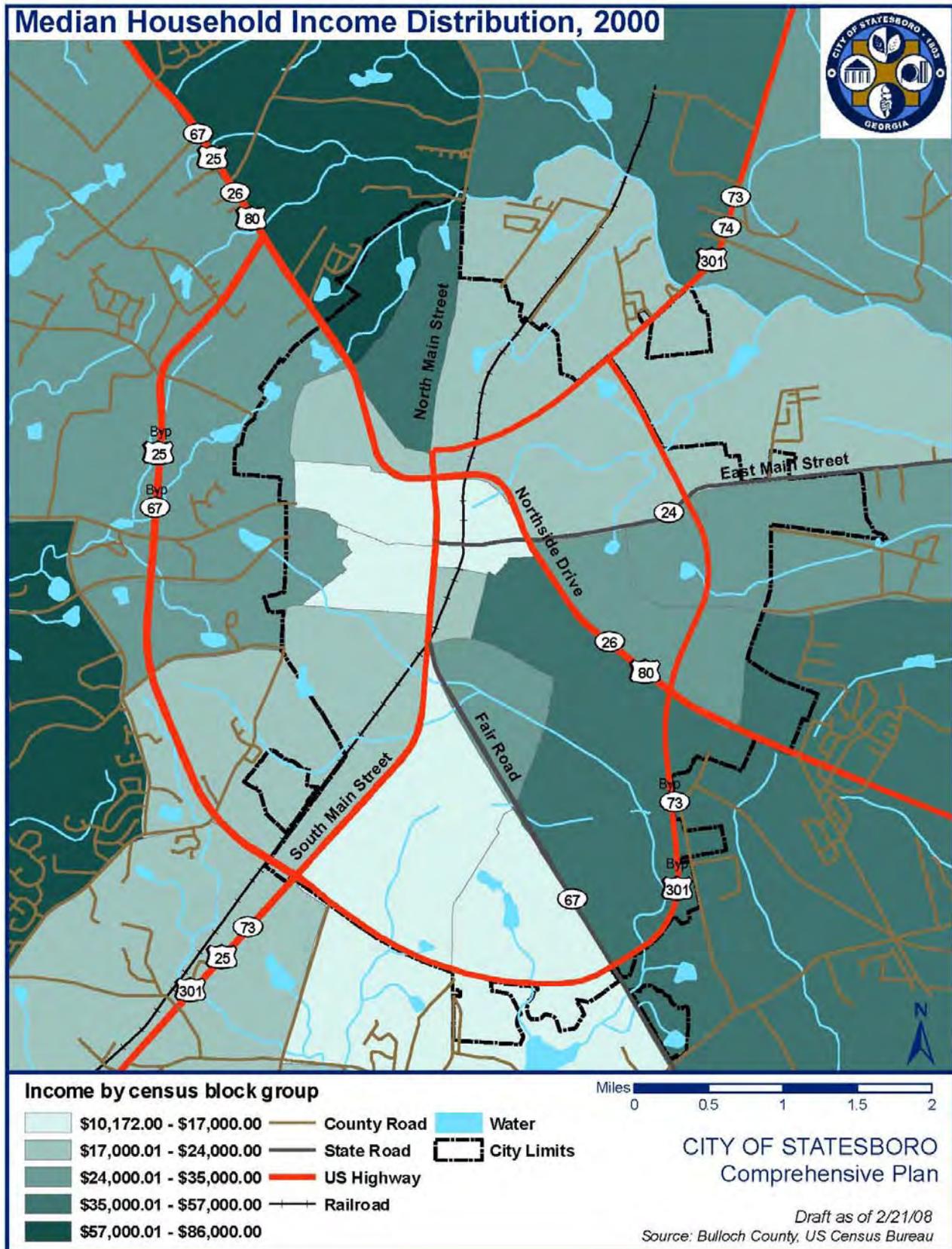
³ *Estimation of Household Income and Per Capita Income Excluding Traditional College Students: An Adjustment to the Census 2000 Data for Statesboro, GA*, Bureau of Business Research and Economic Development, Georgia Southern University.

Table 1.17 shows population and income detail by census tract in Bulloch County. Figures 1.9 – 1.11 also show relative income characteristics across census geography.

Table 1.17: Bulloch County Income Characteristics by Census Tract, 2000 Census											
<i>Census Tracts</i>	<i>Census Tract 9901</i>	<i>Census Tract 9902</i>	<i>Census Tract 9903</i>	<i>Census Tract 9904 .01</i>	<i>Census Tract 9904 .02</i>	<i>Census Tract 9905</i>	<i>Census Tract 9906</i>	<i>Census Tract 9907</i>	<i>Census Tract 9908</i>	<i>Census Tract 9909</i>	
Population	3,754	7,514	6,646	3,059	9,438	4,174	7,902	5,127	2,232	6,137	
Poverty Status	<i>Above</i>	3,054	5,839	5,642	2,009	2,118	3,171	6,179	4,390	1,809	5,632
	<i>Below</i>	690	1,388	972	1,031	4,549	969	1,713	726	404	483
Households w/ Soc Sec Income	426	713	504	248	112	504	744	515	185	600	
Households w/ Retirement Income	209	332	350	137	70	427	478	305	118	357	
Per Capita Income (\$)	14,788	17,152	22,036	13,132	8,081	19,800	18,225	15,133	14,277	19,032	
Median Household Income (\$)	30,071	33,987	41,188	23,288	11,330	30,698	29,357	34,621	34,286	42,063	

Source: U.S. Census, 2000 Census Summary File 3

Figure 1.9



Tables 1.18 – 1.19 show household income distribution in the city according to the 2000 Census. These figures have not been adjusted to account for the student population.

Table 1.18: Household and Family Income Distribution in Statesboro, GA (2000)					
	<i>Households</i>	<i>Families</i>			<i>Nonfamily Households</i>
		<i>Total</i>	<i>Married-Couple Families</i>	<i>Female Householder, no husband present</i>	
Less than \$9,999	30.8%	13.9%	4.9%	31.1%	42.9%
\$10,000 to \$14,999	12.3%	9.1%	3.3%	21.5%	15.1%
\$15,000 to \$19,999	8.1%	4.9%	3.7%	7.5%	10.0%
\$20,000 to \$24,999	8.0%	6.6%	5.6%	7.6%	8.5%
\$25,000 to \$29,999	7.5%	9.0%	7.0%	11.9%	6.0%
\$30,000 to \$34,999	4.9%	5.9%	7.5%	3.2%	4.0%
\$35,000 to \$39,999	4.6%	6.2%	7.4%	0.0%	3.3%
\$40,000 to \$44,999	3.4%	5.2%	6.6%	2.2%	2.2%
\$45,000 to \$49,999	2.1%	3.2%	2.8%	1.9%	1.7%
\$50,000 to \$59,999	5.3%	8.7%	11.2%	5.2%	2.7%
\$60,000 to \$74,999	4.8%	10.1%	14.8%	2.8%	1.4%
\$75,000 to \$99,999	4.2%	9.7%	13.7%	4.0%	0.4%
\$100,000 to \$124,999	1.8%	3.6%	5.2%	1.0%	0.8%
\$125,000 to \$149,999	0.7%	1.4%	2.2%	0.0%	0.2%
\$150,000 to \$199,999	0.4%	1.1%	1.7%	0.0%	0.0%
\$200,000 or more	1.0%	1.5%	2.4%	0.0%	0.7%
Total	100%	100%	100%	100%	100%

Source: U.S. Census

Table 1.19: Household Income Distribution Trend in Statesboro				
<i>Income</i>	<i>1990</i> <i>Total Population = 15,854</i>		<i>2000</i> <i>Total Population = 22,698</i>	
	<i>Number HH</i>	<i>%</i>	<i>Number HH</i>	<i>%</i>
Less than \$9999	1,696	32.5%	2,642	30.8%
\$10000 - \$14999	745	14.3%	1,055	12.3%
\$15000 - \$19999	377	7.2%	691	8.1%
\$20000 - \$29999	891	17.0%	1,329	15.5%
\$30000 - \$34999	288	5.5%	419	4.9%
\$35000 - \$39999	242	4.6%	396	4.6%
\$40000 - \$49999	326	6.2%	470	5.5%
\$50000 - \$59999	240	4.6%	455	5.3%
\$60000 - \$74999	191	3.7%	413	4.8%
\$75000 - \$99999	132	2.5%	356	4.2%
\$100000 - \$124999	44	0.8%	158	1.8%
\$125000 - \$149999	20	0.4%	57	0.7%
\$150000 and above	34	0.7%	124	1.4%
TOTAL	5,226	100.0%	8,565	100.0%

Source: U.S. Bureau of the Census (SF3)

Table 1.20 shows that poverty is decreasing slightly in the county. However, 24% of individuals in 2000 remained below the poverty level

Table 1.20: Population for whom poverty status is determined⁴ in Bulloch County		
<i>Category</i>	<i>1990</i> <i>(1989 values)</i>	<i>2000</i> <i>(1999 values)</i>
Individuals with Income below poverty	10,820	12,925
Percentage of Population for whom poverty status is determined (Individual)	27 %	24 %
Families w/ Income below poverty	1,533	1,486
Percentage of Families	16 %	12 %

Source: U.S. Census, 1990 STF3 (TableP117) and 2000 SF3 (Table P87)

⁴ In 1999, the population for whom poverty status was determined was 52,768. In 1989, there were 39,405 persons for whom poverty status was determined.

Figure 1.10

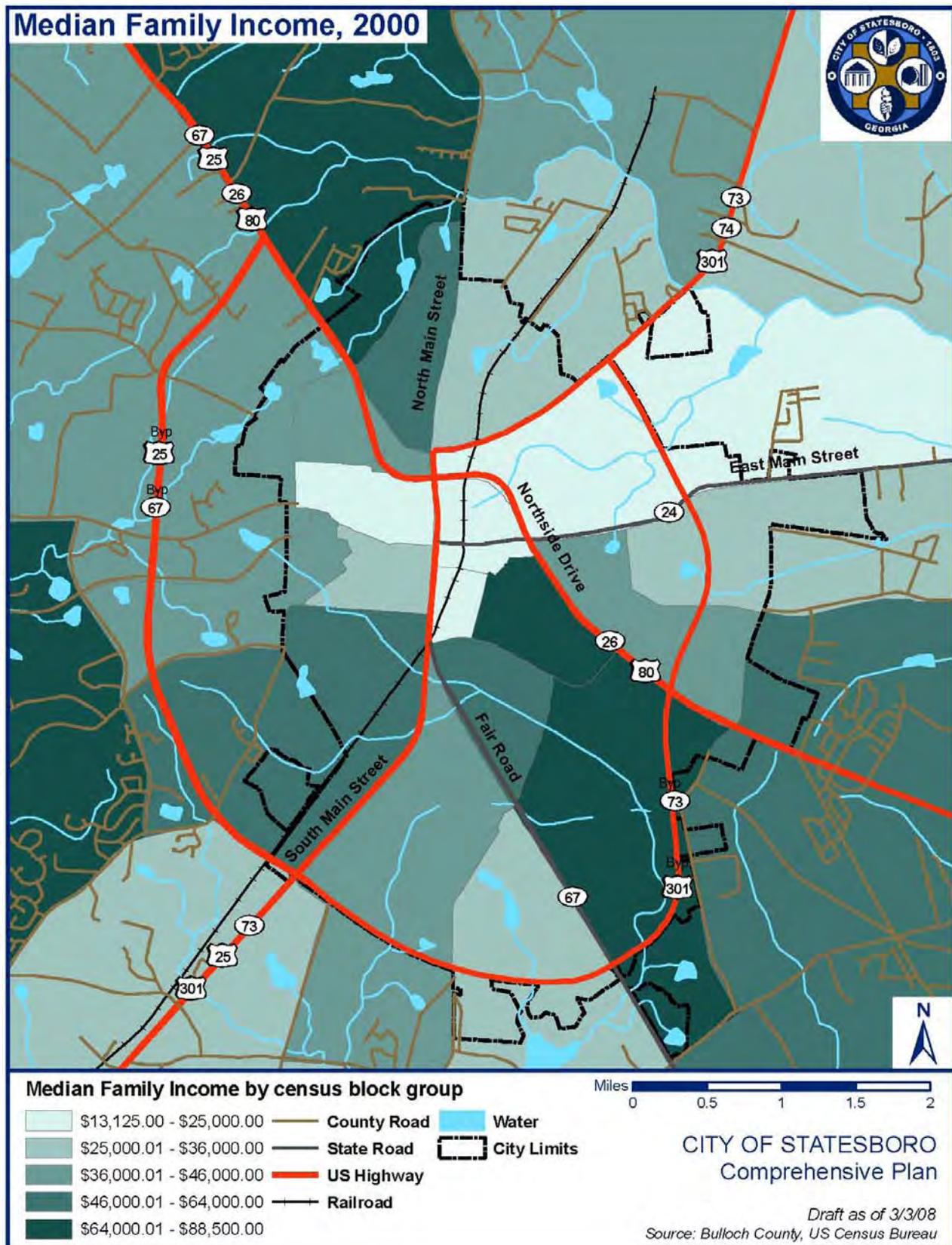
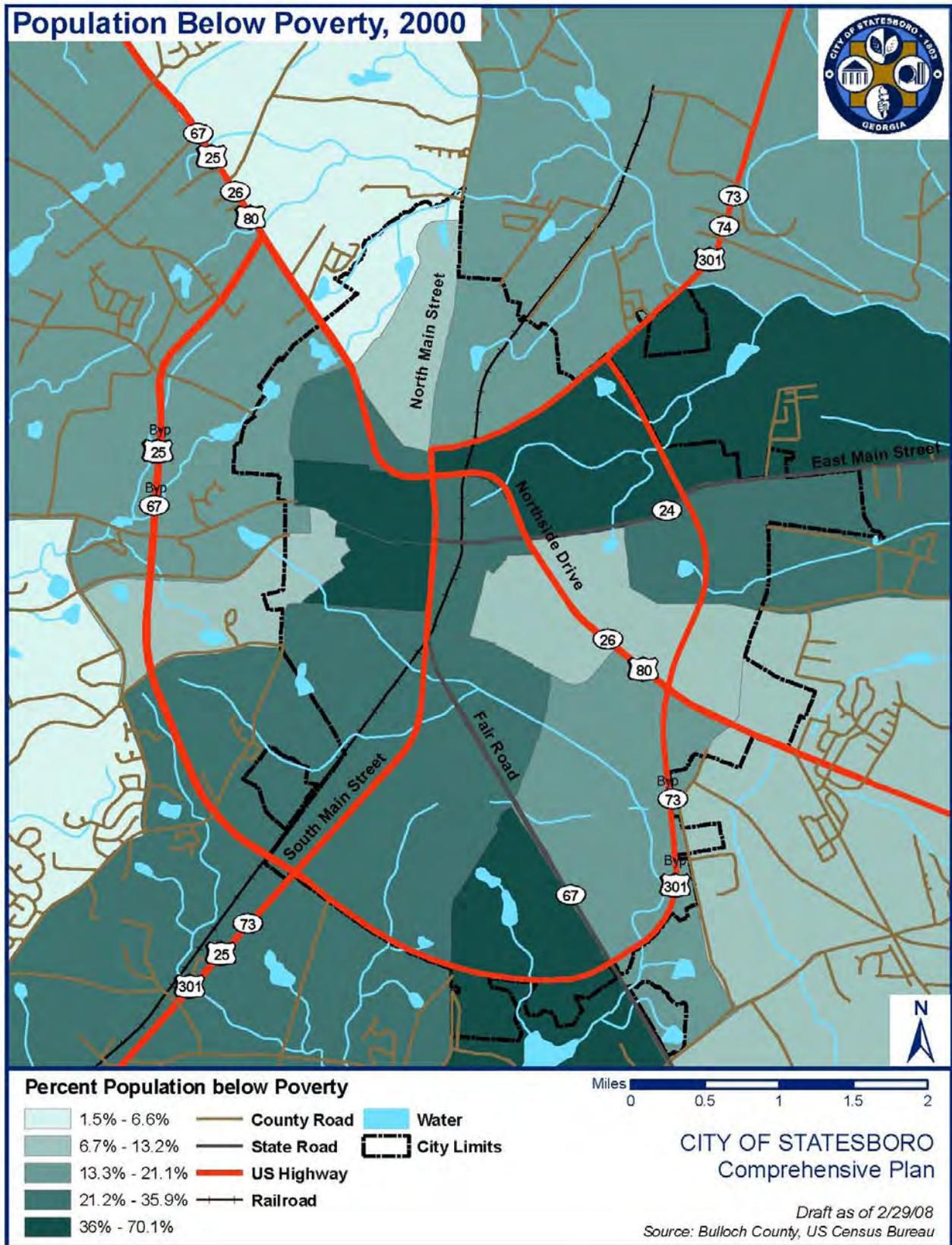


Figure 1.11



2. ECONOMIC DEVELOPMENT

INTRODUCTION

This section includes an analysis of Statesboro's economic base, labor force, and general economic trends. Based on information gathered in the inventory, this assessment will demonstrate which local economic sectors are growing and which are declining, as well as which sectors need to be encouraged in order to complement or diversify the existing economic base of the city and county.

The results of this assessment will lead to the development of needs and goals and an associated implementation strategy which will set forth a plan (in the *Community Agenda*) for economic development. The implementation strategy in the *Agenda* will be determined in terms of how much economic growth is desired, what can be done to support retention and expansion of existing businesses, what types of new businesses and industries will be encouraged to locate in the community, what incentives will be offered to stimulate appropriate economic development, what educational and/or job training programs will need to be initiated or expanded, and what infrastructural improvements will be required to support economic development goals during the planning period.

I. ECONOMIC BASE

Total Employment

Tables 2.1 and 2.2 show employment trends in Statesboro and Bulloch County. From 1990 to 2005, employment grew by 207% in the city. This increase can be partially explained by annexations of areas with places of employment. During the same period, employment in the county grew by 56%.

<i>Year</i>	<i>Total Employment</i>
2005	22,301
2004	21,420
2003	21,642
2002	21,312
2001	21,061
2000	11,337*
1990	7,255*

Source: U.S. Bureau of Labor Statistics

Table 2.2: Bulloch County Total Employment, 1990 - 2005	
<i>Year</i>	<i>Total Employment</i>
2005	29,120
2004	27,830
2003	27,744
2002	27,105
2001	26,424
2000	26,367
1999	25,950
1998	24,851
1997	25,052
1996	23,848
1995	22,218
1994	20,736
1993	19,828
1992	19,774
1991	19,295
1990	18,698

Source: Georgia Department of Labor

Employment by Industry

Table 2.3 shows employment in Statesboro and Bulloch County by sector, using federal government classifications. According to the Georgia Department of Labor, local, state, or federal governments provided 26% of jobs in Bulloch County in 2006.

Table 2.3: Industry and Labor Force Characteristics in Bulloch County (2006)			
<i>Industry</i>	<i>Number of Firms</i>	<i>Employment</i>	<i>Average Weekly Wage</i>
Agriculture, Forestry	30	278	\$ 363
Construction	183	1,503	\$ 595
Manufacturing	58	2,159	\$ 589
Wholesale Trade	62	515	\$ 633
Finance and Insurance	86	592	\$ 753
Real Estate	82	417	\$ 463
Professional & Technical Services	111	580	\$ 644
Administrative & Waste Services	73	457	\$ 582
Health Care & Social Assistance	153	2,234	\$ 627
Accommodation & Food Services	123	2,687	\$ 183
Other Private Sector	1,478	16,911	\$ 516
Local Government	28	2,412	\$ 571
State Government	25	3,472	\$ 651
Federal Government	19	139	\$ 863
All Industries	1,550	22,933	\$ 520

Source: Georgia Dept. of Labor Area Profile Report

Employment Trends (City, County and State)

Tables 2.4 and 2.5 show trends over time in the employment in Statesboro as compared to Bulloch County and the rest of the state. From 1990 to 2000, all employment industries except for manufacturing, wholesale trade, and transportation/warehousing added jobs in the city. General service jobs increased the most, growing by over 200% in the ten-year period (general services include professional, scientific, waste management, arts, entertainment, recreation, accommodation and food services). Construction jobs increased over 60% in the same time period. For the state and county, construction employment increased 42% and 73%, respectively, from 1990-2000.

Table 2.4: Historical Employment and Comparison by Industry

	<i>Statesboro</i>				<i>Bulloch County</i>				<i>State of Georgia</i>		
	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>% Change '80 - '00</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>% Change '80 - '00</i>	<i>1990</i>	<i>2000</i>	<i>% Change '90 - '00</i>
Total Employed Civilian Population	6,105	6,700	9,331	52.8%	14,819	18,839	24,775	67.2%	3,090,276	3,839,756	24.3%
Agriculture, Forestry, Fishing, hunting & mining	77	91	125	62.3%	1,229	747	473	-61.5%	82,537	53,201	-35.5%
Construction	278	305	489	75.9%	986	1,215	2,099	112.9%	214,359	304,710	42.1%
Manufacturing	847	971	700	-17.4%	2,850	3,387	3,021	6.0%	585,423	568,830	-2.8%
Wholesale Trade	305	201	107	-64.9%	707	670	660	-6.6%	156,838	148,026	-5.6%
Retail Trade	1,057	1,381	1,677	58.7%	2,411	3,563	3,510	45.6%	508,861	459,548	-9.7%
Transportation, warehousing, and utilities	255	256	214	-16.1%	704	991	821	16.6%	263,419	231,304	-12.2%
Information	no data	no data	114	0.0%	no data	no data	368	0.0%	no data	135,496	0.0%
Finance, Insurance, & Real Estate	267	273	369	38.2%	564	676	959	70.0%	201,422	251,240	24.7%
Professional, scientific, mgmt, admin, and waste mgmt services	140	178	393	180.7%	372	657	1,377	270.2%	151,096	362,414	139.9%
Educational, health and social services	1,932	2,031	2,531	31.0%	3,434	4,530	6,502	89.3%	461,307	675,593	46.5%
Arts, entertainment, recreation, accommodation and food services	480	179	1,750	264.6%	752	300	2,589	244.3%	31,911	274,437	760.0%
Other Services	142	539	518	264.8%	270	1,381	1,191	341.1%	266,053	181,829	-31.7%
Public Administration	325	295	344	5.8%	540	722	1,205	123.1%	167,050	193,128	15.6%

Source: U.S. Census Bureau SF3; Georgia DCA

Table 2.5: Trends in Economic Segment Shifts and Comparison by Industry

	Statesboro			Bulloch County			State of Georgia	
	1980	1990	2000	1980	1990	2000	1990	2000
Agriculture, Forestry, Fishing, hunting & mining	1.3%	1.4%	1.3%	8.3%	4.0%	1.9%	2.7%	1.4%
Construction	4.6%	4.6%	5.2%	6.7%	6.4%	8.5%	6.9%	7.9%
Manufacturing	13.9%	14.5%	7.5%	19.2%	18.0%	12.2%	18.9%	14.8%
Wholesale Trade	5.0%	3.0%	1.1%	4.8%	3.6%	2.7%	5.1%	3.9%
Retail Trade	17.3%	20.6%	18.0%	16.3%	18.9%	14.2%	16.5%	12.0%
Transportation, warehousing, and utilities	4.2%	3.8%	2.3%	4.8%	5.3%	3.3%	8.5%	6.0%
Information	no data	no data	1.2%	no data	no data	1.5%	no data	3.5%
Finance, Insurance, & Real Estate	4.4%	4.1%	4.0%	3.8%	3.6%	3.9%	6.5%	6.5%
Professional, scientific, management, administrative, and waste mgmt services	2.3%	2.7%	4.2%	2.5%	3.5%	5.6%	4.9%	9.4%
Educational, health and social services	31.6%	30.3%	27.1%	23.2%	24.0%	26.2%	14.9%	17.6%
Arts, entertainment, recreation, accommodation and food services	7.9%	2.7%	18.8%	5.1%	1.6%	10.5%	1.0%	7.1%
Other Services	2.3%	8.0%	5.6%	1.8%	7.3%	4.8%	8.6%	4.7%
Public Administration	5.3%	4.4%	3.7%	3.6%	3.8%	4.9%	5.4%	5.0%

Source: U.S. Census Bureau, SF3; Georgia DCA; 1980 data is not available statewide.

II. LABOR FORCE

Employment Status

The median household income in Bulloch County varies widely by census tract, from a low of \$11,300 to a high of \$41,188, as shown in Table 2.6. It is of interest to note this statistic holds true for both home owners and renters.

Table 2.6: Bulloch County General Labor Force Characteristics by Census Tract, 2000

2000 Tract	Bulloch County Census Tracts									
	Census Tract 9901	Census Tract 9902	Census Tract 9903	Census Tract 9904.01	Census Tract 9904.02	Census Tract 9905	Census Tract 9906	Census Tract 9907	Census Tract 9908	Census Tract 9909
Workers in Labor Force	1,621	3,497	3,628	1,617	4,520	2,262	4,131	2,393	1,090	2,942
Households with Social Security	426	713	504	248	112	504	744	515	185	600

Table 2.6: Bulloch County General Labor Force Characteristics by Census Tract, 2000

Bulloch County Census Tracts											
2000 Tract	Census Tract 9901	Census Tract 9902	Census Tract 9903	Census Tract 9904.01	Census Tract 9904.02	Census Tract 9905	Census Tract 9906	Census Tract 9907	Census Tract 9908	Census Tract 9909	
Income											
Households with Social Security Income	113	159	120	88	22	33	111	109	42	89	
Households with Public Assistance	65	132	12	74	16	9	154	69	28	13	
Households with Retirement Income	209	332	350	137	70	427	478	305	118	357	
Persons with Disabilities	959	1,432	997	721	747	962	1,476	1,116	487	1,574	
Median Household Income by Tenure (\$)	Own	34,054	43,224	54,097	38,669	27,375	52,409	40,873	37,420	37,625	42,292
	Rent	22,083	17,407	15,938	13,512	10,121	18,951	20,911	22,500	21,667	30,395
Median Household Income (\$)		30,071	33,987	41,188	23,288	11,330	30,698	29,357	34,621	34,286	42,063

Source: U.S. Census

Table 2.7 shows that, overall, Statesboro has a lower proportion (57%) of residents in the labor force (of those at or over the age of 16) than the average percentage in the state and nation. This is likely due to the number of residents in that age group that attend Georgia Southern University full time. According to the Georgia Department of Labor, Statesboro's labor force decreased from 11,337 in 2000 to 10,611 by the fall of 2004 and unemployment was 3.3%, down from 17.4% in 2000. Unemployment in the city as of March 2008 is estimated to be 5.3%, up from 4.0% in March 2007.

Table 2.7: Comparison of Employment Status of Population 16 years and Older (2000)

	Total Population	Total Population Ages 16 and Older		Population 16 and Older in Labor Force		Population 16 and Older Not in Labor Force	
	Number	Number	% of total population	Number	% of 16 and older population	Number	% of 16 and older population
United States	281,421,906	217,168,077	77%	138,820,935	64%	78,347,142	36%
Georgia	8,186,453	6,250,687	76%	4,129,666	66%	2,121,021	34%
Statesboro	22,698	19,864	88%	11,337	57%	8,527	43%

Source: U.S. Census

The percent of the population 16 and over in Statesboro is more than 10 percent lower than the state and national average, as shown in Table 2.8. Again, the relatively low share of employed residents is likely due to those attending college rather than working. Tables 2.8 and 2.9 provide an additional breakdown of labor force statistics in Statesboro by gender.

	<i>Population 16 and Over in Labor Force</i>	<i>Civilians Employed</i>		<i>Male Civilians Employed</i>		<i>Female Civilian Employed</i>	
	<i>Number</i>	<i>Number</i>	<i>% of 16 and older population</i>	<i>Number</i>	<i>% of employed civilians</i>	<i>Number</i>	<i>% of employed civilians</i>
United States	138,820,935	129,721,512	93%	69,091,443	53%	60,630,069	47%
Georgia	4,129,666	3,839,756	93%	2,051,523	53%	1,788,233	47%
Statesboro	11,337	9,331	82%	4,697	50%	4,634	50%

Source: U.S. Census

<i>Employment Status</i>	<i>1990</i>	<i>2000</i>
Total Males	6,199	9,295
Male In labor force:	3,600	5,721
Male Civilian Labor force	3,589	5,694
Male Civilian Employed	3,307	4,697
Male Civilian Unemployed	282	997
Male In Armed Forces	11	27
Male Not in labor force	2,599	3,574
Total Females	7,405	10,569
Female In labor force:	3,655	5,616
Female Civilian Labor force	3,655	5,611
Female Civilian Employed	3,393	4,634
Female Civilian Unemployed	262	977
Female In Armed Forces	0	5
Female Not in labor force	3,750	4,953

Source: Georgia Department of Community Affairs, U.S. Census (SF3)

Occupations

Statesboro has undergone numerous transitions in Industry and Occupation from 1990 to 2000. The largest change within employment industries was in general service jobs increasing almost 205%, while the most significant drop was in manufacturing jobs with a loss of 27.9%. Increases in jobs are often relative to the increase in population. The working age population saw a 46% increase over the ten-year duration.

Table 2.10: Employment by Industry and Occupation, Comparison 1990-2000			
	1990	2000	Change
Population 16 and older	13,604	19,864	46%
Industry			
Agriculture, Mining (000-059)	91	125	37%
Construction (060-099)	305	489	60%
Manufacturing (100-399)	971	700	-28%
Trans., Communications (400-499)	256	328	28%
Trade, Wholesale and Retail (500-699)	1,582	1,784	13%
Services, General (700-799)	824	2,512	205%
Services, Educational, Medical, Other	2,376	3,049	28%
Public Administration	295	344	17%
<i>Total, Employed Civilian Population 16 and older</i>	<i>6,700</i>	<i>9,331</i>	<i>39%</i>
Occupation			
Management-Professional	1,869	2,640	41%
Service	2,088	2,147	3%
Sales and Office	1,196	2,667	123%
Farming-Fishing-Forestry	102	68	-33%
Construction-Maint.-Extraction	954	640	-33%
Production-Trans.-Material Moving	491	1,169	138%
<i>Total, Employed Civilian Population 16 and older</i>	<i>6,700</i>	<i>9,331</i>	<i>39%</i>

Source: U.S. Census

Personal Income and Wages

The median household income in Statesboro based on the 2000 Census was \$19,016 and the median income for a family was \$35,391. The per capita income was \$12,585, which may be understated due to the fact that many incomes reported are those of college students, most of which are employed part-time or not at all. Over 30 percent of household incomes are below \$10,000 (\$17,600 was the poverty line in 2000).

Table 2.11: Household Income Distribution for Statesboro, GA				
<i>Income</i>	1990		2000	
	<i>Total Population = 15,854</i>		<i>Total Population = 22,698</i>	
	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>
<i>Total Households</i>	5,226	100%	8,565	100%
Less than \$9,999	1,696	32.5%	2,642	30.9%
\$10,000 - \$14,999	745	14.3%	1,055	12.3%
\$15,000 - \$19,999	377	7.2%	691	8.1%
\$20,000 - \$29,999	891	17.1%	1,329	15.5%
\$30,000 - \$34,999	288	5.5%	419	4.9%
\$35,000 - \$39,999	242	4.6%	396	4.6%
\$40,000 - \$49,999	326	6.2%	470	5.5%
\$50,000 - \$59,999	240	4.6%	455	5.3%
\$60,000 - \$74,999	191	3.7%	413	4.8%
\$75,000 - \$99,999	132	2.5%	356	4.2%
\$100,000 - \$124,999	44	0.8%	158	1.8%
\$125,000 - \$149,999	20	0.4%	57	0.7%
\$150,000 and above	34	0.7%	124	1.5%

Source: Georgia Department of Community Affairs

Tables 2.13 – 2.15 show per capita income trends from the past along with the projections for the year 2030. Table 2.13 shows the change of per capita income since 1980 in both actual dollars and dollars adjusted to their value in the year 2000, whereas Table 2.14 is calculated relative to the value of the dollar in the year 2000 only.

Table 2.13: Per Capita Income and Rate of Change (in dollars) for Statesboro												
	1980		1990		2000		2010		2020		2030	
	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%
Actual dollars	4,938	-	9,178	85.9	12,585	37.1	16,409	30.4	20,232	23.3	24,056	18.9
Adjusted to 2000 dollars	10,319	-	12,092	17.2	12,585	4.1	12,454	1.0	11,655	6.4	10,518	9.8

Source: Georgia Department of Community Affairs; U.S. Bureau of the Census (SF3)

Table 2.14: Personal Income by Type		
<i>Category</i>	1990	2000
Total income	133,442,841	272,820,700
Aggregate wage or salary income for households	93,282,827	207,411,700
Aggregate other types of income for households	1,556,870	6,996,200

Table 2.14: Personal Income by Type		
<i>Category</i>	<i>1990</i>	<i>2000</i>
Aggregate self employment income for households	10,369,759	8,910,500
Aggregate interest, dividends, or net rental income	11,043,622	18,142,600
Aggregate social security income for households	10,281,894	14,546,000
Aggregate public assistance income for households	1,202,096	2,213,000
Aggregate retirement income for households	5,705,773	14,600,700

Source: U.S. Bureau of the Census (SF3)

Table 2.15: Personal Income Percentages by Type		
<i>Category</i>	<i>1990</i>	<i>2000</i>
Total income	100.0%	100.0%
Aggregate wage or salary income for households	69.9%	76.0%
Aggregate other types of income for households	1.2%	2.6%
Aggregate self employment income for households	7.8%	3.3%
Aggregate interest, dividends, or net rental income	8.3%	6.7%
Aggregate social security income for households	7.7%	5.3%
Aggregate public assistance income for households	0.9%	0.8%
Aggregate retirement income for households	4.3%	5.4%

Source: Georgia Dept. of Labor Area Profile Report

Commuting Patterns

Table 2.16 shows that a greater percentage of Bulloch County residents worked in their county of residence than the statewide and national percentages. This relatively high percentage relates to the travel time distribution for Bulloch County. As shown in Table 2.17, approximately half of working residents in Bulloch County traveled less than 15 minutes to their places of employment. In 2000 an even greater share of working residents in Statesboro traveled less than 15 minutes to work (Table 2.18).

Table 2.16: Worked in County of Residence (2000)			
	<i>Bulloch County</i>	<i>Georgia</i>	<i>United States</i>
Percent worked in County of Residence	77%	58%	73%

Source: U.S. Census (SF3, Table P26)

Table 2.17: Travel Time to Work in Bulloch County (2000)		
<i>Workers over 16</i>	<i>Number</i>	<i>Percent</i>
Total	24,248	100%
Did not work at home	23,715	97.80%
Worked at home	533	2.20%
Less than 5 minutes	911	3.76%
5 to 9 minutes	3,841	15.84%
10 to 14 minutes	5,167	21.31%
15 to 29 minutes	7,552	31.14%
30 to 44 minutes	2,819	11.63%
45 to 59 minutes	1,673	6.90%
60 to 89 minutes	1,212	5.00%
90 minutes or more	540	2.23%

Source: U.S. Census (SF4)

Table 2.18: Travel Time to Work in Statesboro (2000)		
<i>Workers over 16</i>	<i>Number</i>	<i>Percent</i>
Total	9,039	100%
Did not work at home:	8,810	97.47%
Worked at home	229	2.53%
Less than 5 minutes	585	6.47%
5 to 9 minutes	2,676	29.61%
10 to 14 minutes	2,476	27.39%
15 to 29 minutes	1,660	18.36%
30 to 44 minutes	585	6.47%
45 to 59 minutes	283	3.13%
60 to 89 minutes	399	4.41%
90 minutes or more	146	1.62%

Source: U.S. Census (SF4)

Jobs / Housing Balance

The jobs/housing balance is a measure of the harmony between employment and dwelling units in a specific area. The commonly used metric of this balance is the jobs/housing ratio, which is simply the number of jobs in a community divided by the number of housing units in that community. A low jobs/housing ratio indicates a housing-rich “bedroom community”, while a high jobs/housing ratio indicates an employment center. Using data from 2000 for the jobs/housing ratio (Table 2.19), Bulloch County has 0.93 jobs for every housing unit. This is well below the standard target of 1.5 jobs per housing unit. Therefore, there are fewer jobs located in Bulloch County than is generally desirable. It should be noted that many of those who do not work are part of the student population. Bulloch County has 0.77 jobs for every resident

in the labor force. The jobs/labor ratio is therefore below the standard target of 1.1 jobs per member of the labor force.

Table 2.19: Jobs-Housing Balance in Bulloch County		
	<i>1990</i>	<i>2000</i>
Total Population	43,125	55,983
Average Household Size	2.63	2.53
Number of Households	14,984	20,743
Total Housing Units	16,541	22,742
In Labor Force	20,177	27,701
Total Employed (jobs)	14,367	21,203
Jobs to Population Ratio	0.33 : 1	0.38 : 1
Jobs to Housing Unit	0.87 : 1	0.93 : 1
Jobs to Labor Force Ratio	0.71 : 1	0.77 : 1

Source: Department of Labor annual average monthly employment in Bulloch County; U.S. Census Bureau

III. ECONOMIC RESOURCES

Development Agencies, Programs and Tools

Area economic development agencies include Main Street Statesboro, the Downtown Statesboro Development Authority (DSDA), the Statesboro-Bulloch County Development Authority, and Statesboro-Bulloch Chamber of Commerce. Main Street Statesboro and the DSDA work as one agency to promote the economic development, historic preservation, and beautification of the downtown area. According to their website, when funds are available, Main Street Statesboro offers facade grants to those wishing to improve the exterior of their business. Grants are not available for the current fiscal year ending June 2007. Additionally, the organization provides resources to connect those completing work on businesses in the downtown district with various banks participate in a low-interest loan pool program. The DSDA has the authority to acquire, improve, sell, and lease property within the approved boundaries of the downtown district for the improvement and development of property within the district.

The Statesboro-Bulloch County Development Authority provides incentives to attract businesses to the area, including locations in the county which are connected to Statesboro's water and sewer infrastructure. Incentives provided or promoted by the Statesboro Bulloch County Development Authority include industrial revenue bonds, tax incentives, job tax credits, freeport inventory tax exemption, one-stop environmental permitting, and sales tax exemptions. The Chamber promotes local businesses and provides a networking forum for business owners. The Chamber provides a membership directory, a monthly newsletter, demographic and economic

information, a gift certificate program, groundbreaking ceremonies, and many events for member businesses. A discount insurance program is also available through the Chamber for small and medium sized members.

The Statesboro Convention and Visitors Bureau (CVB) promotes Statesboro as a destination. Members include a wide range of businesses from manufacturing to personal services. The CVB website includes information on local accommodations, shopping, entertainment, dining, events, and relocating.

The Statesboro Beautification Commission, Statesboro Arts Council, Inc., Statesboro Planning Commission, and Statesboro Tree Board all contribute to and/or promote the quality of life and therefore the economic development in the city.

Education and Training

Georgia Southern University, located on the south side of Statesboro, provides post-secondary educational opportunities including undergraduate and graduate programs in accounting, business, chemistry, computer science, engineering, logistics, and economics. These and other programs are available in eight colleges:

- College of Business Administration
- College of Education
- Jack N. Averitt College of Graduate Studies
- College of Health and Human Sciences
- College of Information Technology
- College of Liberal Arts and Social Sciences
- Allen E. Paulson College of Science and Technology
- Jiann-Ping Hsu College of Public Health

Ogeechee Technical College (OTC) is a public two-year institution that offers both secondary and post-secondary education. Post-secondary degree programs at OTC include agribusiness, business, accounting, computers, construction trades, and marketing, among others. Both Georgia Southern and Ogeechee Technical College offer continuing education courses and online education programs.

IV. ECONOMIC TRENDS

Sector Trends

Figure 2.1 and Table 2.20 on the following pages show trends over time in employment in Statesboro. From 1980 to 1990, all industries added jobs except for wholesale trade, arts, entertainment, recreation, accommodation and food services, and public administration. From

1990 to 2000, all employment industries except for manufacturing, wholesale trade and transportation/warehousing added jobs in the city. Arts, entertainment, recreation, accommodation, and food services, saw a large increase from 1990 to 2000, going from 2.7% of employment to 18.8% of employment. The Georgia DCA projects these trends to continue over the next several years with manufacturing decreasing 50% over 1990 levels to 480 jobs by 2030. The DCA also projects that service employment categories will increase to 8,940 by 2030, an increase of over 200% from 1990 levels.

Figure 2.1
Historic & Projected Employment by Industry

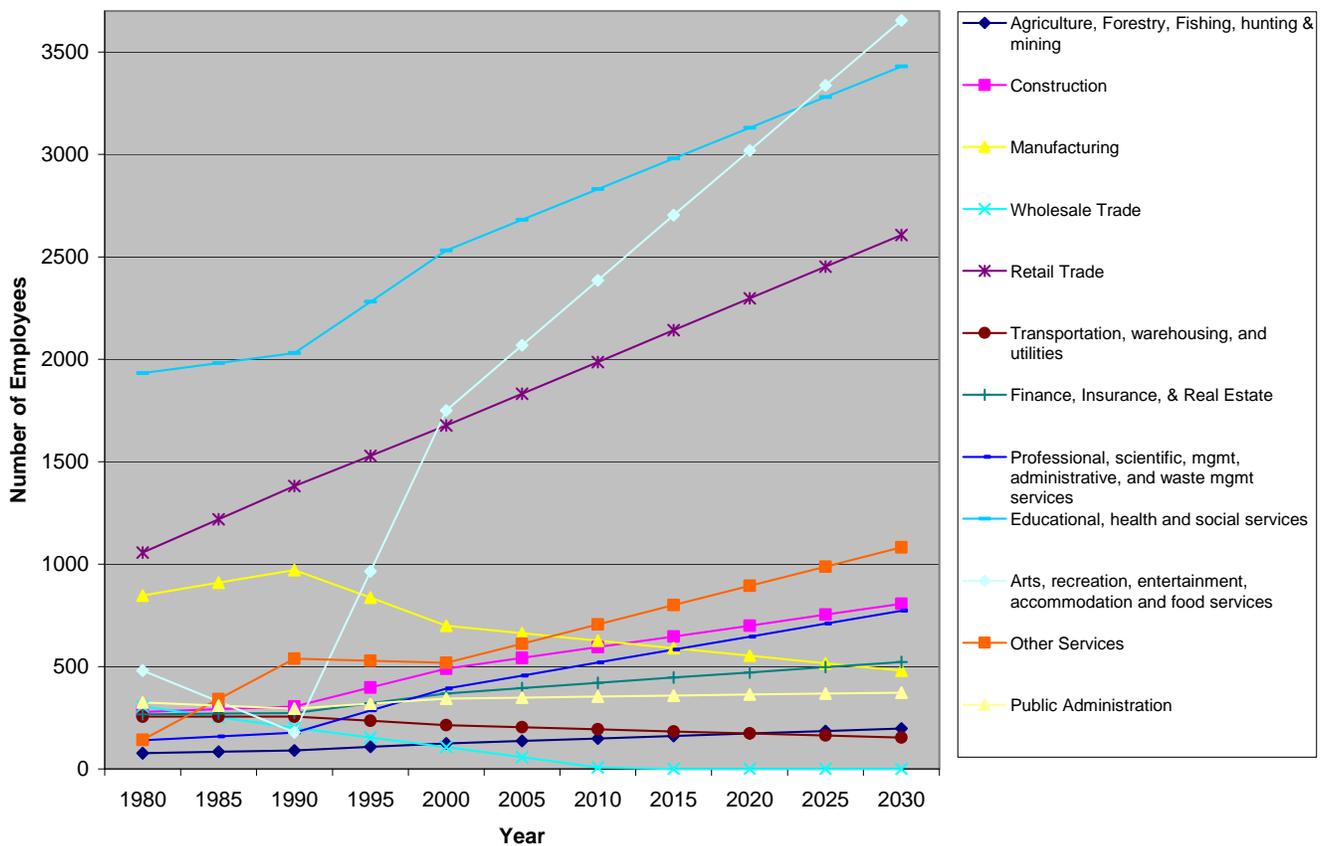


Table 2.20: Historic and Projected Employment by Industry in Statesboro, 1980-2030

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	6,105	6,403	6,700	8,016	9,331	10,138	10,944	11,751	12,557	13,364	14,170
Agriculture, Forestry, Fishing, hunting & mining	77	84	91	108	125	137	149	161	173	185	197
Construction	278	292	305	397	489	542	595	647	700	753	806
Manufacturing	847	909	971	836	700	663	627	590	553	516	480
Wholesale Trade	305	253	201	154	107	58	8	0	0	0	0
Retail Trade	1,057	1,219	1,381	1,529	1,677	1,832	1,987	2,142	2,297	2,452	2,607
Transportation, warehousing, and utilities	255	256	256	235	214	204	194	183	173	163	153
Finance, Insurance, & Real Estate	267	270	273	321	369	395	420	446	471	497	522
Professional, scientific, mgmt, administrative, and waste mgmt services	140	159	178	286	393	456	520	583	646	709	773
Educational, health and social services	1,932	1,982	2,031	2,281	2,531	2,681	2,831	2,980	3,130	3,280	3,430
Arts, recreation, entertainment, accommodation and food services	480	330	179	965	1,750	2,068	2,385	2,703	3,020	3,338	3,655
Other Services	142	341	539	529	518	612	706	800	894	988	1,082
Public Administration	325	310	295	320	344	349	354	358	363	368	373

Source: Georgia DCA

Major employers

Figure 2.2 lists major employers and number of employees in Bulloch County in 2007 according to the Statesboro-Bulloch County Chamber of Commerce. This list shows that educational facilities provide for many jobs in both the city and county.

Figure 2.2

TOP TEN EMPLOYERS		TOP TEN INDUSTRIES	
Georgia Southern University	1,825	Agriculture remains one of the strongest industries in Bulloch County.	
Bulloch County Board of Education....	1,350		
Briggs & Stratton	950	Briggs & Stratton	950
East Georgia Regional Medical Center ..	750	Wal-Mart Distribution	602
Wal-Mart Distribution	602	Viracon	377
Wal-Mart SuperCenter	550	Robbins Packing	150
Viracon	377	Statesboro Herald.....	132
Bulloch County	348	King America.....	125
City of Statesboro	245	Braswell Foods	100
H. A. Sack Company	200	Sheppard Lumber.....	100
		Pride Manufacturing	80
		Loxscreen, Inc.	80

Source: Statesboro Bulloch County Chamber of Commerce

Unique Economic Situations

The presence of Georgia Southern University continues to have a major impact on the economy of Statesboro. As shown on the list above, GSU is the largest single employer in Bulloch County. According to the 2000 Census, educational, health and social services accounted for 27.1% of Statesboro residents' employment in 2000. This is the largest share of any employment category for the city, followed by retail trade at 18.0% and arts, entertainment, accommodation, and food services at 18.8%.

GSU also contributes to the local economy by providing educational opportunities for the local labor force. As mentioned above, GSU offers a wide range of post-secondary programs. GSU also brings a student population to the city; enrollment was over 16,800 students with approximately 2,000 graduate students during the 2007-2008 academic year. Additionally, the GSU College of Business Administration houses the only School of Economic Development in the southeastern United States. Students assist with economic development projects for area municipalities and regions across the state. According to the GSU website, the university has a Regional Economic Impact of \$719 million.

3. HOUSING

INTRODUCTION

The type, location and quality of housing, as well as its supply, are among the most important physical characteristics of the community. This section will summarize and analyze the housing element in an effort to show what has historically been available, what is currently available, and what will be needed in the future. Concerns over affordability, housing choices and homeownership are especially important in Statesboro, where the housing needs of a large number of renters (e.g., college students) can be at odds with those of single family households. Location of housing and housing mix will also play an important role in future development as the city begins to redevelop and infill properties that are near or adjacent to campus, downtown and the shopping district. Finding a balance in housing type, mix and affordability will be a challenge that Statesboro, with its diverse population, continues to face.

The number of housing units in Statesboro increased by 60% between 1990 and 2000. The total number of single family units increased by 22% over the same period, while the production of multi-family units increased by 113%.

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. Many of region's primary employment and commercial centers are located near these areas as well. Growth rates in the city will continue to increase as land is developed and/or redeveloped, and as more areas become annexed into the jurisdiction. As the city continues to extend water and sewer services throughout the jurisdiction, development in some areas will become less expensive. Some of this new development is anticipated to consist of single-family units, thus increasing the suburban growth ring around the city.

Due to the presence of the University and its ever-increasing student body, demand for multi-family units will continue to grow. Young families will also demand more starter homes in the city; many of these may be built in annexed areas or redeveloped areas, or where land can be obtained inexpensively. Larger suburban homes and estate homes will continue to be built, although these may become fewer in number as sufficient acreage for large lot home sites will be unavailable. For example, home sites that are found in conjunction with natural and built amenities (e.g., conservation areas and golf courses) are uncommon within the jurisdiction and further annexation may be necessary before these housing types become more widely available.

The City of Statesboro in 2001 adopted an ordinance to encourage the development of subdivisions within the jurisdiction. The city will participate in the cost of engineering fees and in the installation costs of water mains, sanitary sewer lines, curbs, gutters, and sidewalks. These incentives are currently available only for areas with a certain residential zoning designation. In the future, it is suggested that such incentives could be extended to developers who wish to build a combination of single-family, multi-family and affordable housing units in appropriate locations.

The median age of housing structures in 2000 was 15 years, reflecting the high rate of housing production. The rate of increase in housing production between 1990 and 2000 was slightly greater than population growth. This is accounted for chiefly by decreasing household size. Smaller average household size is a national trend evident over the last four decades. Between 1990 and 2000 average household size in the city decreased from 2.38 to 2.27, a trend which can be expected to level off as more families and students move into the city. In 2000, the average household size for owner-occupied units was 2.35, while the average size for renter-occupied units was 2.23. Subsequent population forecasts for schools, utilities, and similar purposes will need to take this trend into account.

I. HOUSING TYPES & MIX

This section includes an evaluation of the composition and quality of the community's housing stock, how it has changed over time, recent trends in the types of housing being provided, and whether there is a good mix of housing types and sizes throughout the community.

During the time from 1980 to 2000, the percentage of single units in Statesboro has decreased as an overall percentage of housing available, while the percentage of multiple units has seen a cumulative increase, as shown in Table 3.1. Of single units provided, attached units have actually seen an increase in this timeframe, while the percent of detached single units has declined.

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 is significantly higher than the State of Georgia housing composition, as shown in Table 3.1, in which multiple units comprise just over 20% of housing units.

For comparison, the housing types for Bulloch County during the 1980 to 2000 timeframe are shown in Table 3.2. While Bulloch County also saw a decrease in the percentage of detached single units, the most significant gain of housing types was for mobile homes or trailers. Multiple units in the county comprised 24% of the units in the county, which is still slightly higher than the state.

It is not completely surprising to see a higher percentage of multiple units in the City of Statesboro than the State of Georgia, since large areas of the state are still rural or suburban in nature. For comparison with another nearby urban area, the City of Savannah contained approximately 34% of its housing units in multiple units.

Category	1980		1990		2000	
	Units	Percent (%)	Units	Percent (%)	Units	Percent (%)
Single Units (detached)	2,836	55.8%	3,169	55.0%	3,757	40.6%
Single Units (attached)	74	1.5%	142	2.5%	301	3.2%
Double Units	666	13.1%	660	11.5%	855	9.2%
3 to 9 Units	696	13.7%	911	15.8%	1,928	20.8%
10 to 19 Units	367	7.2%	420	7.3%	946	10.2%
20 to 49 Units	111	2.2%	230	4.0%	563	6.1%
50 or more Units	220	4.3%	86	1.5%	638	6.9%
Mobile Home or Trailer	109	2.1%	100	1.7%	264	2.9%
All Other	0	0.0%	40	0.7%	10	0.1%
Total	5,079	100%	5,758	100%	9,262	100%

Source: DCA

Category	1980		1990		2000	
	Units	Percent (%)	Units	Percent (%)	Units	Percent (%)
Single Units (detached)	8,199	65.1%	9,060	54.8%	11,313	49.7%
Single Units (attached)	138	1.1%	266	1.6%	442	1.9%
Double Units	776	6.2%	996	6.0%	1,126	5.0%
3 to 9 Units	816	6.5%	1,568	9.5%	2,126	9.3%
10 to 19 Units	480	3.8%	661	4.0%	978	4.3%
20 to 49 Units	164	1.3%	232	1.4%	585	2.6%
50 or more Units	220	1.7%	300	1.8%	638	2.8%
Mobile Home or Trailer	1,796	14.3%	3,354	20.3%	5,499	24.2%
All Other	0	0.0%	104	0.6%	35	0.2%
Total	12,589	100.0%	16,541	100.0%	22,742	100.0%

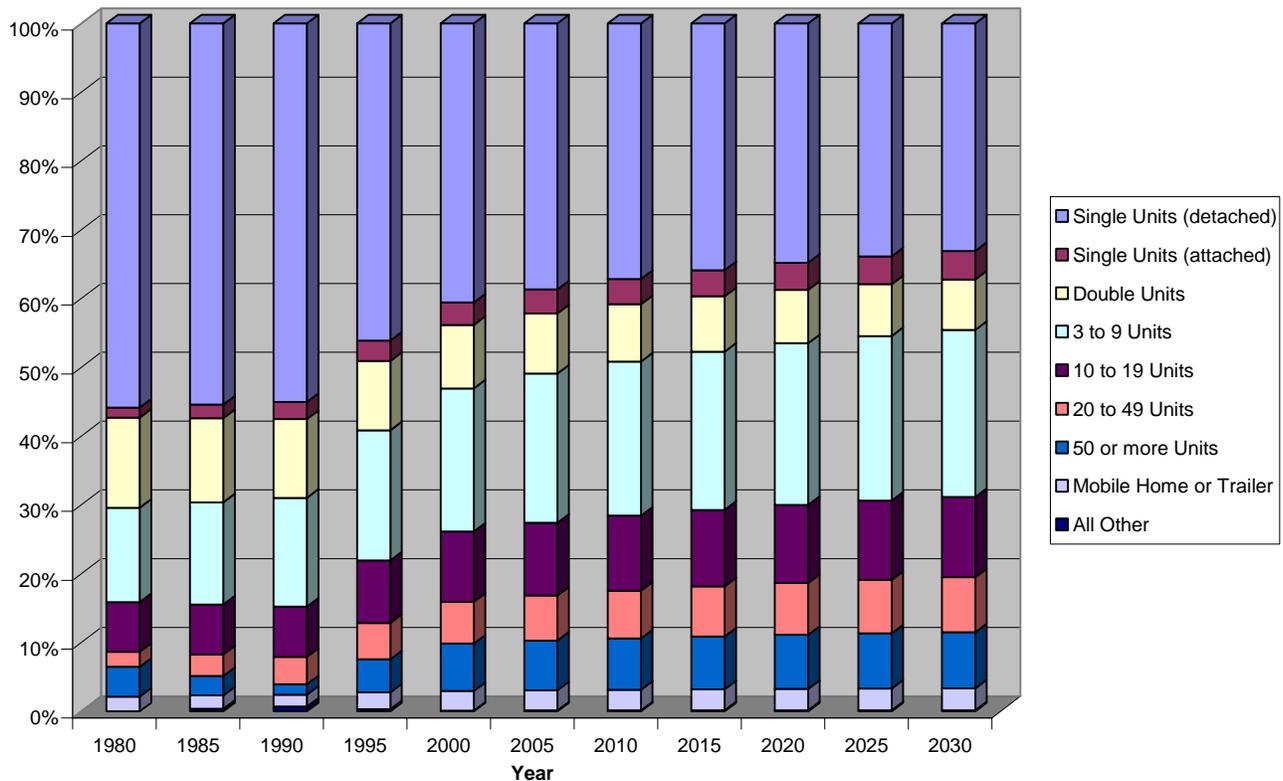
Source: DCA

Table 3.3 provides housing projections for Statesboro per each type of housing. If current trends continue, it is estimated that by 2030, traditional single-unit detached homes will comprise only 33% of housing, while multi-unit housing will comprise almost 60% of housing units in Statesboro.

Table 3.3: Types of Housing, Statesboro

<i>Category</i>	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Single Units (detached)	2,836	3,003	3,169	3,463	3,757	3,987	4,218	4,448	4,678	4,908	5,139
Single Units (attached)	74	108	142	222	301	358	415	471	528	585	642
Double Units	666	663	660	758	855	902	950	997	1,044	1,091	1,139
3 to 9 Units	696	804	911	1,420	1,928	2,236	2,544	2,852	3,160	3,468	3,776
10 to 19 Units	367	394	420	683	946	1,091	1,236	1,380	1,525	1,670	1,815
20 to 49 Units	111	171	230	397	563	676	789	902	1,015	1,128	1,241
50 or more Units	220	153	86	362	638	743	847	952	1,056	1,161	1,265
Mobile Home or Trailer	109	105	100	182	264	303	342	380	419	458	497
All Other	0	20	40	25	10	13	15	18	20	23	25
TOTAL Units	5,079	5,419	5,758	7,510	9,262	10,308	11,354	12,399	13,445	14,491	15,537

Figure 3.1
Historic & Projected Housing Types in Statesboro



II. CONDITION AND OCCUPANCY

Table 3.4 shows the average ages of housing and percentage of units by decade since 1939. As indicated, the largest percentage (57.6%) of current housing stock was constructed in the 1980s and 1990s.

Table 3.4: Age of Housing				
Tenure by Year Structure Built (2000)	Owner-occupied housing units		Renter-occupied housing units	
	Number	Percent (%)	Number	Percent (%)
Built 1999 to March 2000	32	1.2	216	3.6
Built 1995 to 1998	68	2.6	556	9.3
Built 1990 to 1994	240	9.1	1,343	22.5
Built 1980 to 1989	402	15.3	1,538	25.8
Built 1970 to 1979	671	25.5	1,029	17.3
Built 1960 to 1969	484	18.4	466	7.8
Built 1950 to 1959	385	14.7	449	7.5
Built 1940 to 1949	127	4.8	195	3.3
Built 1939 or earlier	218	8.3	172	2.9
Total	2,627	100	5,964	100
Median Age	1971		1984	

Source: U.S. Census

The percentage of housing without plumbing or kitchen facilities in the City of Statesboro is slightly higher than the average for the State of Georgia in the year 2000 (see Table 3.6). However, there is only a slight variation when compared to county data. Some of the increase in substandard units from 1990 to 2000 (see Table 3.5) in the city may be attributable to annexations, as the county experienced a decline in the number of units that lacked complete plumbing facilities in this timeframe.

Category	1990		2000	
	Number	Percent (%)	Number	Percent (%)
Total housing units	5,758	-	9,262	-
Lacking complete plumbing facilities	71	1.2%	79	0.9%
Lacking complete kitchen facilities	48	0.8%	152	1.6%
Total - Lacking kitchen or plumbing	119	2.1%	231	2.5%

Source: U.S. Census

Category	2000		
	Statesboro	Bulloch County	Georgia
	Percent (%)	Percent (%)	Percent (%)
Lacking complete plumbing facilities	0.9%	1.0%	0.9%
Lacking complete kitchen facilities	1.6%	1.4%	1.0%
Total - Lacking kitchen/or plumbing	2.5%	2.4%	1.9%

Source: U.S. Census

As shown previously, Statesboro contains a high percentage of multiple unit housing facilities. Therefore, it is not surprising to see a higher than average percent of renter occupied housing in the city. Statesboro experienced a significant increase of renter-occupied units between 1990 and 2000. This can likely be attributed to growth of the student population at Georgia Southern University, and would include rental of traditional multi-family apartments as well as traditional single-family dwellings converting to rental units. In comparison, Bulloch County has also seen an increase in renter occupied units, but at less than half the rate of Statesboro. Table 3.7 provides a more detailed breakdown of the location of renter occupied units by census tract. This information is depicted graphically in Figure 3.1.

**Table 3.7: Housing Characteristics by Census Tract
in Bulloch County and Statesboro**

Tract #	Housing Units		Occupied Units		Renter-Occupied Units		Owner-Occupied Units	
	Bulloch County	Statesboro portion*	Bulloch County	Statesboro portion*	Bulloch County	Statesboro portion*	Bulloch County	Statesboro portion*
990100	1,577	-	1,365	-	298	-	1,067	-
990200	3,040	1,523	2,731	1,363	867	610	1,864	753
990300	2,729	33	2,525	31	650	4	1,875	27
990401	1,474	1,309	1,316	1,175	902	844	414	331
990402	3,019	2,834	2,889	2,716	2,641	2580	248	136
990500	1,985	1,976	1,821	1,812	984	980	837	832
990600	3,484	1,582	3,226	1,478	1,442	964	1,784	514
990700	2,135	-	1915	-	494	-	1,421	-
990800	894	-	781	-	170	-	611	-
990900	2,405	-	2,174	-	243	-	1,931	-

* Note: City of Statesboro housing statistics were estimated by summing the values for each block (by tract) with a centroid within the city limits.

Source: 2000 U.S. Census

Table 3.8: City of Statesboro Occupancy Characteristics

Category	1990		2000		Percent Change
	Number	Percent (%)	Number	Percent (%)	1990 - 2000
Total Housing Units	5,758	NA	9,262	NA	61%
Occupancy					
Occupied Housing Units	5,252	91%	8,591	93%	64%
Vacant Housing Units	506	9%	671	7%	33%
Tenure					
Owner Occupied	2,367	41%	2,627	28%	11%
Renter Occupied	2,885	50%	5,964	64%	107%

Source: U.S. Census

Table 3.9: Bulloch County Occupancy Characteristics

Category	1990		2000		Percent Change
	Number	Percent (%)	Number	Percent (%)	1990 - 2000
Total Housing Units	16,541	NA	22,742	NA	37%
Occupancy					
Occupied Housing Units	14,984	91%	20,743	91%	38%
Vacant Housing Units	1,557	9%	1,999	9%	28%
Tenure					
Owner Occupied	9,005	54%	12,053	53%	34%
Renter Occupied	5,979	36%	8,690	38%	45%

Source: U.S. Census

The percentage of occupied housing units remains high in Statesboro and is just above the state average of 92% (2000) of occupied units statewide (see table 3.10).

In 1990, approximately .050% of housing units were overcrowded, defined as more than one person per room (see Table 3.11). This percentage dropped to .033% of housing units in 2000. In 2000, the rate of overcrowding in Statesboro was less than that in Bulloch County (.036%) and the State of Georgia (.048%).

<i>Category</i>	<i>1990</i>	<i>2000</i>
Total vacancy rate	9.3	7.3
Homeowner vacancy rate (percent)	1.2	2.2
Rental vacancy rate (percent)	11.7	6.6
Total vacant units	506	671

Source: 2000 U.S. Census

<i>Category</i>	<i>1990</i>	<i>2000</i>
Total occupied housing units	5,252	8,591
More than 1 person per room	264	286

III. COST OF HOUSING

The cost of housing is an important factor to evaluate to determine affordability for residents and workers in the community. As shown in Table 3.12, housing in Statesboro has remained less expensive than both unincorporated Bulloch County and the State of Georgia. Home values have increased more slowly in Statesboro than in Bulloch County or Georgia, as have rent values. It is of interest to note that while the rent values in Statesboro have increased at a much slower pace than Bulloch County, the actual rent value only differs by two dollars.

<i>Category</i>	<i>Statesboro</i>			<i>Bulloch County</i>			<i>Georgia</i>		
	<i>1990</i>	<i>2000</i>	<i>% increase</i>	<i>1990</i>	<i>2000</i>	<i>% increase</i>	<i>1990</i>	<i>2000</i>	<i>% increase</i>
Median home value	\$57,600	\$83,400	44.8%	\$59,900	\$94,300	57.4%	\$71,300	\$111,200	60.0%
Median rent	\$333	\$434	30.3%	\$248	\$436	75.8%	\$344	\$613	78.2%

Affordability of housing is decreasing, as indicated in Table 3.13. Once adjusted with the consumer price index (CPI), the value of housing in Statesboro grew at 9.9%, while the cost of housing in the unincorporated county grew even more dramatically.

	1990 (inflated to 2000 dollars)	2000	Change
Statesboro	\$57,600 (\$75,889.21)	\$83,400	9.9 %
Bulloch County	\$59,900 (\$78,919.51)	\$94,300	19.5 %

Source: US Census Summary File 3, US Dept of Labor CPI

IV. COST-BURDENED HOUSEHOLDS

As another 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 (see Table 3.14) estimates approximately 15 percent of the households in Statesboro were cost-burdened, while another 28 percent were severely cost-burdened, for a cumulative impact of almost half of the households in Statesboro as cost-burdened. It is likely that this high percentage is artificially inflated by the large number of college students living in the community.

Category	1990	2000
30% - 49%	493	1,320
50% and greater	NA	2,292
Not computed	130	635
Total households	5226	8565

In 2001, Georgia Southern University had an enrollment of over 14,000 students, 12,798 of which were undergraduates. Only 2,718 of these students live in university housing, leaving a balance of 10,080 students living in Statesboro or surrounding areas.⁵

A closer analysis of the cost of housing to household income indicates that the cost of housing is rising at a more rapid rate than median household income. From 1990 to 2000, the median home value increased by over 44% and the cost of rent increased by over 30%, but the median household income increased by only 25%.

⁵ Georgia Southern University 2001 – 2002 Fact Book,

Statesboro Housing Authority

The Statesboro Housing Authority currently manages four federally-subsidized residential housing facilities, as shown in Table 3.15. The 148 total units serve 116 families and an additional 32 individual residents. All of these units are over twenty years in age, with over half of them constructed more than fifty years ago. The Statesboro Housing Authority maintains a waiting list, which consistently maintains a demand for about 25 units more than what are available (see Community Facilities section).

<i>Facility</i>	<i># of units</i>	<i>Year Built</i>
Cone Homes, Highway 80 East	32	1953
Butler Homes, 300 Johnson Street	56	1953
Groover Homes, 20 Packing House Rd.	40	1982
Braswell Homes, Hill Street	20	1982
Total units	116	-

V. SPECIAL NEEDS HOUSING

Special housing needs includes housing needs of residents who are elderly; homeless; victims of domestic violence; migrant farm workers; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons recovering from substance abuse. Table 3.16 provides an overview of the types of special needs housing facilities, as well as current facilities in Statesboro.

<i>Special Needs Housing Facility</i>	<i>Description</i>	<i>Current Facilities</i>
Assisted Living Facility	Long term living facilities and basic services for elderly or partially disabled persons	Bethany Assisted Living Gentilly Gardens Heritage Assisted Living Promise Personal Care Home Southern Manor
Nursing Home	Living facilities for people who require special services such as meal preparation and monitoring, and may include skilled nursing facilities	Brown's Health Care Statesboro Nursing Home Sunbridge Nursing Home Westwood Nursing Home Heritage Inn
Group Home	Public or non-profit group living facilities for persons with developmental disabilities	Pinehurst Group Home Silkwood Group Home Springbrook Group Home Lee Street Recovery Residence Pine Street Manor
Personal Care Home	A group home (see above) operated by a private service provider	N/A

<i>Special Needs Housing Facility</i>	<i>Description</i>	<i>Current Facilities</i>
Drug & Alcohol Rehabilitation Facility	Temporary living facilities for persons recovering from substance addictions	C&A Crisis Group Home Lee Street Recovery Residence Willingway Hospital
Domestic Abuse Shelter	Short term shelter arrangements for victims of domestic abuse	C&A Crisis Group Home Domestic Violence Safe Shelter
Homeless Care Shelter	Short term care for persons in immediate need of shelter	None
Homeless Transitional Facility	Medium term housing for persons transitioning to independent living	Gentilly Gardens
Hospice	Living facilities and care for terminally ill persons	Ogeechee Area Hospice

There is limited availability of data relating to many sectors of special needs housing. For example, the Census Bureau did not release official data about the number of homeless people, as it was determined that it is impossible to accurately count this demographic.⁶ The U.S. Conference of Mayors in 2000 issued a report which concluded that in nearly every city surveyed, lack of affordable housing was the primary cause of homelessness. Substance abuse, mental illness, domestic violence, poverty, low paying jobs, and changes in public assistance were also cited as additional sources.⁷

The US Department of Housing and Urban Development (HUD) funds the Housing Opportunities for Persons With AIDS (HOPWA), a program that provides housing assistance for low income persons with HIV/AIDS. The State of Georgia, through the Department of Community Affairs, received \$1.7 million for 127 counties not already served through other established programs. For the Statesboro area, this program is administered by the Comprehensive AIDS Resource Encounter in Jesup, Georgia.⁸

Other types of group quarters providing housing include:

- *Transitional correctional facility* – Temporary housing for transitional release of persons from Correctional Facilities;
- *Correctional facility* – Prisons, jails, and detention facilities serving the criminal justice system;

⁶ Claassen, J. & Craig, Y. (2001, June 23). After a costly count, census skips homeless. *The Fort Worth Star-Telegram*. Retrieved June 19, 2002, from the North American Homeless News Network web site: <http://www.wmm.org/NAHNN/Stories/200106/20010623ACCC.html>

⁷ United States Conference of Mayors. (2000). *Status Report on Hunger and Homelessness in America's Cities* [Press Release]. Retrieved June 14, 2002, from the United States Conference of Mayors web site: http://www.usmayors.org/uscm/news/press_releases/documents/hunger_release.htm

⁸ Georgia DCA web site: <http://www.dca.state.ga.us/housing/specialneeds/programs/HOPWA.asp#3>

- *Labor force group quarters* – Temporary, dormitory-type housing for temporary or specialized labor such as migrant farm workers; and,
- *Educational dormitories* – Dormitories associated with boarding schools, colleges, and universities.

Of these, only educational dormitories are located in Statesboro. As a major regional university, GSU provides a significant amount of group housing for university students. In Fall 2006, over 3,500 students were housed in university-owned student housing, as shown in Table 3.17. This is less than a quarter of the total undergraduate student population.

<i>Residence Hall</i>	<i>Occupancy</i>	<i>Capacity</i>	<i>% Full</i>
Brannen Hall	126	143	88.11%
Eagle Village 1	400	397	100.76%
Eagle Village 2	399	401	99.50%
Johnson Hall	331	388	85.31%
Kennedy	392	427	91.80%
Olliff Hall	280	301	93.02%
Sanford Hall	116	137	84.67%
Southern Courtyard	464	478	97.07%
Southern Pines	607	626	96.96%
Watson Hall	223	242	92.15%
Winburn Hall	234	250	93.60%
Total	3,572a	3,790	94.25%

Source: 2006 – 2007 Georgia Southern University Fact Book.

VI. JOBS-HOUSING BALANCE

Table 3.18 shows jobs/housing balance in Bulloch County, a surrogate for Statesboro. Jobs/housing balance is a measure of the harmony between employment and dwelling units in a specific area. An ideal community would provide housing for its labor force relative to their location of employment in order to provide transportation choices for every worker (e.g., walking, biking, driving, public transit, etc.).

The commonly used metric of this balance is the jobs/housing ratio, which is simply the number of jobs in a community divided by the number of housing units in that community. A low jobs/housing ratio indicates a housing-rich “bedroom community”, while a high jobs/housing ratio indicates an employment center. Although there is no one perfect balance, guidance documents¹⁰ indicate that an employment (jobs) to housing ratio of between 1.3 and 1.7 implies an ideal balance, with 1.5 as the standard target. An employment (jobs) to labor force ratio of between 0.8 and 1.25 implies a balance for that ratio with 1.0 as the standard target.

⁹ In Fall 2006, 3,502 (24.2%) of 14,483 undergraduates lived in campus housing. (3,572 includes graduate level students.)

¹⁰ Ewing, Reid. 1996. *Best Development Practices: Doing the Right Thing and Making Money at the Same Time*. Chicago: Planners Press; and

Cervero, Robert. 1991. “Jobs-Housing Balance Revisited: Trends and Impacts in the San Francisco Bay Area.” *Journal of the American Planning Association* 62, 4:492-511. (as referenced in the Jobs-Housing Balance Community Choices Quality Growth Toolkit prepared by the Atlanta Regional Commission).

Table 3.18: Jobs-Housing Balance in Bulloch County		
	<i>1990</i>	<i>2000</i>
Total Population	43,125	55,983
Average Household Size	2.63	2.53
Number of Households	14,984	20,743
Total Housing Units	16,541	22,742
In Labor Force	20,177	27,701
Total Jobs in County *	14,367	21,203
Jobs/Population Ratio	0.33 : 1	0.38 : 1
Jobs/Housing Unit	0.87 : 1	0.93 : 1
Jobs/Labor Force Ratio	0.71 : 1	0.77 : 1

**These jobs are located in the County, not employed residents of the County.*

Sources: Annual average monthly employment in Bulloch County; Dept of Labor; US Census Bureau

The table shows that Jobs-Housing ratio is well below the standard target range of 1.3 to 1.7 in both 1990 and 2000. The jobs to labor force ratio is below the acceptable range of 0.8 to 1.25, but is becoming more balanced. It is worth noting that much of the labor force is full time students that are not necessarily seeking employment in the County.

4. NATURAL & CULTURAL RESOURCES

INTRODUCTION

Statesboro’s natural and cultural resources are part of what make it unique and provide a sense of place. For example, its historic downtown and surrounding neighborhoods – filled with the city’s oldest buildings, many of which are fine examples of late-nineteenth and early-twentieth century architectural styles – create a visual anchor for the community and a point of reference for future development. While some of the city’s natural resources, such as forests and wetlands, are very visible within the community, others are not. Water supply is an especially critical resource that needs to be carefully managed as Statesboro continues to grow. The Natural and Cultural Resources element provides an inventory and analysis of these resources.

In order to provide local governments with guidelines for use in preparing their comprehensive plans, the Georgia Planning Act calls for the Departments of Community Affairs and Natural Resources to develop a set of minimum requirements to be met in each local plan. These minimum requirements are known as the “Minimum Planning Standards,” which were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act. The environmental planning criteria are the part of the Minimum Planning Standards that deal specifically with the protection of water supply watersheds, groundwater recharge areas, and wetlands, which are described in the following Natural Resources sections of this appendix.

The contents of this appendix under the Natural Resources section include Significant Natural Areas, Water Supply, Water Resources and Environmentally Sensitive Areas, such as flood hazard areas and plant and animal habitats. The Cultural Resources section includes a background summary and an analysis of historic neighborhoods and sites of cultural/architectural significance. Together these sections provide a brief catalog of natural and cultural resources within the City of Statesboro.

I. NATURAL RESOURCES

The City of Statesboro maintains a partial GIS database of the city's natural resources inventories. This information is contained in the following maps:

- Figure 4.1 Significant Natural Resources
- Figure 4.2 Watershed / SWAP
- Figure 4.3 Wetlands
- Figure 4.4 100-Year Flood Plain
- Figure 4.5 Soils

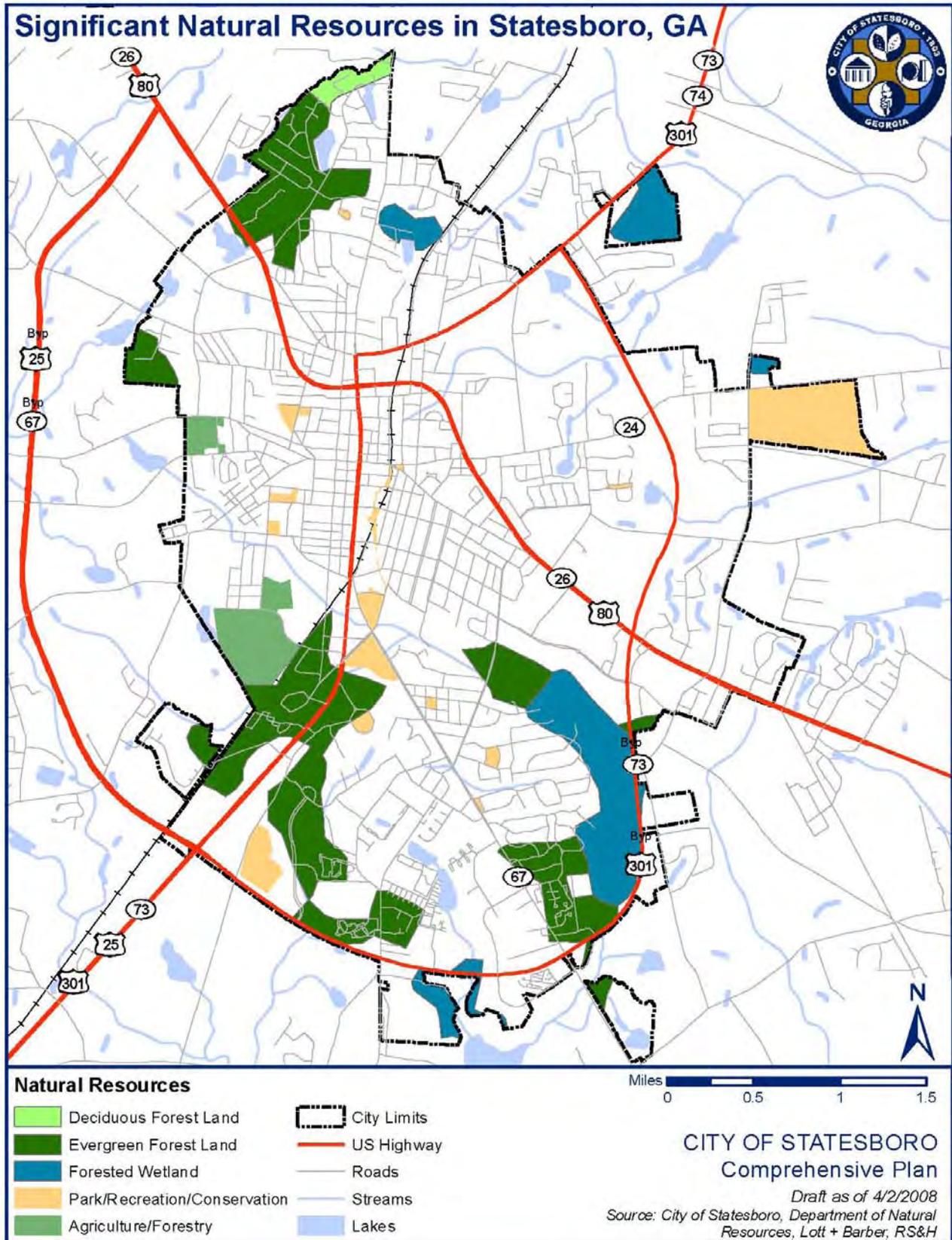
Figure 4.1, on the following page, details Statesboro's most significant natural resources which include the Herty Pine Forest Preserve (GSU), prime agricultural and forest lands, parks and recreation areas, conservation areas, and other resources that are of significance to the community.

An analysis of significant natural resources (see Table 4.1) indicates that approximately 192 acres of land in Statesboro are being actively used for agriculture, accounting for 2.2% of total land in the city. Woodland and forested land account for 18.8%, indicating significant reserves of undeveloped land and possibilities for permanent conservation. Conservation land, consisting of nine acres, makes up less than one-tenth of total area. Parks, recreation areas and multi-use trails account for another 2.4% of land, most of which is under the direct management of the Statesboro – Bulloch County Parks & Recreation Department and Georgia Southern University. Together, these uses occupy almost 24% of the total land in the city. With increasing population growth and development pressures, consideration for these natural resources will be important if the city is to maintain its recreation areas, green infrastructure and other open spaces while enhancing their quality and accessibility.

Table 4.1: Agriculture, Forest, Recreation, and Conservation Land Uses		
<i>Type of Use</i>	<i>Acres</i>	<i>Percent of Total Area</i>
Agriculture/Forestry	192	2.2
Forest Land/Undeveloped	1629	18.8
Parks & Rec	211	2.4
Conservation	9	N/A
Total	2,041	23.4

Source: City of Statesboro

Figure 4.1



Water Supply

The city gets its water from a ground source: the Floridan Aquifer, which lies beneath the entire city and Bulloch County. This aquifer is one of the most productive in the world and is the primary water source for southeastern Georgia (as well as Florida, southern Alabama, and portions of southeastern South Carolina). The aquifer is composed of limestone, which consists primarily of calcium carbonate, a porous substance that retains water and allows it to percolate and flow through the substrate. Groundwater in the aquifer is stored under pressure by a confining bed of impermeable sediments.

The prime recharge areas for the Floridan Aquifer are located along the fall line (from Columbus to Macon to Augusta within the state of Georgia). Other recharge areas exist throughout the region, wherever rainwater percolates to the aquifer in significant quantities. Because aquifer recharge areas are on the earth's surface, they are subject to alteration by land development, deforestation and agricultural activities. Whenever a recharge area is covered with impervious surfaces, such as roads, parking lots and buildings, the pervious area available for rainfall percolation is reduced, thus altering the total rate and volume of recharge in that area. Another concern that arises when land is developed within aquifer recharge areas is the potential for contamination of groundwater within the aquifer. Stormwater runoff can gather pollutants such as fertilizers and petrochemicals prior to entering the aquifer, thereby compromising the quality of the groundwater. Downstream portions of the groundwater may become increasingly polluted over time. This becomes a significant problem when the aquifer is tapped by communities downstream as a potable water supply.

Public Water Supply Sources

The city uses six active deep wells to withdraw water from the aquifer for public use (see Figure 5.1 under the Community Facilities appendix). Municipal, private, and industrial water users and suppliers in Statesboro utilize groundwater from the Floridan Aquifer, as described above.

The Environmental Protection Division regulates water withdrawal through two permitting programs. The first program, the Safe Drinking Water Act, requires the permitting of water supply systems that serve more than fifteen connections or 25 customers. There is currently one groundwater withdrawal system permitted in Statesboro, allowing 5.8 million gallons per day. The city provides water for approximately 11,800 taps, which serve approximately 11,900 households and 1,500 businesses and industries. There are no known private systems (industrial or residential) within the jurisdiction, although there are some private wells used for irrigation which use an unknown quantity of water.

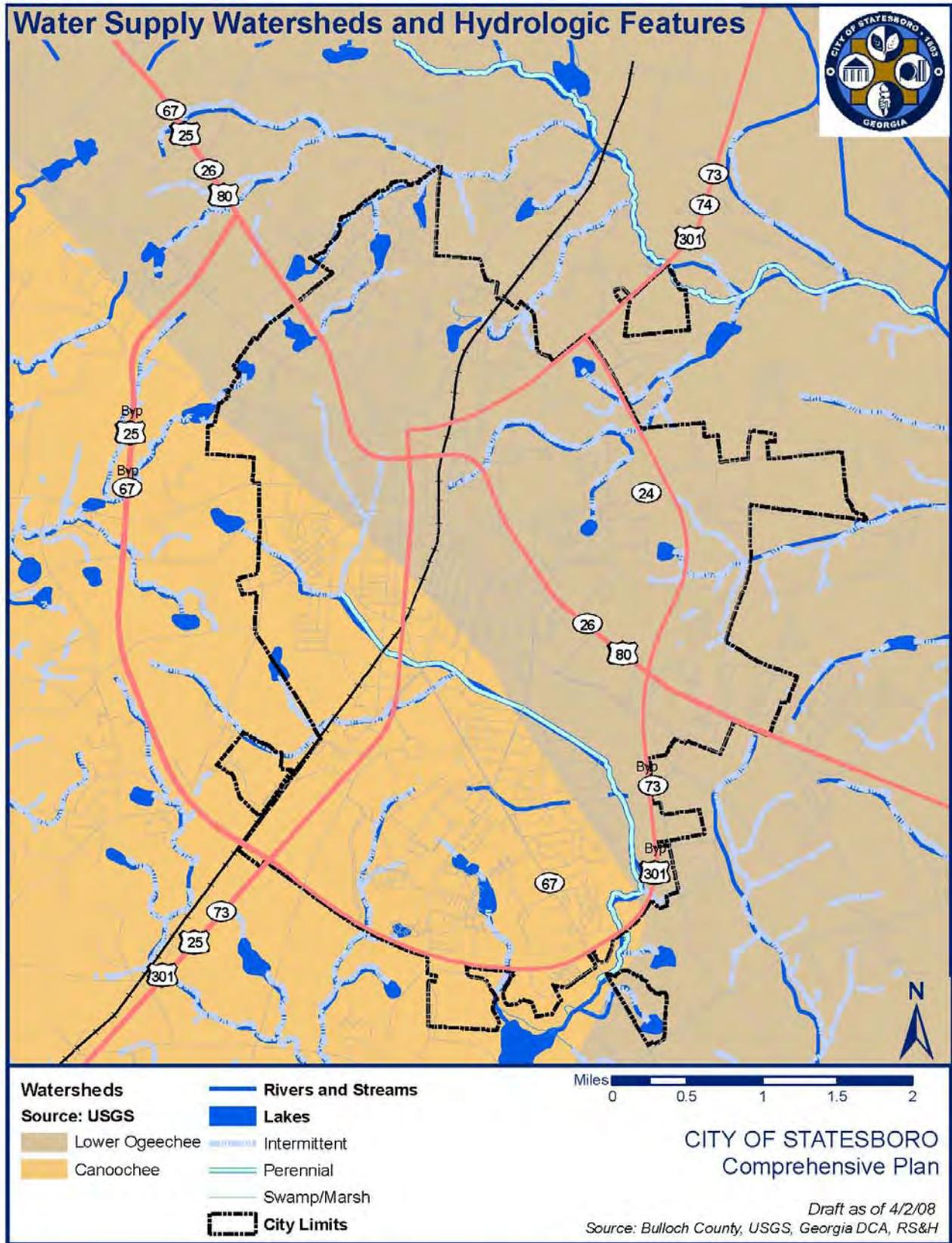
Watersheds

Statesboro is located within two watershed systems: the Lower Ogeechee and the Canoochee (see Figure 4.2). These watersheds contribute directly to coastal Georgia's estuarine environment, a richly productive and delicate ecology that depends upon the healthy functioning of upstream watershed systems for its survival. The Lower Ogeechee watershed extends from Jenkins County in the northwest to the mouth of the Ogeechee River in Bryan County to the southeast, near the Atlantic Ocean. Most of Bulloch County except for the western portion lies within this watershed. The Lower Ogeechee network feeds into the Coastal Ogeechee watershed, which is contiguous to the Atlantic Ocean and consists of marshlands and tidal rivers. The Canoochee Watershed extends from Emanuel County in the northwest to Bryan County in the southeast, including the western portions of Bulloch County and the City of Statesboro. The Coastal Ogeechee watershed system, which drains directly into the Atlantic Ocean, comprises the final receiving waters of the Canoochee system. The city is roughly bisected north to south by the two watersheds.

Priority Watersheds

Priority watersheds are those that the U.S. Environmental Protection Agency (EPA) and the State of Georgia have agreed to focus their mutual resources on protecting and restoring. The Canoochee Watershed, which lies partly within Statesboro's jurisdiction, is deemed a priority watershed. Efforts to protect and conserve the portions of this watershed located within the jurisdiction should be jointly coordinated with Bulloch County, the Georgia DNR, and the EPA.

Figure 4.2



Wetlands

The Georgia Planning Act identifies wetlands areas as key natural resources and recognizes their importance in the land use planning process. The Georgia DNR maintains a freshwater wetlands database that defines, identifies and maps the categories of freshwater wetlands and aquatic habitats. See Table 4.2, below, for a current inventory of wetlands in Statesboro; these wetlands are also indicated geographically on the map in Figure 4.3.

Table 4.2: Wetland Inventory	
<i>Area in Wetlands (Acres)</i>	<i>Percent of Total Area</i>
1409.07	18.95%

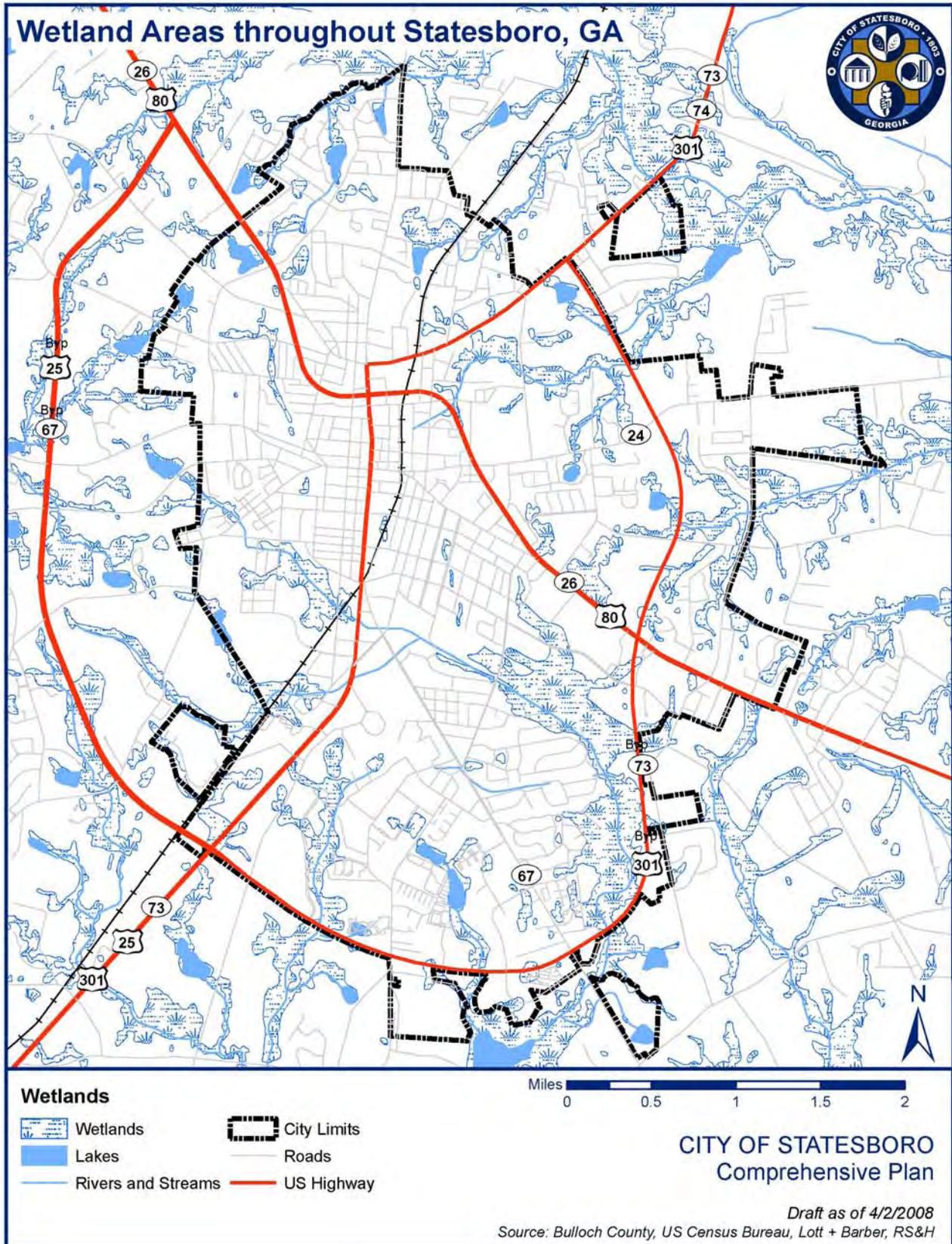
Source: City of Statesboro

The Planning Act states that alterations and degradations of wetlands should be avoided unless it can be demonstrated (or accomplished via mitigation efforts) that no long-term adverse impacts or net loss of the wetland occurs. Unacceptable uses of wetlands are generally defined as the following: 1) receiving areas for toxic or hazardous waste or other contaminants; 2) hazardous or sanitary waste landfills; or 3) other uses that may be restricted by the local government.

The city has not yet adopted the Wetlands Environmental Planning Criteria, but will work to do so once amendments to the Part V Environmental Planning Criteria are finalized. However, the city does ensure that site development projects are reviewed and receive applicable permits before Land Disturbance Permits are issued.

The U.S. Army Corps of Engineers (USACE) Federal 404 permitting program is designed to protect environmentally sensitive, low-lying areas such as streams and floodplains. This program is not the responsibility of the local jurisdiction, however many communities are using the requirements of the program to enforce local wetlands protection initiatives. The City of Statesboro has relied on the USACE's program in order to prevent development from encroaching into certain jurisdictional areas. 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.

Figure 4.3



Groundwater Recharge Areas

The Georgia Planning Act identifies groundwater recharge areas as key natural resources. The Georgia Environmental Protection Division (EPD) has established minimum criteria for groundwater recharge areas in order to prevent groundwater contamination from development. Within Georgia, minimum criteria have been established only for the most significant recharge areas, which cover approximately 23 percent of the state. The core requirements of this program are modification of land development practices within areas of groundwater recharge as defined by state geologic maps. Significant recharge areas have not been identified within Statesboro's jurisdiction.

Protected Rivers and Protected Mountains

These Planning Criteria are not applicable to the City of Statesboro.

Scenic Areas

Statesboro does not contain any designated scenic roads and byways.

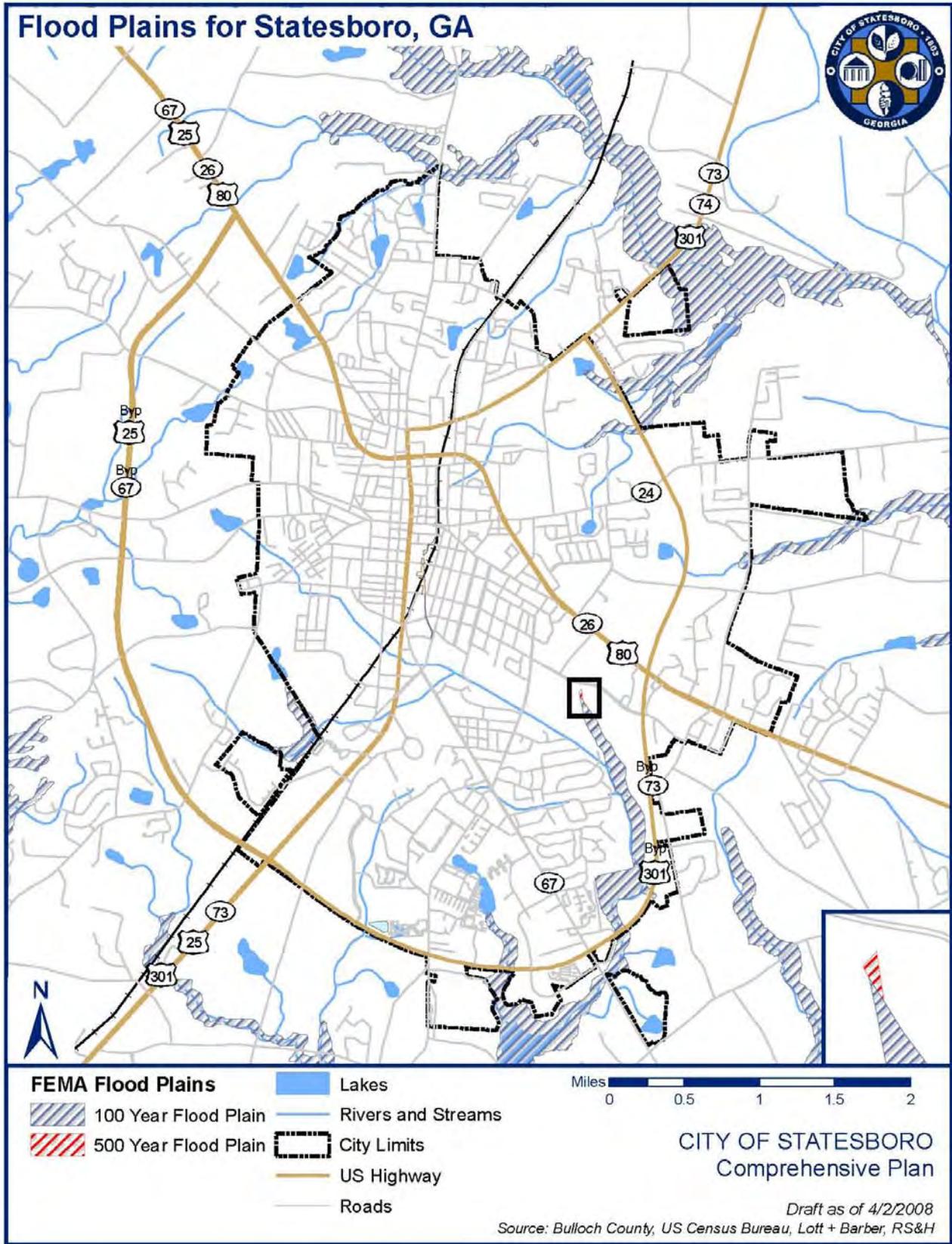
Flood Hazard Areas

The city's current FIRM (Flood Insurance Rate Map) is in hard copy format only and is not available in digital format. However, the city has identified the 100 year flood plain within its jurisdiction, as shown in Figure 4.4. In combination, these two maps should provide guidance in shaping policy and guiding development to protect the city's existing wetlands and flood hazard areas.

Coastal Resources

Established under the National Flood Insurance Act of 1968 and broadened with the passage of the Flood Disaster Act of 1973, the National Flood Insurance Program (NFIP) provides federally-supported flood insurance to residents in communities that voluntarily adopt and enforce regulations to reduce future flood damage. As part of the program, the federal government defines minimum standards for floodplain development that the local communities must adopt to be eligible for program benefits. The city is currently participating in NFIP. The city is also working with FEMA and their contractors/partners to update the 1987 official Flood Hazard Area maps as part of the FEMA Map Modernization Project.

Figure 4.4



Soils

Table 4.3 below lists the generalized soil associations in Statesboro, as established by the National Cooperative Soil Survey, and calculates their percent coverage of the city. Figure 4.5 illustrates the soil associations.

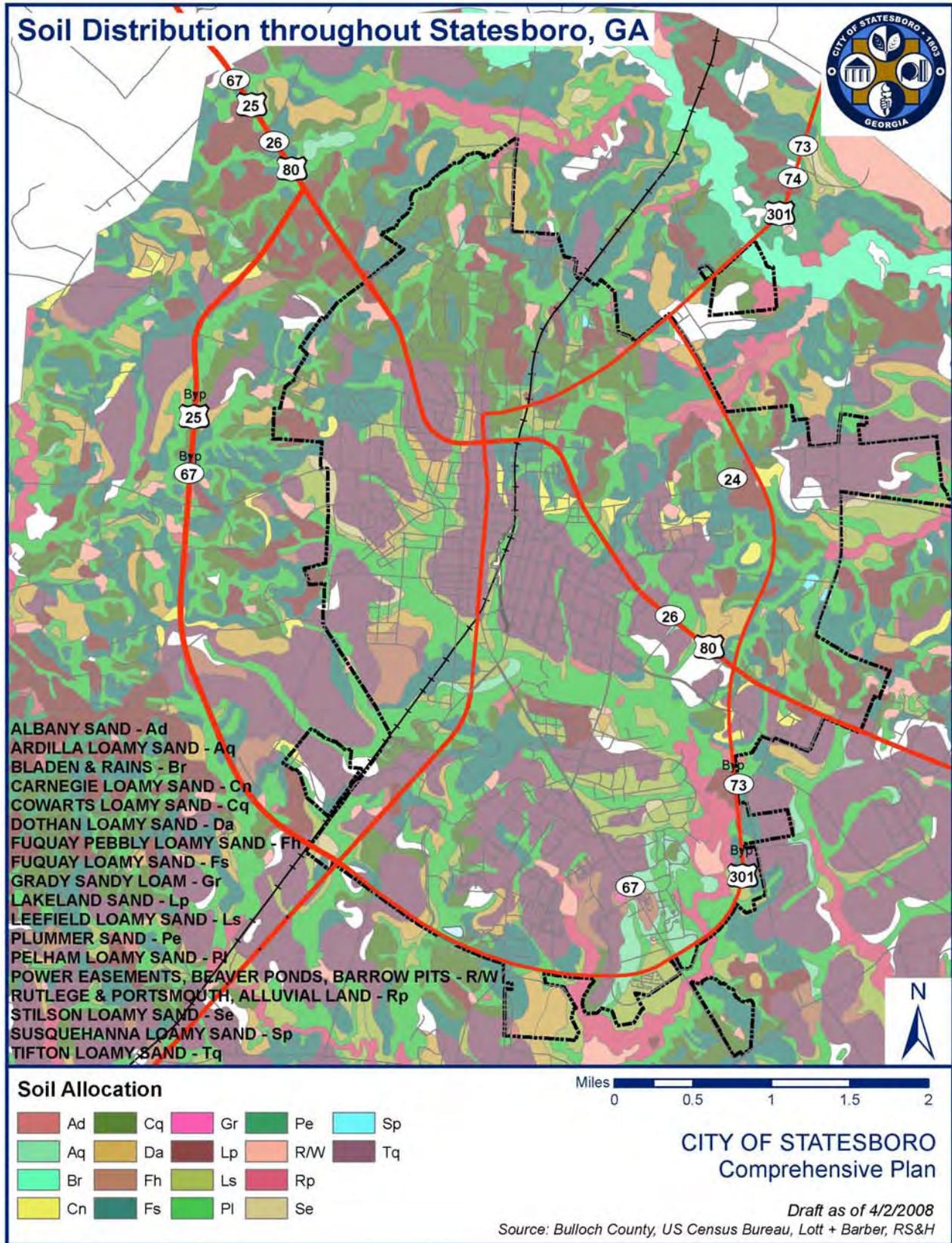
This database is a digital general soil association map developed by the National Cooperative Soil Survey. It consists of a broad-based inventory of soils and non-soil areas that occur in a repeatable pattern on the landscape. The soil maps are compiled by generalizing more detailed soil survey maps. Where more detailed soil survey maps are not available, data on geology, topography, vegetation, and climate are assembled, together with Land Remote Sensing Satellite (LANDSAT) images. Soils of like areas are studied, and the probable classification and extent of the soils are determined.

The most common series as identified in the inventory below is the Tifton series. Tifton soils are classified as loamy moderately permeable, and are among the most agriculturally important soils in the state. The second most abundant soil series, the Pelham series, is characterized by somewhat poorly drained, moderately permeable loamy sands. The third most abundant soil series, the Fuquay series, is characterized by well drained, loamy kaolinic sand, with moderate to low permeability. These three soil associations represent approximately 63% of the County's surface area.

Table 4.3: Generalized Soil Associations			
<i>Soil Type</i>	<i>Symbol</i>	<i>Acres</i>	<i>Percent Coverage</i>
ALBANY SAND	Ad	52.0	0.59%
ARDILLA LOAMY SAND	Aq	134.2	1.52%
BLADEN & RAINS	Br	14.8	0.17%
CARNEGIE LOAMY SAND	Cn	157.4	1.78%
COWARTS LOAMY SAND	Cq	886.4	10.02%
DOTHAN LOAMY SAND	Da	322.2	3.64%
FUQUAY PEBBLY LOAMY SAND	Fh	159.9	1.81%
FUQUAY LOAMY SAND	FsA	322.2	13.04%
GRADY SANDY LOAM	Gr	2.0	0.02%
LAKELAND SAND	Lp	477.2	5.40%
LEEFIELD LOAMY SAND	Ls	570.8	6.45%
PLUMMER SAND	Pe	45.4	0.51%
PELHAM LOAMY SAND	Pl	1986.4	22.46%
POWER EASEMENTS, BEAVER PONDS, BARROW PITS	R/W	124.3	1.41%
RUTLEGE & PORTSMOUTH, ALLUVIAL LAND	Rp	194.5	2.20%
STILSON LOAMY SAND	Se	57.2	0.65%
SUSQUEHANNA LOAMY SAND	Sp	8.4	0.10%
TIFTON LOAMY SAND	Tq	2498.3	28.25%

Source: National Cooperative Soil Survey

Figure 4.5



Plant and Animal Habitats

The Georgia Clearinghouse maintains a database of the Department of Natural Resources Threatened and Endangered Species Inventory. Table 4.4 shows the findings of an endangered resources survey conducted in Statesboro and published in 2000. These species are all plant species; no animal species were indicated within the jurisdiction. However, according to the U.S. Fish and Wildlife Service, there are several endangered animal species with habitat in Bulloch County (see Table 4.5). It is likely that there is some overlap in habitat and/or feeding grounds between the city and the county, especially in wooded areas and low-density single family subdivisions. Members of each of these endangered animal species may be found within the city during certain times of the year.

Table 4.4: Endangered Plant Species in Statesboro	
<i>Species Name</i>	<i>Species Common Name</i>
<i>Sarracenia minor</i>	Hooded Pitcherplant
<i>Agalinis aphylla</i>	Scale-leaf Purple Foxglove
<i>Andropogon mohrii</i>	Bog Bluestem
<i>Astragalus michauxii</i>	Sandhill Milkvetch
<i>Balduina atropurpurea</i>	Purple Honeycomb Head
<i>Epidendrum conopseum</i>	Green-fly Orchid
<i>Hypericum sp. 3</i>	Georgia St. Jonhswort
<i>Lobelia boykinii</i>	Boykin Lobelia
<i>Oxypolis ternata</i>	Savanna Cowbane
<i>Sarracenia flava</i>	Yellow Flytrap
<i>Sarracenia minor</i>	Hooded Pitcherplant
<i>Sarracenia psittacina</i>	Parrot Pitcherplant
<i>Scutellaria mellichampii</i>	Skullcap
<i>Stokesia laevis</i>	Stokes Aster
<i>Astragalus michauxii</i>	Sandhill Milkvetch
<i>Elliottia racemosa</i>	Georgia Plume
<i>Sarracenia flava</i>	Yellow Flytrap
<i>Sarracenia minor</i>	Hooded Pitcherplant

Source: Department of Natural Resources Threatened and Endangered Species Inventory

Table 4.5: Endangered Animal Species, Bulloch County	
<i>Species Name</i>	<i>Species Common Name</i>
<i>Haliaeetus leucocephalus</i>	Bald eagle
<i>Picoides borealis</i>	Red-cockaded woodpecker
<i>Mycteria americana</i>	Wood stork
<i>Drymarchon corais couperi</i>	Eastern indigo snake
<i>Gopherus polyphemus</i>	Gopher tortoise

Source: U.S. Fish and Wildlife Service

http://www.fws.gov/athens/endangered/counties/bulloch_county.html

II. CULTURAL RESOURCES

The Georgia Department of Community Affairs (DCA) states that a community's planning goals and objectives for the Cultural Resources chapter of a comprehensive plan should be the conservation and protection of its cultural resources. Also, the Georgia General Assembly has enacted the "Georgia Historic Preservation Act" (Ga. L. 1980, p. 1723, section 1), a uniform procedure that empowers each county and municipality in the state to enact ordinances that provide for the protection, enhancement, perpetuation, and use of places, districts, sites, buildings, structures, and works of art having a special historical, cultural, or aesthetic interest or value (Ga. L. 1980, p. 1723, section 2).

The Cultural Resources section is directly related to the Natural Resources section, by virtue of the irreplaceable and invaluable nature of the city's unique resources. Cultural traditions and artifacts are the most important links between the past, present and the future within the community. They are the components that bind the city together and are the common ground that provide community cohesiveness and historic and cultural perspective.

This section on Cultural Resources introduces the reader to background information through a summary of the City of Statesboro's history. A listing of the National Register of Historic Places (NRHP), including seven historic districts, highlights those cultural assets located within the boundaries of the city. Figures 4.6 and 4.7 illustrate the location of each of these Historic Places within the city.

Figure 4.6

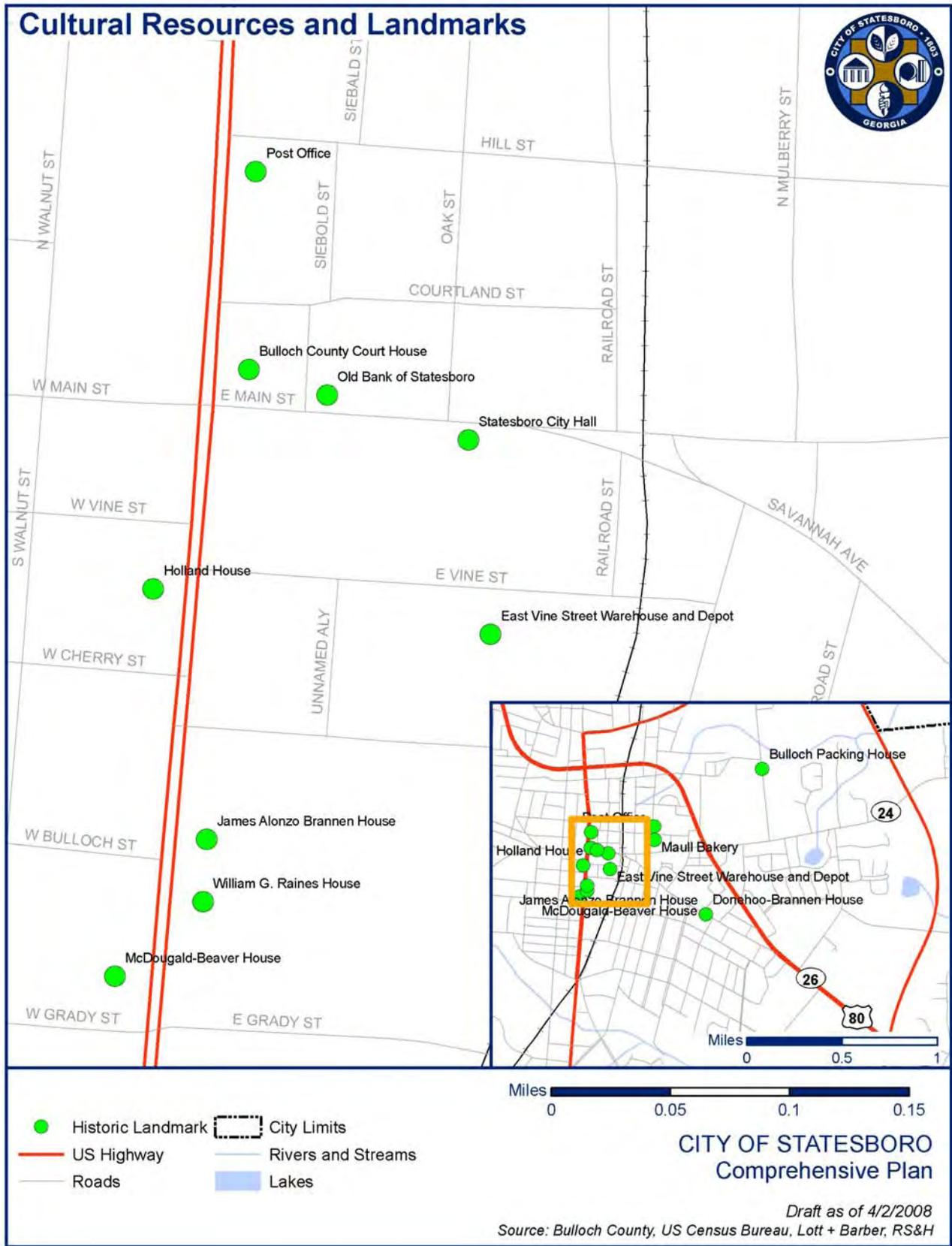
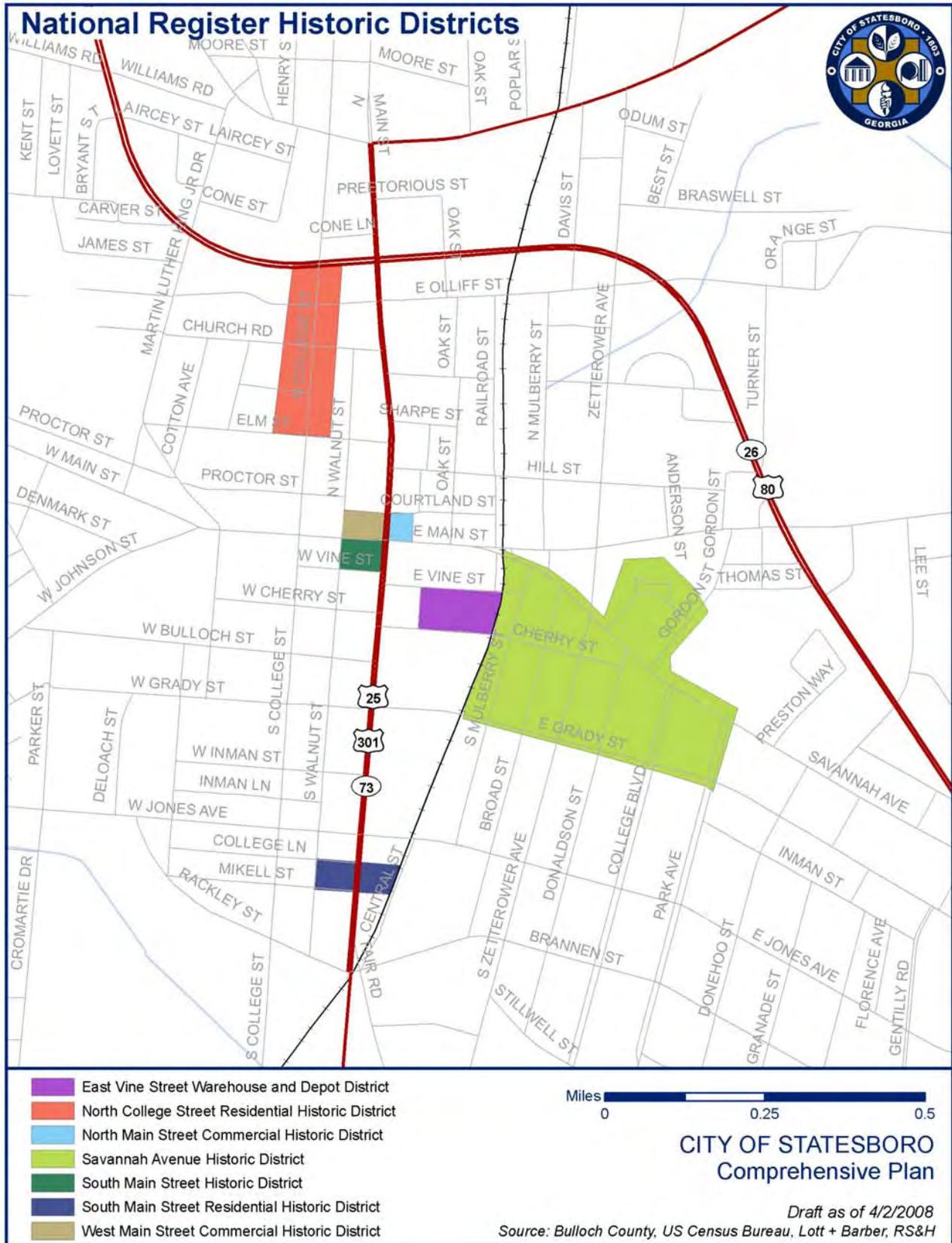


Figure 4.7



Background and Historic Summary of Statesboro

The town of Statesborough (as it was first spelled) was established through an act of the Georgia legislature, signed by Governor John Milledge on December 19, 1803. Statesborough became the county seat of Bulloch County, which was originally without a town and had been settled predominately on fertile lands near the Ogeechee River valley. The county in its early years attracted settlers who wanted to participate in the growing agrarian economy of the region. At this time much of the landscape consisted of pine forests and rolling sand hills. In 1801, an Augusta citizen, George Sibbald, donated 200 acres of land for the purpose of creating a county seat. Two years later the town of Statesborough was established, located some 50 miles northwest of the city of Savannah. However, it was not until 1866 that the town was given a permanent charter, and its spelling was changed to the current form.

Growth in the town was slow throughout most of the nineteenth century, with a population of only 25 residents according to the 1880 census (as compared to a population of 8,053 in the county). However, over the last two decades of the nineteenth century the county seat experienced rapid growth. During the 1880s local businessmen sponsored a link with the Central of Georgia Railway, which created a transportation outlet for the distribution and importation of goods, spurring dramatic economic development in the town. New businesses opened along the two main streets, followed by an increase in municipal services. Statesboro became the hub for the region's agricultural enterprises, at the same time cotton was becoming the leading cash crop in South Georgia. By the early twentieth century Statesboro was one of the world's biggest sellers of Sea Island long staple cotton.

As the city's population grew so did the people's demand for services such as police and fire protection, and engineering and planning. Electricity and water were the first utility services provided by the city government. In 1903 a bond referendum was approved to issue bonds to provide for a city water and electric company. Both enterprises were successful and provided adequate services to the residents of the city and allowed for future growth.

The people of Statesboro realized that even with properly maintained streets and a healthy environment the town could not prosper without an educated citizenry. In 1900, the city voted to purchase a site and build a school. As the city grew so did the demand for education and proper school facilities. Twenty years later, in 1920, a second school bond referendum was held to provide funding to build a new high school, which was constructed near the old school building facing Grady Street. Not long afterwards a citizen's group presented a proposal for a public library. A public librarian was hired, and the city continued to provide funding in support of the public library until the implementation of the Statesboro/ Bulloch County joint Service Delivery Strategy Agreement was adopted in 1998.

One of the most significant contributors to the prosperity of Statesboro in the twentieth century and through to the present day was the opening of the First District Agricultural and Mechanical School in 1908. A delegation of community leaders representing Statesboro and Bulloch County successfully submitted a bid to the state to bring the junior college to the community, and relations between “town and gown” have been strong ever since. In 1924 the school added a teacher training program and was renamed the Georgia Normal School. It soon achieved accreditation and became a four-year college and state-wide center for training teachers, changing names again to become the Georgia Teacher’s College. Enrollment increased in the 1950s, and by the end of that decade it had expanded its liberal arts curriculum, becoming Georgia Southern College and reorganizing its structure into separate undergraduate schools and a graduate school. Enrollment doubled by the 1980s, degree programs multiplied, and the state recognized the regional academic importance of Georgia Southern and designated it a University.

The city’s recreation department was established in the late 1940’s. In 1948 a structured recreation program was developed and the Statesboro Recreation Department was created. Later that same year the city owned park where the Women’s Club building, football field, and swimming pool were located and that was bounded by Fair Ground Road, Zetterower Avenue, and the Central of Georgia Railroad was named Memorial Park. The recreation department continued to expand its facilities and services and later became jointly-funded by the city and county, with board members appointed by the County Commission.

Historic Neighborhoods and Sites of Cultural / Architectural Significance

Beginning in the 1980s and following a national trend in historic preservation, several individual properties in the city were listed on the National Register of Historic Places. 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, conducted by the regional development center of the time, which resulted in the listing of seven commercial and residential historic districts, and four individual properties. Four other properties had already been listed prior to this effort. These Historic Places are listed in Table 4.6.

Table 4.6: National Register of Historic Places (NRHP) City of Statesboro				
<i>ID #</i>	<i>Site Name</i>	<i>Circa</i>	<i>Address or Boundary</i>	<i>Current Use</i>
1	James Alonzo Brannen House	1881-1917	112 S. Main Street	Domestic/ Residential
2	Bulloch County Courthouse	1894-1914	2 North Main Street	Governmental/ Public
3	Donehoo - Brannen House	1917	332 Savannah Avenue	Domestic/ Residential
4	East Vine Street Warehouse and Depot District	1920s	Bounded by E. Vine Street, Central of Georgia Railroad tracks, and Cherry Street	Commercial District
5	Dr. Madison Monroe Holland House	1888-1908	27 S. Main Street	Domestic/ Residential
6	Jaeckel Hotel	1905	50 E. Main Street	Governmental/ Public
7	John A. McDougald House	1911	121 S. Main St	Commercial
8	North College Street Residential Historic District	1920s	Bounded by N. College Street from Northside Drive to Elm Street	Residential District
9	North Main Street Commercial Historic District	1900s	Bounded by N. Main Street between Courtland and W. Main Streets	Commercial District
10	William G. Raines House	1904	106 S. Main St.	Domestic/ Residential
11	Savannah Avenue Historic District	1907-1920s	Along Savannah Avenue and E. Grady Street between S. Crescent Circle	Residential District
12	South Main Street Historic District	1900-1930s	Bounded by S. Main Street between W. Main and Vine Streets	Commercial District
13	South Main Street Residential Historic District	1910s	Bounded by College Lane, Southern Railway right-of-way, Walnut, Mikell, and S. Main Streets	Residential District
14	Statesboro City Hall and Fire Station	1911-1933	Siebold and Courtland Streets	Governmental/ Public
15	United States Post Office Building	1917-1918	26 S. Main Street	Commercial
16	West Main Street Commercial Historic District	1900s	Bounded by W. Main Street between Walnut and N. and S. Main Streets	Commercial District

Source: National Park Service, 2008

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. Several historic buildings located on the Georgia Southern University campus have also been identified, and are listed separately in Table 4.7.

Table 4.7: Eligible for National Register of Historic Places (NRHP)		
<i>Site Name</i>	<i>Circa</i>	<i>Address or Location</i>
Johnston Home – Smith Tillman Funeral Home	1911	1038 Highway 80 East
D.P. Averitt House	1890	North Zetterower
Bulloch Packing House	N/A	Packing House Road
Dorman – Mooney House	N/A	Savannah Avenue
First African Baptist Church	N/A	24 Cotton Avenue
Van Buren House	N/A	N/A
Blitch Street Center Building	N/A	Blitch Street
Norris Hotel	N/A	9 Hill Street
Zetterower Avenue Residential Historic District	1910s-1940s	N/A
North Main Street Residential Historic District	1900s-1940s	N/A
Johnson Street Residential District	N/A	N/A
Bland Complex (GSU Botanical Garden)	1916-1960s	1505 Bland Avenue
Herty Pines Nature Preserve (GSU)	N/A	GSU campus, near Highway 301 entrance
St. John's Cemetery	N/A	N/A
Eastside Cemetery	N/A	N/A
William James Monument (Blitch Street park)	N/A	Blitch Street
Johnson Park (Triangle Park)	N/A	East Main and Savannah Avenue
Cone Hall Mound	N/A	GSU campus, near cone Hall
A. Temple Home	1900s	East Kennedy Street
V.J. Fountaine Houses	1903, 1907	Broad Street
Jim Akin House	1902	Inman Street
Morgan Mitchell House	N/A	Broad Street
Johnnie Robinson House	N/A	South College Street
John Mitchell House	N/A	South College Street
Talton House	1900s	Lakeview Road

Source: NAHRGIS, 2008

Georgia Southern University has numerous historic buildings (shown in Table 4.8) on its campus which have been well-documented and preserved over the years. Although many of these buildings have been adaptively reused and no longer serve their original function (as dormitory or classroom space, for example), they continue to function at the center of university life and contribute to the architectural character of the city and region.

Table 4.8: Georgia DNR's Historic Resources Survey of Georgia Southern University (Eligible for National Register of Historic Places)			
<i>Site Name</i>	<i>Circa</i>	<i>Location</i>	<i>Current Use</i>
Administration Building - McCroan Auditorium	1907	South end of Southern Drive and Sweetheart Circle	Educational – College/University
Anderson Hall - East Hall	1907	West of the Administration Building on Sweetheart Circle	Educational – College/University
Deal Hall - West Hall	1907	West side of the Administration Building on Sweetheart Circle	Educational – College/University
Lewis Residence Hall	1937	Southwest side of Sweetheart Circle, South of Forest Drive	Educational – College/University
Marvin Pittman Laboratory School	1937	South – Southwest of Sweetheart Circle, behind Lewis Hall	Educational – College/University
Rosenwald Building	1937	Southeast side of Sweetheart Circle and Herty Drive	Educational – College/University
Sanford Residence Hall	1937	Northeast side of Sweetheart Circle and Herty Drive	Educational – College/University

Source: NAHRGIS, 2008

5. COMMUNITY FACILITIES

INTRODUCTION

Community facilities and services are the face that a municipality provides to its public – the residents and visitors who use the city. The quality, accessibility and location of facilities within the community will determine how effective they are and how well the public receives them. Likewise, the quality and efficiency of services is vital to the day-to-day operation of the city. Services such as garbage disposal can be taken for granted until there is a delay or an inconsistency in service delivery. The purpose of this element of the *Community Assessment* is to provide a snapshot of existing facilities and services and to suggest improvements that may be necessary to meet the future needs of the community.

City Government

City Council operates under a Council-Manager form of government, with a City Manager overseeing day-to-day operations and implementing policy decisions voted upon by City Council. The current form of government was established by a charter amendment in 1999. The Mayor is elected at large while the five council members are elected by district. All elections are non-partisan and the terms are for four years, with half of the members elected every two years. The City Council appoints the City Manager to head the administrative functions of city government. As authorized by its Charter and Code, the services provided by the city are General Government (Administration, Human Resources, Finance, Planning and Engineering), Judicial (Municipal Court), Public Safety (Police and Fire), and Public Works (Streets, Sanitation, Water and Sewer, and Natural Gas).

City Hall

City Hall is located at 50 East Main Street in downtown Statesboro in the former Jaeckel Hotel building, which was constructed in 1905 and rehabilitated by the city in the 1990s. This building houses the offices of the City Manager and Finance/Administration, which includes the Finance Division, Information Technology, Human Resources, and staff support for Municipal Court. The departments of Engineering, Planning, and Natural Gas are also located within the City Hall complex.

I. WATER SUPPLY AND TREATMENT

*Distribution Systems – Public Water Supply*¹¹

The city is served by wells and a public water system. The public water system supplies 11,897 households and approximately 1,500 businesses and industries. Projected water demand is described in Table 5.1. Water distribution systems are mapped in Figure 1. The oldest main water lines were constructed 80 years ago, although many of the lines today are more recently constructed. The system has 217 miles of main lines, which range in size from 2” to 16”. The system also has 67 miles of ¾” to 10” lateral lines. New lines are accepted if they comply with city regulations.



The system currently meets the needs of the community, although capital improvements have been identified that must be completed in order to meet the future needs of the community. These recommended improvements are as follows:

- Lakeview / Whitesville LS Upgrades
- Savannah Avenue water and sewer replacement
- Extension of water and sewer to Foxlake, Oakcrest and Ramblewood subdivisions
- Loop 12” water main from Well #9
- Phase II Backflow Prevention Program
- US Highway 301 North Widening Relocation
- Retrofit pump stations with generators
- Upgrade to touch-read meters
- Construct equipment shelter at Hill Street
- Extend water and sewer to I-16 and US Highway 301

Year	2005	2010	2015	2020	2025
Average Daily Demand	2.89	5.0	N/A	7.0	8.0
Peak Daily Demand	4.2	6.3	N/A	8.3	9.3

¹¹ Data for this section provided in Community Facilities Survey, completed April 15, 2008 by Van H. Collins, Assistant Director of Water/Wastewater Department.

The city is presently responsible for five well sites, the earliest one constructed in 1901 and the most recent in 1995. Each well has a minimum estimated useful life of 60 years. The city also operates four storage tanks, constructed between 1958 and 1995, each with a minimum estimated useful life of 60 years. The location of these facilities is shown in Figure 5.1.

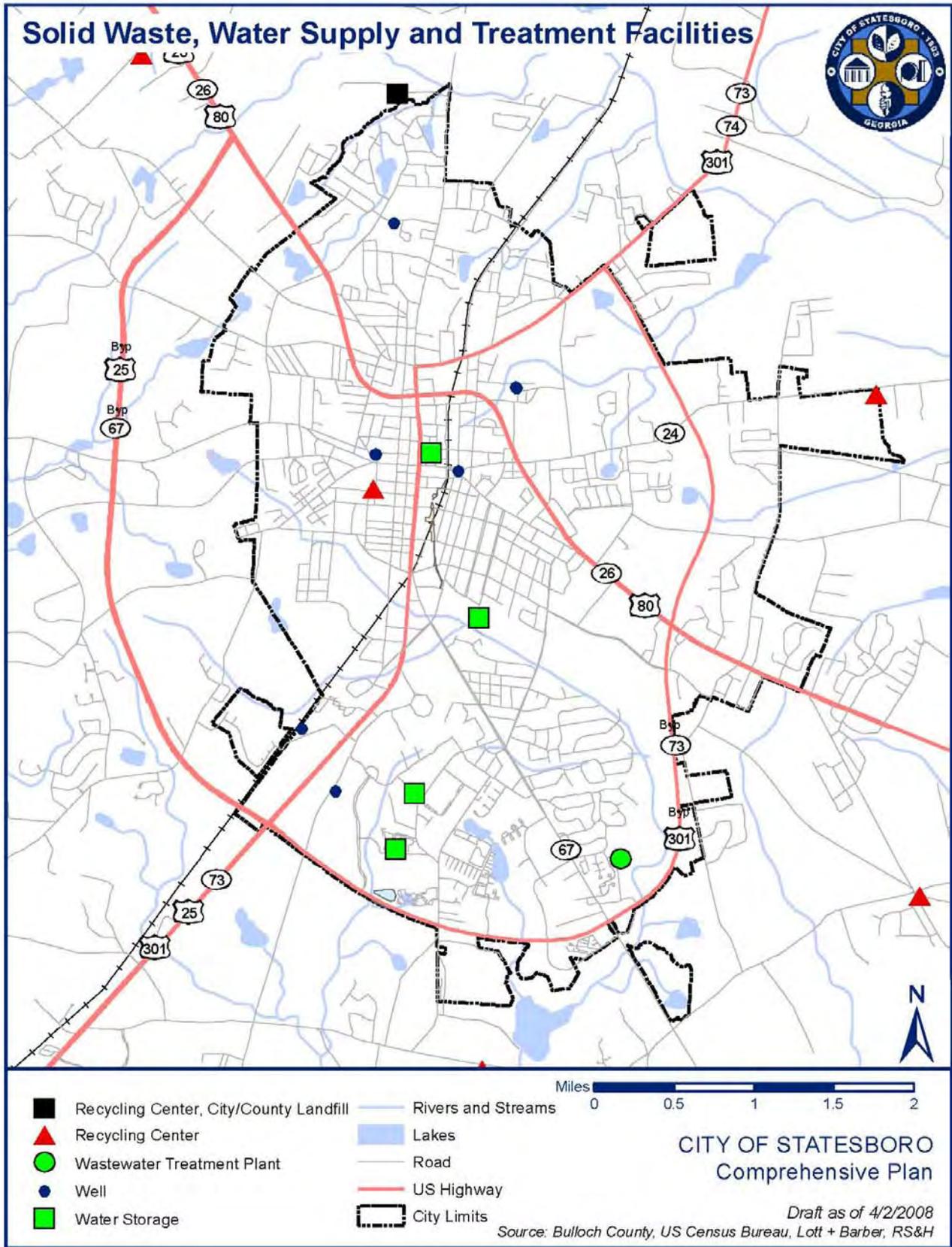
The current water consumption is 3.2 million gallons per day (mgd) from all wells combined, of a total permitted capacity of 10 mgd. The city has an intergovernmental agreement with the Statesboro-Bulloch County Development Authority to provide water and sewer service to its industrial parks. Capital Cost Recovery Districts for water and sewer have also been created in partnership with Bulloch County.

<i>Facility Name</i>	<i>Address/Location</i>	<i>Type (storage/ treatment)</i>	<i>Year Built</i>	<i>Estimated useful life</i>	<i>Maximum capacity gal/day</i>
Well #2	105 Savannah Ave.	Water supply/treatment	1901	60 years	1 mgd
Well #4	130 Proctor St.	Water supply/treatment	1940	60 years	1.6 mgd
Well #6	25 Jet Rd.	Water supply/treatment	1978	60 years	1.3 mgd
Well #8	3884 Old Register Rd.	Water supply/treatment	1988	60 years	0.9 mgd
Well #9	8399 Zell Miller Pkwy.	Water supply/treatment	1995	60 years	2.9 mgd
Claude Howard tank	602 Park Ave.	Storage	1958	60 years	N/A
Gateway tank	289 A.J. Riggs Rd.	Storage	1995	60 years	N/A
Hill Street tank	30 Hill St.	Storage	1959	60 years	N/A
Stadium tank	201 Lanier Dr.	Storage	1988	60 years	N/A

Treatment Systems

The public supply is tested before treatment for the presence of contaminants and concentrations of dissolved minerals. Water is also treated to remove solids. It is then treated with hypochlorite prior to distribution, and fluoride is added for public health. Excess supply is stored in tanks above the well sites. Treatment facilities are shown in Figure 5.1 on the following page.

Figure 5.1



II. SEWERAGE SYSTEM AND WASTEWATER TREATMENT

*Wastewater Treatment*¹²

The city operates the Statesboro Wastewater Treatment Plant at 302 Briarwood Road, near Highway 67 and Veterans Memorial Parkway (located on the map in Figure 5.1). The treatment plant has an estimated useful life of 20 years. It serves 11,320 households and 1,203 businesses and industries. The wastewater system consists of 181 miles of main lines that measure from 4” to 42”, and 190 miles of lateral lines that measure 4” to 6”. The average age of the lines is not available, but the oldest were constructed 80 years ago and many of the lines are new. The total capacity currently in use is 3.2 million gallons per day (mgd), with a permitted capacity of 10 mgd.

As mentioned in the Water Supply and Treatment section above, the Water / Wastewater Department participates in intergovernmental agreements with Bulloch County and the Statesboro-Bulloch County Development Authority regarding water and sewer delivery. The city also has an agreement with the county to provide water and sewer for certain Capital Cost Recovery Districts.

The system currently meets the needs of the community, although capital improvements have been identified that must be completed in order to meet the future needs of the community. These recommended improvements are as follows:

- West Jones / Denmark Sewer Rehab
- Savannah Avenue water and sewer replacement
- Extension of water and sewer to Foxlake, Oakcrest and Ramblewood subdivisions
- US Highway 301 North Widening Relocation
- Sewer Extensions for Cawana Road and Merrywood and Ramblewood subdivisions
- Upgrade to touch-read meters
- Construct equipment shelter for WWTP
- Replace WWTP Generator
- Install reclaim water system
- Extend water and sewer to I-16 and US Highway 301

Private Wastewater Treatment Systems

Approximately 160 households and 20 businesses and industries in the city are served by private septic systems. These systems must be approved and permitted by the Engineering Department.

¹² Data for this section provided in Community Facilities Survey, completed April 15, 2008 by Van H. Collins, Assistant Director of Water/Wastewater Department.

III. OTHER FACILITIES AND SERVICES

*Stormwater and Drainage Facilities*¹³

The Public Works Department maintains the city's stormwater drainage system. The system was originally constructed in 1903 and has been continuously upgraded and repaired since that time. The system has more than 200 miles of main lines and more than 250 miles of lateral lines, each line measuring 15" or greater. The system needs upgrading to improve drainage in some low areas of the city. Additional retention areas and enlarged canals and drainage ditches are also required to meet the future needs of the community.

*Solid Waste Management*¹⁴

The Public Works Department administers solid waste management for the city, which jointly owns the transfer station with Bulloch County (located on the map in Figure 1). The city handles residential pickups and hauls solid waste to the transfer station. A city-contractor, Williams Brothers Trucking, delivers waste from the transfer station to the landfill. The capacity of the landfill is currently approximately 150 tons per day, with an estimated useful life of more than 20 years. Inert disposal facilities are projected to be expanded at the same site and will also have an estimated useful life of more than 20 years.

The city recycling program is jointly administered by the Public Works Department and Bulloch County. 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.

As the city grows, public education and outreach regarding recycling and proper solid waste management will need to be enhanced. The recycling center and collection stations, as part of their expansion, should also be upgraded to include more types of recyclable materials, and the city will need to begin researching the feasibility of curbside recycling services and educating residents about the recycling process. Special recycling events (such as those that take place on Earth Day) for items such as computers and electronics, used tires, household hazardous items, etc, may need to be held more frequently.

¹³ Data for this section provided in Community Facilities Survey, completed April 09, 2008 by Robert Seamans, Street Superintendent, Public Works Department.

¹⁴ Data for this section provided in Community Facilities Survey, completed April 03, 2008 by Bobby J. Colson, Director, Public Works Department.

Table 5.3: Solid Waste Facilities in Statesboro

<i>Facility Name & Location</i>	<i>Type (landfill, recycling & composting centers)</i>	<i>Year Built / Useful life</i>
Statesboro-Bulloch County Sanitary Landfill / Transfer Station / Main Recycling Center Lakeview Road (911 North Main Street)	Inert Landfill and recycling center	1997 / 20+ years after expansion
Downtown Recycling Center 15 Institute Street	Recycling drop-off point for plastic, aluminum, paper, newsprint & cardboard	1990s / indefinite
Langston Recycling Center 334 Langston Chapel Road	Recycling drop-off point for plastic, aluminum, paper, newsprint & cardboard	N/A
Westside Recycling Center 4982 Westside Road	Recycling drop-off point for plastic, aluminum, paper, newsprint & cardboard	N/A
Pretoria Recycling Center 7110 Rushing Road	Recycling drop-off point for plastic, aluminum, paper, newsprint & cardboard	N/A
Stubbs Metals & Wrecking Yard 12139 US Highway 301 South	Scrap metals recycling (aluminum, copper, steel, etc.)	N/A

Engineering

The Engineering Department, housed in City Hall, provides civil engineering and traffic engineering services for the entire municipality. The department is responsible for building inspections and permitting, and the review of subdivision applications. The department also administers the city's tree ordinance, soil and sedimentation control regulations, and land disturbance permits.

Planning

The Planning Department is housed in City Hall and is responsible for administering the city's zoning and development regulations as well as creating and implementing the city's comprehensive plan. The department also works closely with Engineering to review building permit applications and subdivision applications. The Planning Commission is also staffed by the department, which makes zoning and land use recommendations to the Commission and to City Council.

Public Works

The offices and facilities of the Public Works Department, including the city yard, are located at 5 Braswell Street. Many of the city's vehicles and maintenance equipment are stored at the city yard. The Public Works Department is responsible for garbage and yard waste removal, recycling, and the maintenance and repair of roads, sidewalks, and signage. The department also cares for two city-owned cemeteries and maintains twenty-five parks and green spaces within the city as well as the grounds at all city facilities, including City Hall.

*Police Department*¹⁵

The Police Department is headquartered at 25 West Grady Street in a new building completed in 2007 (see Figure 5.2). The building is expected to meet the department's needs for at least 15 years. The department has mutual aid agreements with the Bulloch County Sheriff's Office, Georgia Southern University, Georgia State Patrol, and the Georgia Bureau of Investigation. As of spring 2008, the department operates with 63 sworn officers and 12 civilian employees. In 2007, the department responded to approximately 68,000 calls. The number of officers per population of Statesboro is 1.7 (compared to a national minimum of 1.6).



Fire Protection

The City of Statesboro Fire Department is housed at two different locations. Station #1 is located on West Grady Street across from the Police Department, and the recently-built Station #2 is located at 1533 Fair Road (see Figure 5.2). The department provides full fire and rescue services as well as home inspections and fire prevention outreach. The department also conducts reviews of construction documents for compliance with life safety codes, working closely with the Chief Building Inspector in the Engineering Department. The Fire Department currently operates with 33 full time and five part-time staff. The department responds to approximately 920 calls per year with an average response time of five minutes per call.



The department has Mutual Aid Agreements with the cities and counties of Sylvania/Screven, Metter/Candler, and Claxton/Evans. The department contracts with Bulloch County to cover an area approximately five miles in circumference from each station, some of which is outside of the city limits. Property owners within this "fringe area" pay a fire district tax to the county, which in turn remits it to the city. Yearly, the fire district tax pays for approximately 25% of the Statesboro Fire Department's operating and capital budgets.

¹⁵ Data for this section provided in Community Facilities Survey, completed May 09, 2008 by Stan York, Chief of Police.

Table 5.4: Fire Department Facilities

<i>Facility Name & Type of Use</i>	<i>Address/Location</i>	<i>Year Built</i>	<i>Estimated Useful Life</i>
Station #1 (Fire Department at Grady Street)	24 W. Grady St.	1979	N/A
Station #2 / ADM Operation (Fire Department at Fair Road)	1533 Fair Rd.	2000	N/A
SFD Training Facility at Grady Street	Adjacent to Station #1	1996	N/A
Logistic Storage Facility	Adjacent to Station #2	2002	N/A
Storage Facility #1	Adjacent to Station #1	1989	N/A

Table 5.5: Fire Department Equipment

<i>Type of Truck/Vehicle/Equipment</i>	<i>Name of Facility Assigned To</i>	<i>Year Purchased</i>	<i>Estimated useful life</i>
CRU: Van/Command Response unit/air supply	Station #1 and 2	2000	6 years
Unit # One F250 Pick-up	Station #2	2004	6 years
Unit # Two F150 Pick-up	Station #2	1997	6 years
Unit # Three F350 pick-up	Station #2	2005	6 years
Chief: Command Vehicle/Crown Vic.	Station #2	2000	6 years
Training Vehicle/Crown Vic.	Station #2	2002	6 years
ENG.501 1250 Pumper/1000gals.Tank	Station #1	2000	10 – 15 years
ENG. 502 1250 Pumper/1000gals.Tank	Station #2	2003	10 – 15 years
Ladder 1 50ft Aerial 1000 pumper/500gals.Tank	Station #2	1981	10 – 20 years
Ladder 2 1000 Aerial 1250 pumper/500gals.tank	Station #1	1996	10 – 20 years
ENG. 508 1000 Pumper/1000gals. Tank	Station #2	1991	10 – 15 years
ENG. 507 1000 Pumper/1000gals. Tank	Station #1	1987	10 – 15 years
Haz-Mat Trailer	Station #1	2005	10 years
Air Supply Trailer	Station #2	2005	10 years
Fire Safety House/Mobile Trailer	Station #2	2005	10 years

EMS / Rescue Services¹⁶

The Bulloch county EMS / Rescue office is located at 26 West Grady Street (located in Figure 5.2) and was built in 1994. It serves both the city and county, operating six ambulances and one rescue unit. The EMS / Rescue service responds to approximately 6,000 calls per year and meets the current needs of the community.

<i>Facility Name & Type of Use</i>	<i>Address/Location</i>	<i>Ambulances/ Vehicles Assigned</i>	<i>Year Built</i>	<i>Estimated Useful Life</i>
EMS/Rescue Headquarters	26 W. Grady St.	6 Ambulances/ 1 Rescue Unit	1994	N/A

GSU Public Safety – Uniform Patrol Division¹⁷

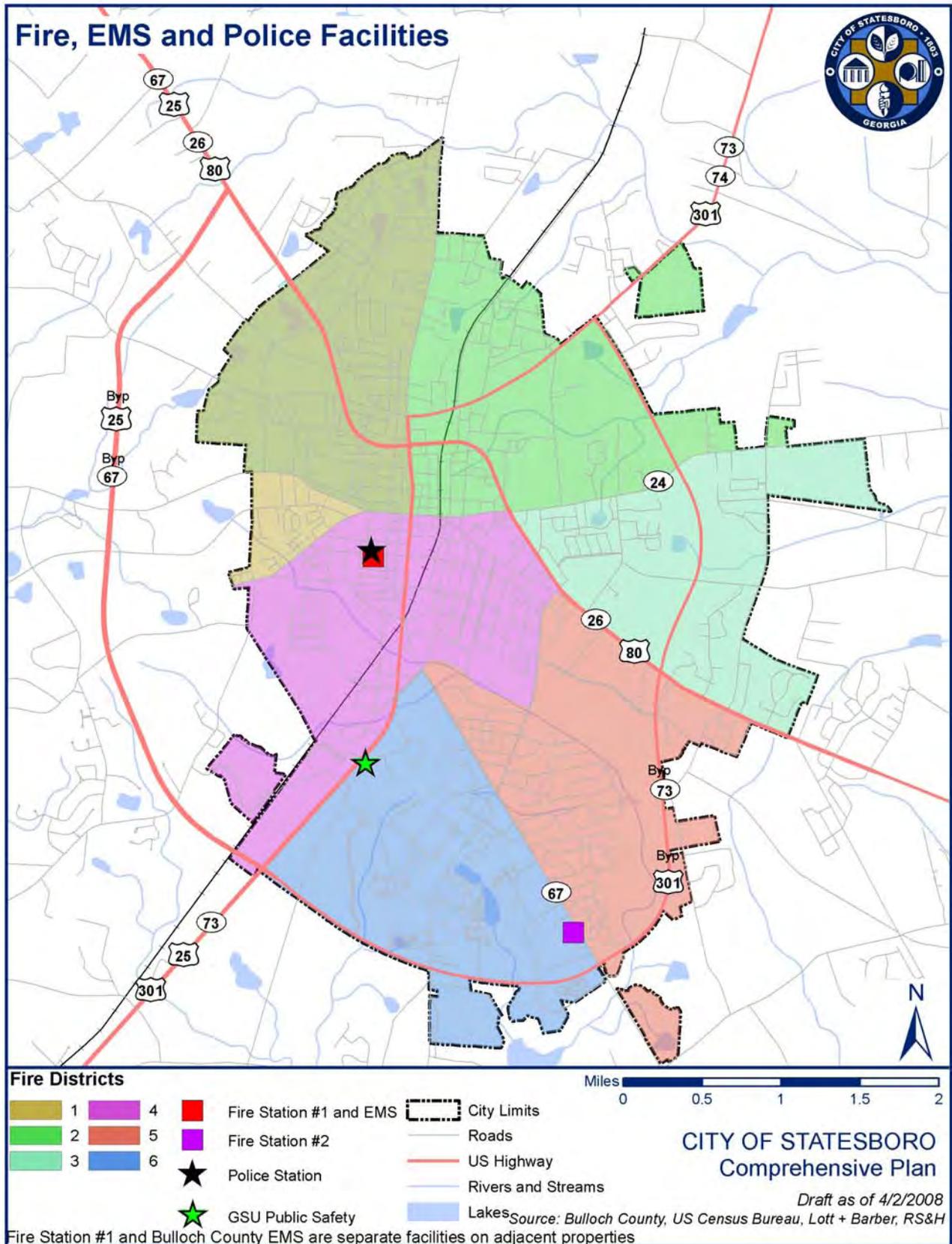
The offices of the GSU Public Safety Department are located on campus at 1220 Forest Drive. The primary responsibility of the department is to provide crime prevention and police protection for University students, faculty and staff. The department has a Uniform Patrol division which provides basic patrol functions for the University. This division consists of 31 officers who are also deputized by the Bulloch County Sheriff's Department in case their services are needed anywhere in Bulloch County or the City of Statesboro. This division answers approximately 10,000 calls per year. The numbers of officers per population are 1:1,000. Additional staff will be needed as the student population of GSU grows. Along with additional staff, the department will need supporting equipment such as vehicles and enhanced wireless communications.

The department cooperates with the City of Statesboro Police Department and the Bulloch County Sheriff's Office in the implementation of Management Data Systems software, which will streamline the transfer of information between departments.

¹⁶ Data for this section provided in Community Facilities Survey, completed April 16, 2008 by Lee C. Eckles, Director, Bulloch County EMS / Rescue.

¹⁷ Data for this section provided in Community Facilities Survey, completed May 30, 2008 by Ken Brown, Director of Public Safety at GSU.

Figure 5.2



Statesboro – Bulloch County Parks and Recreation Department¹⁸

The SBCPRD is a public recreation department funded by the Bulloch County Commission, the City of Statesboro and fees and charges collected by the department. The department maintains and operates eight recreation areas encompassing more than 213 acres. The department also oversees 28 buildings on these parks. Included in these parks are 38 athletic fields, 10 tennis courts, 2 swimming pools, 11 outdoor basketball courts, walking trails, picnic areas, playgrounds and picnic pavilions. Along with these facilities, the department has a good relationship with both the Bulloch County Board of Education and Georgia Southern University, thus allowing the department to use their facilities at non-peak times and vice-versa. Mill Creek Regional Park, opened in 1993, is a state-of-the-art recreational complex which also contains a public water park. The park is located on the eastern edge of the city along East Main Street (Highway 24) and Beasley Road.

The city also maintains a mile-long multi use greenway (McTell Trail) that connects East Main Street in downtown with Fair Road at Memorial Park to the south, across the street from the athletics fields at GSU. The city has future plans to extend a multi-use trail on the west side, linking schools with downtown and nearby neighborhoods.

The National Recreation and Parks Association¹⁹ (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 also 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.



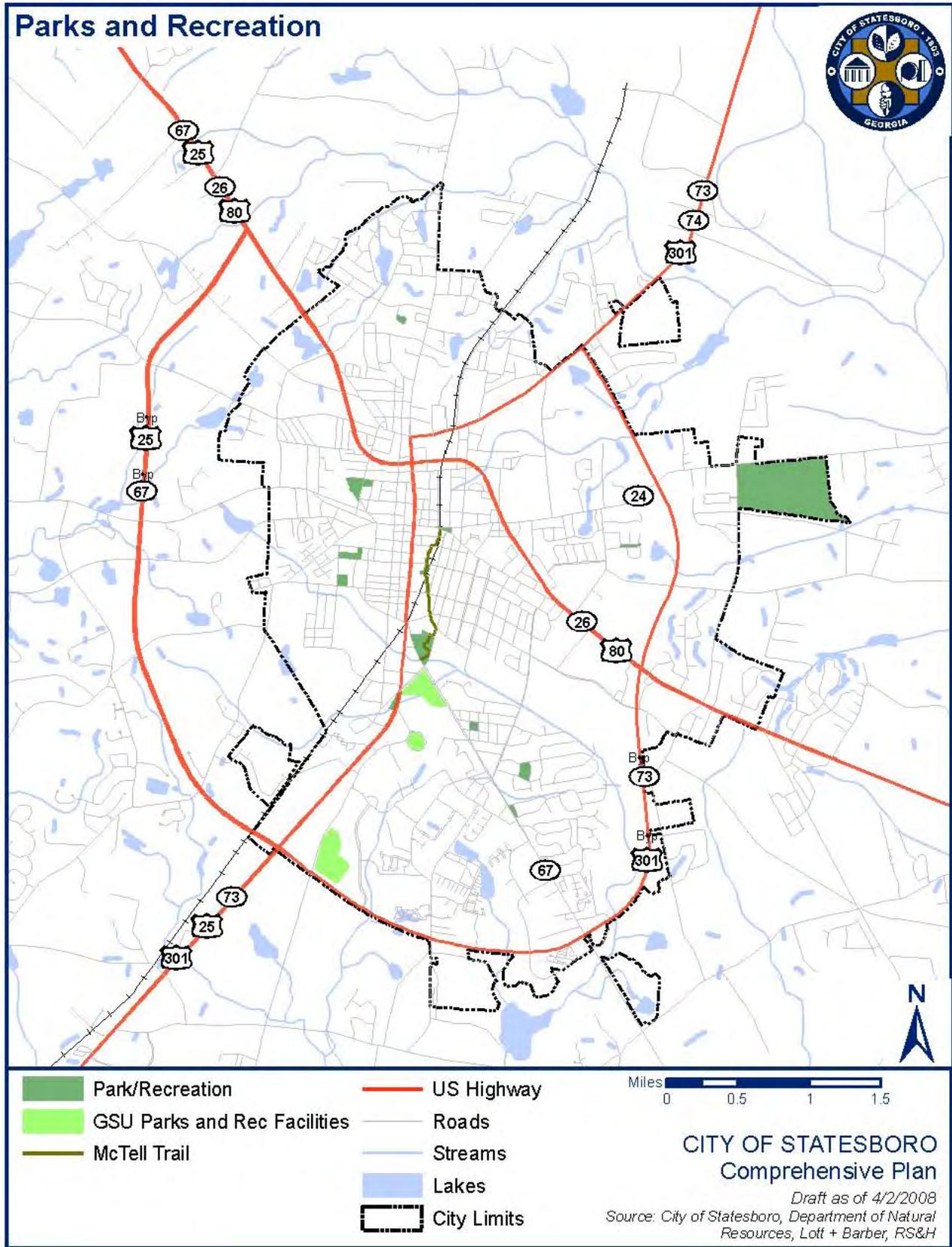
A recent land donation (28+ acres) known as Fred Fletcher Park will be developed according to a master plan in the near future. The department will also renovate and upgrade facilities at Luetta Moore and Memorial parks.

¹⁸ Data for this section taken from the Parks & recreation Department website: <http://www.bullochrec.com/>

¹⁹ <http://www.nrpa.org/>

PARKS & RECREATION FACILITIES					
<i>Park Name</i>	<i>Play-ground Equipment (Y/N)</i>	<i>Rest-rooms (Y/N)</i>	<i>Number and type of recreation facilities (baseball, soccer, softball, football, swimming pool, etc)</i>	<i>Picnic Facilities</i>	<i>Acres</i>
Grady Street	N	Y	3 basketball courts	N/A	2
Memorial Park	Y	Y	3 baseball/softball fields; 1 "pee wee" field; 4 tennis courts	1 picnic pavilion; 6 picnic sites	12
Luetta Moore Park	Y	Y	2 baseball/softball fields; 3 basketball courts; 1 inline hockey court; 1 swimming pool	1 picnic pavilion; 3 picnic sites	10
Mill Creek Park	Y	Y	12 baseball/softball fields (5 adult, 7 youth); 4 soccer/football fields; Water park and indoor swimming complex	9 picnic pavilions; 1 concessions stand	155

Figure 5.3



*Natural Gas*²⁰

The Natural Gas Department is located at City Hall. The department supplies customers in the City of Statesboro and the counties of Bulloch, Candler and Screven with natural gas. The department is responsible for installing and maintaining all natural gas service lines and meters, reading the output of meters, and providing initial gas turn-on and appliance inspections. The department also offers complete installation services for residents and businesses through a licensed contractor. The Natural Gas Department operates and maintains the Georgia Southern University distribution system, currently at no cost to GSU.

The natural gas system is 52 years old, with recent upgrades and expansions. The system has a total of 137 main gas lines, with 90 miles of gas lines in the city. The system serves a total of 2,450 customers in the city, including approximately 2,100 residential customers and 350 business customers. The system also serves an additional 350 customers outside of the city. Future expansions into underserved areas may be needed to meet future needs; high pressure mains will need to be extended to support future industrial growth. The system is adequate for current needs.

*Housing Authority*²¹

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. 88 units were constructed in 1953, with 60 additional units built in 1982. Each unit has been upgraded and remodeled, some more than once, but many units are in need of being replaced due to their age.

*Streets and Sidewalks*²²

Statesboro's Public Works Department oversees maintenance of city streets, while the Engineering Department is responsible for designing and constructing improvements and new road facilities. The city has approximately 111 miles of paved road and no unpaved roads. City streets that are constructed in association with new development, such as subdivisions, are accepted by the city upon request.

Improvements that will be required to meet the future needs of the community include completion of the Northern Bypass (four miles of paved four lane divided highway), widening of

²⁰ Data for this section provided in Community Facilities Survey, completed April 11, 2008 by Steve Hotchkiss, Director, Natural Gas Department.

²¹ Data for this section provided in Community Facilities Survey, completed March 28, 2008 by Robert J. Cason, Executive Director, Statesboro Housing Authority.

²² Data for this section provided in Community Facilities Survey, completed April 28, 2008 by Maz Elhaz, Director, Engineering Department.

Highway 80 between Highway 301 and Savannah Avenue, and intersection improvements at Highway 301 and SR 67.

Sidewalks are currently needed 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.

Transit

Currently, GSU operates the only transit service in the city (also see *Transportation* appendix). The GSU bus system transports students between classroom buildings and parking facilities, with limited connectivity to apartment buildings. It is advised that the city 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 and apartment housing complexes.

6. INTERGOVERNMENTAL COORDINATION

INTRODUCTION

The Intergovernmental Coordination element assists the City of Statesboro in assessing and coordinating activities with other governmental offices, authorities, districts, and independent agencies. Mutual agreements and shared interests between the city and its partners help facilitate resource sharing and intergovernmental support. These may include the citywide service delivery strategy, intergovernmental agreements, joint planning and service agreements, special legislation, joint meetings, and work groups for the purpose of coordination.

The following section includes information pertinent to adjacent and local governments, independent special authorities and districts, school boards, independent development authorities, and programs sponsored by federal and state governments.

I. ADJACENT AND NEARBY LOCAL GOVERNMENTS

Statesboro is the seat of Bulloch County, which operates as a separate local government. Other municipal governments located within the county include the Town of Brooklet, located approximately five miles southeast of Statesboro; the Town of Portal, which lies eight miles to the northeast; and the Town of Register, six miles to the southwest. Bulloch County itself is surrounded by the counties of Bryan, Candler, Effingham, Emanuel, Evans, Jenkins, and Screven.

II. INDEPENDENT SPECIAL AUTHORITIES AND DISTRICTS

Capital Cost Recovery Districts

These districts are located within the county and receive water and sewer services from the city. Through an agreement with Bulloch County, fees for water and sewer usage are collected by the county and remitted to the city.

Fire Districts

The Statesboro Fire Department contracts with Bulloch County to cover an area approximately five miles in circumference from each station, some of which is outside of the city limits. Property owners within this area, called a “fire district,” pay a tax to the county, which in turn remits it to the city. This tax pays for approximately 25% of the Fire Department’s annual operating and capital budgets.

III. SCHOOL BOARDS

The Bulloch County School Board provides service for all of the City of Statesboro. The school system currently operates five schools in the city and ten in the county, currently serving 9,050 students. The largest school in the district, Statesboro High School (SHS), serves 1,400 students. SHS is currently expanding its facilities and will accommodate 2,000 students when the new classroom buildings reopen in fall 2008.



The school system has numerous classroom buildings that were constructed more than 50 years ago and are operating beyond capacity. As the student population grows these facilities will need to be upgraded and/or replaced. As indicated by the school system's Long Range Facilities Plan, projected enrollment growth will determine how these expansions and replacements should be phased, including the replacement of three elementary schools in the city with all new facilities.

Pedestrian and bicycle access to every school in the system is important. The school system must continue to work with the city to ensure safe routes to the schools located within the jurisdiction. Several schools are already linked to their surrounding neighborhoods by sidewalks and, in some instances, bicycle lanes. These schools include Julia P. Bryant Elementary, Mattie Lively Elementary, Mill Creek Elementary, Sallie Zetterower Elementary, and Statesboro High School. 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.

IV. INDEPENDENT DEVELOPMENT AUTHORITIES AND DISTRICTS

Statesboro – Bulloch County Development Authority

The Development Authority works to attract industries to the community. Industrial Revenue Bonds are issued by the authority to assist new and expanding plants in financing land, building and equipment acquisition. Both taxable and tax-exempt industrial revenue bond financing are available at competitive, below-prime interest rates.

The Gateway Industrial Park, located three miles south of the city on US Highway 301 South and less than six miles from Interstate 16, encompasses 164 acres and is home to a distribution center and two manufacturing plants. The largest available tract is 290 acres. Water and sewer are provided by the city. A 12" main provides Gateway Industrial Park with municipal water,

and on-site storage is available. Capacity is 5.2 million gallons per day (mgd). An eight inch sewer main also serves the park with a peak capacity of 9.2 mgd. The property is served by railroad infrastructure (Georgia Midland Railroad) which connects with the Norfolk-Southern Railroad line at the nearby community of Dover, Georgia.

The authority also operates the Airport Industrial Park, located off of Highway 301 North adjacent to the regional airport and encompassing 214 acres. Water and sewer are provided by the city.

Downtown Statesboro Development Authority (DSDA)

The DSDA has the authority to acquire, improve, sell, and lease property within the approved boundaries of the downtown district for the improvement and development of property within the district. Infill development and redevelopment of vacant or declining properties are priorities of the DSDA, which works in concert with the city's Main Street program. Together, these two programs also promote historic preservation, streetscape improvements and cultural activities within the downtown district.

V. FEDERAL, STATE AND REGIONAL PROGRAMS

Georgia Department of Transportation (GDOT)

The Georgia Department of Transportation (GDOT) was created in 1972 by former Governor Jimmy Carter. The City of Statesboro is eligible to receive state and federal transportation funds administered through GDOT. The state's roads and bridges are planned, constructed, maintained, and improved by GDOT, including those located within the City of Statesboro. In addition, GDOT provides planning and financial support for other modes of transportation including bicycle paths, multi-use trails, mass transit, and airports.

Georgia Department of Natural Resources (DNR)

The Georgia Department of Natural Resources (DNR) interacts with the City of Statesboro through the Department's various divisions, including: Historic Preservation, Wildlife Resources, Environmental Protection, and Pollution Prevention Assistance.

Georgia Department of Community Affairs (DCA)

Created in 1977, the Georgia Department of Community Affairs (DCA) serves as an advocate for local governments. DCA provides planning requirements and guidelines, and also serves a major review function in terms of this comprehensive plan and others in the region. State policies are often articulated through DCA which provides extensive resources in the areas of building codes, coordinated planning, housing, and more. DCA's purpose is to seek out ways to improve the quality of life for Georgians.

Division of Family and Child Services (DFCS)

The Georgia Division of Family and Child Services (DFCS) operates a Bulloch County office, which also serves the City of Statesboro. The DFCS is a division of the Department of Human Resources that investigates child abuse; finds foster homes for abused and neglected children; helps low income, out-of-work parents get back on their feet; assists with childcare costs for low income parents who are working or in job training; and provides support services and programs to help troubled families.

University of Georgia Cooperative Extension Service

Congress established the Cooperative Extension Service in 1914 to deliver information from land-grant colleges and universities to all Americans, particularly those who lacked access to formal education. Today, County Extension offices, under the direction of the statewide University of Georgia Cooperative Extension Service, help keep farmers abreast of the latest agricultural technology, research and marketing strategies. Some Extension agents help parents cope with the pressures of balancing home, work and children; others help keep families healthy with information on nutrition and food safety. The Cooperative Extension Service also manages the Georgia 4-H youth program and administers the Master Gardener program, which trains home gardeners. The University of Georgia Cooperative Extension Service office, which coordinates the programs for the entire southeast region of the state, is housed at Georgia Southern University. The Bulloch County office, located at 151 Langston Chapel Road, serves both the county and the City of Statesboro.

Coastal Georgia Regional Development Center (RDC)

The Coastal Georgia Regional Development Center (RDC) serves the City of Statesboro as well as Bulloch County. The RDC is the regional planning agency for coastal Georgia, working with and providing services for governments within its ten-county coastal region. The RDC provides comprehensive planning, economic development, and GIS support to the local governments that it serves.

VI. EXISTING INTERGOVERNMENTAL AGREEMENTS*Library System*

The Statesboro Regional Library System serves the City of Statesboro, Bulloch County, and the surrounding counties of Bryan, Candler, Emanuel, and Evans. The library system's administration is located at the Statesboro-Bulloch County Library, a 31,000 square-foot facility located on South Main Street near downtown Statesboro. Each library in the system houses a full range of books, videos, CDs and DVDs, along with reference and reader's advisory services, adult and children's programming, and internet access. The library system also has archives and databases to support genealogical and local history research. The Reading is FUNdamental (RIF) program is provided for young readers and local elementary school students, while literacy

tutoring is offered for adults. Each library contains a community room which provides public space for citizens to gather and local artists to display their work.

Recreation Department

The Statesboro-Bulloch Parks and Recreation Department is jointly funded by the City of Statesboro and Bulloch County. The department administers a variety of youth athletics programs and organized sports leagues for children and adults. The department has a working relationship with both the Board of Education and Georgia Southern University which allows the department to use their facilities during non-peak times and vice versa. The



department operates multiple parks and facilities located within the city, including Mill Creek/Splash in the Boro. There are plans to expand the Mill Creek facility and to develop a recent land donation into a park (Fred Fletcher Park).

Public Safety

Bulloch County Public Safety oversees the 911 Department, Emergency Medical Service / Rescue, Animal Shelter and Control, and Emergency Management, all of which serve the county as well as the city. The county completes the Hazard Mitigation Plan for the county and its jurisdictions, including Statesboro, as required by the Georgia Emergency Management Agency. The EMS / Rescue Service participates in the Georgia Emergency Management Mutual Aid Agreement.

Solid Waste and Recycling

The Statesboro Landfill and transfer station are operated by the city and funded jointly by the city and county. The county owns and operates the community recycling program, including the recycling centers within the city and the main recycling center located at the transfer station. Improvements to the recycling facilities and provision of additional recycling services, such as curb-side pick up, need to be carefully coordinated with the county to ensure that adequate space and facilities are provided.

Geographic Information Systems

The city contracts with the Bulloch County to provide much of its GIS data and support, although the city does have its own GIS capabilities. The Bulloch County Geographic Information Systems (GIS) office, located within the Zoning Department, provides zoning maps, road maps, land use maps, hydrant location maps, and fire district maps for the city, for which the city pays a maintenance fee. The city is also provided with data and maps from the system

for use with its own GIS system. The County GIS office also provides school zone maps for the Board of Education; data and property maps for the Development Authority; and aerial photographs and water/sewer locations for the Development Authority.

Statesboro Arts Council

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. The Grassroots Arts Program, funded by the Georgia Council for the Arts, provides grants to non-profit organizations and their partners in the arts. The Statesboro Arts Council administers this program for a seven county area which includes Bulloch, Candler, Effingham, Emanuel, Evans, Jenkins, and Screven counties.



Keep Bulloch Beautiful

Keep Bulloch Beautiful (KBB) is a local affiliate of Keep America Beautiful, jointly sponsored by Bulloch County, Statesboro, Brooklet, Portal, Register and the Statesboro-Bulloch Chamber of Commerce. KBB created and is implementing a Beautification Master Plan, which includes the City of Statesboro. KBB also funds and supports recycling programs within the public school system, at Ogeechee Technical College, at local summer camps and recreation programs, and at several local businesses. In 2005, KBB established a permanent electronics recycling program to serve all of Bulloch County, including Statesboro.

Bulloch County Jail

The Bulloch County Sheriff's Office operates the County Jail facility, which houses prisoners received from the Statesboro Police Department and GSU Public Safety at a set fee per prisoner. Prisoners are held in the county facility on a temporary basis while they await trial in court. Jail facilities were expanded in 2007 – 2008 and are adequate for the future needs of the community.

Tax Assessment

The Bulloch County Board of Tax Assessors appraises properties, exacts ad valorem taxes, and enacts exemptions for all private property within the City of Statesboro.

Bureau of Business Research and Economic Development (BBRED)

BBRED is a nonprofit organization within the College of Business Administration (COBA) at Georgia Southern University and was established in 1987. Its initial goal was to meet the research and information needs of the business community served by Georgia Southern University. Today, BBRED serves as an economic development and demographics advisor to the 58 counties in southeast Georgia. It also conducts economic research for the Regional Intellectual Capital Partnership Program and conducts policy research for the Coastal Rivers Water Planning and Policy Center.

Airport

The Statesboro-Bulloch County Airport is jointly funded by the city and county, and is managed by an independent operator. The airport is the only such facility serving the Statesboro region.

CONCLUSION & ANALYSIS

Coordination between the city and the county, as well as outside agencies, is generally effective and inclusive. For example, the community's successful volunteer recycling program, initiated in the early 1990s, has been a joint effort between the city and county, along with the participation of residents in both jurisdictions.

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. Inter-regional coordination will also be a vital factor in the future, regarding not only economic development but also land use, transportation planning, natural resources, and water supply resources. Regional planning efforts currently underway may also provide opportunities for the City of Statesboro to strengthen its role in the region.

7. TRANSPORTATION

INTRODUCTION

As indicated in the following section, 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. Many college students and other residents commute on bicycle, while some residents get around primarily by walking (see Table 7.3 for a list of means of transportation, categorized by percentage of the population). This Transportation element also focuses on issues at Georgia Southern University (GSU), where much of the traffic congestion in the community is generated. GSU also operates the only transit system within the city.

I. ROAD NETWORK

Roads

According to the City of Statesboro engineering department, the city owns and maintains 120 miles of the roads within the city; there are roughly 142 miles of roads in the city. This data compares to county-wide data shown in Table 7.1.

<i>Total Mileage</i>	<i>Interstates</i>	<i>State Routes</i>	<i>County</i>	<i>City</i>
1,484	26	180	1,205	100

Source: Georgia County Guide <http://www.georgiastats.uga.edu>

According to the source for this data, there were 685 miles of unpaved streets in the county and 899 miles, or 61%, of paved streets.

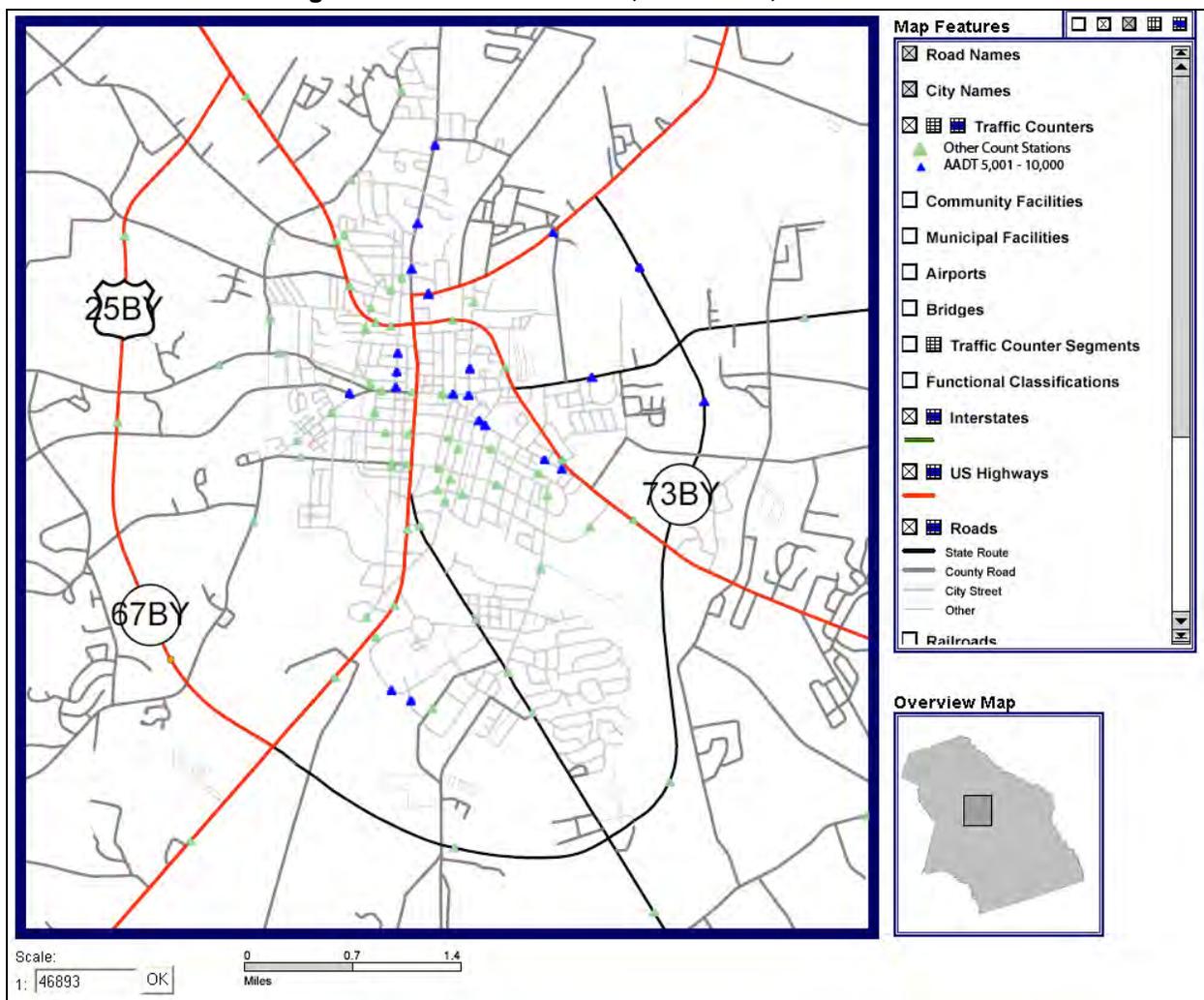
Statesboro is only fifteen miles from I-16. Major state and National Highway System roads through Statesboro include US Highways 301, 80, and 25, and State Routes 73, 46, 67, and 24. Statesboro is also included on the southern leg of the Savannah River Parkway, which is a four-lane connector between Savannah and Augusta.

The Average Annual Daily Traffic (AADT) is a measure of typical traffic based on traffic counts and estimates provided by the Georgia Department of Transportation (GDOT). Figure 7.1 and 7.2 indicate AADT that exceeds 5,000 vehicles. Figure 7.1 shows 21 count stations that total an AADT between 5,000 and 10,000 vehicles. Figure 7.2 shows 13 count stations that register an AADT between 10,001 and 20,000 vehicles. There are approximately 92 count stations within

the area. Roads with the highest AADT are mostly the major highways in town. All figures are approximate²³.

- US-80 reaches 30,000 VPD in some segments
- GA-67 reaches 21,000 VPD
- US-301 reaches 20,000 VPD
- Chandler Road and Gentilly Road both see 15,000 VPD at some segments
- East Main (in front of City Hall) can reach 12,000 VPD
- There are a few roads that are in the 10,000 VPD AADT range as well as several between 5,000 VPD and 10,000 VPD

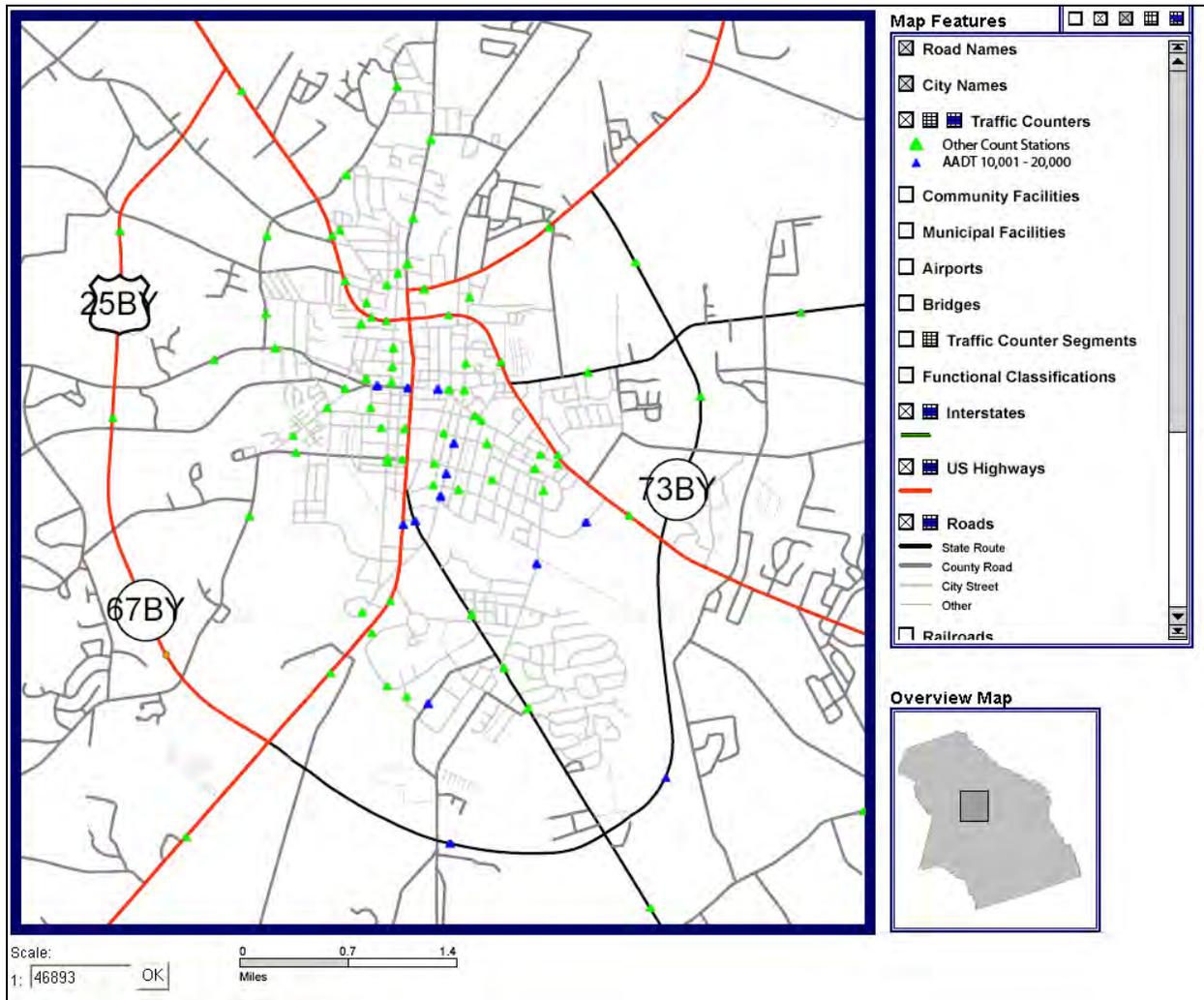
Figure 7.1: AADT between 5,000 and 10,000 vehicles



Source: GDOT STARS system

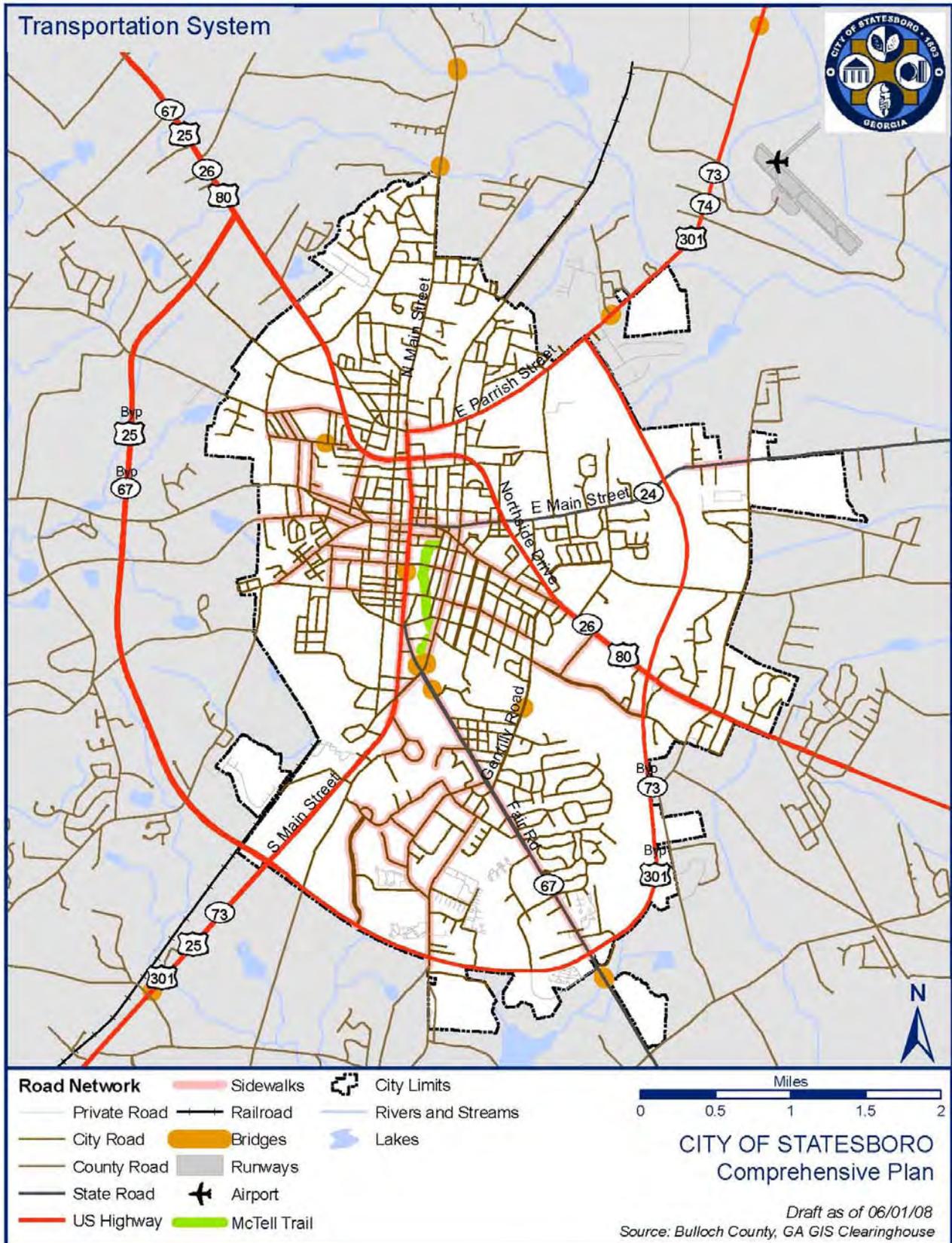
²³ Source: GDOT, STARS program

Figure 7.2: AADT between 10,001 and 20,000 vehicles



Source: GDOT STARS

Figure 7.3



Bridges

While there are several bridges within the city limits, the City of Statesboro does not maintain any bridges. According to the 2007 National Bridge Inventory, there are no structurally deficient bridges in the city. The bridges included in the inventory are in table 7.2.

<i>Bridge Facility and Feature Crossed</i>	<i>Year Built</i>	<i>2006 Traffic Volume</i>	<i>2026 Projected Volume</i>	<i>Sufficiency Rating (out of 100)</i>
Zetterower Street at Little Lotts Creek	1965	11,720	17,580	90.7
Gentilly Road at Little Lotts Creek	1965	11,740	17,610	90.7
SR 67 at College Canal	1935	19,890	29,835	73.7
SR 67 at Little Lotts Creek	1935	9,820	14,730	89.0

Source: FHWA National Bridge Inventory, 2006

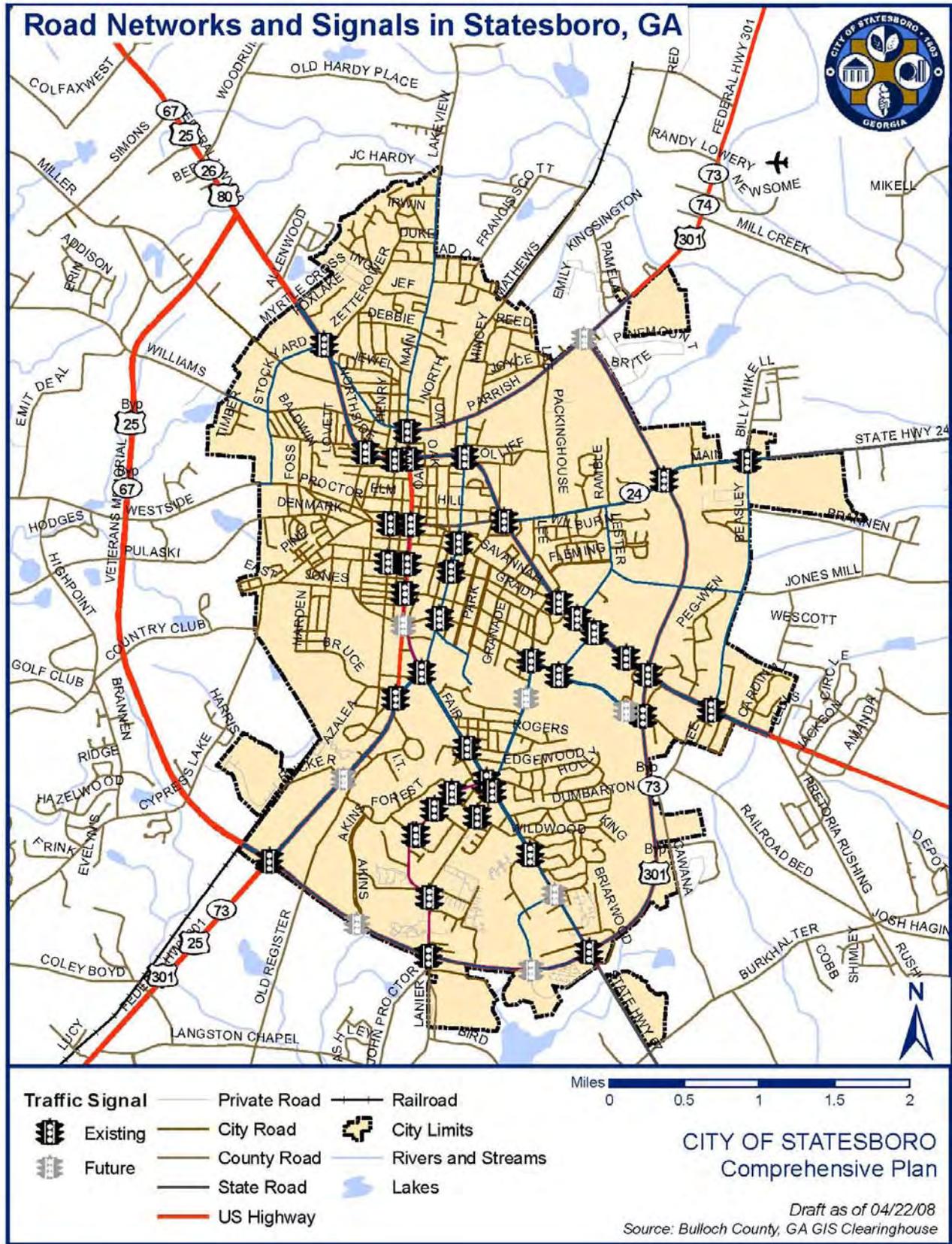
Signalized intersections

There are thirty-nine (39) existing signals in the city. There are an additional eight (8) planned for near term installation. The locations are listed below:

- Northside Drive at Zetterower Road/Stockyard Road
- Northside Drive at Martin Luther King Jr Drive
- Northside Drive at College Street
- North Main Street at Parrish Street
- Northside Drive at Zetterower Avenue
- West Main Street at College Street
- North/South Main Street at East/West Main Street
- Northside Drive at East Main Street
- Veterans Memorial Pkwy at East Main Street
- Billy Mikell Road at East Main Street
- Zetterower Avenue at Savannah Avenue
- College Street at Grady Street
- South Main Street at Grady Street
- Zetterower Avenue at Grady Street
- Northside Drive at Savannah Avenue
- Northside Drive at Lester Road
- Northside Drive at Lovett Road
- South Main Street at Jones Street
- Zetterower Avenue at Brannen Street
- Gentilly Road at Brannen Street

- Lovett Road at Brannen Street
- Northside Drive at (northwest of Veterans Memorial Pkwy)
- Veterans Memorial Pkwy at Northside Drive
- Veterans Memorial Pkwy at Brannen Street
- Northside Drive at Cawana Road/Beasley Road
- South Main Street at Tillman Road
- Zetterower Avenue/Tillman Road at Fair Road
- Fair Road at Herty Road
- Fair Road at Chandler Rd
- Fair Road at Gentilly Road
- Georgia Avenue at Chandler Road
- Georgia Avenue at Lanier Drive
- Harvey Street at Chandler Rd
- Plant Drive at Chandler Road
- Lanier Drive at Chandler Road
- Fair Road at Bermuda Run
- Veterans Memorial Parkway at South Main Street/US 301
- Lanier Drive at Veterans Memorial Parkway
- Fair Road at Veterans Memorial Parkway
- Fair Road at Brampton Avenue (future)
- Buckhead Drive at Brannen Street (future)
- Veterans Memorial Pkwy at Parrish Street (future)
- South Main Street at Rucker Lane/Old Register Rd (future)
- Gentilly Road (future)
- South Main Street at Central Street/Rackley Street (future)
- Veterans Memorial Parkway at Akins Boulevard (future)
- Brampton Avenue at Veterans Memorial Parkway (future)

Figure 7.4



II. ALTERNATIVE MODES

Statesboro has a mile-long bicycle/pedestrian path named McTell Trail after legendary bluesman “Blind” Willie McTell. It is the only city facility of this nature. There are several streets with sidewalks, especially downtown and near GSU. Table 7.3 demonstrates that more than 7% of work trips were made in 2000 either by bicycle or walking. The table also shows that the large majority (72.4%) of commuters chose to drive their personal vehicles to and from work. If that percentage were to be the same in 2004 then approximately 11,490 residents drove their own vehicle which means only 4,385 residents use other means of transportation.

<i>Mean to Work</i>	<i>No.</i>	<i>%</i>
Drove Alone	6,542	72.38%
Carpooled (2 or more)	1,380	15.27%
Bus	19	0.21%
Railroad	19	0.21%
Taxicab	31	0.34%
Bicycle (not motorcycle)	129	1.43%
Walk	563	6.23%
Other Mode	127	1.41%
Work at Home	229	2.53%
Total Workers 16 and Over	9,039	100%

Source: US Census Bureau

There is no public transportation available in Statesboro. However, Georgia Southern University has a bus system. According to the Parking and Transportation Office website, buses serve the campus and immediate areas weekdays from 7am to 9pm, with reduced service after 4pm Monday through Thursday and Friday service ending at 5pm. During peak service on weekdays, the bus stops every 3-4 minutes. During off-peak hours, buses stop every 15 minutes. The route begins at Paulson Stadium and serves various apartments on Lanier Drive before entering campus. Parking is free at Paulson Stadium and the Recreation Activities Center (RAC). GSU is conducting a Campus Master Plan that will further address transportation needs and should be available in summer 2008.

Figure 7.5: Campus Transit Vehicle

Source: <http://www.services.georgiasouthern.edu/park/>

III. PARKING

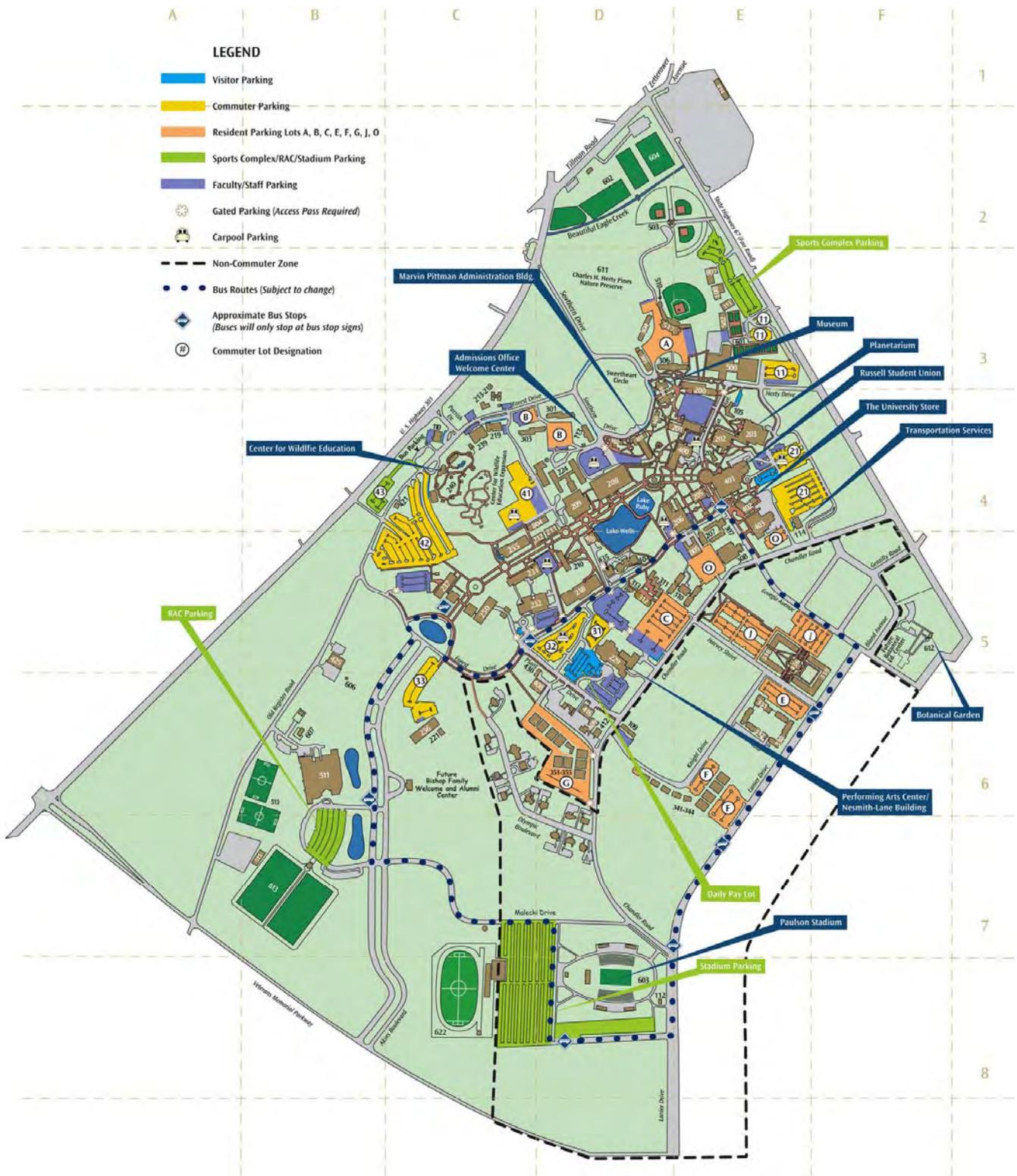
Areas with inadequate or insufficient parking

Apart from the GSU campus and surrounding neighborhoods and some downtown streets, Statesboro does not suffer from major parking deficiencies.

Georgia Southern University

One of the critical parking needs in the city is to serve Georgia Southern (GSU) students, faculty and staff on and near campus. The GSU Parking and Transportation Office sells parking permits for several lots on campus; faculty and staff, commuter and resident permits are lot specific. Additionally, the campus transit system serves two free lots at the stadium and Recreation Activities Center during weekdays where students can park without a permit. Free parking is also available at the Sports Complex and in lot 43 (along U.S. 301 on the northeast side of campus) but a permit is required for these lots. In an effort to reduce the number of cars on campus, GSU also offers carpool permits for preferential parking locations. Carpools must have two or more members and are able to purchase one permit to share. Annual parking permits ranged in price from \$70 to \$128 for the 2007-2008 school year. GSU is conducting a Campus Master Plan that will further address parking needs and should be available in summer 2008.

Figure 7.6: GSU Parking and Transit Route Map



Source: <http://www.services.georgiasouthern.edu/park/>

IV. RAILROADS, TRUCKING, PORT FACILITIES AND AIRPORTS

Freight rail lines

The Georgia Midlands Railroad shortline runs east from Metter to Statesboro, then north to Dover and ties into the active Norfolk Southern railroad that connects Savannah to Macon. According to the 2006 Georgia Rail System map, GDOT rehabilitated the shortline and the Statesboro terminal within the last ten years. Per GDOT, as of September 2005 the shortline carried up to 3 million gross tons of freight per year.

Non-rail freight facilities

Statesboro is home to many industries that benefit from the transportation infrastructure available for goods movement. In addition, the Gateway Regional Industrial Park is on over 900 acres just three miles south of the city on US 301. According to the Statesboro-Bulloch County Development Authority, the park includes Wal-Mart's largest distribution center on 164-acre site. The Briggs and Stratton manufacturing facility and Viracon's fabrication facility are also located in the park. The Gateway Regional Industrial Park is served by 30 inter/intrastate motor freight carriers and three interstate-only carriers; the Georgia Midlands Railroad also serves the park. There is another industrial park located adjacent to the municipal airport, on 214 acres on US 301. Manufacturing and distribution centers in Statesboro or Bulloch County include:

- Wal-Mart distribution center
- Briggs and Stratton manufacturing facility (engines)
- Viracon fabrication facility (high-performance glass products)
- Robbins Packing (meat processing)
- Brodie Meter Co. (flow meters, valves)
- Braswell Foods (toppings, syrups, sauces, etc.)
- Claude Howard Lumber Co. (softwood lumber)
- Coca-Cola Bottling (soft drinks)
- Loxxscreen Co. (extruded plastics)
- Pride Manufacturing (uniforms and clothing)
- Sheppard Lumber Co. (softwood lumber and products)

Airport

The city and Bulloch County jointly own the Statesboro Municipal Airport, which has four paved runways including a 6,000 foot lighted runway with a 27,000 pound single wheel and a 40,000 pound double wheel weight capacity. The airport handles 8,000 general aviation transient flights, 10,000 general aviation local flights and 500 military flights per year²⁴. The city is also about 50 miles from the Savannah/Hilton Head International Airport. Statesboro is

²⁴ Source: <http://www.fltplan.com/>

approximately 50 miles from the Savannah Port and roughly 110 miles to the port of Brunswick and 160 miles from the ports of Charleston and Jacksonville.

V. TRANSPORTATION AND LAND USE CONNECTION

The City of Statesboro is currently experiencing rapid change as a result of unprecedented growth in commercial/retail expansion and residential developments. As Statesboro continues to annex additional property and gain new developments within the city limits, the demands on the city's transportation infrastructure will also increase.

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. To evaluate commuting patterns, the Census Local Employment Dynamics (LED) database provides data that represents both where city residents travel to work and where workers with jobs in Statesboro live. Labor shed data (see table 7.4) indicates where workers with jobs in Statesboro live by county. In 2004, 56.9% of Statesboro workers lived in Bulloch County while 43.1% of the workers commuted from outside the county.

<i>Municipality</i>	2004		2003		2002	
	<i>Count</i>	<i>Share</i>	<i>Count</i>	<i>Share</i>	<i>Count</i>	<i>Share</i>
Bulloch, Georgia	9,468	56.9%	9,715	59.1%	9,674	59.0%
Chatham, Georgia	685	4.1%	675	4.1%	782	4.8%
Screven, Georgia	666	4.0%	611	3.7%	585	3.6%
Candler, Georgia	351	2.1%	333	2.0%	393	2.4%
Evans, Georgia	255	1.5%	202	1.2%	204	1.2%
Emanuel, Georgia	242	1.5%	218	1.3%	182	1.1%
Gwinnett, Georgia	233	1.4%	187	1.1%	154	0.9%
Richmond, Georgia	230	1.4%	257	1.6%	219	1.3%
Jenkins, Georgia	213	1.3%	200	1.2%	199	1.2%
Liberty, Georgia	194	1.2%	167	1.0%	200	1.2%
All Other Locations	4,099	24.6%	3,884	23.6%	3,791	23.1%
All Jobs reported in Statesboro	16,636	100%	16,449	100%	16,383	100%

Source: US Census Bureau, LED Worker Origin/Destination Database Labor Shed Report -

Table 7.5 shows where people who work in Statesboro live by city of residence. In 2004, 23% of the population commuted to work within Statesboro while 77% of workers commuted to work from outside of the City of Statesboro.

Table 7.5: Home Cities/Towns of Workers Employed in Statesboro						
Municipality	2004		2003		2002	
	Count	Share	Count	Share	Count	Share
Statesboro, Georgia	3,856	23.2%	3,628	22.1%	3,681	22.5%
Savannah, Georgia	379	2.3%	372	2.3%	458	2.8%
Augusta-Richmond County (balance), Georgia	226	1.4%	255	1.6%	211	1.3%
Metter, Georgia	176	1.1%	180	1.1%	198	1.2%
Brooklet, Georgia	159	1.0%	158	1.0%	136	0.8%
Hinesville, Georgia	142	0.9%	100	0.6%	141	0.9%
Sylvania, Georgia	134	0.8%	94	0.6%	89	0.5%
Claxton, Georgia	99	0.6%	74	0.4%	69	0.4%
Vidalia, Georgia	89	0.5%	97	0.6%	94	0.6%
Millen, Georgia	85	0.5%	70	0.4%	56	0.3%
All Other Locations	11,291	67.9%	11,421	69.4%	11,250	68.7%
Total	16,636	100%	16,449	100%	16,383	100%

Source: US Census Bureau, LED Worker Origin/Destination Database

Tables 7.6 and 7.7 represent the Commute shed for all employed Statesboro residents. 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.

Table 7.6: Job counts in Counties Where Statesboro Residents are Employed						
County	2004		2003		2002	
	Count	Share	Count	Share	Count	Share
Bulloch, Georgia	4,634	60.2%	4,286	62.1%	4,273	61.9%
Chatham, Georgia	588	7.6%	520	7.5%	489	7.1%
Gwinnett, Georgia	235	3.1%	97	1.4%	63	0.9%
Fulton, Georgia	205	2.7%	191	2.8%	217	3.1%
Evans, Georgia	164	2.1%	116	1.7%	152	2.2%
DeKalb, Georgia	118	1.5%	85	1.2%	76	1.1%
Richmond, Georgia	117	1.5%	120	1.7%	124	1.8%
Candler, Georgia	107	1.4%	103	1.5%	97	1.4%
Screven, Georgia	105	1.4%	120	1.7%	103	1.5%
Liberty, Georgia	84	1.1%	89	1.3%	66	1%
All Other Locations	1,343	17.4%	1,180	17.1%	1,247	18.1%
All Jobs	7,700	100%	6,907	100%	6,907	100%

Source: US Census Bureau, LED Worker Origin/Destination Database

Table 7.7: Job counts in Cities/Towns Where Statesboro Residents are Employed						
<i>Municipality</i>	<i>2004</i>		<i>2003</i>		<i>2002</i>	
	<i>Count</i>	<i>Share</i>	<i>Count</i>	<i>Share</i>	<i>Count</i>	<i>Share</i>
Statesboro, Georgia	3,856	50.1%	3,628	52.5%	3,681	53.3%
Savannah, Georgia	473	6.1%	408	5.9%	380	5.5%
Claxton, Georgia	147	1.9%	107	1.5%	141	2.0%
Atlanta, Georgia	143	1.9%	145	2.1%	169	2.4%
Augusta-Richmond County (balance), Georgia	115	1.5%	118	1.7%	120	1.7%
Metter, Georgia	98	1.3%	91	1.3%	91	1.3%
Brooklet, Georgia	88	1.1%	71	1.0%	69	1.0%
Hinesville, Georgia	57	0.7%	65	0.9%	54	0.8%
Macon, Georgia	49	0.6%	32	0.5%	57	0.8%
Swainsboro, Georgia	49	0.6%	58	0.8%	38	0.6%
All Other Locations	2,625	34.1%	2,184	31.6%	2,107	30.5%
All Jobs	7,700	100%	6,907	100%	6,907	100%

Source: U.S. Census Bureau, LED Worker Origin/Destination Database

Data from 2004 indicate that half of Statesboro residents are commuting outside of Statesboro, thus requiring them to drive.

SUPPLEMENTAL REPORT

**ESTIMATION OF HOUSEHOLD INCOME AND PER CAPITA INCOME EXCLUDING
TRADITIONAL COLLEGE STUDENTS: AN ADJUSTMENT TO THE CENSUS 2000 DATA FOR
STATESBORO, GA**

**Estimation of Household Income and
Per Capita Income Excluding
Traditional College Students: An
Adjustment to the Census 2000 Data
for Statesboro, GA**

Prepared for: City of Statesboro

**Prepared by: Bureau of Business Research
and Economic Development,
Georgia Southern University**

May 14, 2003

Estimation of Household Income and Per Capita Income Excluding Traditional College Students: An Adjustment to the Census 2000 Data for Statesboro, GA

Prepared for: City of Statesboro

Prepared by: _____
Jeremy R. Hill

Research Assistant: _____
Anna Champion

Reviewed by: _____
Phyllis Isley, Ph.D.,
Director

Executive Summary

The City of Statesboro and Bulloch County are in a unique situation where the Census data on income and households does not reflect the true economy. Since Georgia Southern University has an unusually large number of students living in the community, off campus, their relatively lower wages has driven down the average income. As a result, the appearance of a lower per capita income and household income has become a deterrent for some new business prospects.

This study has created a methodology that adjusts the number of households, household income, and per capita income in both the City of Statesboro and Bulloch County. The result excludes what the Bureau of Business Research and Economic Development calls the “traditional college student” from the general population.

The following are some of the findings for the City of Statesboro:

- The estimated number of “traditional college students” was between 6,538 and 8,392;
- The adjusted number of households for the city was between 5,393 and 6,440;
- The adjusted average household income was between \$37,568 and \$42,042; and,
- The adjusted per capita income was between \$13,561 and \$14,254.

The following are some of the findings for Bulloch County:

- The estimated number of “traditional college students” was between 7,109 and 8,680;
- The adjusted number of households for the county was between 17,051 and 18,034;

- The adjusted average household income was between \$46,384 and \$48,096; and,
- The adjusted per capita income was between 16,522 and 16,725.

Additionally, a critical component of this study was buying power of the students and residents of Bulloch County. Even though this study did not determine the full discretionary income of students, it does highlight that the Census numbers do not correctly identify their full buying power. Actually, students' earnings were much higher.

Furthermore, when ranking the residents side of the equation for household income in a forty county area, Bulloch County went from a rank of eleventh to sixth. The five counties that had a higher household income were Columbia, Bryan, Chatham, Effingham, and Glynn.

The underestimated incomes of students and residents have created an artificial barrier against new retail development, and as a result this economy has been underserved by the retail and wholesale trade sectors. It is expected that over the next few years, the Statesboro and Bulloch economies will slowly shift to correct this underestimation.

Overall, this study has determined an adjusted income and household population that is more reflective of Statesboro and Bulloch County. More detailed information on the methodology and data is shown within this report.

Introduction

Cities, counties, and economic developers have always known that household income is just as important of a tool in attracting new industries and businesses as unemployment levels and an available labor force. In fact, in the case of retail location decisions, household income and other measures of purchasing power are critical. Often times, when a business is ready to expand and is looking for a site, they first start off by collecting general data on communities they think will meet their company's needs. That means they will not go any further than the general data that is provided by the Census or other central data centers. As such, the appearance of growth or a strong economy of any of those communities will entice a business to explore that potential community further. On the other hand, if the economy appears to be struggling or has areas of weakness, the business might interpret the numbers as a bad sign and will not further explore opportunities.

Unfortunately, such appearances in data are sometimes misleading. This simply happens because every county-community across the United States is different, and it would be virtually impossible to create a survey instrument that could handle all of the "unique" situations. As a result, the Census of Population and Housing has created a standard that best reflects the majority. It takes into consideration major overarching questions that communities, practitioners, and researchers want to know to better understand the economic and social environment.

Statesboro, Georgia is an example of a community that has been misrepresented, by appearance, from some of the Census numbers. The driving factor for this is due to the unusual housing situation of the University within this city. Georgia Southern University (GSU), unlike most four-year colleges of the same size, has a larger portion of its student population living off campus. As of 2002, 81% of GSU students lived off campus. With a student population of about 15,000 and a total city population of 22,698, one can see how the University affects the city. To correct this unusual situation, GSU has undertaken a major building campaign to expand dormitory capacity.

As such, the students' income, often rather small, is averaged in with the rest of the community, creating a biased estimate of average household income. This would not be as important if more of the students were living on campus, given how the Census of Population and Housing calculates income and housing. For example, if a student lives on campus or off campus but in GSU dorms or quarters, the Census would categorize them as "Noninstitutionalized Population" and not part of the housing population of the city. Therefore, their income would not be calculated into average household income.

As a result, the household income and per capita income of Statesboro appears lower in the Census calculation than what it really is. This does not mean that the Census was not accurate, but that because of an unusual situation some of the numbers misrepresent the true economy.

The City of Statesboro has had both positive and negative economic growth because of this unique situation. On one hand, some industries have recognized the positive benefits

of having a large labor pool, college students, and as a result located just outside the city. Those industries have benefited from not only a large labor pool, but also higher quality workers at relatively low wages. The negative side is that a lot of higher end commercial businesses will not come to the city because they know their business is more productive and has a better viability in highly dense areas with higher household incomes. They notice the potential market of Statesboro because of the population here and in the surrounding area, but the appearance of a lower household income deters them.

This study re-estimates household income by attempting to exclude traditional college students from the city and county. This is a contingent based analysis in that key factors that help identify those students are compared to each other. The result is an estimate of the number of traditional college students living in the community. More importantly, their estimated aggregate income is subtracted from the total aggregate income to derive a new estimate of household income and per capita income.

Furthermore, the methodology from this study can be used as a basis to help re-estimate household income and per capita income for other communities experiencing similar problems. For example, this can directly apply to other college communities, areas with a military base, and even communities with a high retirement population. The key determination would rely on the ability to “stereotype” the segment of the population under consideration.

Findings

In order to get the full picture of the re-estimation of the average household income and the per capita income, the findings section will start off with base data. The base data is the preexisting data in the economy (households, total population, and income). From there, one will notice how the population and income were adjusted to help reflect the true economic condition in Statesboro, Georgia.

Additionally, the following data has both Statesboro and Bulloch County. This will help to both give a better perspective where this is impacting the economy, but also to show the full picture. That is the economic linkage of the students' income goes further than the city's boundaries; rather, both Statesboro and Bulloch are tied together and are almost inseparable.

Findings: Base Data

TABLE 1
Population and Housing: Statesboro and Bulloch

	<u>Statesboro</u>	<u>Bulloch</u>
Households	8,560	20,743
Average Household Size	2.27	2.53
Population in Households	19,397	52,393
Noninstitutionalized Population	3,301	3,333
Total Population	22,698	55,983

Table 1 shows the total population and housing for both Statesboro and Bulloch. There were 8,560 households in Statesboro and 20,743 in Bulloch County. This means about 41% of the total households are in Statesboro, whereas, 37% of the population “in housing” is within the city. The city's 2000 total population was 22,698 and the county's

was 55,983. Noninstitutionalized population includes dormitories, military quarters, group homes, and other homes for the physically and mentally handicapped. Notice that it is not included in households, but is included in the total population. Total Noninstitutionalized population was 3,301 and 3,333 for Statesboro and Bulloch, respectively.

TABLE 2
Household, Per Capita, and Aggregate Income (1999\$)

	Statesboro	Bulloch
Median Household Income	\$19,016	\$29,499
Average Household Income	\$31,853	\$42,475
Per Capita Income	\$12,585	\$16,080
Aggregate Income	\$272,820,700	\$881,655,900

Table 2 includes household, per capita, and aggregate income. The median household income was \$19,016 and \$29,499 for Statesboro and Bulloch, respectively. Average income was \$31,853 for Statesboro and \$42,475 for Bulloch. The housing data does not include students in dormitories, however, per capita income does. Per capita income was \$12,585 for Statesboro and \$16,080 for Bulloch in 1999 dollars.

The balance of the base data can be found in Table 3. In this table the household income and per capita income for the counties in State Service Delivery Region 7, 9, and 12 were ranked from highest to lowest. There are forty counties in these four regions. Cities included in them were Augusta, Brunswick, Dublin, Savannah, and Statesboro. When looking at the ranking of Bulloch County compared to the other 39 counties, it was ranked eleventh for household income and tenth for per capita income.

TABLE 3
Rankings of Household Income and Per Capita Income

NAME	States Service Delivery Region	Household Income	Per Capita Income
Columbia County	Region 7	1	1
Bryan County	Region 12	2	4
Chatham County	Region 12	3	3
Effingham County	Region 12	4	5
Glynn County	Region 12	5	2
McDuffie County	Region 7	6	6
Camden County	Region 12	7	9
Richmond County	Region 7	8	7
Laurens County	Region 9	9	8
Wayne County	Region 9	10	12
Bulloch County	Region 12	11	10
Bleckley County	Region 9	12	11
Washington County	Region 7	13	13
Liberty County	Region 12	14	27
Appling County	Region 9	15	16
Wilcox County	Region 9	16	25
Lincoln County	Region 7	17	15
Montgomery County	Region 9	18	23
Dodge County	Region 9	19	18
Wheeler County	Region 9	20	35
Tattnall County	Region 9	21	31
Toombs County	Region 9	22	20
Warren County	Region 7	23	24
Screven County	Region 7	24	26
Telfair County	Region 9	25	21
McIntosh County	Region 12	26	19
Burke County	Region 7	27	33
Wilkes County	Region 7	28	17
Jefferson County	Region 7	29	30
Taliaferro County	Region 7	30	14
Emanuel County	Region 9	31	29
Jeff Davis County	Region 9	32	28
Jenkins County	Region 7	33	32
Long County	Region 12	34	38
Candler County	Region 9	35	36
Glascocock County	Region 7	36	22
Treutlen County	Region 9	37	34
Evans County	Region 9	38	37
Johnson County	Region 9	39	39
Hancock County	Region 7	40	40

Findings: Estimation

The estimation section of the findings not only illustrates the adjustment in income to exclude the traditional college student, but it also shows key data. Since this study relies on the probable characteristics of traditional college students to identify students residing in the city, it is imperfect by its very nature; however, a high and low estimate was calculated to give the practitioner a perspective of the true income. Please notice that the left column includes symbols in parentheses to demonstrate the calculation made.

TABLE 4
Average Household Income Calculation (1999\$)

	Statesboro		Bulloch	
	Low Estimate	High Estimate	Low Estimate	High Estimate
Estimated Student Households	2,125	3,172	2,709	3,692
(*)Average Student Household Income¹	\$14,532	\$14,532	\$16,675	\$16,675
(=)Aggregate Student Income	\$30,878,447	\$46,100,102	\$45,175,797	\$61,558,802
Aggregate Income	\$272,820,700	\$272,820,700	\$881,655,900	\$881,655,900
(-)Aggregate Student Income	\$30,878,447	\$46,100,102	\$45,175,797	\$61,558,802
(=)Adjusted Aggregate Income	\$241,942,253	\$226,720,598	\$836,480,103	\$820,097,098
Households	8,565	8,565	20,743	20,743
(-)Estimated Student Households	2,125	3,172	2,709	3,692
(=)Adjusted Households	6,440	5,393	18,034	17,051
Adjusted Aggregate Income	\$241,942,253	\$226,720,598	\$836,480,103	\$820,097,098
(/)Adjusted Households	6,440	5,393	18,034	17,051
(=)Estimated Household Income	\$37,568	\$42,042	\$46,384	\$48,096

Table 4 illustrates the average household income calculation. The estimated number of student households for Statesboro was between 2,125 and 3,172. For Bulloch the

¹ Average student household income was estimated from householders under 25.

estimated number of student households was slightly higher, between 2,709 and 3,692.² Multiplying these numbers with an estimated average student household income derives an aggregate student income. This aggregate income shows part of the buying power students have. It should be noted that the students buying power is actually larger than income. A better measurement is earnings, which includes such things as money from family, loans, and grants.

The total aggregate income in Statesboro was \$272,820,700 and for Bulloch it was \$881,655,900. The new estimated aggregate income was between \$241,942,253 and \$226,720,598 for Statesboro and \$836,480,103 and \$820,097,098 for Bulloch County. This is important because this shows the buying power of the residents of the city and county. If one adds in the market area aggregate income, all the counties-communities that are economically linked to Statesboro, one will get the potential buying power for commercial businesses.

The estimated household income for Statesboro is between \$37,568 and \$42,042. This is between \$5,715 and \$10,189 higher than what the Census estimated (\$31,853). As for Bulloch, household income increased between \$3,909 and \$5,621 to \$46,384 and 48,096, respectively. The Census estimate was \$42,475.

² The low estimate calculates the sum of two Census categories: “Roomer or Boarder” and “Housemate or Roommate”. Additionally, the only part of those categories used is Nonfamily Nonrelatives.

The high estimate takes a wider approach and calculates all Nonfamily households with the householder under the age of 24 as part of the traditional college student.

TABLE 5
Average Per Capita Income Calculation (1999\$)

	Statesboro		Bulloch	
	Low Estimate	High Estimate	Low Estimate	High Estimate
Estimated Student Population	3,761	5,615	4,332	5,903
(+)Students in College Dormitories	2,777	2,777	2,777	2,777
(=)Total Estimated Student population	6,538	8,392	7,109	8,680
Total Estimated Student population	6,538	8,392	7,109	8,680
(*)Average Student Income³	\$8,210	\$8,210	\$10,428	\$10,428
(=)Aggregate Student Income	\$53,678,088	\$68,899,742	\$74,135,444	\$90,518,449
Aggregate Income	\$272,820,700	\$272,820,700	\$881,655,900	\$881,655,900
(-)Aggregate Student Income	\$53,678,088	\$68,899,742	\$74,135,444	\$90,518,449
(=)Adjusted Aggregate Income	\$219,142,612	\$203,920,958	\$807,520,456	\$791,137,451
Total Population	22,698	22,698	55,983	55,983
(-)Total Estimated Student population	6,538	8,392	7,109	8,680
(=)Adjusted Population	16,160	14,306	48,874	47,303
Adjusted Aggregate Income	\$219,142,612	\$203,920,958	\$807,520,456	\$791,137,451
(/)Adjusted Population	16,160	14,306	48,874	47,303
(=)Estimated Per Capita Income	\$13,561	\$14,254	\$16,522	\$16,725

Table 5 shows the average per capita income calculations. Again, it is important to note that unlike in households, students in dormitories were added into population. The total estimated traditional college students in Statesboro was between 6,538 and 8,392. For Bulloch County it was between 7,109 and 8,680. There are two reasons why this does not add up to the enrollment figure at GSU. First, a portion of the student population are commuters. They travel in from surrounding counties. Second, part of the student

³ Average student household income was estimated from householders under 25.

enrollment includes graduates and undergraduates in the distance learning program.

Participant cities included Brunswick, Savannah, Hinesville, and Dublin.

The estimated per capita income for Statesboro was between \$13,561 and \$14,254. The Census estimate was \$12,585, making an increase of \$976 and \$1,669, respectively. The Bulloch estimated per capita income was between \$16,522 and \$16,725. This is above the Census estimate of \$16,080.

To put these changes in context with the region, the following table re-ranks the forty counties indicated earlier. Please note that the high estimate of household income and per capita income were used in this new ranking. As such, Bulloch County was ranked 6 for household income and 9 for per capita income. This is a change of five places for household income and one for per capita income.

TABLE 6

Rankings of Household Income and Per Capita Income with New Estimates

NAME	States Service Delivery Region	Household Income	Per Capita Income
Columbia County	Region 7	1	1
Bryan County	Region 12	2	4
Chatham County	Region 12	3	3
Effingham County	Region 12	4	5
Glynn County	Region 12	5	2
Bulloch County NEW	Region 12	6	9
McDuffie County	Region 7	7	6
Camden County	Region 12	8	10
Richmond County	Region 7	9	7
Laurens County	Region 9	10	8
Wayne County	Region 9	11	12
Bleckley County	Region 9	12	11
Washington County	Region 7	13	13
Liberty County	Region 12	14	27
Appling County	Region 9	15	16
Wilcox County	Region 9	16	25
Lincoln County	Region 7	17	15
Montgomery County	Region 9	18	23
Dodge County	Region 9	19	18
Wheeler County	Region 9	20	35
Tattnall County	Region 9	21	31
Toombs County	Region 9	22	20
Warren County	Region 7	23	24
Screven County	Region 7	24	26
Telfair County	Region 9	25	21
McIntosh County	Region 12	26	19
Burke County	Region 7	27	33
Wilkes County	Region 7	28	17
Jefferson County	Region 7	29	30
Taliaferro County	Region 7	30	14
Emanuel County	Region 9	31	29
Jeff Davis County	Region 9	32	28
Jenkins County	Region 7	33	32
Long County	Region 12	34	38
Candler County	Region 9	35	36
Glascocock County	Region 7	36	22
Treutlen County	Region 9	37	34
Evans County	Region 9	38	37
Johnson County	Region 9	39	39
Hancock County	Region 7	40	40

Conclusions

This City of Statesboro and Bulloch County are in a unique situation where the Census data on income and households does not reflect the true economy. Since Georgia Southern University has an unusually large number of students living in the community, off campus, their relatively lower wages has driven down the average income. As a result, the appearance of a lower per capita income and household income has become a deterrent for some new business prospects.

This study has created a methodology that adjusts the number of households, household income, and per capita income in both the City of Statesboro and Bulloch County. The result excludes what the Bureau of Business Research and Economic Development calls the “traditional college student”.

The Census estimated household income for Statesboro in 2000 to be at \$31,853 (1999\$) and for Bulloch County at \$42,465 (1999\$). After adjusting for the traditional college student, this study found the household income for Statesboro to be between \$37,568 and \$42,042 and Bulloch to be between \$46,384 and \$48,096. Additionally, there was an adjustment to per capita income. The Census estimate was \$12,585 and \$16,080 for Statesboro and Bulloch, respectfully. This study found that per capita income to be between \$13,561 and \$14,254 for Statesboro and between \$16,522 and \$16,725 for Bulloch, County.

It should be noted that although this study looked at an adjustment to income to show the buying power of students and residents, there is an additional component that needs to be addressed. For example, the buying power (discretionary income) of students cannot be fully measured by income; rather, it needs to be measured by earnings. When “traditional college students” enter college they typically receive additional money from other places than a job: loans, grants, and money from family members. This makes the aggregate income of students in the findings section under estimated. In fact, it could be expected that they have significantly higher discretionary income.⁴

The underestimated incomes of students and residents have had an artificial barrier against new retail development, and as a result this economy has been underserved by the retail and wholesale trade sectors. It is expected that over the next few years the Statesboro and Bulloch economies will slowly shift to correct this underestimation.

Overall, the Buying Power of Bulloch County and Statesboro was much higher than what was reflected in the Census estimates. As such, household income went from ranked eleventh out of a forty county region to ranked sixth. As a result of this recalculation, the only five counties with higher household income than Bulloch were Columbia, Bryan, Chatham, Effingham, and Glynn.

⁴ Unfortunately, because of the complexity of potential student income, the best measure would come from a direct survey.

Appendix A

DEFINITIONS OF TERMS USED IN TABLES FROM CENSUS DATA

I. Census Tract—Census tracts are small, relatively permanent statistical subdivisions of a county or statistically equivalent entity delineated by local participants as part of the U.S. Census Bureau's Participant Statistical Areas Program. The U.S. Census Bureau delineated census tracts where no local participant existed or where a local or tribal government declined to participate. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of decennial census data.

II. Census Block Group—A block group (BG) is a cluster of census blocks having the same first digit of their four-digit identifying numbers within a census tract. For example, block group 3 (BG 3) within a census tract includes all blocks numbered from 3000 to 3999. BGs generally contain between 600 and 3,000 people, with an optimum size of 1,500 people.

III. Census Block—Census blocks are areas bounded on all sides by visible features, such as streets, roads, streams, and railroad tracks, and by invisible boundaries, such as city, town, township, and county limits, property lines, and short, imaginary extensions of streets and roads. Generally, census blocks are small in area; for example, a block bounded by city streets. However, census blocks in sparsely settled areas may contain many square miles of territory.

IV. Households—Includes all of the people who occupy a housing unit. A housing unit is equal to a house, apartment, a mobile home, a group of rooms, or a single room occupied as separate living quarters. For 100% tabulation, the count of households always equals the number of housing units.

V. Average Household Size—A measure obtained by dividing the number of people in a household by the number of households (or householders).

VI. Group Quarters—All people not living in housing units are classified as living in group quarters.

A) Non-Institutionalized Population—Includes people living in group quarters other than institutions.

1) College quarter's off-campus—Includes university-owned off-campus housing. The place is reserved exclusively for occupancy by college students who do not have their families living with them. In census products, people in this category are classified as living in a college dormitory.

2) College Dormitories—Includes college students in dormitories (provided the dormitory is restricted to students who do not have their families living with them), fraternity and sorority houses, and on-campus residential quarters used exclusively for those in religious orders who are

attending college. College dormitory housing includes university-owned, on-campus and off-campus housing for unmarried residents.

VII. Nonrelatives—Includes any household member who is not related to the householder by birth, marriage, or adoption, including foster children.

A) Roomer, boarder—Includes roomers or boarders who live in a room in the household of Person 1 (householder). Some sort of cash or non-cash payment (e.g., chores) is usually made for their living accommodations.

B) Housemate or roommate—A person who is not related to the householder and who shares living quarters primarily to share expenses.

VIII. Tenure—Asked at all occupied housing units. All occupied housing units are classified as either owner occupied or renter occupied.

A) Owner—A housing unit is owner occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. The owner or co-owner must live in the unit and usually is Person 1 on the questionnaire. The unit is “Owned by you or someone in this household with a mortgage or loan” if it is being purchased with a mortgage or some other debt arrangement, such as a deed of trust, trust deed, contract to purchase, land contract, or purchase agreement.

B) Renter—All occupied housing units that are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

IX. Household Income—This includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income. The income of the household does not include amounts received by individuals who were members of the household during all or part of calendar year 1999 if these individuals no longer resided in the household at the time of enumeration.

X. Aggregate Income—Aggregate income is the sum of all incomes for a particular universe. Aggregate income is subject to rounding, which means that all cells in a matrix are rounded to the nearest hundred dollars.

XI. Per Capita Income—Per capita income is the mean income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population in that group. (The aggregate used to calculate per capita income is rounded.)