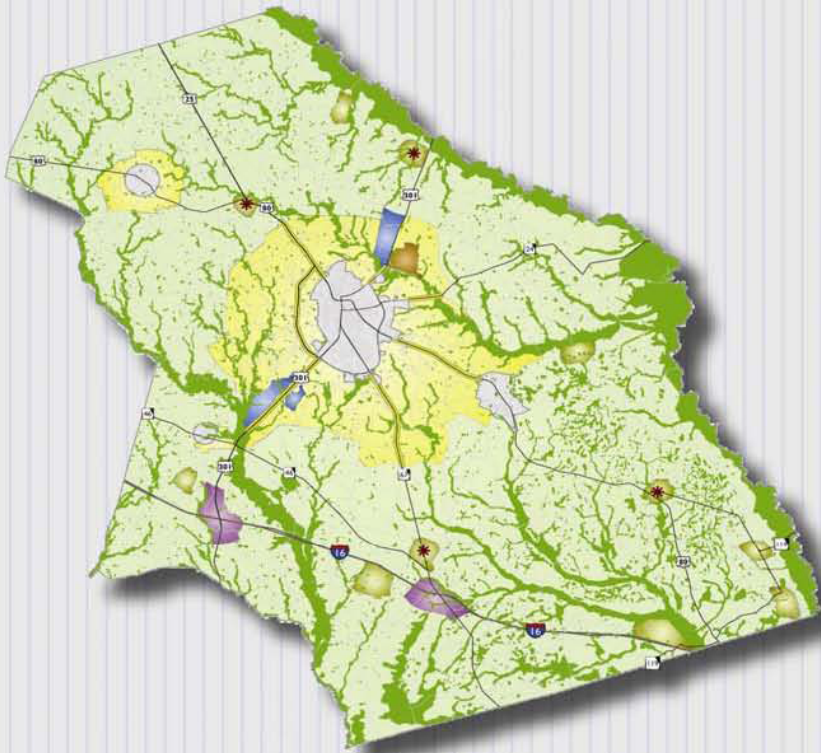


# Bulloch County Comprehensive Plan

Comprehensive Plan Update for Unincorporated Bulloch County and the municipalities of Brooklet, Portal and Register

## Part II Community Agenda

## 2009 - 2029



Prepared By:

 **MACTEC**

Prepared For:

**Bulloch County**

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**BULLOCH COUNTY**  
**Comprehensive Plan 2009-2029**

*Joint Comprehensive Plan Update for  
Bulloch County and the  
municipalities of Brooklet, Portal and Register*

**COMMUNITY**  
**AGENDA**

Prepared for:  
**Bulloch County**  
**Town of Brooklet**  
**Town of Portal**  
**Town of Register**

By:



MACTEC Engineering and Consulting, Inc.  
Planning & Design Group  
Atlanta, Georgia

**Adopted:**

Bulloch County Board of Commissioners: **June 16, 2009**  
Brooklet City Council: **June 18, 2009**  
Portal City Council: **June 16, 2009**  
Register City Council: **June 23, 2009**

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## Adoption Resolutions

### BULLOCH COUNTY

RESOLUTION 2009-00

#### RESOLUTION TO ADOPT THE BULLOCH COUNTY JOINT COMPREHENSIVE PLAN UPDATE 2008-2028 (HEREINAFTER, THE "COMPREHENSIVE PLAN")

**WHEREAS** Bulloch County and the towns of Brooklet, Portal and Register engaged in a process jointly to prepare the Bulloch County Joint Comprehensive Plan Update 2008-2028 (the Comprehensive Plan); and

**WHEREAS** the Comprehensive Plan has been prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1 2005 and established by the Georgia Planning Act of 1989 which includes Community Assessment and Community Agenda components with information about population, housing, economic development, natural and historic resources, community facilities, existing land use, future development, and plan implementation, and

**WHEREAS** the Comprehensive Plan Community Agenda has been reviewed by the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs and determined to have met the applicable minimum planning standards; and

**WHEREAS** the Comprehensive Plan is the product of a planning process which should continue to evolve and periodic updates should take place based on changing conditions and the reassessment of community vision and goals; and

**WHEREAS** the Comprehensive Plan is not, and should not be, a zoning plan, but is intended to be a guide concerning decisions of elected officials regarding development and zoning matters; and

**WHEREAS** the Short Term Work Program portion of the Comprehensive Plan is intended to serve as a guide for local government implementation activities and should be updated on a regular basis;

**BE IT THEREFORE RESOLVED**, that the Bulloch County Board of Commissioners does hereby approve and adopt the Bulloch County Joint Comprehensive Plan Update 2008-2028 as a general guide for future growth, change, development and progress.

BY:

J. Garrett Neal  
Chairman

ATTEST:

Maggie Fitzgerald  
Clerk

DATE:

6/16/09

TOWN OF BROOKLET

RESOLUTION \_\_\_\_\_

RESOLUTION TO ADOPT THE  
BULLOCH COUNTY JOINT COMPREHENSIVE PLAN UPDATE 2008-2028  
(HEREINAFTER, THE "COMPREHENSIVE PLAN")

WHEREAS Bulloch County and the towns of Brooklet, Portal and Register engaged in a process jointly to prepare the Bulloch County Joint Comprehensive Plan Update 2008-2028 (the Comprehensive Plan); and

WHEREAS the Comprehensive Plan has been prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1 2005 and established by the Georgia Planning Act of 1989 which includes Community Assessment and Community Agenda components with information about population, housing, economic development, natural and historic resources, community facilities, existing land use, future development, and plan implementation, and

WHEREAS the Comprehensive Plan Community Agenda has been reviewed by the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs and determined to have met the applicable minimum planning standards; and

WHEREAS the Comprehensive Plan is the product of a planning process which should continue to evolve and periodic updates should take place based on changing conditions and the reassessment of community vision and goals; and

WHEREAS the Comprehensive Plan is not, and should not be, a zoning plan, but is intended to be a guide concerning decisions of elected officials regarding development and zoning matters; and

WHEREAS the Short Term Work Program portion of the Comprehensive Plan is intended to serve as a guide for local government implementation activities and should be updated on a regular basis;

BE IT THEREFORE RESOLVED, that the Brooklet City Council does hereby approve and adopt the Bulloch County Joint Comprehensive Plan Update 2008-2028 as a general guide for future growth, change, development and progress.

BY: Joe Livon  
Mayor

ATTEST: Belle V. Day  
Clerk

DATE: 6/18/09



e



**TOWN OF PORTAL**

**RESOLUTION \_\_\_\_\_**

**RESOLUTION TO ADOPT THE  
BULLOCH COUNTY JOINT COMPREHENSIVE PLAN UPDATE 2008-2028  
(HEREINAFTER, THE "COMPREHENSIVE PLAN")**

**WHEREAS** Bulloch County and the towns of Brooklet, Portal and Register engaged in a process jointly to prepare the Bulloch County Joint Comprehensive Plan Update 2008-2028 (the Comprehensive Plan); and

**WHEREAS** the Comprehensive Plan has been prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1 2005 and established by the Georgia Planning Act of 1989 which includes Community Assessment and Community Agenda components with information about population, housing, economic development, natural and historic resources, community facilities, existing land use, future development, and plan implementation, and

**WHEREAS** the Comprehensive Plan Community Agenda has been reviewed by the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs and determined to have met the applicable minimum planning standards; and

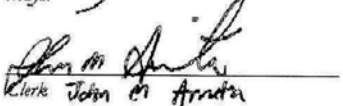
**WHEREAS** the Comprehensive Plan is the product of a planning process which should continue to evolve and periodic updates should take place based on changing conditions and the reassessment of community vision and goals; and

**WHEREAS** the Comprehensive Plan is not, and should not be, a zoning plan, but is intended to be a guide concerning decisions of elected officials regarding development and zoning matters; and

**WHEREAS** the Short Term Work Program portion of the Comprehensive Plan is intended to serve as a guide for local government implementation activities and should be updated on a regular basis;

**BE IT THEREFORE RESOLVED**, that the Portal City Council does hereby approve and adopt the Bulloch County Joint Comprehensive Plan Update 2008-2028 as a general guide for future growth, change, development and progress.

BY:   
Mayor

ATTEST:   
Clerk John C. Arndt

DATE: 6-16-09

**TOWN OF REGISTER**

RESOLUTION \_\_\_\_\_

RESOLUTION TO ADOPT THE  
BULLOCH COUNTY JOINT COMPREHENSIVE PLAN UPDATE 2008-2028  
(HEREINAFTER, THE "COMPREHENSIVE PLAN")

**WHEREAS** Bulloch County and the towns of Brooklet, Portal and Register engaged in a process jointly to prepare the Bulloch County Joint Comprehensive Plan Update 2008-2028 (the Comprehensive Plan); and

**WHEREAS** the Comprehensive Plan has been prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1 2005 and established by the Georgia Planning Act of 1989 which includes Community Assessment and Community Agenda components with information about population, housing, economic development, natural and historic resources, community facilities, existing land use, future development, and plan implementation, and

**WHEREAS** the Comprehensive Plan Community Agenda has been reviewed by the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs and determined to have met the applicable minimum planning standards; and

**WHEREAS** the Comprehensive Plan is the product of a planning process which should continue to evolve and periodic updates should take place based on changing conditions and the reassessment of community vision and goals; and

**WHEREAS** the Comprehensive Plan is not, and should not be, a zoning plan, but is intended to be a guide concerning decisions of elected officials regarding development and zoning matters; and

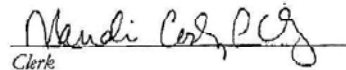
**WHEREAS** the Short Term Work Program portion of the Comprehensive Plan is intended to serve as a guide for local government implementation activities and should be updated on a regular basis;

**BE IT THEREFORE RESOLVED**, that the Register City Council does hereby approve and adopt the Bulloch County Joint Comprehensive Plan Update 2008-2028 as a general guide for future growth, change, development and progress.

BY:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Clerk

DATE:

June 23, 2009

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## Acknowledgements

### BULLOCH COUNTY

**Garrett Nevil**  
*Chairman*

**Walter Gibson**  
*Board of Commissioners – District 2B*

**George Jackson**  
*Board of Commissioners – District 1A*

**Robert Rushing**  
*Board of Commissioners – District 2D*

**Anthony Simmons**  
*Board of Commissioners – District 1B*

**Jan Tankersley**  
*Board of Commissioners – District 2A*

**Roy Thompson**  
*Board of Commissioners – District 2C*

**Tom Couch**  
*County Manager*

**Maggie Fitzgerald**  
*Clerk of the Board*

### TOWN OF BROOKLET

**Joe Grooms**  
*Mayor*

**Russell Davis**  
*City Council*

**William Hendrix**  
*City Council*

**Randy Newman**  
*City Council*

**Belle Bay**  
*Town Clerk*

**Sylvia Prosser**  
*City Council*

**Annette Wilson**  
*City Council*

### TOWN OF PORTAL

**Larry Motes**  
*Mayor*

**Mira Barrett**  
*City Council*

**Clint Lovett**  
*City Council*

**Jerry Lanigan**  
*City Council*

**Eva Pitts**  
*Town Clerk*

**Walton Newton**  
*City Council*

**Jennifer Yates**  
*City Council*

### TOWN OF REGISTER

**Katie O’Grady**  
*Mayor*

**Harold Deloach**  
*City Council*

**Laurie Pitts**  
*City Council*

**Lisa Ryles**  
*City Council*

**Richard Underwood**  
*City Council*

**Mandi Pilz**  
*Town Administrator*

### STEERING COMMITTEE

**Jamey Cartee**  
Statesboro-Bulloch Chamber of Commerce

**Robert Chambers**  
Georgia Southern University  
Department of Transportation

**Teresa Concannon, AICP**  
State of Georgia  
Department of Community Affairs

**Tom Couch**  
Bulloch County Administrator

**Ann Henderson**  
Bulloch County Citizen

**Liz Johnson**  
Bulloch County Citizen

**Christian Lentz, AICP**  
City of Statesboro Planning Department

**Todd Manack**  
Manack Signature Properties  
Realtor

**Larry Motes**  
Town of Portal  
Mayor

**Keely NeSmith Fennell**  
Statesboro-Bulloch Homebuilders  
Association

**Randy Newman**  
Town of Brooklet

**Mandi Pilz**  
Town of Register Administrator

**Tricia Reynolds-Huffman, AICP**  
Coastal Regional Commission

**Paul Roesel**  
Statesboro-Bulloch Development Authority

**Mike Rollins**  
Bulloch County Recreation Department  
Director

**Paul Webb**  
Bulloch County Schools  
Transportation Director

**Andy Welch**  
Bulloch County  
Assistant Administrator

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**Ron Huffman, ASLA, AICP**  
Principal

**Lee Walton, AICP**  
Project Manager

**Marty Sewell, AICP**  
Project Coordinator/Senior Planner

**Paige Hatley**  
Senior Planner

**Marla Bexley-Brown**  
Preservation Planner

**Brad Davis**  
Planner

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CHAPTER  
**1**

# INTRODUCTION

*Introduction to the Community Agenda for Bulloch County and the municipalities of Brooklet, Portal and Register*

Located in the Lower Coastal Plain physiographical region of Georgia, Bulloch County covers approximately 680 square miles of predominantly rural, yet increasingly suburban landscape. Bulloch County and the towns of Brooklet, Portal, and Register responded to the projected continuation of recent growth trends by joining in an effort to meet the community’s future needs. By working with citizens, elected officials, professional leaders, property owners, and major employers, the County created a community vision for the future defined by the *Bulloch County Comprehensive Plan 2009-2029 Part II – Community Agenda*.

## COMMUNITY SNAPSHOT

Bulloch County’s population grew to a U.S. Census Bureau-estimated 66,176 in 2007, up from 55,983 in 2000, an increase of 18.2%. The roughly 10,200-person increase is comparable with other Coastal Regional Commission (CRC)(known as the Coastal Georgia Regional Development Center prior to July 2009) counties. Projections are for continued population growth which will require Bulloch County and its municipalities to accommodate approximately 20,000 new residents by the year 2030. This anticipated growth presents an opportunity for sustained economic growth and expansion.

More than 13% of the housing units recorded in 2006 were built after 2000 and 50% were built after 1980, which is a reflection of the rate of growth taking place in Bulloch County. Less than 7% of Bulloch County’s housing units were built prior to 1939.

Growth and residential development is increasingly occurring in unincorporated Bulloch County. The lack of wastewater treatment services in many of these areas has dictated large-lot, single family residential development patterns. Infrastructure improvements, including expansion to some areas underserved by sewer services, are required to accommodate the projected population growth.

### COMMUNITY SNAPSHOT

#### ISSUES & OPPORTUNITIES

- Growing population
- Sewer service area expansion
- Growing labor force
- Unincorporated areas absorbing some of County’s new growth
- Services demands
- Economic growth and diversification

#### POPULATION TRENDS

Year	Bulloch Co.	Brooklet	Portal	Register
1970	31,585	683	643	N/A <sup>1</sup>
1980	35,785	1,035	694	N/A <sup>1</sup>
1990	43,125	1,013	522	195
2000	55,983	1,113	597	164
2007	66,176	1,309	611	167

#### Net population gain 1980-2007:

30,391	274	-83	N/A <sup>1</sup>
--------	-----	-----	------------------

#### Average Annual Growth Rate 2000-2007:

2.4%	2.3%	0.3%	0.3%
------	------	------	------

#### POPULATION PROJECTIONS

Year	Bulloch Co.	Brooklet	Portal	Register
2010	68,618	1,364	732	201
2020	75,507	1,501	805	221
2030	82,111	1,632	876	241

#### Net projected population gain 2000-2030:

26,128	519	279	77
--------	-----	-----	----

Source: U.S. Census Bureau, Georgia Coast 2030

<sup>1</sup> The Town of Register was incorporated after the 1980 Census

County unemployment rates have consistently trended lower than the rates for the state and nation. The County has also maintained a consistent labor force that is comparable to the state. In 2000, Bulloch County had a labor force that incorporated 62% of the population eligible to work which is similar to the state's labor force percentage of 66%.

On the economic front, Bulloch County has maintained a balanced economy. This balance can largely be attributed to the presence of Georgia Southern University. The university's presence has provided additional government and service producing jobs to compliment the goods producing industries that are also an important part of Bulloch County's economy.

## WHY WE PLAN

Comprehensive planning is an important management tool for promoting a strong, healthy, community. A comprehensive plan provides a vision, clearly stated and shared by all, that describes the future of the community. It protects private property rights and also encourages and supports economic development. The plan can be used to promote orderly and rational development so that Bulloch County and the cities of Brooklet, Portal and Register can remain physically attractive and economically viable while preserving important natural and historic resources.

The comprehensive plan helps a community to become more certain about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It provides a tool for the community to achieve the development patterns it desires, such as: preserving rural and historical character, infill development, creating a sense of place, providing transportation alternatives, and protecting natural resources while accommodating economic growth.

Planning also helps the County and its municipalities invest their money wisely in infrastructure such as roads, water and sewer, schools, parks and green space, and other facilities to maintain and improve the quality of life for the residents of Bulloch County.

## PURPOSE

The *Community Agenda* represents the community vision, goals, policies, primary issues and opportunities that the community has chosen to address, and a plan of action for implementation. In addition, it outlines desired development patterns and supporting land uses with a future development guide for unincorporated Bulloch County and the cities of Brooklet, Portal and Register.

The *Community Agenda* serves the purpose of meeting the intent of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on May 1, 2005. Preparation in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government (QLG). QLG status allows communities to be eligible

### Why we plan

- Set a new standard for protecting natural and cultural resources
- Promote desired patterns of development
- Facilitate economic development
- Accommodate a range of housing and transportation options
- Prioritize capital expenditures
- Enhance quality of life



for state assistance programs. State law required the update of the comprehensive plan by June 30, 2009. For planning purposes, DCA classifies Bulloch County as an “Advanced” planning level jurisdiction.

This plan updates the *Bulloch County Land Use Plan* adopted in 2006 by the Bulloch County Board of Commissioners. Like the 2006 plan, this 2009 update will serve as the official comprehensive plan for unincorporated Bulloch County and the municipalities of Brooklet, Portal and Register.

## SCOPE


Part I of the *Bulloch County Comprehensive Plan 2009-2029* included the *Community Participation Program*, *Community Assessment* and *Technical Addendum* that were prepared prior to the development of the *Community Agenda*. These documents provided a preliminary look at the issues and opportunities, areas of special concern and an analysis of the existing development patterns that included recommended “character areas”. The *Community Agenda*, which is Part II of the *Bulloch County Comprehensive Plan 2009-2029*, represents these and additional ideas that have been discussed through the public participation process.

The *Community Agenda* does not restate the data included in Part I. Instead, it lists prioritized issues and opportunities, a community vision that includes goals, policies and strategies organized by Vision Themes, a Future Development Guide that describes desired development with the Future Development Map, Character Area Policy and Character Area implementation strategies, and an Implementation Program that prioritizes and assigns costs and responsible parties to the strategies presented throughout the plan.

## COMMUNITY PARTICIPATION AND PLAN DEVELOPMENT

Creating a functional comprehensive plan begins with defining a common vision for the future development of the community. A community vision is the overall image of what the community wants to be and how it wants to look at some point in the future. It is the starting point for creating a plan and actions to implement the plan. A successful visioning process requires meaningful participation from a wide range of community stakeholders. Bulloch County residents, property owners, business owners and other stakeholders contributed to the production of the *Community Agenda*. Due to the participation involved in developing the plan, the *Community Agenda* should generate local pride and enthusiasm about the future of Bulloch County and thereby encourage citizens to remain engaged in the development process and ensure that the County and each municipality implement the plan.

**You are invited to create the vision for future growth and development in Bulloch County!**



**Public Meeting Schedule**

**Visioning Workshops**  
 Brooklet/Southeast Bulloch Co. Area  
 Mon., November 10, 2008  
 6:30 PM  
 Brooklet Town Hall

Portal/North Bulloch Co. Area  
 Mon., November 10, 2008  
 7:00 PM  
 Portal Town Hall

Central Bulloch Co. Area  
 Tues., November 11, 2008  
 6:30 PM  
 County Commission Annex

Register/Southwest Bulloch Co. Area  
 Tues., November 11, 2008  
 7:00 PM  
 Register Town Hall

**Framework Workshop**  
 Countywide  
 Mon., December 15, 2008  
 6:30 PM  
 County Commission Annex

**Open House**  
 Countywide  
 Mon., February 16, 2009  
 To Be Announced  
 County Commission Annex

**Contact Information**  
 Andy Welch ☎ (912) 744-6245 or  
 awelch@bullochcounty.net  
 Marty Sewell ☎ (404) 817-0210 or  
 marsew@macotec.com  
 Website: <http://www.bullochcounty.net>

**Bulloch County and the cities of Brooklet, Portal and Register are updating the comprehensive plan. Public events are planned to help stakeholders envision the future.**

**What is a Comprehensive Plan?**  
 The Comprehensive Plan establishes a clear vision of the kind of place a community wants to be in the future, and provides a course of action to build what stakeholders envision. A Comprehensive Plan shapes decisions such as:

- Location of commercial, office and residential land uses
- Necessity of infrastructure expansion
- Areas of environmental or historical significance that should be protected
- Identify needs and appropriate land use controls such as zoning and development standards

**Which Visioning Workshop should I attend?**  
 Any interested resident, property owner or business owner should attend one of the four Visioning Workshops. Each Workshop will follow a similar agenda, yet focus on a particular area (i.e. general area surrounding the meeting location). Stakeholders are encouraged to attend workshops at locations nearest to them. The Countywide Framework Workshop will bring together these areas for one meeting, as will the Open House.

**How can I prepare for the meetings?**

- Take time to think about what you want the community to be like in the future.
- Read the *Community Assessment*, available at <http://www.bullochcounty.net> to familiarize yourself with important issues that have been identified.
- Call neighbors, friends, members of your organization, or congregation and invite them to participate.
- Prepare your ideas, questions, and concerns to be expressed at the meeting. You can download an Issues & Opportunities questionnaire from the Website as a guide, or you might just consider:
  - ☞ What areas are experiencing change?
  - ☞ Are there areas, streets or corridors that need special attention?
  - ☞ What are some specific uses or opportunities you would like to have (e.g. more shopping? community center? parks? office space)?

**Flyers were distributed to the public to get the word out about the public meeting schedule**

## Visioning Process

The Visioning Process, or citizen participation process, for the *Bulloch County Comprehensive Plan 2009-2029* included multiple layers of participation from the residents and stakeholders of Bulloch County. A Kick-Off Meeting, Community Visioning Workshops, a Countywide Framework Workshop, a Countywide Open House, and Public Hearings at Board of Commissioners and municipal mayor and council meetings provided opportunities for input. In addition, a Steering Committee added considerable input into the planning process.

### COUNTYWIDE KICKOFF

The Countywide Kick-Off Meeting took place October 30, 2008. Questionnaires were distributed at the meeting and made available for wider distribution by posting the survey on the County's website. Responses received by the consultant team helped supplement and expand the list of preliminary issues and opportunities presented in the *Community Assessment*.

### VISIONING WORKSHOPS

Visioning Workshops were held at four locations in the County November 10-11, 2008. These meetings focused on either central Bulloch County or the areas surrounding the municipalities as well as County-wide planning policies. The locations were as follows:

- Brooklet/Southeast Bulloch County area – November 10
- Portal/North Bulloch County area – November 10
- Central Bulloch County area – November 11
- Register/Southwest Bulloch County area – November 11

Participants provided their input on the future of Bulloch County during the workshops via community preference surveys, facilitated discussions, questionnaires, and one-on-one conversations with the planning team. Participants were asked to prioritize and contribute to a list of preliminary issues and opportunities identified by the planning team during the data gathering process (*Community Assessment*) and gathered from the online survey and discussions with the Steering Committee, related to population, land use, housing, economic development, community facilities, natural and cultural resources and transportation. Participants also provided input on the proposed character areas at these meetings in addition to addressing the questions, "Where are we? Where are we going? Where do we want to go? How do we get there?"

### COUNTYWIDE FRAMEWORK WORKSHOP

The Countywide Framework Workshop was held in Statesboro December 15, 2008. Participants had the opportunity to begin defining the role that each community would play in the future of Bulloch County pertaining to land use, housing, economic development, community facilities and services, natural and cultural resources, transportation, and intergovernmental coordination. These ideas would later be refined by the Steering Committee. In addition, participants had the opportunity to view the summarized



**Open House attendees shown here viewing draft Future Development Maps**

stakeholder feedback gathered by the planning team during the Visioning Workshops. The consultant team assembled the information gathered during the Community Visioning and Framework Workshops and presented drafts of the *Community Agenda* to the Steering Committee and for review and fine tuning prior to the Open House.

### COUNTYWIDE OPEN HOUSE

The public was then presented the draft *Community Agenda* at the Countywide Open House February 16, 2009. The format allowed participants to drop in at their convenience and stay as little or as long as they desired. Participants viewed the *Community Agenda* document, large scale maps, and spoke individually with planning team members to present questions or concerns.

### QUESTIONNAIRE

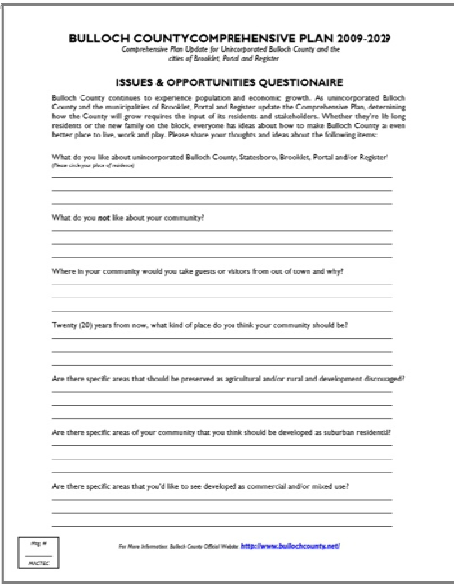
A community questionnaire was used in the development of the *Community Agenda*. An issues and opportunities questionnaire was distributed via the County website and at the Kickoff Meeting. This survey provided valuable information for comprehensive planning relating to the community vision, community strengths, and issues and opportunities related to population, economic development, housing, community facilities and services, land use, transportation, and natural and cultural resources.

### PUBLIC HEARINGS

A draft *Community Agenda* document was prepared after the Countywide Open House. Following minor updates to the plan based on input received from the staff and public in attendance at the Open House, a final draft was prepared and presented to the Bulloch County Board of Commissioners and the Mayor and City Councils of each municipality at regularly-scheduled meetings in March 2009. Each of these meetings included a public hearing providing opportunities for stakeholders to offer additional input. Following the public hearings, the legislative bodies adopted resolutions authorizing the transmittal of the *Community Agenda* to CRC and DCA for review.

### Steering Committee

In addition to meetings designed to solicit input from the general public, the planning team also organized a Steering Committee that provided important input and feedback into the planning process. Many of the committee members served jointly in the same capacity for the development of the Statesboro-Bulloch County Long Range Transportation Plan, a planning process that took place simultaneously with this planning effort. The committee included representatives of each municipality local government, the CRC, Georgia Southern University, the Statesboro-Bulloch Development Authority, Statesboro-Bulloch Chamber of Commerce, local business and real estate leaders and community citizen representatives.



**Issues and Opportunities Questionnaires were distributed to and collected from the public at the Kickoff Meeting, Visioning Workshops and via the Bulloch County Website**

The committee assisted in defining the prioritized issues and opportunities, defining Character Areas and preparing the Implementation Program. Committee members also reviewed drafts of plan components at various points during its development and provided critical feedback and insight based on their experience dealing with the important issues facing the County on a daily basis. Involvement of the committee's local government representatives was crucial since these staff members will be coordinating the execution of many of the strategies identified in the Implementation Program or administering policies defined in the plan. The committee of 17 members held a total of five meetings during the planning process.

## Decision-Making Framework

In order to implement the community's vision of the future for unincorporated Bulloch County and the cities of Brooklet, Portal and Register, the comprehensive plan should be guided by a decision-making framework related to growth and development.

This plan is based on the community's **VISION** for growth and development over the next 20 years. Developed with input from citizens, elected officials, and community stakeholders, the vision focuses attention on the future of the County and defines the ideal image of what the County should be in the future.

To achieve the community vision, **GOALS** are developed to help define the desired future state of the community. Goals also provide guidance related to the long-term decision making of the community. Goals are represented in this plan by the goal statements presented in the Community Vision chapter.

Because goals are typically related to big picture ideas and a long-term view of development, **POLICIES** are used to guide everyday decisions related to achieving the community vision. Policies are more specific than goals and provide measurable actions. Policies are represented in this plan by the Future Development Map, Character Area Policy and policy statements presented with associated goals and strategies in the Community Vision chapter.

In order to accomplish the vision, goals, and policies of the community, **STRATEGIES** are created. Strategies are specific action steps that when completed should implement the vision, goals, and policies of the community. Strategies are represented in this plan by the Character Area implementation strategies and the strategies associated with goal and policy statements presented in the Community Vision chapter. They are further described in the Implementation Program chapter.



*Decision-making framework*

## CHAPTER SUMMARIES

The sequence of chapters in the *Community Agenda* is structured to implement the vision, goals, policies, and strategies contained within each section and to answer the questions “where do we want to be in 20 years” and “how do we get there?” The *Community Agenda* is structured into following chapters:

- Chapter 1: Introduction
- Chapter 2: Issues and Opportunities
- Chapter 3: Community Vision
- Chapter 4: Future Development Guide
- Chapter 5: Implementation Program
- Appendices

### **Chapter 1: Introduction**

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The introduction provides a brief summary of the contents of the *Community Agenda* and outlines the overall framework of the plan. It also documents the community participation program that defined much of the plan production.

### **Chapter 2: Issues and Opportunities**

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The Issues and Opportunities chapter presents the prioritized primary issues and opportunities. Organized by Vision Theme categories, these lists represent important topics discovered during the analysis of existing conditions (*Community Assessment*) and supplemented and prioritized during the Visioning Process. Issues and Opportunities are addressed by the Vision Themes and associated Goals, Policies and Strategies presented in Chapter 3.

### **Chapter 3: Community Vision**

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The Community Vision reflects the community’s vision for growth and development for the next 20 years. This vision, which was developed with an extensive public countywide visioning process, is defined by a Vision Statement and Vision Themes. The **Vision Statement** describes the overall idea of what the community desires to be in the future. The **Vision Themes** organize a series of goals, policies and strategies that address the community’s issues and opportunities. The Vision Themes are: Development Patterns, Resource Conservation, Social and Economic Development, and Government Relations. Included in each vision theme is a series of goals, policies, and strategies. The strategies are used to create the Implementation Plan section.

### **Chapter 4: Future Development Guide**

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A comprehensive plan is a general policy document used to guide the physical development of a community. The Future Development Guide defines the community’s desired development patterns and guides future decision-making related to the physical development of the community. The Future Development Guide is comprised of three sections: Character Area Policy, Character Area Implementation Strategy and Future Development Map.

The **Character Area Policy** section describes the intent, general characteristics, application, primary land uses, appropriate zoning districts and design principles for each Character Area, which are areas with unique qualities worth preserving or areas that have been identified with the potential to develop into something new or different. The **Character Area Implementation Strategy** section identifies specific, actionable strategies intended to achieve the desired development patterns described by the Character Areas. The **Future Development Map** section presents the Future Development Map for each jurisdiction. The Future Development Map identifies the location of Character Areas and clarifies where and what type of development should occur.

## Chapter 5: Implementation Program

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The Implementation Program identifies specific actions necessary to achieve the community's vision. This chapter incorporates the strategies presented within the Community Vision and Future Development Guide chapters into a plan of action. The Implementation Program includes ordinances, programs, community improvements or investments, additional plans or studies, administrative systems, and financing arrangements or other initiatives to be put in place to implement the comprehensive plan.

The Short-Term Work Program prioritizes the strategies presented throughout the comprehensive plan to be implemented over the next five years and assigns responsible parties, identifies potential funding sources, and provides a timeline for completion of each.

Chapter 5 also details the specifics of maintaining the comprehensive plan. Maintenance of the plan includes major and minor plan amendments, updates of the plan, or required periodic updates of the *Community Agenda*.

## Appendices

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The appendices supplement the information presented in Chapters 1-5 of the comprehensive plan as described below:

- Appendix A – Quality Community Objectives
- Appendix B – Report of Accomplishments
- Appendix C – Glossary of Terms and Development Concepts

## General Information

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The following symbols are used throughout the document to identify applicability of Character Areas, Character Area Policy, Character Area Implementation Strategies, Vision Themes, Goals, Policies and Strategies by jurisdiction:

- ① Unincorporated Bulloch County
- ② City of Brooklet
- ③ City of Portal
- ④ City of Register

CHAPTER  
2

# ISSUES AND OPPORTUNITIES

*Presents prioritized issues and opportunities for Unincorporated Bulloch County, Brooklet, Portal and Register*

The Issues and Opportunities chapter reflects the public's opinions about current conditions in the area and the desires for what the community wants to be in the future. This input forms the basis for goals, policies and strategies presented as part of the Community Vision (see Chapter 3). The *Community Assessment* portion of the comprehensive plan identified a preliminary list of issues and opportunities based on a review of demographics, economic trends and local observations concerning Bulloch County and Brooklet, Portal and Register. That list has been refined based on community input that was received in public visioning workshops and from questionnaires. Upon a review of all input gathered, the information was prioritized, resulting in an updated list that highlights primary issues and opportunities related to the following Vision Themes:

- Development Patterns
- Resource Conservation
- Social and Economic Development
- Government Relations

## DEVELOPMENT PATTERNS

### ***Primary Issues***

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- Population is projected to grow by 46% between 2000 and 2030
- New development remains dependent upon the use of septic systems
- New development within the cities of Brooklet, Portal, and Register is limited because of insufficient water capacity and aging distribution systems
- Streets are designed in ways that discourage pedestrian and bike activity
- Development pressures threaten agricultural areas and open space

## Primary Opportunities

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- Encouraging traditional neighborhood and pedestrian friendly development patterns in growing areas will allow residents to live near and within mixed use towns and neighborhood centers that provide a place to live, work, and play
- A mixture of housing types in developing areas and concentrating new, higher density housing types into mixed use developments will make it easier for residents to walk and bike to stores and other services
- Infill development could enhance established neighborhoods and help revitalize economically distressed neighborhoods and cities
- Enhancements to downtown areas will encourage more livable, pedestrian friendly commercial areas
- Implementing the recommendations of the Bulloch County Bike Path and Greenway Plan will increase connections between communities

## RESOURCE CONSERVATION

### Primary Issues

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- Future land use for agricultural areas and open space is being encroached on by development pressures
- Recreation facilities are needed to the north and southwest of Statesboro
- Retaining the individual identity of each city, which are largely shaped by local historic resources, is an important consideration as the area grows
- The Ogeechee River needs protection and preservation

### Primary Opportunities

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- Protecting floodplains, wetlands, and river corridors provides opportunities to direct growth away from these areas and into areas better suited for development near existing services
- Natural resources can be preserved within developments with the use of conservation subdivisions and other preservation tools
- Creating flexibility in local development codes could give incentives to landowners and developers to protect and preserve sensitive natural resources
- Higher density growth within residential development areas will help preserve large lot agricultural and rural character



## SOCIAL AND ECONOMIC DEVELOPMENT

### Primary Issues

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- Per capita income and median family income are lower than state averages and slightly higher than most of the surrounding counties
- The County lacks sufficient jobs and economic opportunities for local residents with approximately 12% of residents traveling to the Savannah area for employment
- Residents travel to the Savannah area for additional shopping, dining, and other services not currently available in Bulloch County
- There is a need to expand existing businesses and recruit new industries
- There is a significant amount of housing in poor or dilapidated condition throughout the county
- There is a need for effective housing code enforcement

### Primary Opportunities

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- Large and growing Georgia Southern student population will provide a young, highly educated workforce
- Bulloch County is strategically located along Interstate 16 and in close proximity to Savannah's port
- Ogeechee Tech's workforce development program is an important economic development resource
- A mixture of housing types can accommodate varying needs, including affordable housing.

## GOVERNMENT RELATIONS

### Primary Issues

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- The Service Delivery Strategy needs to be updated
- Communication between jurisdictions and the public regarding service delivery is necessary
- Partnerships between local governments and community stakeholder groups need to be promoted

### Primary Opportunities

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- Bulloch County has a Chamber of Commerce and Development Authority that coordinates economic development activity for the county and the municipalities

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# COMMUNITY VISION

*Presenting the Community Vision Statements and Vision Themes for Unincorporated Bulloch County, Brooklet, Register and Portal*

**B**ulloch County is a growing community with unique issues and opportunities related to its historical development and projected future growth. In order to manage the future growth and enhance the quality of life, the County has identified a vision for future development for unincorporated Bulloch County and the municipalities of Brooklet, Register and Portal. The Community Vision chapter, which was developed with an extensive public Countywide visioning process, is presented with the following sections:

- Community Vision Statements
- Vision Themes

The **Vision Statement** describes the overall idea of what the community desires to be in the future. Community Vision Statements are presented for each jurisdiction. The **Vision Themes** organize a series of goals, policies and strategies that address the community's issues and opportunities.

## COMMUNITY VISION STATEMENTS

The Community Vision Statements are a formal description of what the community wants to become. Input from stakeholders gathered during the visioning process (described in Chapter 1: Introduction) forms the basis for the Community Vision Statements presented in the following pages for Bulloch County, Brooklet, Portal and Register. The Vision Themes, presented following the Community Vision Statements, and Chapter 4: Future Development Guide, tie these descriptions of a desired future to specific goals, policies and strategies.

## Unincorporated Bulloch County

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① Bulloch County is a proud and vibrant community that works to promote sustainability and self-sufficiency. We embrace our history while coming together as a community to promote economic growth and development, protect our natural and cultural resources and build a successful future for our children that includes:

- Guiding future development with informed land use plans that take into account the protection of our natural resources
- Preserving agricultural land and agriculture as a cornerstone of our economy
- Providing a variety of walkable neighborhoods with neighborhood parks, sidewalks, greenway trails and bike lanes
- Creating a variety of opportunities for our children, including recreational facilities, historical and educational-oriented resources
- Offering public transportation opportunities for our residents, with special attention given to those disadvantaged by age, income, or special needs
- Embracing our history with preservation of historic resources and neighborhoods
- Maintaining ourselves as a community that actively promotes and pursues innovative businesses, while investing in and retaining a high quality of life for our residents
- Supporting our regional university and technical college, which have attractive programs and an enriching educational environment

## Town of Brooklet

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② Brooklet shares with the Bulloch County community the collective vision for the area while also promoting some of its own uniqueness. So, in addition to the collective vision, the City of Brooklet has defined its future vision that includes:

- Growth Management policies that deliver efficient, sprawl-preventing growth patterns and that promote cooperation, coordination and efficient use and expansion of the City's public facilities and services
- Establishing a variety of neighborhood connections such as sidewalks, greenway trails and bike lanes
- Protecting and promoting downtown's historic resources and its traditional role as the business/civic center of the community
- Preserving the character of established neighborhoods and supporting revitalization efforts to increase housing opportunities and neighborhood stability

## Town of Portal

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③ Portal shares with Bulloch County the collective vision for the County while also promoting some of its own uniqueness. So, in addition to the collective vision, the City of Portal has defined its future vision that includes:

- Providing for a variety of opportunities to live and work in Portal
- Preserving our historic resources, neighborhoods and unique character
- Requiring future development to support and preserve the rural and natural setting while also providing for traditional neighborhood development patterns
- Preserving manufacturing jobs while also creating new commercial opportunities

## Town of Register

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④ Like Portal and the other cities in Bulloch County, Register has identified its future vision that builds on the collective county vision. Register's community vision also includes:

- Guiding development with land use plans that take into account existing/proposed utility infrastructure and the protection of watersheds
- Offering a variety of neighborhood connections such as sidewalks, greenway trails and bike lanes
- Maintaining a clean and aesthetically appealing community
- Providing cultural activities and educational opportunities to both residents and tourists visiting the area
- Encouraging development to be tied to the historic and rural character of the area

## VISION THEMES

The Vision Themes organize goals, policies, and strategies developed to address the community issues and opportunities presented in Chapter 2 (see Chapter 1 for definition of goals, policies and strategies). Vision Themes represent the ideas and concerns of participants in the planning process and narrow the big picture vision to specific strategies that aim to make the Community Vision a reality. The themes presented are:

- Development Patterns
- Resource Conservation
- Social and Economic Development
- Governments Relations

In addition to providing a structure to help achieve the community's vision, the vision themes are also used to support the Quality Community Objectives (QCO) as set forth by DCA (see Appendix A for the QCO list).

## Development Patterns

### DP Goal 1: Enhance character of existing neighborhoods ① ② ③ ④

Ensure that redevelopment and residential infill in existing neighborhoods enhances the existing character, promotes quality design, encourages efficient reuse of underdeveloped lands, stabilizes and enhances established neighborhoods, and helps revitalize economically distressed neighborhoods.

#### DP Policy 1.1: Ensure context-sensitive redevelopment and infill ① ② ③ ④

Ensure that new development within existing neighborhoods is of appropriate scale and intensity in relation to existing development and that it achieves the desired development patterns for the neighborhoods

- ☞ **DP Strategy 1.1.1:** Amend zoning ordinance to accommodate infill housing at setbacks and minimum lots sizes that are compatible with surrounding homes but are less than what is required by code ① ② ③ ④
- ☞ **DP Strategy 1.1.2:** Develop a vacant site inventory, identify those that are suitable for infill development ② ③ ④
- ☞ **DP Strategy 1.1.3:** Create an inventory of buildings suitable for redevelopment ② ③ ④

#### DP Policy 1.2: Locate schools and parks in or near existing neighborhoods ① ② ③ ④

Encourage schools and local parks to be located in or near existing neighborhoods to enhance quality of life, promote infill development, and reduce the need to reach these important activity centers by car

- ☞ **DP Strategy 1.2.1:** Coordinate school site selection between planning officials, neighborhoods, and the school board to identify school locations within or near existing neighborhoods ① ② ③ ④
- ☞ **DP Strategy 1.2.2:** Implement Bulloch County Recreation Master Plan recommendations to expand existing parks to offer a broader range of service and to construct new parks to serve most residents within a five mile radius ① ② ③ ④
- ☞ **DP Strategy 1.2.3:** Construct sidewalks, trails, and bike lanes that connect neighborhoods to schools and that create safe opportunities for children to reach school ① ② ③ ④

### DP Goal 2: Preserve rural character of the County ①

Preserve the unique rural character and lifestyle of rural areas in Bulloch County

#### DP Policy 2.1: Promote low density residential and agricultural uses in rural areas ①

Ensure that residential and agricultural uses in rural areas retain and preserve rural character

- ☞ **DP Strategy 2.1.1:** Follow Future Development Map to guide appropriate locations for new residential development and to preserve areas desired to remain agricultural in use ①

- ☞ **DP Strategy 2.1.2:** Adopt a Conservation Subdivision Ordinance to ensure the preservation of rural character, sensitive natural resources and large tracts of permanent green space by allowing for cluster development ①
- ☞ **DP Strategy 2.1.3:** Limit water/sewer expansion into rural areas ①
- ☞ **DP Strategy 2.1.4:** Permit higher density zoning districts in close proximity to major activity centers such as town centers, major crossroads, commercial centers, and schools ①
- ☞ **RC Strategy 2.1.5:** Promote state's Conservation Use Program, which allows a favorable tax assessment for up to ten years on properties used for agricultural purposes ①

### DP Policy 2.2: Create tools that preserve viability of agricultural uses ①

Create opportunities to preserve and promote agricultural activity in rural areas of Bulloch County

- ☞ **DP Strategy 2.2.1:** Establish partnerships with land trusts or create financial instruments such as tax incentives that support and preserve agricultural activities and rural open space ①
- ☞ **DP Strategy 2.2.2:** Promote the use of conservation easements and conservation tax credits by landowners ①
- ☞ **DP Strategy 2.2.3:** Promote the use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs)

**DP Goal 3: Create quality, compact development that enhances the quality of life, maximizes use of available infrastructure, reduces travel time, increases opportunities to access uses by walking or bicycling, and directs development away from agricultural lands and sensitive natural areas ① ② ③ ④**

Maximize development efficiency through compact development in developed areas and areas where growth is desired to be accommodated

### DP Policy 3.1: Promote Traditional Neighborhood Design ① ② ③ ④

Encourage Traditional Neighborhood Design that promotes walkability, connectivity, housing choice, public open space and local opportunities for goods and services in Suburban Neighborhood areas adjacent to city limits

- ☞ **DP Strategy 3.1.1:** Amend existing zoning regulations to include provisions that support Traditional Neighborhood Design principles (e.g. amend Planned Unit Development district or adopt new TND ordinance; See Community Design Section) ① ② ③ ④
- ☞ **DP Strategy 3.1.2:** Direct residential growth to Suburban Neighborhood areas ① ② ③ ④

### DP Policy 3.2: Encourage mixed use centers within town centers ② ③ ④

Encourage the mixing of different residential, commercial, and office uses that promotes compact, interconnected development

- ☞ **DP Strategy 3.2.1:** Adopt a mixed use zoning district or develop a mixed use overlay zoning district that allows for a vertical mix of higher density residential, office, and commercial uses, that promotes compact, interconnected development, and that continues traditional "Main Street" development patterns ② ③ ④

- ☞ **DP Strategy 3.3.2:** Promote the Planned Unit Development District Three (3) as a mixed use zoning alternative that allows for the mixing of different residential, commercial, and office uses that promote compact, interconnected development ①

**DP Goal 4: Enhance and create efficient transportation options ① ② ③ ④**

Encourage efficient, multi-modal transportation options that increase mobility and access to jobs, goods/services, health care and recreation, reduce travel times and congestion, are fiscally sustainable, and increase safety and mobility

**DP Policy 4.1: Establish Countywide transportation plan ① ② ③ ④**

Create a coordinated transportation strategy that supports the future development goals of Bulloch County and increases the efficiency, safety and breadth of the County's transportation system

- ☞ **DP Strategy 4.1.1:** Coordinate transportation planning with the Bulloch County Greenways System Master Plan and Bulloch County Transit Development Plan ① ② ③ ④
- ☞ **DP Strategy 4.1.2:** Adopt Countywide transportation plan ① ② ③ ④

**DP Policy 4.2: Improve transportation connectivity, safety and options ① ② ③ ④**

Support transportation enhancements that reduce automobile dependency and that improve safety and alternative transportation modes, including walking and biking

- ☞ **DP Strategy 4.2.1:** Implement Bulloch County Greenway Master Plan ① ② ③ ④
- ☞ **DP Strategy 4.2.2:** Strengthen street design requirements in the County subdivision regulations and development regulations for each city pertaining to street continuation between existing and new developments ① ② ③ ④
- ☞ **DP Strategy 4.2.3:** Require sidewalks in the Planning Unit Development (PUD) district rather than making them an optional amenity ①
- ☞ **DP Strategy 4.2.4:** Require sidewalks in all new development ② ③ ④
- ☞ **DP Strategy 4.2.5:** Prepare an existing conditions analysis of the sidewalks to identify substandard facilities and prioritize repair/replacement projects ① ② ③ ④

**DP Goal 5: Coordinate infrastructure expansion with future development ① ② ③ ④**

Ensure that infrastructure expansion and services keep pace with desired higher intensity development to maintain efficient development patterns

**DP Policy 5.1: Maximize efficient use of existing infrastructure ① ② ③ ④**

Encourage development activity in areas already served by public utilities to maximize public investments in the current infrastructure system and to limit capital improvement expenditures on new infrastructure



- ☞ **DP Strategy 5.1.1:** Coordinate utilities infrastructure improvements with infill redevelopment and new development efforts to minimize energy use and maximize investment in existing infrastructure ① ② ③ ④

### DP Policy 5.2: Coordinate infrastructure expansion ① ② ③ ④

Coordinate infrastructure expansion to areas identified as appropriate for new development and redevelopment

- ☞ **DP Strategy 5.2.1:** Limit water/sewer expansion into rural areas ① ② ③ ④
- ☞ **DP Strategy 5.2.2:** Ensure capital improvements needed to accommodate future development are provided concurrent with new development ① ② ③ ④
- ☞ **DP Strategy 5.2.3:** Create a development review process that coordinates development approval with existing school capacity and planned facilities ① ② ③ ④
- ☞ **DP Strategy 5.2.4:** Conduct and carry out appropriate plans and measures for effective stormwater management ①

### DP Goal 6: Enhance access to quality parks and recreational activities ① ② ③ ④

Ensure that communities have access to parks and recreational activities that enhance the quality of life and support a healthy lifestyle

### DP Policy 6.1: Enhance existing parks and create new parks ① ② ③ ④

Support safe and healthy recreation opportunities in Bulloch County with enhancements to existing parks

- ☞ **DP Strategy 6.1.1:** Implement Bulloch County Recreation Master Plan ① ② ③ ④
- ☞ **DP Strategy 6.1.2:** Create incentives to encourage developers to create neighborhood parks as part of their development projects ① ② ③ ④

### DP Goal 7: Coordinate growth with the City of Statesboro for unincorporated areas adjacent to the City ①

The establishment of an annexation policy can provide clear guidance to community leaders in evaluating annexation requests or proposals to extend the Statesboro city limits. Annexation should be closely linked to the ability to provide adequate city services.

### DP Policy 7.1: Ensure that growing communities have access to adequate infrastructure that enhances the quality of life and supports a healthy lifestyle

Statesboro and Bulloch County should coordinate long-range planning activities that will enhance the character of both jurisdictions, particularly for land use and transportation. Planning tools such as urban service areas can provide clear guidance to the community and decision-makers about the intended nature of future growth.

- ☞ **DP Strategy 7.1.1:** Bulloch County and Statesboro should coordinate to establish an annexation policy to clearly articulate the conditions and requirements for annexation into the City of Statesboro. ①

## Resource Conservation

### RC Goal 1: Preserve historical and cultural resources that help define Bulloch County's sense of place ①

Ensure that historical and cultural resources are preserved to maintain Bulloch County's unique history and character

#### RC Policy 1.1: Promote the preservation of important historic structures ①

Preserve the unique and historic resources of Bulloch County

- ☞ **RC Strategy 1.1.1:** Adopt a historic preservation ordinance to establish a county-wide historic preservation commission tasked with preservation-focused activities, such as historic resource surveys and designation of local historic districts ①
- ☞ **RC Strategy 1.1.2:** Apply to the Certified Local Government (CLG) Program to become eligible for federal historic preservation funds ①
- ☞ **RC Strategy 1.1.3:** Update the Bulloch County historic resources survey ①
- ☞ **RC Strategy 1.1.4:** Coordinate with Bulloch County Historical Society to nominate eligible properties to the National Register of Historic Places and to generally promote the County's history ①
- ☞ **RC Strategy 1.1.5:** Seek local designation of existing National Register properties to ensure long-term preservation of the resources, and/or identify incentives for their preservation (e.g. building façade easements) ①

### RC Goal 2: Preserve and connect Bulloch County's natural resources ①

Ensure that natural resources such as rivers, wetlands, and other environmentally sensitive lands are preserved and protected and that the continuity of these important environmental areas is preserved to maintain a healthy, natural function

#### RC Policy 2.1: Coordinate the creation of a greenway system ①

Coordinate a greenway system that can connect Bulloch County residents with Bulloch County's important natural resources

- ☞ **RC Strategy 2.1.1:** Implement the Bulloch County Greenway Master Plan ①

#### RC Policy 2.2: Preserve important natural resources ① ② ③ ④

Preserve the natural and ecological functions of Bulloch County's natural resources

- ☞ **RC Strategy 2.2.1:** Discourage development in environmentally sensitive areas, as delineated in the Natural development category (see Future Development Guide and Map) ① ② ③ ④
- ☞ **RC Strategy 2.2.2:** Utilize conservation easements and other land preservation tools to preserve important natural areas on either public or private lands ①

### RC Policy 2.3: Preserve and enhance open space in Bulloch County ①

Protect a range of open spaces, including tree canopies and viewsheds, which are available and easily accessible by all residents to enjoy

- ☞ **RC Strategy 2.3.1:** Incorporate minimum open space and tree protection requirements into development standards ①
- ☞ **RC Strategy 2.3.2:** Adopt a Conservation Subdivision Ordinance to maximize open space/natural vegetation ①

### RC Policy 2.4: Improve water quality protection ① ② ③ ④

Support the health and natural functions of Bulloch County's waterways

- ☞ **RC Strategy 2.4.1:** Continue to enforce the River Corridor Protection Ordinance with appropriate vegetation buffers and other pollution mitigation requirements ① ② ③ ④
- ☞ **RC Strategy 2.4.2:** Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site runoff on Bulloch County's waterways ① ② ③ ④
- ☞ **RC Strategy 2.4.3:** Continue to enforce Groundwater Recharge Area Protection Ordinance to protect groundwater ① ②
- ☞ **RC Strategy 2.4.4:** Conduct and carryout appropriate plans and measures necessary for effective stormwater management ①
- ☞ **RC Strategy 2.4.5:** Conduct and carryout appropriate plans and measures necessary for effective groundwater protection ①

## Social and Economic Development

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### SED Goal 1: Create a variety of quality housing options ①

Promote a variety of housing choices in Bulloch County that makes it possible for all who work in the community to also live in the community

### SED Policy 1.1: Promote housing diversity in new development ①

Ensure that a variety of housing options are available to support the range of incomes and housing needs of the community

- ☞ **SED Strategy 1.1.1:** Encourage PUDs to incorporate Traditional Neighborhood Design principles in new development (See Community Design Section) ①
- ☞ **SED Strategy 1.1.2:** Reduce the PUD acreage requirement for residential development to allow for smaller developments that are context sensitive within existing neighborhoods and that provide for creative site design that can incorporate Traditional Neighborhood Design principles (See Community Design Section) ①

**SED Policy 1.2: Promote quality, affordable housing options ① ② ③ ④**

Ensure that all residents have access to quality, affordable housing options, including the option for residents to 'age in place'

- ☞ **SED Strategy 1.2.1:** Conduct housing study to identify affordable housing needs ①
- ☞ **SED Strategy 1.2.2:** Create incentives such as density bonuses or expedited permit processing for affordable housing development ①
- ☞ **SED Strategy 1.2.3:** Consider a Senior Living Overlay District that would allow elderly housing within existing neighborhoods and in close proximity to important services such as medical facilities, churches, or community centers ①
- ☞ **SED Strategy 1.2.4:** Permit development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas ① ② ③ ④

**SED Policy 1.3: Create opportunities to stabilize and enhance transitional neighborhoods or areas in need of revitalization ① ② ③ ④**

Support reinvestment opportunities in neighborhoods that are in need of revitalization and improved quality of life

- ☞ **SED Strategy 1.3.1:** Develop financing tools for landowners that facilitate investment in struggling neighborhoods. Tax rebates, small low interest loan programs, or federal Community Development Block Grant (CDBG) funds for interior and exterior renovations or home energy improvements can improve the visual character and quality of life of neighborhoods. ① ② ③ ④
- ☞ **SED Strategy 1.3.2:** Increase code enforcement efforts to address dilapidated housing or poorly maintained vacant lots in order to stabilize the surrounding area ① ② ③ ④

**SED Goal 2: Enhance Bulloch County's economy with a sustainable and diverse base of businesses ①**

Continue to promote coordinated economic development that provides a stable tax base, necessary community services, and job opportunities

**SED Policy 2.1: Focus different types of economic development opportunities in appropriate areas ①**

Guide economic development investment and activity using the Future Development Guide and Map


- ☞ **SED Strategy 2.1.1:** Encourage location of large business and industrial facilities within the special districts identified in the Future Development Guide and Map ①
- ☞ **SED Strategy 2.1.2:** Encourage location of small business development near existing neighborhoods in rural centers identified in the Future Development Guide and Map ①
- ☞ **SED Strategy 2.1.3:** Locate major commercial activity along the Suburban-Corridor Character Area identified in the Future Development Guide and Map ①
- ☞ **SED Strategy 2.1.4:** Locate small to moderate scale commercial activity at nodes within the Suburban-Neighborhood Character Area provided that sufficient surface transportation capacity exists ①

### SED Goal 3: Enhance Bulloch County's economy with a sustainable and diverse range of job opportunities ① ② ③ ④

Continue to promote a range of job opportunities that meet the needs of residents and existing and prospective businesses that are matched appropriately with the skill levels of residents

#### SED Policy 3.1: Coordinate job training opportunities ① ② ③ ④

Provide job training opportunities increase the skill sets of the County's work force and quality of life

 **SED Strategy 3.1.1:** Continue to coordinate adult education opportunities that enhance the job skills of Bulloch County's workforce and that meet the needs of existing or desired businesses

① ② ③ ④

#### SED Policy 3.2: Encourage mixed-use activity centers ① ② ③ ④

Promote mixed-use development that locates job opportunities in close proximity to places to live

 **SED Strategy 3.2.1:** See DP Strategy 3.2.1 ① ② ③ ④

### SED Goal 4: Enhance Bulloch County's coordinated economic development efforts


① ② ③ ④


Continue to coordinate economic development efforts between Bulloch County and its municipalities as well as local, regional and state agencies and organizations


#### SED Policy 4.1: Continue to establish Bulloch County as regional economic center


① ② ③ ④


Continue to create business opportunities that support Bulloch County and that promote Bulloch County as a regional center for economic activity

 **SED Strategy 4.1.1:** Coordinate working relationships with planning staff, educational institutions, the Statesboro-Bulloch County Chamber of Commerce, and local businesses to ensure new and existing business developments are in line with the principles of the Future Development Guide ① ② ③ ④

 **SED Strategy 4.1.2:** Promote economic growth by utilizing existing business park facilities as well as expanding business opportunities in the special districts around the I-16 interstate interchanges (See Future Development Guide) ①

 **SED Strategy 4.1.3:** Continue to promote commercial services that meet the regional needs of Bulloch County and its surrounding counties ① ② ③ ④

 **SED Strategy 4.1.4:** Improve current development incentive policies and procedures to encourage big business to locate in Special Districts identified in the Future Development Guide ①

 **SED Strategy 4.1.5:** Concentrate industrial and big business development within Special Districts along US-301 and at I-16 interstate interchanges (See Future Development Guide) ①

### SED Goal 5: Enhance and create community facilities and services that support the quality of life ① ② ③ ④

Provide adequate community facilities and services that support a healthy and safe community

#### SED Policy 5.1: Prioritize infrastructure investments ① ② ③ ④

Ensure that infrastructure investments improve the quality of life within existing communities and new development

- ☞ **SED Strategy 5.1.1:** *Annually update and re-adopt the six-year capital improvements plan that encourages investment in existing services and facilities. Emphasize infrastructure expansion only to areas identified in this plan to accommodate growth and that enhances the quality of life in already developed areas ① ② ③ ④*

## Government Relations

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### GR Goal 1: Enhance governmental coordination between Bulloch County and its cities ① ② ③ ④

Continue to coordinate planning and development efforts between Bulloch County and its municipalities to ensure orderly development and service delivery

#### GR Policy 1.1: Promote partnerships between County governments and its municipalities and schools ① ② ③ ④

Create working partnerships between jurisdictions to promote orderly development patterns and the provision of necessary infrastructure and services

- ☞ **GR Strategy 1.1.1:** *Refine communication and coordination efforts regarding development activity to ensure orderly and efficient development patterns ② ③ ④*
- ☞ **GR Strategy 1.1.2:** *Coordinate school site selection between the school board and planning officials ① ② ③ ④*
- ☞ **GR Strategy 1.1.3:** *Coordinate with the City of Statesboro to determine the advantage and challenges associated with establishing an urban growth boundary or urban service area where targeted infrastructure investment and expansion may be focused ①*
- ☞ **GR Strategy 1.1.4:** *Establish regularly-scheduled joint meetings between Bulloch County and the Statesboro, Brooklet, Portal, Register and Bulloch County Schools to address long-range needs as well as short-term issues and opportunities ① ② ③ ④*

**GR Goal 2: Enhance regional government coordination** ① ② ③ ④

Continue to coordinate planning and development efforts between Bulloch County and regional entities to ensure orderly development and service delivery

**GR Policy 2.1: Work with regional agencies** ① ② ③ ④

Develop working relationships with regional agencies to coordinate growth management

- ☞ **GR Strategy 2.1.1:** Continue to work with the Coastal Regional Commission (known as the Coastal Georgia Regional Development Center prior to July 2009) to coordinate planning and development efforts in the region ① ② ③ ④

**GR Policy 2.2: Work with surrounding counties** ① ② ③ ④

Develop working relationships with surrounding counties to coordinate growth management

- ☞ **GR Strategy 2.2.1:** Continue to work with surrounding counties to coordinate planning and development efforts at the borders of Bulloch County ① ② ③ ④

**GR Goal 3: Enhance state and federal government coordination** ① ② ③ ④

Continue to coordinate planning and development efforts between Bulloch County and state and federal entities to ensure orderly development and service delivery

**GR Policy 3.1: Work with state agencies** ① ② ③ ④

Work with state agencies to identify funding opportunities for community development

- ☞ **GR Strategy 3.1.1:** Continue to work with state agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection ① ② ③ ④

**GR Policy 3.2: Work with federal agencies** ① ② ③ ④

Work with federal agencies to identify funding opportunities for community development

- ☞ **GR Strategy 3.2.1:** Continue to work with federal agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection ① ② ③ ④

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# FUTURE DEVELOPMENT GUIDE

*Character Area Policy, Implementation Strategies  
and Future Development Map for Unincorporated  
Bulloch County, Brooklet, Portal and Register*

A key component of the comprehensive planning process is the creation of the Future Development Guide. The guide uses Character Areas, defined by Development Categories and Community Elements, to describe in detail the vision for growth and development for the next 20 years. This vision, which was developed with a public planning process, is expressed by unique Character Areas.

The Future Development Guide presents the introduction to Character Area-based planning, policy and strategies associated with Character Areas and associated map within the four sections described below:

- What is Character Area-Based Planning?
- Character Area Policy
- Character Area Implementation Strategy
- Future Development Map

## CHARACTER AREA-BASED PLANNING

Character Area-based planning focuses on the way an area looks and how it functions. Tailored strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired character for the future. Character Areas define areas that presently have unique or special characteristics that need to be preserved, have potential to evolve into unique areas or require special attention because of unique development issues.

Bulloch County's Character Areas are defined in this plan by Development Categories that group development types and Community Elements that incorporate physical elements of development. Character Areas names reflect both the Development Category and Community Element (e.g. Natural-Open Space).

### CHARACTER AREA LIST

#### Natural Development Category

- Natural-Open Space

#### Rural Development Category

- Rural-Open Space
- Rural-Neighborhood
- Rural-Center

#### Suburban Development Category

- Suburban-Neighborhood
- Suburban-Corridor

#### Urban Development Category

- Urban-Neighborhood
- Urban-Center
- Urban-Corridor

#### Districts Development Category

- Airport-District
- Employment Center-District
- Interstate Gateway-District

The **Development Categories** describe generalized development patterns ranging from completely natural areas to urban areas. Each category incorporates different types and scales of natural and built features. Development Categories are:

- Natural
- Rural
- Suburban
- Urban
- Districts

The **Community Elements** employed by the Character Area Policy describe scale, character, and intensity of development within each Development Category, where applicable (e.g. Open Space only pertains to the Natural and Rural Development Categories in this plan). These elements are represented by the following:

- Open Space
- Neighborhoods
- Centers
- Corridors

## CHARACTER AREA POLICY

The Future Development Guide Character Area Policy is presented in narrative form in this section and physically depicted in the Future Development Map. The policy represents and describes a unique policy strategy and development pattern and link intent with design strategies to help achieve the community vision.

The presentation of the Character Area Policy takes place in text sub-sections organized by Development Category. Each sub-section begins with a general description of the Development Category that presents the character and intent of the category and lists the Character Areas included within the category. Narratives for each Character Area follow the category description. Each Character Area Policy presented in the narrative incorporates the following components:

- **Intent** describes the policy intent of each Character Area, specifically to *preserve, maintain, enhance* or *create* a desired character.
- **General Characteristics** provides a general overview of desired development pattern in terms of characteristics that are more specifically addressed in the Design Principles.
- **Application** provides a general description of areas where the Character Areas can be found or appropriately applied based on characteristics of the land and infrastructure.
- **Primary Land Uses** lists appropriate land uses that support the desired mix and or/type of land uses in a Character Area.
- **Applicable Zoning Districts** identifies appropriate zoning districts to use within the character area. Zoning districts in this policy component represent both currently adopted zoning districts, and where necessary, proposed districts designed specifically to implement the intent of the Character Area.
- **Design Principles** describes the form and character of physical elements of the Character Area. This includes scale which is presented in terms of low, medium and high (relative to other Character Areas in the County), site design, density/intensity, green space, transportation and infrastructure (public utilities).
- **Visual Character Description** provides illustrative descriptions of the desired development character specifically for development patterns, transportation and green space.

## Development Category: Natural

The Natural Development Category applies to areas that are important to preserve and maintain in a natural state. The intent of this category is to preserve the natural character of an area, to preserve the natural functions of the environment, and to provide areas where residents can enjoy nature. Examples of this category include natural wildlife habitat, water bodies, and public preserves and parks.

To preserve the natural character of these areas, the land should be left in an undisturbed state. Examples of important features that warrant preserving include rivers, streams, wetlands, floodplains, important wildlife habitats, and steep slopes.

Preserved areas can be both public and private. Public natural areas can be in the form of passive parks or government-owned land. Privately-owned natural areas can be in the form of conservation easements or undesirable areas for development because of sensitive natural features.

Emphasis should be placed on connecting natural features to support a healthy natural environment. When natural environments are interrupted or segregated by the built environment, their functional health is reduced.

Building and development is rare in this category. When development does occur, it is typically associated with civic uses such as parks, community centers, and camping grounds and infrastructure such as power lines or roads. Where this development does occur, every effort should be made to minimize its physical impact on the surrounding natural environment.

Opportunities to connect and enjoy nature are an important part of a community. This category should provide these opportunities through public preserves and low impact recreational activities.

Examples of public preserves include federal, state, and local parks that can provide access to natural areas. Examples of low impact recreational activities include boating, hiking, fishing, and camping.

### NATURAL CHARACTER AREAS

- Natural Open Space (N-OS)



*Natural Open Space*

## NATURAL – OPEN SPACE

① ② ③ ④

**Intent:** **PRESERVE** existing undisturbed natural areas and open space not suitable for development in addition to the protection of areas that have already developed or have the potential to develop due to existing zoning. Natural Open Space (N-OS) areas are important in the preservation of natural, ecological functions of Bulloch County and in the preservation of the natural environment for current and future generations to enjoy.

**General Characteristics:** Natural Open Space areas are public or privately-owned land intended to remain as open space for natural area conservation and passive recreation purposes.

Natural Open Space areas should also provide opportunities for residents to connect with nature and preserve important environmental functions. These areas may also be secured and protected by conservation easements, land trusts, or government owned land.

**Application:** Natural Open Space areas are located throughout Bulloch County, represented primarily by floodplain areas, wetlands, the Ogeechee River corridor, County-owned parkland, and privately-owned land in its natural state.

### Primary Land Uses:

- Undeveloped areas in their natural state
- Passive recreation, including greenways and trails
- Cemeteries and burial grounds
- Civic benefit uses suitable for the area such as educational or nature centers and nature preserves

### Zoning Classifications:

- AG-5, Conservation Preservation ①
- A-I ②
- AG ③
- CD, AGR ④

## DESIGN PRINCIPLES

### Site Design

- Preserve scenic views, natural habitats and rural character
- Place building(s) and choose exterior materials to blend with surrounding landscape and to reduce visual impacts
- Maintain existing vegetation and tree cover

### Density/Intensity

- Natural landscape with limited civic buildings to provide access and education to community

### Green Space

- Natural landscape
- Maintain connections between natural features

### Transportation

- Low pedestrian connectivity with greenways, trails
- Limited access with informal roadways such as unpaved roads

### Infrastructure

- Not applicable

## Visual Character Description

### Development Pattern



### Transportation



### Green Space



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## Development Category: Rural

The Rural Development Category represents areas defined by agricultural uses, low density residential uses, and limited low intensity non-residential uses where appropriate. The intent of this category is to preserve and enhance the rural character of the area.

The development pattern is defined by sparsely scattered buildings connected by a road network with fewer roads than other development categories. Buildings are usually a combination of residential homes and structures for agricultural activities. Spacing between buildings is usually wide and they are separated by large tracts of land. Some rural areas may have clusters of residential buildings that are closer to one another and the street to create rural 'hamlets'. Agricultural activities are an important and defining feature of this category. Pasture land, crop fields, and activities relating to harvesting the land are appropriate. Limited commercial activity can be found at cross roads. The non-residential uses should be limited to those that provide essential services to the rural community. Civic uses such as schools and post offices or commercial uses such as small grocery stores or feed stores are examples of appropriate non-residential uses. Additionally, these buildings should be located on smaller lots, oriented close to the street, and clustered together to minimize the development of the surrounding rural landscape.

Given the sparse development pattern, the transportation network has few roads. Roads typically follow contours and other natural features. Typical rural road cross sections consist of the roadway, shoulders, and ditch and swales with no curbs or sidewalks. Because the road network is spread out, distances between intersections is greater. The nature of the road network and low frequency of intersections limits mobility options to motorized vehicles and increases trip distance and time.

Public and utility services are limited in rural areas. Public safety services such as police, fire, and medical response are limited because of the greater distances to travel and limited road connections. Civic services such as schools, community centers and post offices should be located at important cross roads. Electricity is the main utility service for rural areas. Water and sewer service is limited and should be discouraged from expanding into rural areas. Instead, water and sewer should be handled on site with best management practices to limit negative environmental impacts.

Green space is an important part of the rural character. Farm land and natural features are the main types of green space in rural areas and are mostly located on private land. Public access to green space is typically at regional parks that emphasize the preservation of land in a natural state.

### RURAL CHARACTER AREAS

- Rural Open Space
- Rural Neighborhood
- Rural Center



*Rural Open Space*



*Rural Neighborhood*



*Rural Center*

## RURAL-OPEN SPACE

### 1

**Intent:** **PRESERVE** and **ENHANCE** the rural character of Bulloch County. Rural-Open Space (R-OS) areas are necessary to support the rural lifestyle and enhance the economic viability of agricultural activity.

**General Characteristics:** R-OS is characterized by low density residential development and agricultural activities. The general development pattern is scattered with large distances between buildings. Buildings are either removed from the road with deep setbacks or are located close to the road with an informal orientation to the roadway.

With the exception of arterial roadways that cross the area, the majority of roads are narrow rural roads. Roadway cross sections are typically defined by the roadway, shoulders, ditch and swales, and informal landscaping or farm fences lining the edges. Vehicular connectivity is low with large block lengths and infrequent intersections.

Future development should continue to emphasize the preservation of natural features and farmland and respect the community's rural character and active farms.

**Application:** R-OS areas are located throughout Bulloch County, represented primarily by privately owned rural land with low levels of residential and agricultural development or no development. The character area is generally located outside of areas where public water and sewer exists or is proposed. Extension of public utilities into these areas (i.e. public sewer) is discouraged.

### Primary Land Uses:

- Agricultural uses and accessory uses important to support the rural lifestyle such as barns, stables, or cottage industries
- Residential uses such as low density single-family
- Passive recreation, including greenways and trails
- Civic benefit uses such as places of worship, cemeteries and burial grounds, municipal parks or preserves

### Zoning Classifications:

- MHP, AG-5 (Agricultural and Residential District); Conservation Subdivision 1

## DESIGN PRINCIPLES

### Site Design

- Deep building setbacks with green space or moderate building setbacks to locate building close to roadway
- Small building footprints in relation to lot size
- Access generally provided by private driveway

### Density/Intensity

- Low density/intensity
- 1 du/5 acres or less
- 1-3 story buildings

### Green Space

- Natural landscape
- Maintain connections between natural features
- Maintain and preserve important agricultural land
- Informal landscaping
- Use of conservation easements is encouraged

### Transportation

- Low pedestrian connectivity with greenways and trails
- Low vehicular connectivity with generous distance between intersections
- Rural roadways with shoulder and ditch or swale is main road type

### Infrastructure

- Limited municipal water and sewer
- Primary water supply through wells
- Primary sewer treatment utilizes septic or on-site treatment system
- Variable telecommunications



## Visual Character Description

### Development Pattern



### Transportation



### Green Space



## RURAL-NEIGHBORHOOD

### 1

**Intent:** **PRESERVE** and **ENHANCE** the rural character of Bulloch County. Rural-Neighborhood (R-N) areas are intended to preserve the rural lifestyle with hamlet-style clustering of homes typically found in rural areas that are compatible with surrounding agricultural uses that benefit from the scenic rural landscape and that accommodate limited residential growth.

**General Characteristics:** R-N is characterized by low density residential development and agricultural activities. The general development pattern is either scattered with large distances between buildings or clustered in small hamlets. Clustering can be defined by buildings located in close proximity and along a rural road or by conservation subdivisions that group homes to preserve important natural features/open space and the rural character of the area. Buildings are either placed far from the road with deep setbacks or are located close to the road with an informal orientation to the roadway.

With the exception of arterial roadways that cross the area, the majority of roads are narrow rural roads. Roadway cross sections are typically defined by the roadway, shoulders, ditch and swales, and informal landscaping or farm fences lining the edges. Vehicular connectivity is low with large block lengths and infrequent intersections.

Future development should continue to emphasize the preservation of natural features such as natural drainage ways that utilize natural features for stormwater management and farmland.

**Application:** R-N is located throughout Bulloch County and primarily represents private agriculture land. R-N areas have traditionally developed with historical clusters of rural homes or have experienced development pressures for higher-density residential development that is inappropriate for the area. The character area is generally located outside of areas where public water and sewer exists or is proposed. Expansion into these areas should be discouraged.

### Primary Land Uses:

- Agricultural uses and accessory uses important to support the rural lifestyle such as barns or stables
- Residential uses such as low density single-family
- Civic benefit uses such as places of worship, cemeteries and burial grounds, municipal parks or preserves

### Zoning Classifications:

- R-40, R-80; *Conservation Subdivision* 1

## DESIGN PRINCIPLES

### Site Design

- Deep building setbacks with green space or moderate building setbacks to locate building close to roadway
- Small building footprints in relation to lot size
- Access generally provided by private driveway
- Architectural diversity giving a sense of plan and rural/semi-rural character
- Attractive facades and streetscape

### Density/Intensity

- Low density/intensity
- 1 du/acre (*subject to Health Dept. approval*)
- 1-3 story buildings

### Green Space

- Natural landscape
- Maintain connections between natural features
- Maintain and preserve important agricultural land
- Informal landscaping

### Transportation

- Low pedestrian connectivity with greenways and trails
- Low vehicular connectivity with generous distance between intersections
- Rural roadways with shoulder and ditch or swale is main road type

### Infrastructure

- Limited municipal water and sewer
- Primary water supply through wells
- Primary sewer treatment utilizes septic or on-site treatment system
- Variable telecommunications
- Controlled stormwater as needed

## Visual Character Description

### Development Pattern



### Transportation



### Green Space



## RURAL-CENTER

### 1

**Intent:** **ENHANCE** and **MAINTAIN** the rural character of Bulloch County by providing commercial services intended to serve adjacent residential or agricultural areas with limited goods and services that are necessary to support the rural lifestyle and are concentrated at important roadway intersections.

**General Characteristics:** Rural–Center (R-C) is characterized by clustered commercial and residential development around the intersection of prominent rural roads. The general development pattern is compact with moderate to short distances between buildings. Buildings are located close to the street with parking either in front, beside or behind the building on private property. Within the immediate area of major intersections, there is a limited block patterns with moderate distance between intersections.

Roadway cross sections are typically defined by the roadway and shoulders or sidewalks separating the street from private property. Pedestrian facilities such as sidewalks and greenways are appropriate.

R-C areas are generally located outside of areas where public water and sewer exists or is proposed. However, depending on the land use and location to municipal services, municipal water and sewer service may be appropriate.

Future development should emphasize the compact, small scale development. It should include compatible architecture styles that maintain the regional rural character rather than “franchise” or “corporate” architecture with landscaped parking areas that supports the immediate surrounding rural area.

**Application:** R-C areas located in rural areas of Bulloch County that have traditionally developed with rural, low-density residential and commercial clusters and at the intersections of prominent rural roads.

### Primary Land Uses:

- Residential uses such as low density single-family
- Commercial uses necessary to support the rural lifestyle including small-scale retail or grocery stores, commercial nurseries, farm implement sales and supply stores, farmer’s markets and feed and seed
- Office uses necessary to support the rural lifestyle
- Passive recreation, including greenways and trails
- Civic benefit uses such as places of worship, cemeteries and burial grounds, municipal parks or preserves

### Zoning Classifications:

- R-40; GC, NC (Small Scale); TND, Conservation Subdivision

### 1

## DESIGN PRINCIPLES

### Site Design

- Vehicular access from prominent rural roads
- Moderate to shallow setbacks are generally 40 to 20 feet in depth
- Moderate building footprint in relation to lot size
- Architectural diversity giving a sense of place and rural/semi-rural character
- Attractive facades and streetscapes

### Density/Intensity

- Moderate density/intensity
- 1-3 story buildings clustered around or close proximity to major intersections
- Small-scale convenience centers with controlled aesthetics

### Green Space

- Informal landscaping with areas in natural state
- Formal landscaping with built areas

### Transportation

- Low pedestrian connectivity with greenways and multi-use trails
- Low vehicular connectivity with important connections at intersections of prominent rural roads

### Infrastructure

- Limited municipal water and sewer
- Primary water supply through wells
- Primary sewer treatment utilizes septic or on-site treatment system
- Variable telecommunications
- Controlled stormwater as needed

## Visual Character Description

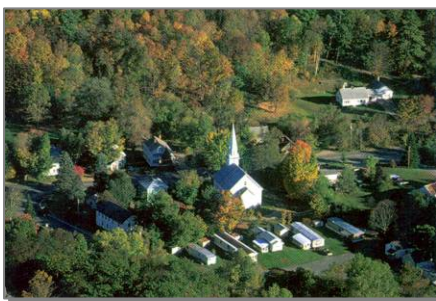
### Development Pattern



### Transportation



### Green Space



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## Development Category: Suburban

The Suburban Development Category represents a transition between natural and rural settings and urban environments. The intent of this category is to preserve the accommodation of natural features into the built environment, enhance the access to urban amenities such as jobs, retail services, and public services, and to create new opportunities to enhance the quality of life.

The development pattern of “traditional” suburban areas is generally characterized by the separation of land uses into residential and non-residential areas. Residential areas typically have clusters of similar one and two story residential buildings, lots surrounded by landscaping on all sides, and a moderate to high degree of building separation. Non-residential areas are typically located along major roads or at major crossroads. Commercial uses are typically clustered together and are designed largely to accommodate vehicular access. Public and civic buildings such as schools or government offices are usually located in isolation from other uses and along major roads.

Transportation design is centered on the automobile but pedestrian facilities are included. Road networks have a moderate degree of connectivity and frequency of intersections. Because trip distances are typically too long for walking, transportation mobility is largely dependent on motor vehicles. Streets are typically curvilinear with residential streets often ending in cul-de-sacs. A typical cross section of a street includes the roadway, curb and gutter, and in some cases sidewalks.

Green space in suburban areas is largely located on private properties and associated with the yard area surrounding buildings. Public green space is typically in the form of parks with recreation facilities such as ball parks or small neighborhood parks.

While the traditional model of suburban development is prominent, a desire for a more complete and integrated physical form is desired. New suburban development should integrate land uses where appropriate and increase the connections between land uses. This type of approach should reduce the influence of design around automobiles. Examples of this type of development pattern include connecting residential developments to other residential developments or commercial areas. Within commercial areas, buildings should be located closer to the street and separated from the roadway by landscaping rather than parking lots. Parking and additional commercial building should be located behind buildings that front the street. Civic buildings and uses such as schools and parks should be located where commercial and residential uses connect to create suburban centers with a cluster of services and activities for a community.

### SUBURBAN CHARACTER AREAS

- Suburban-Neighborhood
- Suburban-Corridor



**Suburban Neighborhood**



**Suburban Corridor**

## SUBURBAN-NEIGHBORHOOD

### 1

**Intent:** **ENHANCE** existing suburban neighborhoods and **CREATE** new suburban neighborhoods to improve the quality of life in Bulloch County with an increased sense of place and community.

**General Characteristics:** Suburban-Neighborhood (S-N) is characterized by residential development and small scale commercial uses that serve the neighborhoods. The general development pattern is defined by single use activity on individual lots. Street networks are defined by curvilinear streets and moderate distances between intersections. Buildings have moderate setbacks and use the building structure or landscaping to frame the street.

Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of public right of way and private property.

Green space is largely incorporated on individual lots but neighborhood and community parks should be located within neighborhoods to enhance the quality of life.

Connectivity is moderate for vehicles, pedestrians, and bicycle users. Future development should emphasize connectivity and housing diversity. It should also focus on creating a pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.

**Application:** S-N areas radiate out from the City of Statesboro city limits to a defined edge. Additionally, S-N is defined as an area where municipal water and sewer infrastructure is provided or proposed.

#### Primary Land Uses:

- Residential uses such as single family detached and attached or multi-family located in close proximity to major corridors
- Commercial uses appropriate for neighborhood services and clustered around crossroads of important suburban neighborhood roads
- Greenways and trails
- Civic benefit uses such as places of worship, municipal parks, or community centers

#### Zoning Classifications:

- R-25, R-15, R-2, R-3 in close proximity to major roadways; NC; PUD 1

## DESIGN PRINCIPLES

### Site Design

- Vehicular access from private driveways
- Moderate to shallow setbacks are generally 40 to 20 feet in depth
- Low to moderate lot coverage with medium building footprint in relation to lot size
- Architectural diversity giving a sense of place and neighborhood character
- Attractive facades
- Well-designed, low scale signage

### Density/Intensity

- Moderate to High density/intensity (where sewer is available)
- 2 du/acre for single family
- 3 du/acre for multi-family

### Green Space

- Informal landscaping with passive use areas
- Formal landscaping and appropriate buffers with built areas
- Neighborhood Parks
- Community Parks
- Use of conservation easements is encouraged

### Transportation

- Low to moderate pedestrian connectivity with sidewalks, greenways, and pedestrian paths
- Moderate vehicular connectivity with curvilinear streets and generous to moderate distance between intersections
- Managed access
- Efficient and safe vehicular and pedestrian circulation patterns

### Infrastructure

- Municipal water and sewer service
- Telecommunications available
- Low impact development



## Visual Character Description

### Development Pattern



### Transportation



### Green Space



## SUBURBAN-CORRIDOR

①

**Intent: ENHANCE** existing suburban corridors to improve the quality of life in Bulloch County with an increased sense of place and community.

**General Characteristics:** Suburban-Corridor (S-C) is characterized by commercial and residential development along major transportation corridors. The general development pattern is linear along the major transportation corridors with single use commercial, office, and residential uses as well as mixed use development. Street networks are defined by curvilinear and linear streets with moderate distances between intersections.

Buildings have moderate to deep setbacks and use the building structure or landscaping to frame the street. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of public right of way and private property. Access to properties should be managed with limited curb cuts, frontage roads, and side streets. Connectivity is moderate for vehicles and high for pedestrians and bicycle users.

Uniform sign standards should apply with appropriate sign types including building mounted, projecting, awning, and monument. Landscaping standards should apply along the corridor, including in and along parking lots to provide shade, reduce impervious surfaces, shield parking areas, and improve the appearance of individual sites and the entire corridor.

Future development should emphasize connectivity and housing diversity and be organized in a nodal fashion with commercial/mixed use development at intersections with major streets and secondary roads. Areas between these development nodes along the corridor provide opportunities for development of higher intensity residential uses that would create more housing choices in proximity to commercial areas and major transportation arteries.

**Application:** S-C areas are located along principal arterials in unincorporated areas typically within close proximity to the Statesboro city limits and consists of residential subdivisions, traditional neighborhood development, commercial businesses and mixed use development. The S-C areas are generally located where public water and sewer infrastructure exists or is proposed.

### Primary Land Uses:

- Residential uses such as multi-family
- Office and commercial uses
- Mixed use development with appropriate mixtures of residential, office, and commercial uses
- Civic benefit uses such as schools, municipal services, or places of worship

### Zoning Classifications:

- HC, GC; R-3; PUD; *Corridor Overlay District* ①

## DESIGN PRINCIPLES

### Site Design

- Vehicular access provided by side streets or frontage roads
- Deep to moderate setbacks are generally 20 to 40 feet in depth
- Moderate lot coverage with medium building footprint in relation to lot size
- Controlled aesthetics and architecture
- Unobtrusive street lighting
- Well designed, low scale signage

### Density/Intensity

- Moderate density/intensity
- 2 du/acre for multi-family residential development
- 1-3 story buildings
- Mixed use density/intensity

### Green Space

- Formal landscaping and appropriate buffering with built areas
- Moderately dense street trees, bushes, and planting strips

### Transportation

- High pedestrian connectivity with sidewalks and bikeways
- Moderate vehicular connectivity with curvilinear and linear streets and generous to moderate distance between intersections
- Managed access
- Efficient and safe vehicular and pedestrian circulation patterns
- Shared side and rear commercial parking

### Infrastructure

- Municipal water and sewer service
- Telecommunications available
- Low impact development

## Visual Character Description

### Development Pattern



### Transportation



### Green Space



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## Development Category: Urban

The Urban Development Category is defined by the highest intensity of development. The intent of this category is to enhance and create quality, walkable communities with residential and non-residential uses in close proximity. Additionally, this category intends to preserve historic buildings and street patterns associated with traditional town centers.

The development pattern of urban areas is defined by high intensity of street connection, buildings, and land uses. Commercial areas are defined by buildings that consume most of the lot and have little to no setbacks from the street. The building uses are typically a mixture of retail, office, and residential uses. The scale of buildings varies but is intended to frame the street with two or more stories. Residential neighborhoods are defined by smaller lots, smaller yard setbacks, and are located closer to the street than suburban residential development.

The transportation network of urban areas is an intense network of linear streets, smaller, walkable blocks, and frequent intersections. Mobility options are greater in urban areas with walkable distances between land uses and an emphasis on integrating motor vehicle traffic and pedestrians. A typical cross section of an urban street includes the roadway, curb and gutter, street trees or other street furniture, and a sidewalk. On-street parking is also a part of urban areas. It provides activity along the street and a buffer between moving traffic and the pedestrian walkways.

Green space in urban areas is made up of street trees or other plantings that lines sidewalks, small urban parks, and small yards in urban neighborhoods.

Urban areas also provide the highest degree of public and utility services. Water, sewer, electricity, and other utilities are all provided. Additionally, the full range of public safety services are available and can provide the quickest response times in urban areas. Civic services such as government buildings are also typically located in urban areas.

**URBAN CHARACTER AREAS**

- Urban-Neighborhood
- Urban-Corridor
- Urban-Center



**Urban Neighborhood**



**Urban Center**



**Urban Corridor**

## URBAN-NEIGHBORHOOD

2 3 4

**Intent:** **ENHANCE** and **MAINTAIN** existing urban neighborhood character by accommodating in-fill development that respects the scale, setback and style of existing adjacent homes and protects and stabilizes existing dwellings, many of which have historic value and **CREATE** new urban neighborhoods to improve the quality of life in Brooklet, Portal and Register with an increased sense of place and community.

**General Characteristics:** Urban-Neighborhood (U-N) is characterized by compact, walkable development in close proximity to the town center. The general development pattern is defined by residential development and civic uses such as schools. Buildings have moderate to shallow setbacks and use the building structure or landscaping to frame the street.

Street networks are defined by linear streets with moderate to short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks, and formal landscaping at the edge of public right of way and private property. On-street parking should be encouraged. Connectivity is high for vehicles, pedestrians, and bicycle users.

Green space on individual lots is reduced because of smaller lots sizes. Neighborhood parks provide large green space and recreation areas.

Future development should emphasize connectivity and housing diversity by accommodating a mix of housing types and sizes with redevelopment, including small-lot single family, townhomes, and live/work units. Duplexes, townhomes and multi-family units should only be located at key intersections and where full services, public facilities and routes of potential public transportation are available. Access to nearby corridors and centers should be improved with additional pedestrian and bicycle infrastructure.

**Application:** U-N areas generally include all residential subdivisions, traditional neighborhood development and neighborhood park areas within city limits that are not included in the Urban-Center and Urban-Corridor character areas. The character area is generally located in areas where municipal water is available (and where sewer is proposed in Portal).

### Primary Land Uses:

- Residential uses such as single family attached and detached and multi-family
- Civic benefit uses such as places of worship, municipal services, or municipal parks

### Zoning Classifications:

- R-1, R-2, R-3, R-4 2
- SFR, MFR, MHP 3
- DR, RMD, SR 4

## DESIGN PRINCIPLES

### Site Design

- Vehicular access provided by alleys and private driveways
- Shallow building setbacks are generally 20 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

### Density/Intensity

- Moderate to high density/intensity
- 2-8 du/acre for single family
- 10-20 du/acre for multi-family
- 1-3 story buildings

### Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood parks

### Transportation

- High pedestrian connectivity with sidewalks and bikeways
- High vehicular connectivity with linear streets and moderate to short distance between intersections

### Infrastructure

- Municipal water and sewer service
- Telecommunications available

## Visual Character Description

### Development Pattern



### Transportation



### Green Space



## URBAN-CENTER

2 3 4

**Intent:** **ENHANCE** existing urban centers to improve the quality of life in Brooklet, Portal and Register with an increased sense of place and community. It is intended to encourage a mix of uses that can create vitality, reinforce the area's role as a central business district and local activity center, and respect and promote the established development pattern of the town center.

**General Characteristics:** Urban-Center (U-CTR) is characterized by compact, walkable development typical of town centers. The general development pattern is defined by compact, mixed use development. Buildings have shallow setbacks and use the building structure to frame the street. Green space is characterized by street trees, planters, planting strips, and formal public parks.

Street networks are defined by linear streets with short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, and sidewalks with a well defined pedestrian environment. Parking is limited to on-street and behind or beside buildings. Connectivity is high for vehicles, pedestrians, and bicycle users.

Future development should emphasize connectivity and uses that generate a high level of activity and reinforce traditional pedestrian-scaled development patterns, including building placement, lighting, site features, sidewalk use and amenities, traffic patterns, etc. In addition, it should retain and enhance existing building stock with appropriate maintenance and rehabilitation, and encourage mixed use development in buildings with underutilized upper floors and with infill opportunities (e.g. residential above ground-floor retail).

**Application:** U-CTR areas are generally centrally located within the city limits and incorporate the major business and municipal functions in a mixed-use traditional town center. The character area is generally located in areas where municipal water is available (and where sewer is proposed in Portal).

### Primary Land Uses:

- Residential uses such as multi-family
- Office uses
- Commercial uses
- Mixed use development with appropriate mixtures of residential, office, and commercial uses
- Civic benefit uses such as places of worship, municipal services, or municipal parks

### Zoning Classifications:

- R-Multi Family; C-1, C-2; *Mixed Use Overlay District* 2
- HC, NC; *Mixed Use Overlay District* 3
- R-3; NC, HC; *Mixed Use Overlay District* 4

## DESIGN PRINCIPLES

### Site Design

- Vehicular access provided by alleys and private driveways
- Shallow building setbacks are generally 20 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

### Density/Intensity

- Moderate to high density/intensity (higher intensities require sewer)
- 2-8 du/acre for single family
- 10-20 du/acre for multi-family
- 1-3 story buildings

### Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood parks

### Transportation

- High pedestrian connectivity with sidewalks and bikeways
- High vehicular connectivity with linear streets and moderate to short distance between intersections

### Infrastructure

- Municipal water and sewer service
- Telecommunications available



## Visual Character Description

### Development Pattern



### Transportation



### Green Space



## URBAN-CORRIDOR

2 3 4

**Intent:** **ENHANCE** existing urban corridors to improve the quality of life in Brooklet, Portal and Register with an increased sense of place and community.

**General Characteristics:** Urban-Corridor (U-COR) is characterized by compact, walkable development typical along major urban corridors. The general development pattern is defined by compact, mixed use development. Buildings have shallow setbacks and use the building structure to frame the street.

Street networks are defined by linear streets with moderate to short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, sidewalks with a well defined pedestrian environment. Parking is limited to behind or beside buildings. Connectivity is high for vehicles, pedestrians, and bicycle users.

Green space is characterized by street trees, planters, and planting strips. The character area is generally located within areas where public water and sewer exists or is proposed.

Future development should emphasize connectivity and uses that generate a high level of activity.

**Application:** U-COR areas have direct access or frontage to the main roadway within the city limits. The character area is generally located in areas where municipal water is available (and where sewer is proposed in Portal).

### Primary Land Uses:

- Residential uses such as multi-family
- Office uses
- Commercial uses
- Mixed use development with appropriate mixtures of residential, office, and commercial uses
- Civic benefit uses such as places of worship, municipal services, or municipal parks

### Zoning Classifications:

- R-Multifamily; C-1, C-2; I-1; *Corridor Overlay District* 2
- MFR; HC, NC; *Corridor Overlay District* 3
- RMD; NC, HC; *Corridor Overlay District* 4

## DESIGN PRINCIPLES

### Site Design

- Vehicular access provided by alleys and private driveways
- Shallow building setbacks are generally 20 feet or less in depth
- Moderate to high lot coverage with medium to large building footprint in relation to lot size

### Density/Intensity

- Moderate to high density/intensity
- 2-8 du/acre for single family
- 10-20 du/acre for multi-family
- 1-3 story buildings

### Green Space

- Formal landscaping with built areas
- Moderately dense street trees, bushes, and planting strips
- Neighborhood parks

### Transportation

- High pedestrian connectivity with sidewalks and bikeways
- High vehicular connectivity with linear streets and moderate to short distance between intersections

### Infrastructure

- Municipal water and sewer service
- Telecommunications available

## Visual Character Description

### Development Pattern



### Transportation



### Green Space



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## Development Category: District

The District Development Category accommodates activities and uses that are not accommodated by the traditional community elements of open space, neighborhoods, centers, and corridors. The intent of this category is to create and enhance areas with special services for a community and to limit negative impacts they may have on surrounding areas.

The development patterns for districts are typically large land developments. Examples include airports or industrial sites that require a large geographic area. Typically large buffers are required to limit the impacts of the land use on adjacent areas. To help limit the district's impact on the surrounding character areas, efforts should be made to mirror the character of the surrounding areas at the district edge. Similar street types and landscaping buffers are an example of this type of character merging.

Transportation in and around districts can vary greatly. For heavy land uses such as industrial uses, the transportation system should be designed to accommodate large, heavy vehicles. Access to loading or heavy service areas should be accommodated on site and away from major road access points.

Green space is variable in districts. Most green space is associated with landscape buffers or large open areas such as an airport runway.

Utility services are an important component of district areas. Where heavy uses are located, such as industrial uses or airports, it is important that water, sewer, and electrical services are provided. Chemicals and other water uses need to be treated properly to limit negative impacts on the environment.

### DISTRICT CHARACTER AREAS

- Airport-District
- Employment-District
- Interstate Gateway-District



*Airport District*



*Employment District*



*Interstate Gateway District*

## AIRPORT-DISTRICT

### 1

**Intent:** **MAINTAIN** and **ENHANCE** the existing airport facility to accommodate air travel activity and related business facilities to **CREATE** new economic opportunities for Bulloch County while discouraging land uses and development patterns that could present a conflict with future aviation operations.

**General Characteristics:** Airports and related facilities have unique requirements for development as well as the development around them. Airports provide unique transportation access to areas as well as important business opportunities.

Because of the regulated nature of airports, federal, state, and local requirements manage sound and landscaping buffer requirements for airport facilities as well as regulate height and land use activity in close proximity to the airport. A non-residential buffer of 2,000 feet should be maintained around the airport.

Building development should be variable within the Airport-District (A-D) to promote the specific needs of industrial activities or businesses. Appropriate landscaping and open space between buildings and adjacent land uses should be provided to help limit negative visual and noise impacts of activity within the district on surrounding areas. Internal transportation should be designed to accommodate heavy and large vehicles associated with industrial or shipping activity.

Access to the district should be controlled with limited connections to surrounding development. Access to the district should be located along a major roadway.

**Application:** The Airport District is northeast of Statesboro and along US-301. Additionally, A-D is defined as an area where municipal water and sewer is provided or proposed.

### Primary Land Uses:

- Air travel facilities
- Industrial uses such as low or high intensity manufacturing, assembly, distribution, processing, wholesale trade, or similar
- Office uses such as business parks or large business facilities

### Zoning Classifications:

- Light Industrial (LI); Heavy Industrial (HI) ①
- PUD, GC ①
- Airport Overlay ①

## DESIGN PRINCIPLES

### Site Design

- Vehicular access provided by side streets or frontage roads
- Deep to moderate setbacks are generally 20 to 40 feet in depth
- Moderate lot coverage with medium building footprint in relation to lot size
- Prohibit uses creating air navigation hazards
- Well designed, low scale signage

### Density/Intensity

- Moderate density/intensity
- 1-3 story buildings

### Green Space

- Formal landscaping and appropriate buffering with built areas
- Moderately dense street trees, bushes, and planting strips

### Transportation

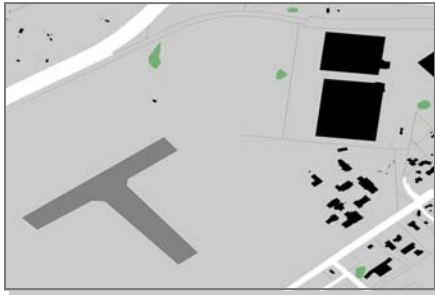
- Moderate vehicular connectivity with generous to moderate distance between intersections
- Managed access
- Efficient and safe vehicular and pedestrian circulation patterns

### Infrastructure

- Municipal water and sewer service
- Telecommunications available
- Low impact development

## Visual Character Description

### Development Pattern



### Transportation



### Green Space



## EMPLOYMENT-DISTRICT

### 1

**Intent:** **ENHANCE** and **MAINTAIN** existing industrial and business facilities and **CREATE** new facilities to create new economic opportunities for Bulloch County.

**General Characteristics:** The Employment-District (E-D) is intended to accommodate large industrial and business development that is not easily accommodated within the Community Elements (Open Space, Neighborhoods, Corridors, or Centers).

Building development should be variable within E-D to promote the specific needs of industrial activities or businesses and accommodate large-scale distribution facilities, industrial activities, or office park developments.

Appropriate landscaping and open space between buildings and adjacent land uses should be provided to help limit negative visual and noise impacts of activity within the district on surrounding areas. Internal transportation should be designed to accommodate heavy and large vehicles associated with industrial or shipping activity.

Access to the district should be controlled with limited connections to surrounding development and should be located along a major roadway.

Future development should reflect a campus or unified development pattern that includes on-site stormwater detention or retention features, such as pervious pavements, provides for connectivity between uses, has controlled signage (height, size, type) to prevent “visual clutter” and includes employment uses along with commercial and service uses to serve workers and patrons of these businesses.

**Application:** E-D areas in Bulloch County are located along US-301. One E-D area is located southwest of Statesboro between Statesboro and Register. The second E-D area is located northeast of Statesboro and adjacent to the Airport-District.

### Primary Land Uses:

- Industrial uses such as low or high intensity manufacturing, assembly, distribution, processing, wholesale trade, or similar
- Office uses such as business parks or large business facilities

### Zoning Classifications:

- LI, HI 1
- PUD 1

## DESIGN PRINCIPLES

### Site Design

- Vehicular access provided by side streets or frontage roads
- Deep to moderate setbacks are generally 40 to 20 feet in depth
- Moderate lot coverage with medium building footprint in relation to lot size
- Emphasis on master planning
- Appropriate architectural design
- Unobtrusive street lighting
- Well designed, low scale signage

### Density/Intensity

- Moderate density/intensity
- 3 du/acre for multi-family residential development (when residential is included in a PUD)
- 1-3 story buildings

### Green Space

- Formal landscaping and appropriate buffering with built areas
- Moderately dense street trees, bushes, and planting strips

### Transportation

- High pedestrian connectivity with sidewalks and bikeways
- Moderate vehicular connectivity with curvilinear and linear streets and generous to moderate distance between intersections
- Managed access
- Efficient and safe vehicular and pedestrian circulation patterns
- Shared side and rear commercial parking

### Infrastructure

- Municipal water and sewer service
- Telecommunications available
- Low impact development



### Visual Character Description

#### Development Pattern



#### Transportation



#### Green Space



## INTERSTATE GATEWAY-DISTRICT

### 1

**Intent:** **ENHANCE** existing highway commercial businesses associated with interstate interchanges to define a visual gateway to Bulloch County and **CREATE** industrial or large business facilities to take advantage of the I-16 access and proximity to Savannah's port and shipping facilities.

**General Characteristics:** The Interstate Gateway-District (IG-D) areas are intended to accommodate industrial and business development that is not easily accommodated within the Community Elements (Open Space, Neighborhoods, Corridors, or Centers). IG-D areas are expected to capitalize on their I-16 access and develop with large-scale distribution facilities, industrial activities, office park developments, and highway commercial activity when infrastructure is in place to support such uses.

IG-D areas are characterized by auto-oriented commercial and industrial uses that cater to travelers along I-16 and the nearby workforce. As prominent gateways to the County, attention should be paid to permitted signage, the presence of sidewalks and other site or streetscape features that can enhance or detract from the aesthetic and functional qualities of the area.

**Application:** The IG-D areas in Bulloch County are located at the US-301/I-16 and SR-67/I-16 interchanges.

### Primary Land Uses:

- Commercial uses such as gas stations, restaurants, hotel and motel uses, or other similar interstate highway oriented uses
- Industrial uses such as low or high intensity manufacturing, assembly, distribution, processing, wholesale trade, or similar
- Office uses such as business parks or large business facilities

### Zoning Classifications:

- LI, HI; HC fronting major highways; *Interchange Overlay District* 1

## DESIGN PRINCIPLES

### Site Design

- Vehicular access provided by side streets or frontage roads
- Deep to moderate setbacks are generally 20 to 40 feet in depth
- Moderate lot coverage with medium building footprint in relation to lot size
- Thematic image using landscaping, signage, color, and bridge treatments
- Unobtrusive street lighting
- Well designed, low scale signage

### Density/Intensity

- Moderate density/intensity
- 3 du/acre for multi-family residential development
- 1-3 story buildings

### Green Space

- Formal landscaping and appropriate buffering with built areas
- Moderately dense street trees, bushes, and planting strips
- Preserve scenic views

### Transportation

- High pedestrian connectivity with sidewalks and bikeways
- Moderate vehicular connectivity with linear streets and generous to moderate distance between intersections
- Managed access
- Efficient and safe vehicular and pedestrian circulation patterns
- Shared side and rear commercial parking

### Infrastructure

- Municipal water and sewer service
- Telecommunications available
- Low impact development

## Visual Character Description

### Development Pattern



### Transportation



### Green Space



## Character Area Implementation Strategy

The Character Area Implementation Strategy is used to link the desired physical development patterns identified in the character areas with appropriate modifications to the development regulations necessary to implement the character area descriptions and policy intent. For some of the character areas, the desired physical development patterns are prohibited by the current regulations. Likewise, some of the desired development patterns are not regulated currently and need new regulations to help guide and implement the desired development pattern. Below is a list of specific strategies for each character area that when implemented, will help Bulloch County achieve its desired vision of future development.

### Natural - Open Space ① ② ③ ④

- ☞ **N-OS Strategy 1.** Pursue government purchase of environmentally sensitive lands for the creation of wildlife areas, nature preserves, and public parks
- ☞ **N-OS Strategy 2.** Develop a land conservation program with Georgia Conservancy to create conservation easements or other similar conservation tools that preserve important natural areas
- ☞ **N-OS Strategy 3.** Review Floodplain Protection Ordinance to ensure compliance with state and federal regulations
- ☞ **N-OS Strategy 4.** Review development regulations to ensure stormwater and erosion controls mitigate construction and development impacts on natural areas
- ☞ **N-OS Strategy 5.** Promote the use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs)
- ☞ **N-OS Strategy 6.** Adopt specific cross sections for roads that cross N-OS character area
- ☞ **N-OS Strategy 7.** Develop a Countywide Greenways Master Plan that outlines a countywide system of interconnected greenway/trail corridors, addresses greenway trail crossings of all roads, and defines specific priorities for property acquisition to develop the system.
- ☞ **N-OS Strategy 8.** Follow BMPs for erosion and sedimentation control, as defined in the Georgia Erosion and Sedimentation Act
- ☞ **N-OS Strategy 9.** Promote the use of conservation easements and conservation tax credits by landowners

### Rural - Open Space ①

- ☞ **R-OS Strategy 1.** Adopt a Conservation Subdivision Ordinance to ensure the preservation of rural character, sensitive natural resources and large tracts of permanent green space by allowing for cluster development (also DP Strategy 2.1.2, R-N Strategy 3 and S-N Strategy 3)
- ☞ **R-OS Strategy 2.** Maintain AG-5 development regulations
- ☞ **R-OS Strategy 3.** Adopt typical street cross-sections and/or development standards for Rural Development Category Character Areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb, gutter and sidewalk (also R-N Strategy 4)
- ☞ **R-OS Strategy 4.** Carefully design roadway alterations to minimize scenic and environmental impacts
- ☞ **R-OS Strategy 5.** Adopt a policy that discourages extension of public utilities into R-OS
- ☞ **R-OS Strategy 6.** Promote the use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs)(also DP Strategy 2.2.3)

### Rural – Neighborhood ①

- ☞ **R-N Strategy 1.** Adopt a Conservation Subdivision Ordinance to ensure the preservation of rural character, sensitive natural resources and large tracts of permanent green space by allowing for cluster development (also DP Strategy 2.1.2, R-OS Strategy 1 and S-N Strategy 3)
- ☞ **R-N Strategy 2.** Maintain R-40 development regulations
- ☞ **R-N Strategy 3.** Adopt typical street cross-sections and/or development standards for Rural Development Category Character Areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb, gutter and sidewalk (also DP Strategy 2.1.2, R-N Strategy 3)

### Rural – Center ①

- ☞ **R-C Strategy 1.** Adopt Rural Center overlay district that defines desired standards for commercial uses and site design
- ☞ **R-C Strategy 2.** Develop and promote incentives for appropriate amenities, aesthetics, and infill

### Suburban – Neighborhood ①

- ☞ **S-N Strategy 1.** Prepare and adopt a Traditional Neighborhood Development (TND) ordinance
- ☞ **S-N Strategy 2.** Prepare and adopt street connectivity requirements that require a connected system of streets within new subdivisions and connections to existing subdivisions, including requiring multiple stub out streets to allow for future connectivity when adjacent properties develop
- ☞ **S-N Strategy 3.** Adopt a Conservation Subdivision Ordinance to ensure the preservation of rural character, sensitive natural resources and large tracts of permanent green space by allowing for cluster development (also DP Strategy 2.1.2, R-OS Strategy 1 and R-N Strategy 1)
- ☞ **S-N Strategy 4.** Adopt a Tree Protection/Replacement Ordinance that limits clearing and grading to maintain the natural tree canopy as much as possible

- ☞ **S-N Strategy 5.** Reduce PUD minimum area requirements to encourage smaller developments and innovative infill development
- ☞ **S-N Strategy 6.** Prepare and adopt a connector street plan
- ☞ **S-N Strategy 7.** Develop residential infill guidelines applicable in Suburban Neighborhood areas in order to ensure that the scale and character of new development on vacant lots is compatible with existing development
- ☞ **S-N Strategy 8.** Develop and promote incentives for amenities, aesthetics, and infill

### Suburban – Corridor ①

- ☞ **S-C Strategy 1.** Prepare and adopt a Suburban-Corridor Overlay District to regulate building placement, design, and size, sign placement, size, and materials, landscaping, access management, interparcel access, and other elements that contribute to the look and function of the corridor
- ☞ **S-C Strategy 2.** Develop and promote incentives for amenities, aesthetics, and infill

### Urban Neighborhood ②③④

- ☞ **U-N Strategy 1.** Prepare and adopt a Traditional Neighborhood Development (TND) ordinance to create walkable, compact residential development
- ☞ **U-N Strategy 2.** Prepare and adopt PUD zoning category to encourage innovative site design and development
- ☞ **U-N Strategy 3.** Reduce minimum lot dimensions to encourage compact, walkable development patterns
- ☞ **U-N Strategy 4.** Prepare an existing conditions analysis of the City's sidewalks to identify substandard facilities and prioritize repair/replacement projects
- ☞ **U-N Strategy 5.** Amend the zoning ordinance to support appropriate infill standards, including flexible setback provisions that ensure new construction is compatible with existing development patterns
- ☞ **U-N Strategy 6.** Develop a City-wide vacant site inventory, and identify those that are suitable for infill development
- ☞ **U-N Strategy 7.** Create a City-wide inventory of buildings suitable for redevelopment

### Urban – Center ②③④

- ☞ **U-CTR Strategy 1.** Prepare and adopt an Urban-Center Overlay District to regulate building placement, design, and size, sign placement, size, and materials, landscaping, access management, interparcel access, and other elements that contribute to the look and function of the character area
- ☞ **U-CTR Strategy 2.** Prepare and adopt Corridor/Streetscape Master Plans to guide enhancements

**Urban – Corridor** 2 3 4

- ☞ **U-COR Strategy 1.** Prepare and adopt an Urban-Corridor Overlay District to regulate building placement, design and size; sign placement; size and materials; landscaping; access management; interparcel access and other elements that contribute to the look and function of the corridor
- ☞ **U-COR Strategy 2.** Prepare and adopt Corridor/Streetscape Master Plans for Commercial Corridor character areas to guide enhancements
- ☞ **U-COR Strategy 3.** Prepare and adopt necessary regulatory amendments to require interparcel access, limit curb cuts, and require sidewalks with new commercial and mixed use development

**Airport – District** 1

- ☞ **A-D Strategy 1.** Enforce existing height requirements
- ☞ **A-D Strategy 2.** Review rezoning requests to ensure compatibility with Airport-District Character Area
- ☞ **A-D Strategy 3.** Review and modify industrial zoning category standards to accommodate desired business development to guide desired building and site aesthetics/design (also E-D Strategy 1 and IG-D Strategy 1)
- ☞ **A-D Strategy 4.** Determine and administer appropriate buffers for noise and safety to accommodate the long-range needs of the airport
- ☞ **A-D Strategy 5.** Evaluate the need for other requirements for new development to address land use compatibility and the mitigation of any impacts that may adversely affect existing or future aviation operations or aviation-related land uses at the airport

**Employment – District** 1

- ☞ **E-D Strategy 1.** Review and modify industrial zoning category standards to accommodate desired business development to guide desired building and site aesthetics/design (also A-D Strategy 3 and IG-D Strategy 1)

**Interstate Gateway – District** 1

- ☞ **IG-D Strategy 1.** Review and modify industrial zoning category standards to accommodate desired business development to guide desired building and site aesthetics/design (also A-D Strategy 3 and E-D Strategy 1)
- ☞ **IG-D Strategy 2.** Prepare and adopt an Interchange Overlay District to regulate building placement, design, and size, sign placement, size, and materials, landscaping, access management, interparcel access, and other elements that contribute to the look and function of the district
- ☞ **IG-D Strategy 3.** Expand sewer service to include all IG-D areas currently underserved

## FUTURE DEVELOPMENT MAPS

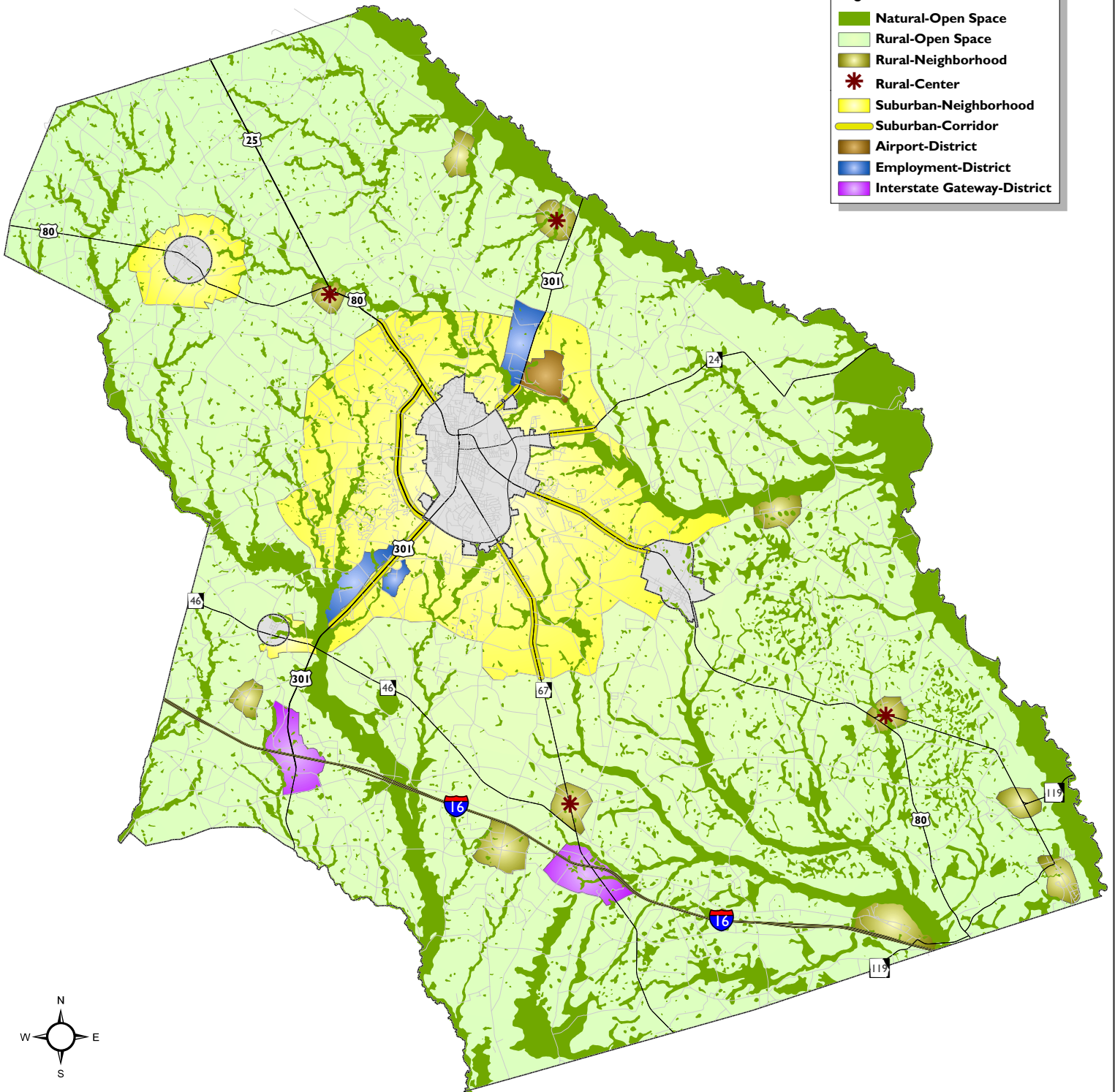
The Future Development Maps are used to identify the geographic location of the Character Areas within Bulloch County. The maps are intended to help guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. Specifically, the Future Development Maps are used to guide future rezonings. Proposed zone change requests are reviewed for consistency with the Character Area Policy associated with the Future Development Map. While the Future Development Maps recommend land uses and development patterns for a 20-year planning horizon, it is important that they be reviewed on a regular basis to determine if amendments are needed based on changing market and demographic trends.



# Future Development Map: Bulloch County

## Legend

- Natural-Open Space
- Rural-Open Space
- Rural-Neighborhood
- Rural-Center
- Suburban-Neighborhood
- Suburban-Corridor
- Airport-District
- Employment-District
- Interstate Gateway-District



Source: Bulloch County  
This map is intended for planning purposes only.

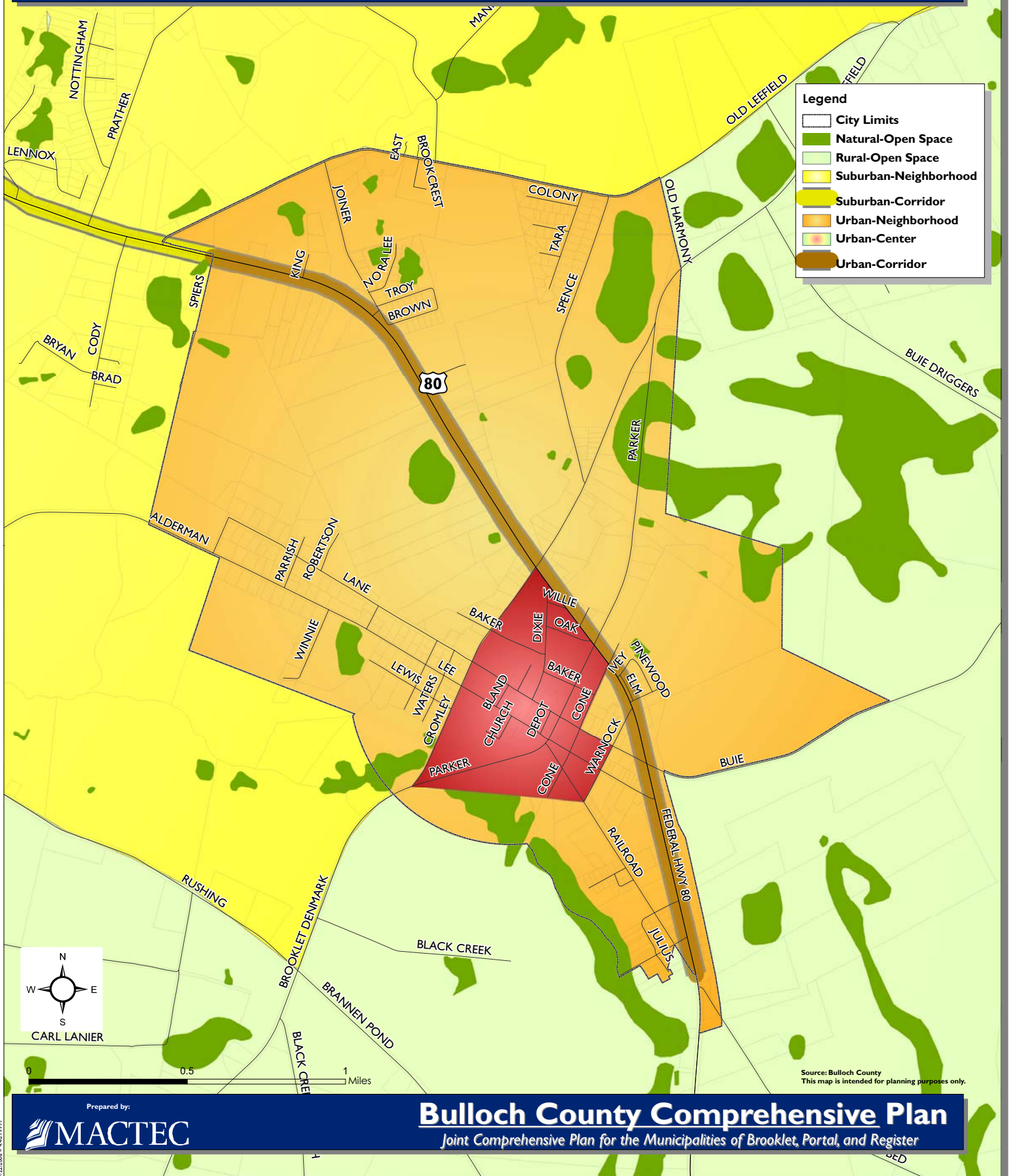
Prepared by:



## Bulloch County Comprehensive Plan

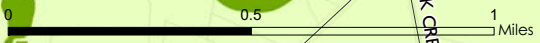
Joint Comprehensive Plan for the Cities of Brooklet, Portal, and Register

# Future Development Map: Town of Brooklet



**Legend**

- City Limits
- Natural-Open Space
- Rural-Open Space
- Suburban-Neighborhood
- Suburban-Corridor
- Urban-Neighborhood
- Urban-Center
- Urban-Corridor



Source: Bulloch County  
This map is intended for planning purposes only.

Prepared by:



## Bulloch County Comprehensive Plan








Joint Comprehensive Plan for the Municipalities of Brooklet, Portal, and Register

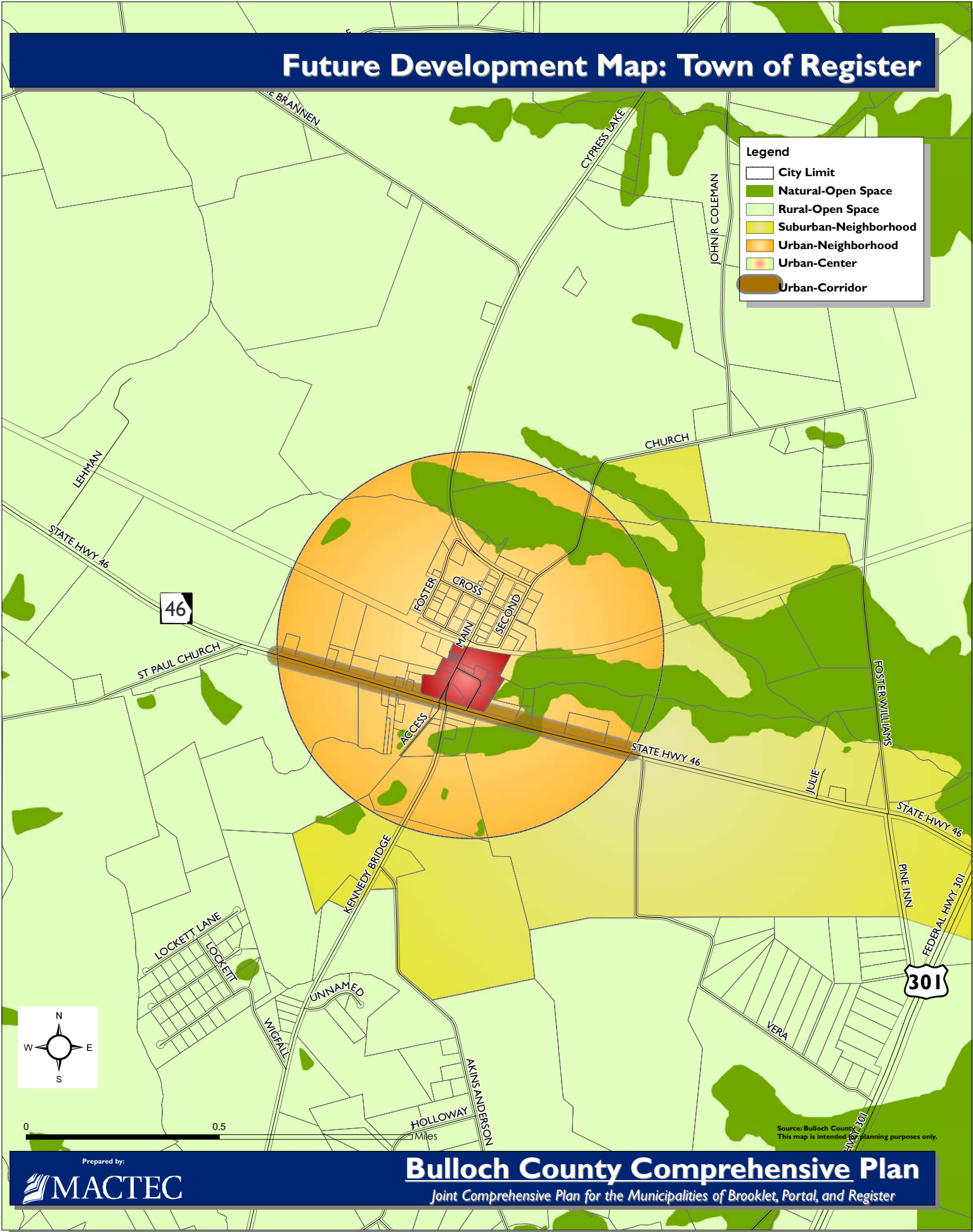
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# Future Development Map: Town of Register

**Legend**

-  City Limit
-  Natural-Open Space
-  Rural-Open Space
-  Suburban-Neighborhood
-  Urban-Neighborhood
-  Urban-Center
-  Urban-Corridor



Prepared By:  
Checked By:

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7/2/2008 4:03 PM

Source: Bulloch County GIS  
This map is intended for planning purposes only.

Prepared by:



**Bulloch County Comprehensive Plan**  
Joint Comprehensive Plan for the Municipalities of Brooklet, Portal, and Register

# IMPLEMENTATION PROGRAM

*Presents the Short-term and Long-term work program designed to implement the Community Vision*

The Implementation Program outlines the overall strategy for achieving the Vision for Future Development and for implementing the future development guide. This section identifies the specific measures to be undertaken by Bulloch County to implement the *Community Agenda*. The Implementation Program includes the following elements:

- 2009-2014 STWP
- Plan Maintenance
- 2002-2006 Short Term Work Program (STWP) Report of Accomplishments (see appendix B)

## SHORT TERM WORK PROGRAM (STWP)

The Short-Term Work Program (STWP) identifies specific implementation actions the County government or other entities intend to take during the first five-year timeframe of the planning period. This includes programs, ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the *Community Agenda*. For each action the STWP outlines the following information:

- Brief description
- Timeframe for undertaking the activity (2009, 2010, 2011, 2012 or 2013)
  - ✓ = Specific Completion Date
  - ↻ = Ongoing task
- Responsible party for implementing the activity
- Estimated cost
- Funding source

# Unincorporated Bulloch County

Action/Implementation Strategy	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
<b>Development Patterns</b>								
<i>DP Strategy 1.1.1: Amend zoning ordinance to accommodate infill housing at setbacks and minimum lots sizes that are compatible with surrounding homes but are less than what is required by code</i>			✓			County	Variable	Staff Time
<i>DP Strategy 1.2.1: Coordinate school site selection between planning officials, neighborhoods, and the school board to identify school locations within or near existing neighborhoods</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 1.2.2: Implement Bulloch County Recreation Master Plan recommendations to expand existing parks to offer a broader range of service and to construct new parks to serve most residents within a five mile radius</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 1.2.3: Construct sidewalks, trails, and bike lanes that connect neighborhoods to schools and that create safe opportunities for children to reach school</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 2.1.1: Follow Future Development Map to guide appropriate locations for new residential development and to preserve areas desired to remain agricultural in use</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 2.1.2: Adopt conservation subdivision ordinance to preserves natural features and rural character with new residential development</i>	✓					County	Variable	Staff Time
<i>DP Strategy 2.1.3: Limit water/sewer expansion into rural areas</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 2.1.4: Permit higher density zoning districts in close proximity to major activity centers such as town centers, major crossroads, commercial centers, and schools</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>RC Strategy 2.1.5: Promote state's Conservation Use Program, which allows a favorable tax assessment for up to ten years on properties used for agricultural purposes</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 2.2.1: Establish partnerships with land trusts or create financial instruments such as tax incentives that support and preserve agricultural activities and rural open space</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 2.2.2: Promote the use of conservation easements and conservation tax credits by landowners</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 2.2.3: Promote the use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs)</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 3.1.1: Amend existing zoning regulations to include provisions that support Traditional Neighborhood Design principles (e.g. amend Planned Unit Development district or adopt new TND ordinance; See Community Design Section)</i>		✓				County	Variable	Staff Time
<i>DP Strategy 3.1.2: Direct residential growth to Suburban Neighborhood areas</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 3.2.2: Promote the Planned Unit Development District Three (3) as a mixed use zoning alternative that allows for the mixing of different residential, commercial, and office uses that promote compact, interconnected development</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 4.1.1: Coordinate transportation planning with the Bulloch County Greenways System Master Plan and Bulloch County Transit Development Plan</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 4.1.2: Adopt Bulloch County Comprehensive Transportation Plan</i>	✓					County	Variable	Staff Time
<i>DP Strategy 4.2.1: Implement Bulloch County Greenway Master Plan</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 4.2.2: Strengthen street design requirements in the County subdivision regulations and development regulations for each city pertaining to street continuation between existing and new developments</i>		✓				County	Variable	Staff Time
<i>DP Strategy 4.2.3: Require sidewalks in the Planning Unit Development (PUD) district rather than making them an optional amenity</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 4.2.4: Prepare an existing conditions analysis of the sidewalks to identify substandard facilities and prioritize repair/replacement projects</i>	✓					County	Variable	General Fund
<i>DP Strategy 5.1.1: Coordinate utilities infrastructure improvements with infill redevelopment and new development efforts to minimize energy use and maximize investment in existing infrastructure</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 5.2.1: Limit water/sewer expansion into rural areas</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 5.2.2: Ensure capital improvements needed to accommodate future development are provided concurrent with new development</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 5.2.3: Create a development review process that coordinates development approval with existing school capacity and planned facilities</i>		✓				County	Variable	Staff Time
<i>DP Strategy 5.2.4: Conduct and carry out appropriate plans and measures for effective stormwater management</i>	↻	↻	↻	↻	↻	County	Variable	Staff Time

**Bulloch County Comprehensive Plan 2009-2029**

Action/Implementation Strategy	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
<i>DP Strategy 6.1.1: Implement Bulloch County Recreation Master Plan</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>DP Strategy 6.2.1: Create incentives to encourage developers to create neighborhood parks as part of their development projects</i>		✓				County	Variable	Staff Time
<i>DP Strategy 7.1.1: Bulloch County and Statesboro should coordinate to establish an annexation policy to clearly articulate the conditions and requirements for annexation into the City of Statesboro</i>	↻	↻	↻	↻	↻			
<b>Resource Conservation</b>								
<i>RC Strategy 1.1.1: Adopt a historic preservation ordinance to establish a county-wide historic preservation commission tasked with preservation-focused activities, such as historic resource surveys and designation of local historic districts</i>		✓				County	Variable	Staff Time
<i>RC Strategy 1.1.2: Apply to the Certified Local Government (CLG) Program to become eligible for federal historic preservation funds</i>		✓				County	Variable	Staff Time
<i>RC Strategy 1.1.3: Update historic resources survey</i>			✓			County	Variable	Staff Time
<i>RC Strategy 1.1.4: Coordinate with Bulloch County Historical Society to nominate eligible properties to the National Register of Historic Places and to generally promote the County's history</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>RC Strategy 1.1.5: Seek local designation of existing National Register properties to ensure long-term preservation of the resources, and/or identify incentives for their preservation (e.g. building façade easements)</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>RC Strategy 2.1.1: Implement the Bulloch County Greenway Master Plan</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>RC Strategy 2.2.1: Discourage development in environmentally sensitive areas, as delineated in the Natural development category (see Future Development Guide and Map)</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>RC Strategy 2.2.2: Utilize conservation easements and other land preservation tools to preserve important natural areas on either public or private lands</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>RC Strategy 2.3.1: Incorporate minimum open space and tree protection requirements into development standards</i>		✓				County	Variable	Staff Time
<i>RC Strategy 2.3.2: Adopt a Conservation Subdivision Ordinance to maximize open space/natural vegetation</i>	✓					County	Variable	Staff Time
<i>RC Strategy 2.4.1: Continue to enforce the River Corridor Protection Ordinance with appropriate vegetation buffers and other pollution mitigation requirements</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>RC Strategy 2.4.2: Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site runoff on Bulloch County's waterways</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>RC Strategy 2.4.3: Continue to enforce Groundwater Recharge Area Protection Ordinance to protect groundwater</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>RC Strategy 2.4.4: Conduct and carryout appropriate plans and measures necessary for effective stormwater management</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>RC Strategy 2.4.5: Conduct and carryout appropriate plans and measures necessary for effective groundwater protection</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<b>Social and Economic Development</b>								
<i>SED Strategy 1.1.1: Encourage PUDs to incorporate Traditional Neighborhood Design principles in new development (See Community Design Section)</i>	↻	↻	↻	↻	↻	County	N/A	N/A
<i>SED Strategy 1.1.2: Reduce the PUD acreage requirement for residential development to allow for smaller developments that are context sensitive within existing neighborhoods and that provide for creative site design that can incorporate Traditional Neighborhood Design principles (See Community Design Section)</i>		✓				County	Variable	Staff Time
<i>SED Strategy 1.2.1: Conduct housing study to identify affordable housing needs</i>		✓				County	Variable	General Fund
<i>SED Strategy 1.2.2: Create incentives such as density bonuses or expedited permit processing for affordable housing development</i>		✓				County	Variable	Staff Time
<i>SED Strategy 1.2.3: Consider a Senior Living Overlay District that would allow elderly housing within existing neighborhoods and in close proximity to important services such as medical facilities, churches, or community centers</i>			✓			County	Variable	Staff Time
<i>SED Strategy 1.2.4: Permit development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas</i>		✓				County	Variable	Staff Time
<i>SED Strategy 1.3.1: Develop financing tools for landowners that facilitate investment in struggling neighborhoods. Tax rebates, small low interest loan programs, or Federal Community Development Block Grant (CDBG) funds for interior and exterior renovations or home energy improvements can improve the visual character and quality of life of neighborhoods.</i>		✓				County	Variable	Staff Time
<i>SED Strategy 1.3.2: Increase code enforcement efforts to address dilapidated housing or poorly maintained vacant lots in order to stabilize the surrounding area</i>	↻	↻	↻	↻	↻	County	N/A	N/A

**Bulloch County Comprehensive Plan 2009-2029**

Action/Implementation Strategy	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
<i>SED Strategy 2.1.1: Encourage location of large business and industrial facilities within the special districts identified in the Future Development Guide and Map</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>SED Strategy 2.1.2: Encourage location of small business development near existing neighborhoods in rural centers identified in the Future Development Guide and Map</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>SED Strategy 2.1.3: Locate major commercial activity along the suburban corridors identified in the Future Development Guide and Map</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>SED Strategy 2.1.4: Locate small to moderate scale commercial activity at nodes within the Suburban Neighborhood-character area provided that sufficient surface transportation capacity exists</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>SED Strategy 3.1.1: Continue to coordinate adult education opportunities that enhance the job skills of Bulloch County's workforce and that meet the needs of existing or desired businesses</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>SED Strategy 3.2.1: Promote mixed-use development that creates opportunities to live in close proximity to job opportunities</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>SED Strategy 4.1.1: Coordinate working relationships with planning staff, the Statesboro-Bulloch County Chamber of Commerce, educational institutions, and local businesses to ensure new and existing business developments are in line with the principles of the Future Development Guide</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>SED Strategy 4.1.2: Promote economic growth by utilizing existing business park facilities as well as expanding business opportunities in the special districts around the I-16 interstate interchanges (See Future Development Guide)</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>SED Strategy 4.1.3: Continue to promote commercial services that meet the regional needs of Bulloch County and its surrounding counties</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>SED Strategy 4.1.4: Improve current development incentive policies and procedures to encourage big business to locate in Special Districts identified in the Future Development Guide</i>	✓					County	Variable	Staff Time
<i>SED Strategy 4.1.5: Concentrate industrial and big business development within Special Districts along US-301 and at I-16 interstate interchanges (See Future Development Guide)</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>SED Strategy 5.1.1: Annually update and re-adopt the six year capital improvements plan that encourages investment in existing services and facilities. Emphasize infrastructure expansion only to areas identified to accommodate growth and that enhances the quality of life in already developed areas</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<b>Government Relations</b>								
<i>GR Strategy 1.1.1: Refine communication and coordination efforts regarding development activity to ensure orderly and efficient development patterns</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>GR Strategy 1.1.2: Coordinate school site selection between the school board and planning officials</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>GR Strategy 2.1.1: Continue to work with the Coastal Regional Commission to coordinate planning and development efforts in the region</i>	☺	☺	☺	☺	☺	County, Regional Agencies	N/A	N/A
<i>GR Strategy 2.2.1: Continue to work with surrounding counties to coordinate planning and development efforts at the borders of Bulloch County</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>GR Strategy 3.1.1: Continue to work with state agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection</i>	☺	☺	☺	☺	☺	County, State Agencies	N/A	N/A
<i>GR Strategy 3.2.1: Continue to work with federal agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection</i>	☺	☺	☺	☺	☺	County, State Agencies, Federal Agencies	N/A	N/A
<b>Character Areas</b>								
<i>N-OS Strategy 1. Pursue government purchase of environmentally sensitive lands for the creation of wildlife areas, nature preserves, and public parks</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>N-OS Strategy 2. Develop a land conservation program with Georgia Conservancy to create conservation easements or other similar conservation tools that preserve important natural areas.</i>		✓				County	Variable	Staff Time
<i>N-OS Strategy 3. Review Floodplain Protection Ordinance to ensure compliance with state and federal regulations</i>		✓				County	Variable	Staff Time
<i>N-OS Strategy 4. Review development regulations to ensure stormwater and erosion controls mitigate construction and development impacts on natural areas</i>	✓					County	Variable	Staff Time
<i>N-OS Strategy 5. Promote the use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs)</i>	☺	☺	☺	☺	☺	County	N/A	N/A
<i>N-OS Strategy 6. Adopt specific cross sections for roads that cross N-OS character area</i>		✓				County	Variable	Staff Time
<i>N-OS Strategy 7. Develop a Countywide Greenways Master Plan that outlines a system of interconnected greenway/trail corridors, addresses greenway trail crossings of all roads, and defines specific priorities for property acquisition to develop the system</i>			✓			County	Variable	General Fund



**Bulloch County Comprehensive Plan 2009-2029**

Action/Implementation Strategy	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
<b>N-OS Strategy 8.</b> Follow BMPs for erosion and sedimentation control, as defined in the Georgia Erosion and Sedimentation Act	☺	☺	☺	☺	☺	County	N/A	N/A
<b>N-OS Strategy 9.</b> Promote the use of conservation easements and conservation tax credits by landowners	☺	☺	☺	☺	☺	County	N/A	N/A
<b>R-OS Strategy 1 and R-N Strategy 1.</b> Adopt a Conservation Subdivision Ordinance to ensure the preservation of rural character, sensitive natural resources and large tracts of permanent green space by allowing for cluster development	✓					County	Variable	Staff Time
<b>R-OS Strategy 2.</b> Maintain AG-5 development regulations	☺	☺	☺	☺	☺	County	N/A	N/A
<b>R-OS Strategy 3, R-N Strategy 4 and S-N Strategy 3.</b> Adopt typical street cross-sections and/or development standards for Rural Development Category Character Areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb, gutter and sidewalk			✓			County	Variable	Staff Time
<b>R-OS Strategy 4.</b> Carefully design roadway alterations to minimize scenic and environmental impacts	☺	☺	☺	☺	☺	County	N/A	N/A
<b>R-OS Strategy 5.</b> Adopt a policy that discourages extension of public utilities into R-OS Character Area	✓					County	Variable	Staff Time
<b>R-OS Strategy 6.</b> Promote the use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs)	☺	☺	☺	☺	☺	County	N/A	N/A
<b>R-N Strategy 2.</b> Maintain R-40 development regulations	☺	☺	☺	☺	☺	County	N/A	N/A
<b>R-C Strategy 1.</b> Adopt Rural Center overlay district that defines desired standards for commercial uses and site design		✓				County	Variable	Staff Time
<b>S-N Strategy 1.</b> Prepare and adopt a Traditional Neighborhood Development (TND) ordinance		✓				County	Variable	Staff Time
<b>S-N Strategy 2.</b> Prepare and adopt street connectivity requirements that require a connected system of streets within new subdivisions and connections to existing subdivisions, including requiring multiple stub out streets to allow for future connectivity when adjacent properties develop			✓			County	Variable	Staff Time
<b>S-N Strategy 4.</b> Adopt a Tree Protection/Replacement Ordinance that limits clearing and grading to maintain the natural tree canopy as much as possible		✓				County	Variable	Staff Time
<b>S-N Strategy 5.</b> Reduce PUD minimum area requirements to encourage smaller developments and innovative infill development		✓				County	Variable	Staff Time
<b>S-N Strategy 6.</b> Prepare and adopt a connector street plan			✓			County	Variable	General Fund
<b>S-N Strategy 7.</b> Develop residential infill guidelines applicable in Suburban Neighborhood areas in order to ensure that the scale and character of new development on vacant lots is compatible with existing development		✓				County	Variable	General Fund
<b>S-C Strategy 1.</b> Prepare and adopt a Corridor Overlay District to regulate building placement, design, and size, sign placement, size, and materials, landscaping, access management, interparcel access, and other elements that contribute to the look and function of the corridor		✓				County	Variable	Staff Time
<b>A-D Strategy 1.</b> Enforce existing height requirements	☺	☺	☺	☺	☺	County	N/A	N/A
<b>A-D Strategy 2.</b> Review rezoning requests to ensure compatibility with airport district character area	✓					County	Variable	Staff Time
<b>A-D Strategy 3, E-D Strategy 1 and IG-D Strategy 1.</b> Review and modify industrial zoning category standards to accommodate desired business development to guide desired building and site aesthetics/design		✓				County	Variable	Staff Time
<b>A-D Strategy 4.</b> Determine and administer appropriate buffers for noise and safety to accommodate the long-range needs of the airport		✓				County	Variable	Staff Time
<b>A-D Strategy 5.</b> Evaluate the need for other requirements for new development to address land use compatibility and the mitigation of any impacts that may adversely affect existing or future aviation operations or aviation-related land uses at the airport.		✓				County	Variable	Staff Time
<b>IG-D Strategy 2.</b> Prepare and adopt an Interchange Overlay District to regulate building placement, design, and size, sign placement, size, and materials, landscaping, access management, interparcel access, and other elements that contribute to the look and function of the district		✓				County	Variable	Staff Time
<b>IG-D Strategy 3.</b> Expand sewer service to include all IG-D areas currently underserved						County	Variable	General Fund

## Town of Brooklet

Action/Implementation Strategy	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
<b>Development Patterns</b>								
<i>DP Strategy 1.1.1: Amend zoning ordinance to accommodate infill housing at setbacks and minimum lots sizes that are compatible with surrounding homes but are less than what is required by code</i>			✓			City	Variable	Staff Time
<i>DP Strategy 1.1.2: Develop a vacant site inventory and identify those that are suitable for infill development</i>		✓				City	Variable	General Fund
<i>DP Strategy 1.1.3: Create an inventory of buildings suitable for redevelopment</i>	✓					City	Variable	General Fund
<i>DP Strategy 1.2.1: Coordinate school site selection between planning officials, neighborhoods, and the school board to identify school locations within or near existing neighborhoods</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>DP Strategy 1.2.2: Implement Bulloch County Recreation Master Plan recommendations to expand existing parks to offer a broader range of service and to construct new parks to serve most residents within a five mile radius</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>DP Strategy 1.2.3: Construct sidewalks, trails, and bike lanes that connect neighborhoods to schools and that create safe opportunities for children to reach school</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 3.1.1: Amend existing zoning regulations to include provisions that support Traditional Neighborhood Design principles (e.g. amend Planned Unit Development district or adopt new TND ordinance; See Community Design Section)</i>		✓				City	Variable	Staff Time
<i>DP Strategy 3.1.2: Direct residential growth to Suburban Neighborhood areas</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 3.2.1: Adopt a mixed use zoning district or develop a mixed use overlay zoning district that allows for a vertical mix of higher density residential, office, and commercial uses, that promotes compact, interconnected development, and that continues traditional "Main Street" development patterns</i>		✓				City	Variable	Staff Time
<i>DP Strategy 4.1.1: Coordinate transportation planning with the Bulloch County Greenways System Master Plan and Bulloch County Transit Development Plan</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>DP Strategy 4.1.2: Adopt Bulloch County Comprehensive Transportation Plan</i>		✓				City	Variable	N/A
<i>DP Strategy 4.2.1: Implement Bulloch County Greenway Master Plan</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>DP Strategy 4.2.2: Strengthen street design requirements in the County subdivision regulations and development regulations for each city pertaining to street continuation between existing and new developments</i>			✓			City	Variable	Staff Time
<i>DP Strategy 4.2.3: Require sidewalks in all new development</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 4.2.4: Prepare an existing conditions analysis of the sidewalks to identify substandard facilities and prioritize repair/replacement projects</i>	✓					City	Variable	General Fund
<i>DP Strategy 5.1.1: Coordinate utilities infrastructure improvements with infill redevelopment and new development efforts to minimize energy use and maximize investment in existing infrastructure</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 5.2.1: Limit water/sewer expansion into rural areas</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 5.2.2: Ensure capital improvements needed to accommodate future development are provided concurrent with new development</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 5.2.3: Create a development review process that coordinates development approval with existing school capacity and planned facilities</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>DP Strategy 6.1.1: Implement Bulloch County Recreation Master Plan</i>	↻	↻	↻	↻	↻	City, County	N/A	Staff Time
<i>DP Strategy 6.2.1: Create incentives to encourage developers to create neighborhood parks as part of their development projects</i>		✓				City	Variable	Staff Time
<b>Resource Conservation</b>								
<i>RC Strategy 2.2.1: Discourage development in environmentally sensitive areas, as delineated in the Natural development category (see Future Development Guide and Map)</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>RC Strategy 2.4.1: Continue to enforce the River Corridor Protection Ordinance with appropriate vegetation buffers and other pollution mitigation requirements</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>RC Strategy 2.4.2: Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site runoff on Bulloch County's waterways</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>RC Strategy 2.4.3: Continue to enforce Groundwater Recharge Area Protection Ordinance to protect groundwater</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<b>Social and Economic Development</b>								
<i>SED Strategy 1.2.4: Permit development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas</i>		✓				City	Variable	Staff Time

**Bulloch County Comprehensive Plan 2009-2029**

Action/Implementation Strategy	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
<i>SED Strategy 1.3.1: Develop financing tools for landowners that facilitate investment in struggling neighborhoods. Tax rebates, small low interest loan programs, or federal Community Development Block Grant (CDBG) funds for interior and exterior renovations or home energy improvements can improve the visual character and quality of life of neighborhoods</i>		✓				City	Variable	Staff Time
<i>SED Strategy 1.3.2: Increase code enforcement efforts to address dilapidated housing or poorly maintained vacant lots in order to stabilize the surrounding area</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>SED Strategy 3.1.1: Continue to coordinate adult education opportunities that enhance the job skills of Bulloch County's workforce and that meet the needs of existing or desired businesses</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>SED Strategy 3.2.1: Promote mixed-use development that creates opportunities to live in close proximity to job opportunities</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>SED Strategy 4.1.1: Coordinate working relationships with planning staff, the Statesboro-Bulloch County Chamber of Commerce, educational institutions, and local businesses to ensure new and existing business developments are in line with the principles of the Future Development Guide</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>SED Strategy 4.1.3: Continue to promote commercial services that meet the regional needs of Bulloch County and its surrounding counties</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>SED Strategy 5.1.1: Develop capital improvements plan that encourages investment in existing services and facilities. Emphasize infrastructure expansion only to areas identified to accommodate growth and that enhances the quality of life in already developed areas</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<b>Government Relations</b>								
<i>GR Strategy 1.1.1: Refine communication and coordination efforts regarding development activity to ensure orderly and efficient development patterns</i>	↻	↻	↻	↻	↻	City,	N/A	N/A
<i>GR Strategy 1.1.2: Coordinate school site selection between the school board and planning officials</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>GR Strategy 2.1.1: Continue to work with the Coastal Regional Commission to coordinate planning and development efforts in the region</i>	↻	↻	↻	↻	↻	City, County, Regional Agencies	N/A	N/A
<i>GR Strategy 2.2.1: Continue to work with surrounding counties to coordinate planning and development efforts at the borders of Bulloch County</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>GR Strategy 3.1.1: Continue to work with state agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection</i>	↻	↻	↻	↻	↻	City, County, Regional Agencies, State Agencies	N/A	N/A
<i>GR Strategy 3.2.1: Continue to work with federal agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection</i>	↻	↻	↻	↻	↻	City, County, Regional Agencies, State Agencies, Federal Agencies	N/A	N/A
<b>Character Areas</b>								
<i>N-OS Strategy 1. Pursue government purchase of environmentally sensitive lands for the creation of wildlife areas, nature preserves, and public parks</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>N-OS Strategy 2. Develop a land conservation program with Georgia Conservancy to create conservation easements or other similar conservation tools that preserve important natural areas.</i>		✓				City	Variable	Staff Time
<i>N-OS Strategy 3. Review Floodplain Protection Ordinance to ensure compliance with state and federal regulations</i>		✓				City	Variable	Staff Time
<i>N-OS Strategy 4. Review development regulations to ensure stormwater and erosion controls mitigate construction and development impacts on natural areas</i>		✓				City	Variable	Staff Time
<i>N-OS Strategy 5. Promote the use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs)</i>			✓			City	Variable	Staff Time
<i>N-OS Strategy 6. Adopt specific cross sections for roads that cross NOS character area</i>			✓			City	Variable	Staff Time
<i>N-OS Strategy 7. Develop a Countywide Greenways Master Plan that outlines a countywide system of interconnected greenway/trail corridors, addresses greenway trail crossings of all roads, and defines specific priorities for property acquisition to develop the system</i>			✓			City, County	Variable	Staff Time
<i>N-OS Strategy 8. Follow BMPs for erosion and sedimentation control, as defined in the Georgia Erosion and Sedimentation Act</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>N-OS Strategy 9. Promote the use of conservation easements and conservation tax credits by landowners</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>U-N Strategy 1. Prepare and adopt a Traditional Neighborhood Development (TND) ordinance to create walkable, compact residential development</i>	✓					City	Variable	Staff Time
<i>U-N Strategy 2. Prepare and adopt PUD zoning category to encourage innovative site design and development</i>		✓				City	Variable	Staff Time

**Bulloch County Comprehensive Plan 2009-2029**

Action/Implementation Strategy	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
<b>U-N Strategy 3.</b> Reduce minimum lot dimensions to encourage compact, walkable development patterns		✓				City	Variable	Staff Time
<b>U-N Strategy 4.</b> Prepare an existing conditions analysis of the City's sidewalks to identify substandard facilities and prioritize repair/replacement projects	✓					City	Variable	General Fund
<b>U-N Strategy 5.</b> Amend the zoning ordinance to support appropriate infill standards, including flexible setback provisions that ensure new construction is compatible with existing development patterns		✓				City	Variable	Staff Time
<b>U-N Strategy 6.</b> Develop a City-wide vacant site inventory and identify those that are suitable for infill development	✓					City	Variable	General Fund
<b>U-N Strategy 7.</b> Create a City-wide inventory of buildings suitable for redevelopment	✓					City	Variable	General Fund
<b>U-CTR Strategy 1.</b> Prepare and adopt an Urban-Center Overlay District to regulate building placement, design, and size, sign placement, size, and materials, landscaping, access management, interparcel access, and other elements that contribute to the look and function of the character area		✓				City	Variable	Staff Time
<b>U-CTR Strategy 2.</b> Prepare and adopt Corridor/Streetscape Master Plans to guide enhancements			✓			City	Variable	Staff Time
<b>U-COR Strategy 1.</b> Prepare and adopt an Urban-Corridor Overlay District to regulate building placement, design and size; sign placement; size and materials; landscaping; access management; interparcel access and other elements that contribute to the look and function of the corridor		✓				City	Variable	Staff Time
<b>U-COR Strategy 2.</b> Prepare and adopt Corridor/Streetscape Master Plans for Commercial Corridor character areas to guide enhancements			✓			City	Variable	Staff Time
<b>U-COR Strategy 3.</b> Prepare and adopt necessary regulatory amendments to require interparcel access, limit curb cuts, and require sidewalks with new commercial and mixed use development		✓				City	Variable	Staff Time

## Town of Portal

Action/Implementation Strategy	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
<b>Development Patterns</b>								
<i>DP Strategy 1.1.1: Amend zoning ordinance to accommodate infill housing at setbacks and minimum lots sizes that are compatible with surrounding homes but are less than what is required by code.</i>			✓			City	Variable	Staff Time
<i>DP Strategy 1.1.2: Develop a vacant site inventory and identify those that are suitable for infill development</i>		✓				City	Variable	General Fund
<i>DP Strategy 1.1.3: Create an inventory of buildings suitable for redevelopment</i>	✓					City	Variable	General Fund
<i>DP Strategy 1.2.1: Coordinate school site selection between planning officials, neighborhoods, and the school board to identify school locations within or near existing neighborhoods</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>DP Strategy 1.2.2: Implement Bulloch County Recreation Master Plan recommendations to expand existing parks to offer a broader range of service and to construct new parks to serve most residents within a five mile radius</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>DP Strategy 1.2.3: Construct sidewalks, trails, and bike lanes that connect neighborhoods to schools and that create safe opportunities for children to reach school</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 3.1.1: Amend existing zoning regulations to include provisions that support Traditional Neighborhood Design principles (e.g. amend Planned Unit Development district or adopt new TND ordinance; See Community Design Section)</i>		✓				City	Variable	Staff Time
<i>DP Strategy 3.1.2: Direct residential growth to Suburban Neighborhood areas</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 3.2.1: Adopt a mixed use zoning district or develop a mixed use overlay zoning district that allows for a vertical mix of higher density residential, office, and commercial uses, that promotes compact, interconnected development, and that continues traditional "Main Street" development patterns</i>		✓				City	Variable	Staff Time
<i>DP Strategy 4.1.1: Coordinate transportation planning with the Bulloch County Greenways System Master Plan and Bulloch County Transit Development Plan</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>DP Strategy 4.1.2: Adopt the Bulloch County Comprehensive Transportation Plan</i>		✓				City	Variable	N/A
<i>DP Strategy 4.2.1: Implement Bulloch County Greenway Master Plan</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>DP Strategy 4.2.2: Strengthen street design requirements in the County subdivision regulations and development regulations for each city pertaining to street continuation between existing and new developments</i>			✓			City	Variable	Staff Time
<i>DP Strategy 4.2.3: Require sidewalks in all new development</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 4.2.4: Prepare an existing conditions analysis of the sidewalks to identify substandard facilities and prioritize repair/replacement projects</i>	✓					City	Variable	General Fund
<i>DP Strategy 5.1.1: Coordinate utilities infrastructure improvements with infill redevelopment and new development efforts to minimize energy use and maximize investment in existing infrastructure</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 5.2.1: Limit water/sewer expansion into rural areas</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 5.2.2: Ensure capital improvements needed to accommodate future development are provided concurrent with new development</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 5.2.3: Create a development review process that coordinates development approval with existing school capacity and planned facilities</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>DP Strategy 6.1.1: Implement Bulloch County Recreation Master Plan</i>	↻	↻	↻	↻	↻	City, County	N/A	Staff Time
<i>DP Strategy 6.2.1: Create incentives to encourage developers to create neighborhood parks as part of their development projects</i>		✓				City	Variable	Staff Time
<b>Resource Conservation</b>								
<i>RC Strategy 2.2.1: Discourage development in environmentally sensitive areas, as delineated in the Natural development category (see Future Development Guide and Map)</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>RC Strategy 2.4.1: Continue to enforce the River Corridor Protection Ordinance with appropriate vegetation buffers and other pollution mitigation requirements</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>RC Strategy 2.4.2: Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site runoff on Bulloch County's waterways</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>RC Strategy 2.4.3: Continue to enforce Groundwater Recharge Area Protection Ordinance to protect groundwater</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<b>Social and Economic Development</b>								
<i>SED Strategy 1.2.4: Permit development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas</i>		✓				City	Variable	Staff Time

**Bulloch County Comprehensive Plan 2009-2029**

Action/Implementation Strategy	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
<i>SED Strategy 1.3.1: Develop financing tools for landowners that facilitate investment in struggling neighborhoods. Tax rebates, small low interest loan programs, or federal Community Development Block Grant (CDBG) funds for interior and exterior renovations or home energy improvements can improve the visual character and quality of life of neighborhoods.</i>		✓				City	Variable	Staff Time
<i>SED Strategy 1.3.2: Increase code enforcement efforts to address dilapidated housing or poorly maintained vacant lots in order to stabilize the surrounding area</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>SED Strategy 3.1.1: Continue to coordinate adult education opportunities that enhance the job skills of Bulloch County's workforce and that meet the needs of existing or desired businesses</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>SED Strategy 3.2.1: Promote mixed-use development that creates opportunities to live in close proximity to job opportunities</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>SED Strategy 4.1.1: Coordinate working relationships with planning staff, educational institutions, the Statesboro-Bulloch County Chamber of Commerce, and local businesses to ensure new and existing business developments are in line with the principles of the Future Development Guide</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>SED Strategy 4.1.3: Continue to promote commercial services that meet the regional needs of Bulloch County and its surrounding counties</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>SED Strategy 5.1.1: Develop capital improvements plan that encourages investment in existing services and facilities. Emphasize infrastructure expansion only to areas identified to accommodate growth and that enhances the quality of life in already developed areas</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<b>Government Relations</b>								
<i>GR Strategy 1.1.1: Refine communication and coordination efforts regarding development activity to ensure orderly and efficient development patterns</i>	↻	↻	↻	↻	↻	City,	N/A	N/A
<i>GR Strategy 1.1.2: Coordinate school site selection between the school board and planning officials</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>GR Strategy 2.1.1: Continue to work with the Coastal Regional Commission to coordinate planning and development efforts in the region</i>	↻	↻	↻	↻	↻	City, County, Regional Agencies	N/A	N/A
<i>GR Strategy 2.2.1: Continue to work with surrounding counties to coordinate planning and development efforts at the borders of Bulloch County</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>GR Strategy 3.1.1: Continue to work with state agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection</i>	↻	↻	↻	↻	↻	City, County, Regional Agencies, State Agencies	N/A	N/A
<i>GR Strategy 3.2.1: Continue to work with federal agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection</i>	↻	↻	↻	↻	↻	City, County, Regional Agencies, State Agencies, Federal Agencies	N/A	N/A
<b>Character Areas</b>								
<i>N-OS Strategy 1. Pursue government purchase of environmentally sensitive lands for the creation of wildlife areas, nature preserves, and public parks</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>N-OS Strategy 2. Develop a land conservation program with Georgia Conservancy to create conservation easements or other similar conservation tools that preserve important natural areas</i>		✓				City	Variable	Staff Time
<i>N-OS Strategy 3. Review Floodplain protection ordinance to ensure compliance with state and federal regulations</i>		✓				City	Variable	Staff Time
<i>N-OS Strategy 4. Review development regulations to ensure stormwater and erosion controls mitigate construction and development impacts on natural areas</i>		✓				City	Variable	Staff Time
<i>N-OS Strategy 5. Promote the use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs)</i>			✓			City	Variable	Staff Time
<i>N-OS Strategy 6. Adopt specific cross sections for roads that cross N-OS character area</i>			✓			City	Variable	Staff Time
<i>N-OS Strategy 7. Develop a Countywide Greenways Master Plan that outlines a countywide system of interconnected greenway/trail corridors, addresses greenway trail crossings of all roads, and defines specific priorities for property acquisition to develop the system</i>			✓			City, County	Variable	Staff Time
<i>N-OS Strategy 8. Follow BMPs for erosion and sedimentation control, as defined in the Georgia Erosion and Sedimentation Act</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>N-OS Strategy 9. Promote the use of conservation easements and conservation tax credits by landowners</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>U-N Strategy 1. Prepare and adopt a Traditional Neighborhood Development (TND) ordinance to create walkable, compact residential development</i>	✓					City	Variable	Staff Time
<i>U-N Strategy 2. Prepare and adopt PUD zoning category to encourage innovative site design and development</i>		✓				City	Variable	Staff Time

**Bulloch County Comprehensive Plan 2009-2029**

Action/Implementation Strategy	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
<b>U-N Strategy 3.</b> Reduce minimum lot dimensions to encourage compact, walkable development patterns		✓				City	Variable	Staff Time
<b>U-N Strategy 4.</b> Prepare an existing conditions analysis of the City's sidewalks to identify substandard facilities and prioritize repair/replacement projects	✓					City	Variable	General Fund
<b>U-N Strategy 5.</b> Amend the zoning ordinance to support appropriate infill standards, including flexible setback provisions that ensure new construction is compatible with existing development patterns		✓				City	Variable	Staff Time
<b>U-N Strategy 6.</b> Develop a City-wide vacant site inventory and identify those that are suitable for infill development	✓					City	Variable	General Fund
<b>U-N Strategy 7.</b> Create a City-wide inventory of buildings suitable for redevelopment	✓					City	Variable	General Fund
<b>U-CTR Strategy 1.</b> Prepare and adopt an Urban-Center Overlay District to regulate building placement, design, and size, sign placement, size, and materials, landscaping, access management, interparcel access, and other elements that contribute to the look and function of the character area		✓				City	Variable	Staff Time
<b>U-CTR Strategy 2.</b> Prepare and adopt Corridor/Streetscape Master Plans to guide enhancements			✓			City	Variable	Staff Time
<b>U-COR Strategy 1.</b> Prepare and adopt an Urban-Corridor Overlay District to regulate building placement, design and size; sign placement; size and materials; landscaping; access management; interparcel access and other elements that contribute to the look and function of the corridor		✓				City	Variable	Staff Time
<b>U-COR Strategy 2.</b> Prepare and adopt Corridor/Streetscape Master Plans for Commercial Corridor character areas to guide enhancements			✓			City	Variable	Staff Time
<b>U-COR Strategy 3.</b> Prepare and adopt necessary regulatory amendments to require interparcel access, limit curb cuts, and require sidewalks with new commercial and mixed use development		✓				City	Variable	Staff Time

## Town of Register

Action/Implementation Strategy	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
<b>Development Patterns</b>								
<i>DP Strategy 1.1.1: Amend zoning ordinance to accommodate infill housing at setbacks and minimum lots sizes that are compatible with surrounding homes but are less than what is required by code.</i>			✓			City	Variable	Staff Time
<i>DP Strategy 1.1.2: Develop a vacant site inventory and identify those that are suitable for infill development</i>		✓				City	Variable	General Fund
<i>DP Strategy 1.1.3: Create an inventory of buildings suitable for redevelopment</i>	✓					City	Variable	General Fund
<i>DP Strategy 1.2.1: Coordinate school site selection between planning officials, neighborhoods, and the school board to identify school locations within or near existing neighborhoods</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>DP Strategy 1.2.2: Implement Bulloch County Recreation Master Plan recommendations to expand existing parks to offer a broader range of service and to construct new parks to serve most residents within a five mile radius</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>DP Strategy 1.2.3: Construct sidewalks, trails, and bike lanes that connect neighborhoods to schools and that create safe opportunities for children to reach school</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 3.1.1: Amend existing zoning regulations to include provisions that support Traditional Neighborhood Design principles (e.g. amend Planned Unit Development district or adopt new TND ordinance; See Community Design Section)</i>		✓				City	Variable	Staff Time
<i>DP Strategy 3.1.2: Direct residential growth to Suburban Neighborhood areas</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 3.2.1: Adopt a mixed use zoning district or develop a mixed use overlay zoning district that allows for a vertical mix of higher density residential, office, and commercial uses, that promotes compact, interconnected development, and that continues traditional "Main Street" development patterns</i>		✓				City	Variable	Staff Time
<i>DP Strategy 4.1.1: Coordinate transportation planning with the Bulloch County Greenways System Master Plan and Bulloch County Transit Development Plan</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>DP Strategy 4.1.2: Adopt the Bulloch County Comprehensive Transportation Plan</i>		✓				City	Variable	N/A
<i>DP Strategy 4.2.1: Implement Bulloch County Greenway Master Plan</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>DP Strategy 4.2.2: Strengthen street design requirements in the County subdivision regulations and development regulations for each city pertaining to street continuation between existing and new developments</i>			✓			City	Variable	Staff Time
<i>DP Strategy 4.2.3: Require sidewalks in all new development</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 4.2.4: Prepare an existing conditions analysis of the sidewalks to identify substandard facilities and prioritize repair/replacement projects</i>	✓					City	Variable	General Fund
<i>DP Strategy 5.1.1: Coordinate utilities infrastructure improvements with infill redevelopment and new development efforts to minimize energy use and maximize investment in existing infrastructure</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 5.2.1: Limit water/sewer expansion into rural areas</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 5.2.2: Ensure capital improvements needed to accommodate future development are provided concurrent with new development</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>DP Strategy 5.2.3: Create a development review process that coordinates development approval with existing school capacity and planned facilities</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>DP Strategy 6.1.1: Implement Bulloch County Recreation Master Plan</i>	↻	↻	↻	↻	↻	City, County	N/A	Staff Time
<i>DP Strategy 6.2.1: Create incentives to encourage developers to create neighborhood parks as part of their development projects</i>		✓				City	Variable	Staff Time
<b>Resource Conservation</b>								
<i>RC Strategy 2.2.1: Discourage development in environmentally sensitive areas, as delineated in the Natural development category (see Future Development Guide and Map)</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>RC Strategy 2.4.1: Continue to enforce the River Corridor Protection Ordinance with appropriate vegetation buffers and other pollution mitigation requirements</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>RC Strategy 2.4.2: Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site runoff on Bulloch County's waterways</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>RC Strategy 2.4.3: Continue to enforce Groundwater Recharge Area Protection Ordinance to protect groundwater</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<b>Social and Economic Development</b>								
<i>SED Strategy 1.2.4: Permit development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas</i>		✓				City	Variable	Staff Time



**Bulloch County Comprehensive Plan 2009-2029**

Action/Implementation Strategy	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
<i>SED Strategy 1.3.1: Develop financing tools for landowners that facilitate investment in struggling neighborhoods. Tax rebates, small low interest loan programs, or federal Community Development Block Grant (CDBG) funds for interior and exterior renovations or home energy improvements can improve the visual character and quality of life of neighborhoods.</i>		✓				City	Variable	Staff Time
<i>SED Strategy 1.3.2: Increase code enforcement efforts to address dilapidated housing or poorly maintained vacant lots in order to stabilize the surrounding area</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>SED Strategy 3.1.1: Continue to coordinate adult education opportunities that enhance the job skills of Bulloch County's workforce and that meet the needs of existing or desired businesses</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>SED Strategy 3.2.1: Promote mixed-use development that creates opportunities to live in close proximity to job opportunities</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>SED Strategy 4.1.1: Coordinate working relationships with planning staff, educational institutions, the Statesboro-Bulloch County Chamber of Commerce, and local businesses to ensure new and existing business developments are in line with the principles of the Future Development Guide</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>SED Strategy 4.1.3: Continue to promote commercial services that meet the regional needs of Bulloch County and its surrounding counties</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>SED Strategy 5.1.1: Develop capital improvements plan that encourages investment in existing services and facilities. Emphasize infrastructure expansion only to areas identified to accommodate growth and that enhances the quality of life in already developed areas</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<b>Government Relations</b>								
<i>GR Strategy 1.1.1: Refine communication and coordination efforts regarding development activity to ensure orderly and efficient development patterns</i>	↻	↻	↻	↻	↻	City,	N/A	N/A
<i>GR Strategy 1.1.2: Coordinate school site selection between the school board and planning officials</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>GR Strategy 2.1.1: Continue to work with the Coastal Regional Commission to coordinate planning and development efforts in the region</i>	↻	↻	↻	↻	↻	City, County, Regional Agencies	N/A	N/A
<i>GR Strategy 2.2.1: Continue to work with surrounding counties to coordinate planning and development efforts at the borders of Bulloch County</i>	↻	↻	↻	↻	↻	City, County	N/A	N/A
<i>GR Strategy 3.1.1: Continue to work with state agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection</i>	↻	↻	↻	↻	↻	City, County, Regional Agencies, State Agencies	N/A	N/A
<i>GR Strategy 3.2.1: Continue to work with federal agencies to identify funding sources related to transportation, utilities, community facilities and services, housing, economic development, and environmental and historic resource protection</i>	↻	↻	↻	↻	↻	City, County, Regional Agencies, State Agencies, Federal Agencies	N/A	N/A
<b>Character Areas</b>								
<i>N-OS Strategy 1. Pursue government purchase of environmentally sensitive lands for the creation of wildlife areas, nature preserves, and public parks</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>N-OS Strategy 2. Develop a land conservation program with Georgia Conservancy to create conservation easements or other similar conservation tools that preserve important natural areas.</i>		✓				City	Variable	Staff Time
<i>N-OS Strategy 3. Review Floodplain Protection Ordinance to ensure compliance with state and federal regulations</i>		✓				City	Variable	Staff Time
<i>N-OS Strategy 4. Review development regulations to ensure stormwater and erosion controls mitigate construction and development impacts on natural areas</i>		✓				City	Variable	Staff Time
<i>N-OS Strategy 5. Promote the use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs)</i>			✓			City	Variable	Staff Time
<i>N-OS Strategy 6. Adopt specific cross sections for roads that cross NOS character area</i>			✓			City	Variable	Staff Time
<i>N-OS Strategy 7. Develop a Countywide Greenways Master Plan that outlines a countywide system of interconnected greenway/trail corridors, addresses greenway trail crossings of all roads, and defines specific priorities for property acquisition to develop the system</i>			✓			City, County	Variable	Staff Time
<i>N-OS Strategy 8. Follow BMPs for erosion and sedimentation control, as defined in the Georgia Erosion and Sedimentation Act</i>	↻	↻	↻	↻	↻	City	N/A	N/A
<i>N-OS Strategy 9. Promote the use of conservation easements and conservation tax credits by landowners</i>	↻	↻	↻	↻	↻	City	N/A	Staff Time
<i>U-N Strategy 1. Prepare and adopt a Traditional Neighborhood Development (TND) ordinance to create walkable, compact residential development</i>	✓					City	Variable	Staff Time
<i>U-N Strategy 2. Prepare and adopt PUD zoning category to encourage innovative site design and development</i>		✓				City	Variable	Staff Time

**Bulloch County Comprehensive Plan 2009-2029**

Action/Implementation Strategy	2009	2010	2011	2012	2013	Responsible Party	Cost Estimate	Funding Source
<b>U-N Strategy 3.</b> Reduce minimum lot dimensions to encourage compact, walkable development patterns		✓				City	Variable	Staff Time
<b>U-N Strategy 4.</b> Prepare an existing conditions analysis of the City's sidewalks to identify substandard facilities and prioritize repair/replacement projects	✓					City	Variable	General Fund
<b>U-N Strategy 5.</b> Amend the zoning ordinance to support appropriate infill standards, including flexible setback provisions that ensure new construction is compatible with existing development patterns		✓				City	Variable	Staff Time
<b>U-N Strategy 6.</b> Develop a City-wide vacant site inventory and identify those that are suitable for infill development	✓					City	Variable	General Fund
<b>U-N Strategy 7.</b> Create a City-wide inventory of buildings suitable for redevelopment	✓					City	Variable	General Fund
<b>U-CTR Strategy 1.</b> Prepare and adopt an Urban-Center Overlay District to regulate building placement, design, and size, sign placement, size, and materials, landscaping, access management, interparcel access, and other elements that contribute to the look and function of the character area		✓				City	Variable	Staff Time
<b>U-CTR Strategy 2.</b> Prepare and adopt Corridor/Streetscape Master Plans to guide enhancements			✓			City	Variable	Staff Time
<b>U-COR Strategy 1.</b> Prepare and adopt an Urban-Corridor Overlay District to regulate building placement, design and size; sign placement; size and materials; landscaping; access management; interparcel access and other elements that contribute to the look and function of the corridor		✓				City	Variable	Staff Time
<b>U-COR Strategy 2.</b> Prepare and adopt Corridor/Streetscape Master Plans for Commercial Corridor character areas to guide enhancements			✓			City	Variable	Staff Time
<b>U-COR Strategy 3.</b> Prepare and adopt necessary regulatory amendments to require interparcel access, limit curb cuts, and require sidewalks with new commercial and mixed use development		✓				City	Variable	Staff Time

## PLAN MAINTENANCE

The Bulloch County Board of Commissioners and city councils for the municipalities of Brooklet, Portal and Register are responsible for maintaining the *Bulloch County Comprehensive Plan 2009-2029* to accurately reflect current community conditions and the community's vision and priorities for the future. Maintenance of the plan includes major and minor plan amendments, updates of the plan, or required periodic updates of the *Community Agenda*. Each is discussed in below.

### ***Plan Amendments***

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DCA defines major amendments as those changes to an adopted comprehensive plan that alter the basic tenets of the overall plan or a significant portion of the plan or if they have the potential to affect another local government. DCA defines minor amendments as those that the comprehensive plan that are purely local in nature and do not qualify as major amendments. Major amendments to the plan must be submitted to the CRC for review within six months from the date that the Board of Commissioners or city council experiences or decides to pursue a change that would qualify as a major amendment. Minor amendments do not require CRC review.

### ***Updates to the STWP***

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At a minimum, the Board of Commissioners and city councils must prepare and submit annual updates or five-year updates to the Short Term Work Program (STWP) portion of the *Community Agenda*. The STWP is presented in Chapter 5: Implementation Program of this plan. These updates must be submitted to CRC for review in order to maintain Quality Local Government status.

### ***Updates to the Comprehensive Plan***

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At a minimum, a plan update must be completed every 10 years, in accordance with the Local Comprehensive Plan Recertification Schedule maintained by DCA. However, after five years, the Board of Commissioners and city councils may determine that based upon the degree of change in the community an update to the comprehensive is needed. If only minor changes have taken place, then revisions to the plan may be sufficient in the form of plan amendments. If significant changes have occurred in community conditions (i.e., if the data upon which the plan is based has become significantly outdated, or the community's vision has changed), an update of the comprehensive plan or a major plan amendment may be needed.

**BULLOCH COUNTY**  
**Comprehensive Plan 2009-2029**

*Joint Comprehensive Plan Update for  
Bulloch County and the  
municipalities of Brooklet, Portal and Register*

**COMMUNITY AGENDA –  
APPENDIX**

Prepared for:  
**Bulloch County**  
**Town of Brooklet**  
**Town of Portal**  
**Town of Register**

By:



MACTEC Engineering and Consulting, Inc.  
Planning & Design Group  
Atlanta, Georgia

**Adopted:**

Bulloch County Board of Commissioners: **June 16, 2009**  
Brooklet City Council: **June 18, 2009**  
Portal City Council: **June 16, 2009**  
Register City Council: **June 23, 2009**

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# APPENDIX A: QUALITY COMMUNITY OBJECTIVES

The Quality Community Objectives (QCO) analysis for each Character Area is presented in this appendix. This appendix identifies the QCOs that will be pursued in the character area. The QCOs were adopted by the Georgia Department of Community Affairs (DCA) to measure how communities preserve their unique resources while accommodating future development. The QCOs are listed below.

**Traditional Neighborhood** – Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

**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.

**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.

**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.

**Regional Identity** – Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

**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.

**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.

**Environmental Protection** – Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, 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.

**Growth Preparedness** – Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.



**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, 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.

**Employment Options** – A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Housing Choices** – Quality housing and 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.

**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.

**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.

**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.

Quality Community Objective	Character Areas											
	Natural	Rural			Suburban		Urban			District		
	Open Space	Open Space	Neighborhood	Center	Neighborhood	Corridor	Neighborhood	Center	Corridor	Interstate Gateway	Employment	Airport
Traditional Neighborhoods					✓		✓	✓	✓			
Infill Development					✓	✓	✓	✓	✓			
Sense of Place	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Transportation Alternatives				✓	✓	✓	✓	✓	✓	✓	✓	✓
Regional Identity	✓	✓	✓	✓			✓	✓	✓		✓	
Heritage Preservation	✓	✓	✓	✓			✓	✓	✓			
Open Space Preservation	✓	✓	✓	✓	✓							
Environmental Protection	✓				✓						✓	
Growth Preparedness	✓			✓	✓	✓		✓	✓	✓	✓	✓
Appropriate Businesses				✓		✓		✓	✓	✓	✓	✓
Employment Options				✓		✓		✓	✓	✓	✓	✓
Housing Choices			✓	✓	✓	✓	✓	✓	✓	✓		
Educational Opportunities										✓	✓	
Regional Cooperation	✓									✓	✓	✓

# APPENDIX B: REPORT OF ACCOMPLISHMENTS

The Report of Accomplishments (ROA) provides a status of each work item identified in the 2002-2006 Short Term Work Programs for Bulloch County and the cities of Brooklet, Portal and Register. For each activity the ROA identifies whether it was completed, postponed, or dropped, or if it is underway. Reasons are provided for a dropped or postponed activity, and a projected completion date is provided for items that are underway.

## UNINCORPORATED BULLOCH COUNTY

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Economic Development – Industrial Development	Host a tour to attract agribusiness industries to the community			✓ Insufficient staffing	
	Support Development Authority of Bulloch Co. (DABC) efforts in developing a new industrial park by providing infrastructure		✓		
	Promote a schools-to-work program		✓		
	Enhance regional partnership with several neighboring counties	✓			
	Continue with the Economic Development Round Table				✓ Disbanded
	Establish a policy for economic incentives	✓			
	Promote the community through a marketing plan for new industry		✓		
	Continue to enhance relationship with statewide developers	✓			
	Continue to pursue opportunity for local industry and GSU to become participants in the Georgia Research Alliance				✓ GSU needs Carnegie Inst. status
	Continue to improve relationship with the Ga. Ports Authority	✓			
	Facilitate continuing local dialogue on needs and priorities and develop coordinated relationships among economic development players through Economic Roundtable				✓ Disbanded
	Market the community to industrial prospects through the lead of the DABC		✓		
	Utilize Middle Coastal Unified Development Authority to promote regional dialogue, cooperation, and planning	✓			
	Participate actively in regional economic cooperatives		✓		
	Seek cooperation and involvement of GSU in coordinated and regional economic initiatives	✓			
Support continuing rail service in Bulloch Co.	✓				

**Bulloch County Comprehensive Plan 2009-2019**

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Economic Development – Industrial Development (cont.)	Provide adequate and consistent funding for DABC		✓		
	Purchase additional property for future expansion of commercial and industrial parks	✓			
	Work with Statesboro to establish policy on hook-up / connection fee waivers, reduction, or exemption for new industry locations		✓		
	Sponsor a regional trade show				✓ Insufficient staffing and funding
	Continue vigorous local programs to recognize / assist existing industry	✓			
	Attract a developer to construct one or more speculative industrial buildings		✓		
	Identify significant areas of expertise at GSU and market to prospective industries		✓		
	Form closer alliance with Georgia Ports Authority and Savannah economic development organizations		✓		
	Foster improved working relationship with statewide developers	✓			
	Support full funding and expansion of OTC	✓			
	Coordinate training of workforce by community, school system, OTC, and GSU		✓		
	Develop an industrial park on property adjacent to the Statesboro-Bulloch Co. Municipal Airport				✓ Insufficient funding
	Complete development of Gateway remaining 125 acres		✓		
	Support expansion of existing industry	✓			
	Seek admission of GSU into the Georgia Research Alliance				✓ GSU needs Carnegie Inst. status
	Support GSU efforts to develop and promote local import / export activities by local business and industry		✓		
	Involve GSU and OTC faculty and local leaders in developing leads for plant expansions and prospective new industry		✓		
Economic Development – Agriculture	Provide for development and training of agricultural leadership	✓			
	Increase awareness of impact of agriculture	✓			
	Provide for educational programs related to environment and agriculture	✓			
	Promote agricultural interest in middle and high school students	✓			
	Conduct a continuing education / public relations campaign concerning agriculture and its economic impact		✓		
	Support the Bulloch Co. Agri-Business Council and its Ag Plan		✓		
	Complete construction of Agri-Business Center				✓ Insufficient funding. Need to re-scope project
	Continue to conduct and support Green Diamond Tour annually to attract ag-related business to Bulloch Co.		✓		
	Educate legislators and policy developers with respect to legislative and regulatory impact on Bulloch Agriculture		✓		
Economic Development – Tourism	Coordinate all tourism efforts through the Statesboro Convention and Visitors Bureau	✓			
	Promote US-301 through the Convention and Visitors Bureau as interstate highway alternative	✓			

**Bulloch County Comprehensive Plan 2009-2029**

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Economic Development – Tourism (cont.)	Publish hospitality materials on ongoing basis	✓			
	Promote return visits to Statesboro / Bulloch Co. by GSU visitors	✓			
	Continue working with the State to develop Farm Vacation Tours		✓		
	Develop and market special tour packages	✓			
	Maximize publicity about unique vacation opportunities and hospitality of community	✓			
	Participate in regional promotions	✓			
	Market Statesboro to meeting planners as a small convention / workshop site	✓			
	Cooperate with GSU to market Southern Center for Continuing Education facilities	✓			
	Work with local hospitality industry to serve future conventioners	✓			
	Promote local festivals	✓			
	Promote U.S. Hwy. 301 through specialized tours and itineraries that involve Hwy. 301 or nearby businesses	✓			
	Promote specialized tours for agriculture, wildlife, and antiques		✓		
	Explore the tour bus market and other possible tour promoters		✓		
	Market the Southern Center Expansion, the Agri-Business Center, and new phases included in the Mill Creek project	✓			
	Secure DOT signage at Statesboro exits on Interstate 16, the bypass, and other pertinent corridors to advertise hotels, restaurants, and other attractions	✓			
	Target film makers and initiate awareness of our area	✓			
	Continue publishing information for tourists	✓			
	Promote return visit to the City and County	✓			
	Continue working with the State to promote the Farm Vacation tour	✓			
Work with Nesmith-Lane Continuing (Southern Center) to promote its new facility	✓				
Economic Development – Airport	Expand "T" Hangar taxiways	✓			
	Crack seal runway 14 / 32 and taxiway	✓			
	Develop additional aircraft apron			✓ Waiting on funding	
	Replace localizer, add glide slope and MALSR	✓			
	Extend runway 14 safety area	✓			
	Install security fence at airport	✓			
	Overlay runway 14 / 32			✓ Waiting on funding and not needed for approx. 4 more years	
	Provide infrastructure to airport industrial park			✓ Waiting on funding	
	Install HIRL system	✓			
	Construct "T" Hangars			✓ Waiting on funding	
Economic Development – Transportation	Improve traffic flow on and near the university	✓			
	Complete Brannen Street extension construction to open up acres of undeveloped land for commercial development	✓			

**Bulloch County Comprehensive Plan 2009-2029**

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Economic Development – Transportation (cont.)	Widen Langston Chapel Road from US-301 to SR-67	✓ Partially complete (US-301 to Old Register Rd.)		✓ Waiting on funding	
Economic Development – Public Services	Continue support for the growth and diversity of GSU students and faculty	✓			
	Promote retention of major governmental offices in downtown Statesboro	✓			
	Seek to attract regional, State, and Federal offices to Statesboro	✓			
Economic Development – Retail Service Sector Development	Conduct market studies for retail / service development		✓		
	Plan for wider variety of shopping outlets and specialty shops		✓		
	Target retail / service recruitment and advertising on basis of market studies		✓		
	Plan for development and control land use for possible economic development	✓			
Economic Development – Downtown Development	Promote downtown enterprises, extended business hours, and other activities to stimulate downtown economic revitalization	✓			
	Conduct public education and awareness of the positive role historic preservation can provide for economic development	✓			
	Attract businesses for downtown night life, e.g., restaurants, pubs	✓			
	Improve street and parking lot signage	✓			
	Seek extension of Program and additional recipients for the Downtown Statesboro Low Interest Loan Pool Program	✓			
	Encourage a wide variety of activities in all downtowns to foster vitality	✓			
	Develop market studies to determine types of adaptive reuse which will stimulate economic activities	✓			
	Complete renovation of Bank of Statesboro building and Georgia Theater for downtown arts center	✓			
	Implement parking recommendations from 1997 downtown parking study	✓			
Natural and Historic Resources - Natural Resources	Develop wetlands education materials for use in local schools	✓			
	Establish / enforce county-wide ordinance protecting groundwater recharge areas	✓			
	Seek Federal Wild and Scenic River designation for Ogeechee River				✓ Focus on regional water planning initiative
	Locate benchmarks in field to provide floodplain control elevation points for use in mapping		✓ 2010		
	Develop public education program on endangered species found locally				✓ Insufficient staff experience
	Use GSU's nature trails / other interpretive programs to educate/ encourage protection of important natural areas	✓			
	Conserve / protect County railroad corridors for future park / recreational trail use	✓			
	Support development of Bird's Pond by GSU				✓ Owned by the City of Statesboro
	Establish / enforce tree ordinance			✓ Insufficient staff experience	

**Bulloch County Comprehensive Plan 2009-2019**

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Natural and Historic Resources - Historic Resources	Explore feasibility of preparing county-wide historic preservation plan, including consideration of county-wide preservation ordinance			✓ Insufficient staff experience	
	Update existing county-wide historic resources survey	✓			
	Prepare / publish pictorial inventory (including maps) of significant local historic resources			✓ Include in historic preservation plan	
	Encourage nomination of eligible properties / historic districts to National / Georgia Registers of Historic Places			✓ Insufficient staff experience	
	Encourage rehabilitation / adaptive use of historic structures (public and private)	✓			
	Encourage heritage education activities in schools county-wide				✓ Insufficient staff experience
	Encourage use of design technical assistance by those seeking to rehabilitate according to preservation standards	✓			
	Publicize / encourage use of State / Federal preservation financial incentives			✓ Insufficient staff experience	
	Work to draw more tourists to local festivals / events to increase economic impact, promote local history / preservation awareness	✓			
	Consider expanding existing walking / driving tours of historic properties county-wide	✓			
	Work toward Certified Local Government status for Bulloch Co.			✓ Insufficient staff experience	
	Natural and Historic Resources - Historic Resources (cont.)	Work to assure that a minimum of 20 miles of road resurfacing is completed on an annual basis	✓		
Maintain priority list for paving roads		✓			
Repair / replace bridges as needed		✓			
Identify equipment and manpower needs for road maintenance, and develop schedules and capital budgets for road equipment and improvements accordingly		✓			
Identify pedestrian crossing lanes in close proximity to all schools				✓ Implement transportation plan recommendations	
Promote completion of US-25 North four-laning / Savannah River Parkway construction		✓			
Advocate completion of four-laning of US-301 North as a developmental highway and continue to support efforts to four-lane US-301 through Georgia					✓ Revival dependent on pending transportation plan
Complete four-laning of the East and West perimeter roads, SR-67 / US-25 North, US-80 East from Statesboro to Brooklet and US-80 West from Hopulikit to County line		East and west perimeter complete		All other, insufficient funds	
Work with DOT to include bike lanes in widening projects, and to identify, designate, and sign bike lanes					✓ Revival dependent on pending transportation plan
Work to implement plans for capital improvements at the Statesboro Municipal Airport		✓			
Pursue new sources of local transportation revenue as well as continuing to use the 1% local option sales tax		✓			
Strictly enforce subdivision regulation requirements for water system development				✓ 2009	
Strictly enforce guidelines for private wells				✓ State, 2009	
Complete 4-lane of existing perimeter highway system (Veterans Parkway)	✓				
Community Facilities and Services - Public Transportation					

**Bulloch County Comprehensive Plan 2009-2029**

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Community Facilities and Services – Public Transportation (cont.)	Complete bypass north of Statesboro			✓ Insufficient funding	
	Complete 5-lane of SR-67 from Statesboro to Fairgrounds	✓			
	Complete 4-lane of US-301 from Statesboro to Screven County				✓ Revival dependent on pending transportation plan
	Complete 4-lane of SR-67 from Fairgrounds to I-16				✓ Revival dependent on pending transportation plan
	Design base information for and seek implementation of a County GIS system, including utilities, culverts, etc. on County roads	✓			
	Purchase and update sign maintenance software to keep track of maintenance and replacement of County signs	✓			
	Strive to pave a minimum of 15 miles of road on an annual basis			✓ Insufficient funding	
Community Facilities and Services – Solid Waste/Recycling	Roll-off truck	✓			
	Roll-off containers	✓			
	Fork lift and fork lift paddles	✓ Fork lift			
	Recycling center improvements / study location and screening of solid waste centers and recycling stations	✓			
	Can crusher blower	✓			
	Processing facilities expansion		✓ 2009		
	Front loader truck	✓			
	Baler				✓ Not needed
	Skid steer loader	✓			
	Continue to expand county-wide recycling program			✓ Insufficient funding	
	Continue and expand public education program on recycling including media and presentations to local groups and schools	✓			
Implement office paper recycling in local school system	✓				
Community Facilities and Services – Law Enforcement	Continue to assess law enforcement staffing and equipment needs in the Bulloch Co. Sheriff's Department		✓		
	Provide and encourage continued training for law enforcement personnel		✓		
	Assess local law enforcement pay scales with comparable communities	✓			
	Continue Sheriff Department's joint educational D.A.R.E. program with County school system		✓		
	Continue to upgrade computer and other technical equipment, and emergency equipment for the Sheriff's Department (alternative light sources, etc.)		✓		
	Continue to pursue grant funds to assist in the purchase of technical equipment		✓		
	Investigate the feasibility of implementing a program similar to the STAR program for juvenile offenders with behavioral problems	✓			
	Improve planning and organization for the Sheriff's office		✓		
	Improve response times through remote communication equipment upgrade	✓			
Patrol Cars	✓				

**Bulloch County Comprehensive Plan 2009-2029**

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Community Facilities and Services – Law Enforcement	Equipment for officers	✓			
	Video / radar for patrol cars	✓			
	Evidence processing building	✓			
	Module office system	✓			
	Drug Task Force building renovation	✓			
Community Facilities and Services – Public Safety	Water tanker	✓			
	Pumper truck	✓			
	Turnout sets	✓			
	Breathing apparatus	✓			
	Ambulance	✓			
	Rescue truck	✓			
	Complete Site 2 of Communication System	✓			
	Implement recommendations of EMS study to effect cost savings and achieve greater efficiency of program; continue first responder program and pursue satellite station(s)	✓			
	Reduce ISO ratings county-wide		✓ 2010		
	Locate EMS substation with a firefighter / EMT in the southern part of the County, possibly Brooklet		✓ 2010		
	Promote legislation to increase wireless surcharge to fund equipment changes in 911		✓		
Remove Bulloch Co. as a host county		✓ 2011			
Community Facilities and Services – Recreation	Work toward safe foot / bike access to Highway 24 Regional Park	✓			
	Identify and acquire land for future recreation development		✓		
	Complete a greenway / bike path master plan		✓ 2009		
	Plan and develop Agri-Business Center			✓ Change in scope of project; lack of funding	
	Continue to work with the BOE to use existing public facilities for recreation programs and services		✓		
	Work with community organizations to develop Arts Center and provide cultural enrichment opportunities				✓ Lack of need and interest beyond Averitt Arts Center
	Establish "Friends of Parks" foundation to secure resources and support recreation facilities and programs	✓			
	Work with other organizations to provide a comprehensive after-school program in all schools that would offer a wide range of recreational / cultural enhancement opportunities	✓			
	Construct Family Aquatic Center	✓			
	Construct Tennis Center			✓ Insufficient funding	
	Rehabilitate Memorial Park			✓ Insufficient funding	
	Improve Blitch Street Pool				✓ Building new community center
	Acquire land and begin bike path development		✓ 1 <sup>st</sup> phase complete in Fall 2009		
	Work with BOE to improve facilities on school sites			✓ Awaiting Bulloch Co. Board of Education	



**Bulloch County Comprehensive Plan 2009-2029**

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Community Facilities and Services – Community Facilities	Reuse old County facilities for other offices as new facilities are constructed	✓			
	Continue to enhance information sharing between all government branches	✓			
	Study the re-use, sale, or demolition of the hospital	✓			
	Seek to consolidate various County services into a centralized location		✓ 2010		
	Construct Agri-Business Conference Center				✓ Insufficient funding
	Construct Covered Arena and Stables		✓ 2010		
	Open Agricultural Office Building	✓			
	Support continued expansion of GSU and OTC	✓			
	Continue to support enhancement of the maintenance and operation of Statesboro Regional Library	✓			
	Accomplish dial-up access for citizens to Statesboro Regional Library System resources	✓			
	Work with the state toward the provision of a statewide library card	✓			
	Tapeload the bibliographic contents of the Regional Library System in order to reciprocate interlibrary loan services	✓			
	Establish a performance-based strategic plan	✓			
	Employ a new superintendent	✓			
	Implement a facilities plan to address high school and other schools	✓			
	Support community festivals and other heritage development projects	✓			
	Complete renovation of Bank of Statesboro building and Georgia Theater for downtown Arts Center	✓			
	Support provision of cultural and other special events through GSU	✓			
	Establish a county-wide advocacy group with representatives from all agencies / organizations concerned with housing in the county to promote housing issues / needs / concerns	✓			
	Conduct a comprehensive study of the impact of GSU on housing in Bulloch Co. (including determinations on availability, cost, locations / types, and low income displacement) as a joint venture between GSU and the Housing Authority / Advocacy Group				✓ Insufficient funding
Establish a clearinghouse or central network through the housing authority / advocacy group for the dissemination of housing and loan information	✓				
Thoroughly investigate all housing programs of FmHA, FHA, GHFA, HUD, and other agencies/organizations to determine availability / appropriateness for assistance in Bulloch Co.	✓				
Educate the community, including builders and developers, regarding housing needs and available programs, through seminars, flyers, and other activities of the clearinghouse and advocacy group	✓				

**Bulloch County Comprehensive Plan 2009-2019**

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Community Facilities and Services – Community Facilities (cont.)	Particularly encourage (through education, cooperative ventures between city / County government, builders / developers, and realtors, or other measures) the development or rehabilitation of homes for moderate income families and individuals, as defined by FmHA and GHFA				✓ Insufficient staff experience and funding
	Evaluate the needs of existing subsidized and public housing, and upgrade as necessary			✓ Insufficient staff experience	
	Provide for an increased supply of safe and affordable housing for low income persons and families, particularly those with large numbers of children, through development and encouragement efforts of the housing authority and advocacy group, use of CDBG programs, or other means	✓			
	Provide technical assistance and encouragement to those private sector or non-profit groups wishing to develop low-moderate income housing or starter homes	✓			
	Encourage increased visibility and local support of the Bulloch Co. Habitat for Humanity chapter and similar groups	✓			
	Develop through the housing authority a plan to assist the elderly, and other special populations, with appropriate living conditions, including services to enable them to continue living at home when feasible, and the promotion of appropriate and affordable group developments	✓			
	Determine the housing needs for growing migrant and seasonal farm worker populations in the County, and facilitate plans for provision of adequate and affordable housing by employers / farmers	✓			
	Encourage private industry to build housing units appropriate to the needs of each locality, and monitor the maintenance of existing and constructed units	✓			
	Study and update all public service and ordinance / enforcement needs consistent with this environmental management policy in each government	✓			
	Establish strategic roads and street paving and maintenance schedules in all governments consistent with the transportation plan	✓			
	Ensure proper maintenance of existing roads, including upgrading for safety with regular striping, visibility enhancement, sign maintenance	✓			
	Seek construction of "decel" lanes at the new recreation center and at rural schools located on busy roads, including:	✓			
	a) Southeast Bulloch on Brooklet-Denmark Road	✓			
	b) Portal on US-80		✓ 2010		
	c) Northside School on US-80	✓			
	Encourage the development of sidewalks, curbing, and drainage improvements, both on existing roads and in new subdivisions (Particularly from Statesboro to the new recreation center, Jones Mill and Beasley Roads)	✓			
	Develop greenway and bike routes within the County, particularly connecting GSU, downtown Statesboro, schools, recreation and shopping areas with bike routes		✓ 2020		
	Fund continued road improvements in Bulloch Co. and its municipalities through SPLOST	✓			

**Bulloch County Comprehensive Plan 2009-2029**

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Community Facilities and Services – Community Facilities (cont.)	Update FEMA maps for County to show base flood elevation		✓ 2010		
	Encourage developers to provide adequate housing needs for handicapped residents	✓			
	Involvement of the Chamber of Commerce and Economic Development Authority in the development of the housing advisory committee and in the continued improvement of housing conditions county-wide			✓ Insufficient funding	
	Educate citizens on importance of protecting natural and historic resources	✓			
	Update the Comprehensive Land Use Plan	✓			
	Continue to amend the Zoning Ordinance to address developing land use issues	✓			
	Update floodplain maps	✓			
	Integrate GIS into County operations	✓			
	Develop integrated GIS program that includes municipalities and Board of Education			✓ Insufficient funding	
	Update digital GIS photos	✓			
	Update sign ordinance		✓ 2009		

## TOWN OF BROOKLET

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Economic Development	Seek to develop better dialogue and working relationship with Bulloch Co., the EDA, and the Chamber for support of Brooklet's economic development, particularly retail trade and service industries	✓			
	Work with property owners to identify and publicize suitable properties available for prospective businesses	✓			
Community Facilities and Services	Work toward resurfacing at least 0.5 miles per year of existing paved roads	✓			
	Study water drainage problem and implement necessary measures to eliminate problems		✓ 2010		
	Continued maintenance and upgrading of water system by replacing all two inch water lines		✓ 2010		
	Participate in a county-wide Solid Waste Plan	✓			
	Continue to upgrade equipment and needs of local police department and provide training of law enforcement personnel	✓			
	Continue to support Peanut Festival and other heritage development projects	✓			
	Purchase a new police car	✓			
	Renovate old elementary cafeteria for possible use as government offices	✓			
	Initiate feasibility study and look for funding for services to establish community domestic sewer services			✓ Not Feasible	
	Upgrade equipment for streets and garbage	✓			
Natural and Historic Resources	Require enforcement by County Health Department of DNR lot size requirements as related to groundwater recharge areas	✓			
	Work with County to make groundwater recharge ordinance applicable in Brooklet, reinforce provisions through city zoning ordinance	✓			
	Work with County to make wetlands ordinance applicable in Brooklet, reinforce provisions through city zoning ordinance	✓			
	Enforce city-wide ordinance protecting Brooklet's Bird Sanctuary	✓			
	Adopt/ enforce local beautification ordinance (including provisions for junk yard screening) at least as strict as those of Federal Aid Highway Program		✓ 2010		
Housing	Support the creation of a county-wide housing authority and advocacy group	✓			
	Educate the community regarding housing needs / programs	✓			
	Encourage increased supply of safe and affordable low / moderate income housing	✓			
	Study and design road improvements so as to protect existing residential areas and future development with aid of DOT		✓ 2012		
Land Use	Continue study of other small towns' growth management		✓ 2010		

## TOWN OF PORTAL

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Economic Development	Encourage the development of goods and services to supply the farm community		✓ Ongoing		
	Continue to upgrade infrastructure/facilities to make the town a more desirable location for commercial/light industrial development (See Community Facilities)		✓ Ongoing		
	Support and promote the efforts of the Portal Heritage Society and its Turpentine Festival		✓ Ongoing		
	Attract new industry to Portal		✓ Ongoing		
	Promote historical sites in Portal		✓ Ongoing		
	Encourage development of local Bible College		✓ Ongoing		
	Encourage renovation of old store buildings		✓ Ongoing		
	Encourage the development of goods and services to supply the farm community		✓ Ongoing		
	Continue to upgrade infrastructure/facilities to make the town a more desirable location for commercial/light industrial development (See Community Facilities)		✓ Ongoing		
Natural and Historic Resources	Work with County to make wetlands ordinance applicable in Portal		✓ Ongoing		
	Request FEMA to map Portal's floodplains			✓ Insufficient funding	
	Develop Portal Clean and Beautiful Committee	✓			
	Work to draw more tourists to Portal Turpentine Festival, other events, to increase economic impact and promotion of local history/preservation awareness		✓ Ongoing		
	Support Portal Heritage Society's efforts to preserve Carter Turpentine Still, Dr. Stewart's drugstore/office and residence, other historic properties as tourist attractions		✓ Ongoing		
Community Facilities	Implement and update a priority list for resurfacing of existing paved roads		✓ Ongoing		
	Develop and update a priority list for paving streets	✓			
	Improve and expand curbs, gutters, and sidewalks	✓			
	Continue maintenance of sidewalks		✓ Ongoing		
	Conduct studies to ascertain the feasibility and need for providing a sewerage and wastewater treatment facility	✓			
	Participate in a county-wide Solid Waste Plan	✓			
	Participate with establishment of a county-wide recycling and/or composting program	✓			
	Continue to assess equipment and manpower needs of the Police Department		✓ Ongoing		
	Encourage expansion of medical and health care services			✓ Insufficient funding	
	Encourage the development of an Intermediate Care Facility			✓ Insufficient funding	
	Work to attract doctor to public health clinic at least three days per week		✓ Ongoing		
	Continue to improve and expand current recreational facilities at Portal High School		✓ 2010		
	Investigate the feasibility of extending the Town of Portal's city limits one-quarter mile	✓			
	Support and encourage efforts to promote improvements at Portal Elementary and High School		✓ 2010		
	Support the Portal Heritage Society and its Turpentine Festival		✓ Ongoing		

**Bulloch County Comprehensive Plan 2009-2029**

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Community Facilities (cont.)	Develop recreation area / passive park / playground and walking trail for children	✓			
	Encourage volunteer involvement in local issues		✓ Ongoing		
	Renovate building for Community Center				✓ Insufficient funding
	Building new nurses station				✓ Insufficient funding
	Establish new voting facility				✓ Current facility is now considered sufficient
Land Use and Housing	Establish / enforce codes for existing buildings and dwellings	✓			
	Establish a Clean and Beautiful Committee		✓ 2011		
	Consider contracting code enforcement with Bulloch Co.	✓			
	Establish coordinated zoning regulations	✓			

## TOWN OF REGISTER

Element	Activity	Status			
		Complete	Underway	Postponed	Dropped
Economic Development	Continue to upgrade infrastructure / facilities to make the town a more desirable location for commercial / light industrial development (See Community Facilities)		✓ Upgrading infrastructure; improving water distribution system		
	Encourage specialty and retail businesses to locate in the town's commercial district, and promote Spring Festival and Fall Square Dance to capitalize on tourism				✓ DT commercial district is dilapidated; events no longer held
	Promote downtown and community revitalization through Register Beautification Committee efforts				✓ Cte. Is defunct
	Work with property owners to identify and publicize properties available for prospective businesses				✓ No properties available
	Work more closely with the Statesboro-Bulloch Co. Chamber of Commerce and the Convention and Visitors Bureau to promote Register to industrial, retail, and tourist prospects.				✓ Inadequate local planning and leadership
Natural and Historic Resources	Work with County to make wetlands ordinance applicable to Register			✓ Need study by current admin.	
	Request FEMA to map Register's floodplains			✓ Need study by current admin.	
	Plant additional trees in Register to supplement existing treescape / landscape recreation areas/other city-owned properties				✓ No funding
	Update Register inventory included in existing county-wide historic resources survey			✓ Need study by current admin.	
	Nominate Register Historic District to National / Georgia Registers of Historic Places		✓ Evaluation underway		
	Complete development of Register Community Park, including renovation of caboose for community use, construction of brick dome over well and seating wall, landscaping		✓ Ongoing as financially possible		
	Acquire and renovate old theater building as general storage and community use				✓ Bid not suitable for needs
Land Use and Housing	Investigate the feasibility of contracting code enforcement with County	✓			
	Continue to enhance Register's landscaping and community development	✓			
	Establish a National Register-listed historic district / local preservation ordinance to encourage existing structure rehabilitation and protect historic sites		✓ Evaluation underway		
	Study and design road improvements so as to protect existing residential areas and future development with aid of DOT			✓ No funding	
	Solicit new residential development				✓ No housing available
	Study the feasibility of adopting subdivision regulations			✓ Not needed at time; have zoning	
	Establish coordinated zoning regulations	✓			

**Bulloch County Comprehensive Plan 2009-2029**

Community Facilities and Services	Improve and expand curbs, gutters, and sidewalks		✓ Ongoing		
	Study water drainage problem and implement necessary measures to eliminate problems		✓ Ongoing; applications submitted		
	Continue maintenance of sidewalks		✓ Ongoing		
	Continue maintenance and upgrading of water system		✓ Ongoing		
	Explore the feasibility of replacing all water lines less than 6 inches in diameter and installing a larger tank	✓			
	Participate in a county-wide Solid Waste Plan	✓			
	Participate with establishment of a county-wide recycling and / or composting program	✓			
	Investigate the possibility of hiring a part-time police officer for the Town of Register to handle law enforcement and animal control	✓			
	Coordinate water system improvements for upgrading fire protection		✓ Need funding for larger lines and elevated tanks		
	Continue to upgrade passive park in downtown Register		✓		
	Investigate the feasibility of extending the city limits one-half mile		✓		
	Investigate the feasibility of extending city services		✓		
	Renovate the Register caboose as a community facility			✓ No funding	
	Acquire and renovate old theater building as general storage and community use				✓ Does not suit needs
	Investigate feasibility of opening Forest Road onto Cypress Lake Road			✓ Studied with DOT and engineer; funding not currently available	
	Develop recreation facility (pavilion, picnic area, and passive park) on the location of the old gym	✓			



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# APPENDIX C: GLOSSARY OF TERMS & DEVELOPMENT CONCEPTS

The following pages provide a comprehensive list of terms and phrases used throughout this plan and other community planning documents. The list provides a brief description for each term or phrase shown.

**Accessory dwelling unit** - Garage apartments, granny flats, or similar secondary housing units located on the same lot with a single family residence.

**Adaptive reuse or adaptive use** - The redevelopment of existing older or abandoned structures for new development opportunities. These activities provide for the revitalization and redevelopment of older urban areas by providing new uses for existing structures. (e.g., residential loft units in former warehouse buildings).

**Adequate public facilities ordinance** - A requirement that infrastructure (water, sewer, roads, schools, etc.) be available to serve new development; sometimes called "concurrency."

**Agricultural districts** - Areas designed to keep land in agriculture that are legally recognized. Enrolled areas may be considered for special benefits and protection from regulations.

**Agricultural zoning** - Restricts land uses to farming and livestock, other kinds of open-space activities and limited home building.

**Alleys** - Service easements running behind or between rows of houses. Alleys provide access to utilities and sanitation, garages, backyards and accessory units.

**Annexation** - A change in existing community boundaries resulting from the incorporation of additional land.

**Aquifer** - A water-bearing geologic formation. The source of ground water for drinking and irrigation.

**Big box retailer** - Large, stand-alone retail stores, such as Wal-Mart and Office Depot.

**Best Management Practice (BMP)** - Refers to the practice considered most effective to achieve a specific desired result for protection of water, air and land and to control the release of toxins.

**Biodegradation** - Breakdown of organic material into innocuous products by the action of living organisms.

**Biodiversity** - The diversity of life on Earth and all the interconnections that support these myriad forms of life; includes variety of life at the genetic, species and ecosystem levels.

**Blight** - Physical and economic conditions within an area that cause a reduction of or lack of proper utilization of that area. A blighted area is one that has deteriorated or has been arrested in its development by physical, economic, or social forces.

**Board of commissioners** - A county's legislative body. Board members are elected by popular vote and are responsible for enacting ordinances, imposing taxes, making appropriations and establishing county policy. The board adopts general planning, zoning and subdivision regulations.

**Brownfields** - Sites that are underutilized or not in active use on land that is either contaminated or perceived to be contaminated.

**"Granny units" housing** - Typically, this refers to an accessory dwelling attached to or near the main residence (a.k.a. granny flats or mother-in-law suites).

**Buffer zone** - A strip of land created to separate and protect one type of land use from another.

**Built environment** - The urban environment consisting of buildings, roads, fixtures, parks and other improvements that form a community's physical character.

**Bus lanes** - A lane on a street or highway reserved primarily, or exclusively, for buses.

**Bus rapid transit (BRT)** - BRT combines the quality of rail transit and the flexibility of buses. It can operate on bus lanes, HOV lanes, expressways or ordinary streets.

**Capital facilities (Infrastructure)** - Public facilities characterized by a one-time cost, a useful life generally exceeding five years, significant and construction costs and long-term financing requirements.

**Central business district (CBD)** - The downtown retail trade and commercial area of a city or town, or an area of very high land valuation, traffic flow and concentration of retail business offices, theaters, hotels and services.

**Certified local government (CLG)** - A local government that protects local historic resources with a preservation ordinance, preservation commission and local designation. A designated CLG is eligible to receive federal funds for historic preservation activities.

**Charrette** - Intensive workshop designed to involve a project's stakeholders in a facilitated process to gain consensus on policy and physical elements of a development plan.

**Charter city** - A city that has been incorporated under its own charter rather than under the general laws of the state. Charter cities have broader powers to enact land use regulations than do general law cities.

**City council** - A city's legislative body. The popularly elected city council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing policy and hiring some city officials. The council adopts local general planning, zoning and subdivision ordinances.

**Cluster development** - A pattern of development in which homes are grouped together on parcels of land in order to leave parts of the land undeveloped. Cluster development is often used in areas that require large lot sizes, and typically involves density transfer. Zoning ordinances permit cluster development by allowing smaller lot sizes when part of the land is left as open space (also known as Conservation Subdivision).

**Commercial** - Land use that is primarily for businesses, which may include shopping, restaurants, gas stations, etc.

**Community design factors** - Factors that influence the way a community is laid out and how it looks. This may include the street grid pattern, the presence of sidewalks, the mix of land uses and the physical character of the buildings.

**Community identity** - Physical, natural or cultural assets that represent distinctive qualities unique to an individual community. A community's identity is enhanced by embracing and respecting the history and character of those existing features that nurture a sense of attachment and uniqueness within the area.

**Community plan** - A portion of the local general plan that focuses on a particular area or community within the local government. Community plans supplement the policies of the general plan.

**Community services** - Services provided to citizens by a local government that may include police, fire, hospital, schools, trash removal, water treatment, recycling, etc. These services are paid for by local taxes and user fees.

**Community transportation centers** - These centers serve as an origin or major stopping point for community-based services.

## Community Improvement District

A Community Improvement District (CID) is a self-taxing district that uses additional property tax dollars to make improvements within a defined geographic area. CIDs are controlled by the private property owners within the district and these owners decide how to spend the money raised via a Board of Directors.

In order to form a CID in the state of Georgia, a simple majority of the commercial property owners within a proposed CID must agree to form a CID. In addition, these property owners must represent at least 75% of the assessed tax value within the proposed CID boundaries.

CIDs typically use the tax dollars they receive as matching funds (matched with state and federal dollars) for various infrastructure improvements. Successful CIDs in North Georgia have received as much as \$50 of state and federal grant money for each \$1 collected locally and have funded projects such as:

- Marketing and promotion activities
- Maintenance/construction of roads, sidewalks, street lights, and traffic control devices
- Parks and recreational areas and facilities
- Storm water and sewage disposal systems
- Development and distribution of water
- Provide off duty police for traffic control during peak traffic periods and for patrolling businesses after hours

**Community-based service** - Provides curb-to-curb or short-distance mobility within communities and feeder connections to bus routes and rail services.

**Community improvement district (CID)** - See sidebar.

**Commuter rail** - Train service that takes suburban commuters to jobs to a central city location and back again.

**Compact building design** - The act of constructing buildings vertically rather than horizontally, configuring them on a block or neighborhood scale that makes efficient use of land and resources, and is consistent with neighborhood character and scale. Compact building design reduces the footprint of new construction, thus preserving greenspace to absorb and filter rain water, reduce flooding and stormwater drainage needs, and lower the amount of pollution washing into streams, rivers and lakes.

**Comprehensive plan** - Regional, state or local documents that describe community visions for future growth. Comprehensive plans describe general plans and policies for how communities will grow and the tools that are used to guide land use decisions, and give general, long-range recommendations for community growth. Typical elements include, land use, housing, transportation, environment, economic development and community facilities.

**Conditional use permit (CUP)** - Pursuant to the zoning ordinance, a conditional use permit (CUP) may authorize uses not routinely allowed on a particular site. CUPs require a public hearing and, if approval is granted, are usually subject to the fulfillment of certain conditions by the developer. Approval of a CUP is not a change in zoning.

**Conservation easements** - A voluntary, legally-binding agreements for landowners that limit parcels of land or pieces of property to certain uses. Land under conservation easements remains privately owned and most easements are permanent. State and federal tax benefits typically apply.

**Conservation subdivision** – See sidebar to the right.

**Context sensitive design (CSD)** - A collaborative, interdisciplinary approach that involves all stakeholders to develop a facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources. CSD is an approach that considers the total context within which a project will exist.

**Corridor** – Applies to roadways or other transportation route (greenway, trail, etc.) along with the adjacent development fronting the travel way.

**Cross-acceptance** - A negotiated process by which jurisdictions reach agreement on the location and the nature of planned development; its purpose is to ensure consistency among the comprehensive plans and the growth management programs of individual local governments within a region.

**Density** - The average number of people, families, or housing units on one unit of land. Density is also expressed as dwelling units per acre.

## Conservation Subdivisions

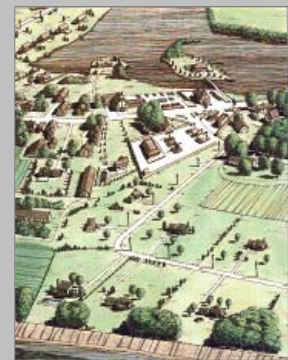
Conservation subdivisions (also called cluster subdivisions) are an alternative to conventional residential lot designs. Designers identify land resources (e.g. scenic views, steep slopes, riparian areas, etc.) worthy of conservation, then design development in a way that respects and preserves the resources identified.

Conservation subdivisions make development in Greenfield, or undeveloped, areas much more sustainable since open space is protected. By clustering homes, future households are accommodated more efficiently on less developed land.

A chief component of the conservation subdivision is that the developer can develop the same number of lots with conservation subdivisions as he can with conventional subdivisions. The difference is that conservation subdivisions allow the development to occur with much smaller lots that are clustered in order to preserve the areas for open space.

Conservation subdivisions can be residential or mixed-use developments in which a significant portion of overall acreage is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property. They are similar in many respects to golf course communities, but instead of a manicured golf course, they feature natural forests, meadows, wetlands and community gardens or farmland.

Conservation subdivisions contrast with conventional subdivisions whereby nearly the entire parcel is subdivided into house lots and streets, resulting in few green spaces for walking, little habitat for wildlife and few opportunities for residents to interact with their neighbors. Conservation subdivisions, on the other hand, provide all of these things.



Alternatives for rural area (top) with equal residential and commercial square footage with conventional large-lot rural zoning regulations (center) and with conservation subdivision regulations (bottom).

Source: Center for Rural Mass.

**Density bonus** - Allows developers to build in specified areas densities that are higher than normally allowed, typically in exchange for providing a desired amenity such as increased open space or multi-purpose trails.

**Design flexibility** - Allows for flexibility in parking and open space designations, setbacks and height limitations in order to facilitate the production of a range of affordable housing types.

**Design standards** - Guidelines which serve as a community's expression to control its appearance, from within and without, through a series of standards that govern site planning policies, densities, building heights, traffic and lighting.

**Development fees** - Fees charged to developers or builders as a prerequisite to construction or development approval. The most common are: (1) impact fees (such as parkland acquisition fees, school facilities fees, or street construction fees) related to funding public improvements which are necessitated in part or in whole by the development; (2) connection fees (such as water line fees) to cover the cost of installing public services to the development; (3) permit fees (such as building permits, grading permits, sign permits) for the administrative costs of processing development plans; and, (4) application fees (rezoning, CUP, variance, etc.) for the administrative costs of reviewing and hearing development proposals.

**Development rights** - Development rights give property owners the right to develop land in ways that comply with local land use regulation.

**Disinvestment** - The withdrawal of taxes, capital, jobs and other resources from a community.

**Down-zoning** - A change in zoning classification to less intensive use and/or development.

**Ecosystem** - The species and natural communities of a specific location interacting with one another and with the physical environment.

**Ecosystem services** - The natural processes within an ecosystem that cycle nutrients through the system, convert and disperse energy, purify water and generate air.

**Edge city** - Suburban "down towns" that began to spring up on the edges of metropolitan areas in the 1980s, usually at the intersection of a radial freeway and a bypass or beltway.

**Eminent domain** - The legal right of government to take private property for public use provided the owner is offered just compensation for the taking of property.

**Endangered** - Species that are in danger of extinction. It also is a category that denotes protection under federal law (Endangered Species Act).

**EPA (Environmental Protection Agency)** - The federal body charged with responsibility for natural resource protection and oversight of the release of toxins and other threats to the environment.

**Estuary** - A water body where salt and fresh water meet resulting in brackish water. These areas usually have associated marshlands and are critical nursery and feeding habitat for a variety of marine species.

**Express routes** - Local bus service with a limited number of stops.

**Final map subdivision** - Land divisions, which create five or more lots. Such requirements may include installing road improvements, the construction of drainage and sewer facilities, parkland dedications and more.

**Fiscal impact analysis** - The analysis of the estimated taxes that a development project would generate in comparison to the cost of providing municipal services required by that project.

**Flexible routes** - Routes that will provide curb-to-curb service within a defined corridor, generally within 1/2 to 1 mile of the route.

**Flood hazard area** - Total stream and adjacent area periodically covered by overflow from the stream channel containing 1) the floodway which is the channel itself and portions of the immediately adjacent overbank that carry the major portion of flood flow, and 2) the flood fringe beyond it which is inundated to a lesser degree.

**Floodplain** - Nearly level area adjacent to a water body, subject to inundation under heavy rain or blockage conditions (overflow area).

**Form-based code** - See sidebar below

### Form-Based Code

The form-based code approach seeks to regulate building form rather than, or in addition to, land use. It establishes zones of building type based on pedestrian accessibility and the scale and character of surrounding development, but largely allows building owners to determine how the buildings will be used.

Form-based codes typically contain a regulating plan that identifies which building envelope standards apply to which block frontages, building envelope standards that set basic parameters for building height, setbacks, roof design, and fenestration; and architectural and streetscape standards.

TNDs and greyfield redevelopment projects built over the last 20 years in the United States have been developed using form-based zoning regulations that prescribe traditional neighborhood form.

The form-based TND ordinance is distinguished from conventional zoning in that it places more emphasis on the arrangement and form of buildings and spaces than on how they will be used.

**Genetic diversity** - A variation in the inherited characteristics (such as coloration and height) of individuals within and between populations of a species.

**GIS (Graphic Information Systems)** – Digital resources or features such as soil types, population densities, land uses, transportation corridors, waterways, etc. GIS computer programs link features commonly seen on maps (such as roads, town boundaries, water bodies) with related information not usually presented on maps, such as type of road surface, population, type of agriculture, type of vegetation, or water quality information. GIS is a unique information system in which individual observations can be spatially referenced to each other and depicted on digital or hard copy maps.

**Green infrastructure** - A strategically planned and managed network of parks, greenways, conservation easements and working lands with conservation value that supports native species, maintains natural ecological processes, sustains air and water resources and contributes to the health and quality of life for communities and people.

**Green spaces and/or open spaces** - Areas left relatively natural and undeveloped in urban and suburban settings, such as parks, bicycle and pedestrian trails and natural wildlife areas. Also includes the living environment of a species, that provides whatever that species needs for its survival, such as nutrients, water and living space.

**Greenfields** - Newly developed commercial real estate on what was previously undeveloped open space.

**Greenspace** - Permanently protected land and water, including agricultural and forestry land, that is in its undeveloped, natural state.

**Greenway** - A linear open space; a corridor composed of natural vegetation. Greenways can be used to create connected networks of open space that include traditional parks and natural areas.

**Greyfield Redevelopment** – See sidebar.

**Groundwater** - All water below the surface of the land. It is water found in the pore spaces of bedrock or soil, and it reaches the land surface through springs or it can be pumped using wells

**Growth management** - A term that encompasses a whole range of policies designed to control, guide, or mitigate the effects of growth.

## Greyfield Redevelopment

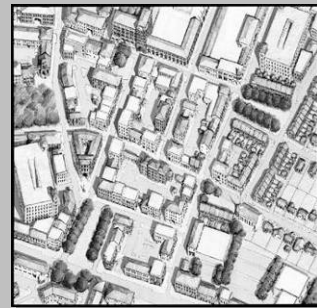
Today's American urban landscape is dotted with shopping malls which have become obsolete. These shopping centers, built primarily in the 1970's and 1980's, are dying due to various factors including differences in the market, changes in accessibility, and increased competition.

A new tool for design experts is to turn these fading centers, named 'greyfields' for the typically empty parking lots surrounding them, into thriving downtown communities. Greyfield revitalization efforts attempt to exchange afflicting influences with smart new growth that is both more environmentally friendly and establishes a strong sense of place.

Revitalization of greyfield sites often consists of major redevelopment rather than conventional regional retail or simple face-lifts. Design

initiatives are inspired by classic urban form and by classic urban form and characterized by attractive, walkable streets and high density. Many greyfield sites are more suitable to be converted into housing, retail, office, services, and public space rather than standard retail. In these cases mixed-use development becomes an attractive option.

The mixed-use development plan concept replaces an isolated big box store with large parking lot with traditional, urban design that places buildings close to the street, separated only by a sidewalk and landscaped strip. Parking is located in the rear or to the side of the commercial buildings in order to create a friendly pedestrian environment along each street. The design connects the development to the adjacent community's street grid with pedestrian-friendly streetscapes.



*Eastgate Town Center, before (top) and proposed after (bottom) in Chattanooga, Tennessee*

Source: Dover Kohl & Partners

**Habitat** - The living environment of a species that provides whatever that species needs for its survival, such as nutrients, water and living space.

**Habitat fragmentation** - The division of large tracts of natural habitat into smaller, disjunct parcels.

**High density development overlay** – A zoning overlay intended to encourage the production of rental and workforce homeownership and special needs housing. Applies to locations with appropriate infrastructure and transportation, such as rezoned commercial properties or multi-family residential sites. The overlay zone would mandate minimum higher densities in specific areas in exchange for provision of a range of needed community housing.

**High occupancy vehicle (HOV) lanes** - A lane or lanes on a highway, freeway, separate right of way, or arterial street restricted for use by vehicles carrying more than one person.

**Historic area** - An area or building in which historic events occurred, or one which has special value due to architectural or cultural features relating to the heritage of the community. Elements in historic areas have significance that necessitates preservation or conservation.

**Housing element** - A comprehensive assessment of current and projected housing needs for all economic segments of the community. It sets forth local housing policies and programs to implement those policies.

**Impact fees** - Costs imposed on new development to fund public facility improvements required by new development and ease fiscal burdens on localities.

**Impact fees or taxes** - Assessments levied on new development to help pay for construction of parks and the infrastructure (e.g. schools, roads, and other public facilities) needed to serve the new population; impact taxes differ from fees in that they allow assessments to be proportional to the size of the new house or business.

**Impervious surface** - Any surface through which rainfall cannot pass or be effectively absorbed (roads, buildings, paved parking lots, sidewalks etc.).

**Incentive zoning** - Provides for give and take compromise on zoning restrictions, allowing for more flexibility to provide environmental protection. Incentive zoning allows a developer to exceed a zoning ordinance's limitations if the developer agrees to fulfill conditions specified in the ordinance. The developer may be allowed to exceed height limits by a specified amount in exchange for providing open spaces or plazas adjacent to the building.

**Industrial** - Land use that is primarily for businesses, such as warehouses, manufacturing plants, automobile service shops, etc.

**Infill** - Development that occurs on previously developed or vacant land within established communities.

**Infill development** - The reuse of urban land or vacant lots in developed neighborhoods and urban areas. Infill development (buildings, parking, and other uses) is most successful when it is accomplished at a scale and with design features that are compatible with the existing and surrounding neighborhoods.

**Infrastructure** - A general term describing public and quasi-public utilities and facilities such as roads, bridges, sewers and sewer plants, water lines, power lines, fire stations, etc.

**Inclusionary zoning** - A system that requires a minimum percentage of lower and moderate income housing to be provided in new developments.

**Initial study** - An analysis of a project's potential environmental effects and their relative significance.

**Initiative** - A ballot measure which has been placed on the election ballot as a result of voter signatures and which addresses a legislative action.

**Intermodal** - Those issues or activities which involve or affect more than one mode of transportation, including transportation connections, choices, cooperation and coordination of various modes. Also known as "multimodal."

**ISTEA/TEA-21 (Transportation Efficiency Act for the 21st Century)** - Federal legislation that encompasses all transportation regulation and funding (Inter-modal Surface Transportation Efficiency Act was the original title).

**Jitney** - Privately-owned, small or medium-sized, vehicle usually operated on a fixed route but not on a fixed schedule.

**Land trust** - Nonprofit organization interested in the protection of natural resources and historic areas.

**Land use** - The manner in which a parcel of land is used or occupied.

**Leapfrog development** - Development that occurs beyond the limits of existing development and creates areas of vacant land between areas of developed land.

**Level of service (LOS)** - A qualitative measure describing operational conditions within a traffic stream in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience and safety.

**Light rail** - The modern version of a streetcar or tram.

**Line-haul service** - A fixed-route bus system that operates on arterial streets or on tollways or expressways.

**Linkages** - Features that promote the interconnectedness of neighborhoods, commercial and office areas, open space resources and public places, and provide convenient access between these different uses.

**Location efficient mortgage** - A lending program that allows homebuyers to borrow more money based on the transportation cost savings of living near mass transit.

**Live-work unit** - Buildings that offer the opportunity for individuals to live and work in the same structure. Units may be rental or condominium. Purchase of home and office may be accomplished through a single mortgage.

**Lot area** - Lot area is the total square footage of horizontal area included within the property lines.

**Minimum density standards** - Standards that establish minimum higher densities to ensure that existing land available for development is not underutilized.

**Mixed use** - Development that combines two or more of the types of development: residential, commercial, office, industrial or institutional.

**Mixed use development** – See sidebar.

**Neo-traditional development** - A traditional neighborhood, where a mix of different types of residential and commercial developments form a tightly knit unit. Residents can walk or bike to more of the places they need to go and municipal services costs are lower due to the close proximity of residences. A more compact development also reduces the amount of rural land that must be converted to serve urban needs.

**New urbanism** - A planning and design movement that promotes artfully designed urban neighborhoods that host diverse income groups and races, a mix of homes, stores, and restaurants, and useful public spaces.

**Nodal development** – Concentration of mixed used development (such as commercial, office and higher density residential) to provide required densities and service to make transit affordable and to foster community hubs where daily services can be reached within walking distance.

**Metropolitan planning organization (MPO)** - The organization designated by local elected officials as being responsible for carrying out the urban transportation and other planning processes for an area.

**Mitigation** - Process or projects replacing lost or degraded resources, such as wetlands or habitat, at another location.

**Modal split** - A term that describes how many people use alternative forms of transportation. Frequently used to describe the percentage of people using private automobiles as opposed to the percentage using public transportation.

**National Environmental Policy Act (NEPA)** - A comprehensive federal law requiring analysis of the environmental impacts of federal actions such as the approval of grants; also requiring preparation of an Environmental Impact Statement (EIS) for every major federal action significantly affecting the quality of the human environment.

**Negative declaration** - An informational document that describes the reasons why a proposed development project will not have a significant effect and proposes measures to mitigate or avoid any possible effects.

**NIMBY ("Not in My Backyard")** - NIMBY is an acronym for the sentiment that exists among some people who do not want any type of change in their neighborhood.

## Mixed Use Development

Mixed use development combines numerous uses on one site in a strategic way, including office, retail, residential, hotel, services, and public transportation. Historically mixed use was a common form of development in America, and today is returning in response to land use segregation and the desire for an improved sense of community.

Developing with a mixed use approach can alleviate traffic and help reduce pollution, while providing residents a cherished place to call downtown. Accessibility becomes a major benefit, as various stores, restaurants, and homes are located in the same vicinity.

Parking needs of the different uses vary throughout the day, and can be skillfully shared and placed in the backs of buildings or on-street as to not discourage pedestrian movement.

'Pocket parks,' parks, which are tucked within the urban fabric of a downtown, balance with density to create an enjoyable, livable atmosphere.

Mixed land uses can create convenient places to live for people of various ages and income levels, enhancing the vitality of a community and its streets.

Substantial fiscal and economic benefits can also be generated out of mixed use development, as the area becomes more attractive to residents and to businesses who acknowledge the benefits related to areas able to appeal to more people.



*Mixed-use corner lot development above includes ground floor office and retail with upper floor residential in the Lockland Springs neighborhood of Nashville, Tennessee.*



**Non-point source pollution (NPS)** - Pollution that cannot be identified as coming from a specific source and thus cannot be controlled through the issuing of permits. Storm water runoff and some deposits from the air fall into this category.

**Nonporous surface** - A surface that water cannot permeate.

**Overlay zone** - A set of zoning requirements that is superimposed upon a base zone. Overlay zones are generally used when a particular area requires special protection (as in a historic district) or has a special problem (such as steep slopes, flooding or earthquake faults). Development of land subject to overlay zoning requires compliance with the regulations of both the base and overlay zones.

**Parcel map** - A minor subdivision resulting in fewer than five lots. The city or county may approve a parcel map when it meets the requirements of the general plan and all applicable ordinances.

**Part V Environmental Ordinances** – Ordinances that address one or more of the following: groundwater recharge area protection, wetlands protection, river corridor protection, mountain protection, and water supply watershed protection in accordance with the Georgia Department of Natural Resources' (DNR) environmental planning criteria of Part V of the 1989 Georgia Planning Act, Chapter 391-3-16.

**Pedestrian-friendly** - A term used to describe streets or areas that are laid out in an interconnected network providing convenient and safe pedestrian access between important destinations. Areas that are pedestrian-friendly are attractively landscaped and provide visual interest and a sense of security to encourage walking.

**Planned unit development (PUD)** - Areas that are planned and developed as one entity by a single group. Planned unit developments usually include a variety of uses, including different housing types of varying densities, open space, and commercial uses. Project planning and density is calculated for the entire development rather than individual lots.

**Planning** - The process of setting development goals and policy, gathering and evaluating information, and developing alternatives for future actions based on the evaluation of the information.

**Planning commission** - A group of residents appointed by a city council or county board of commissioners to consider land use planning matters. The commission's duties and powers are established by the local legislative body and might include hearing proposals to amend the general plan or rezone land, initiating planning studies (road alignments, identification of seismic hazards, etc.), and taking action on proposed subdivisions.

**Public spaces** - Places that create community identity, foster social interaction and add community vitality. They may include major sites in central locations such as urban riverfronts, downtown plazas and parks, shopping streets and historic districts. Public spaces may be libraries, post offices or other civic building areas. Smaller, less central sites include neighborhood streets and parks, playgrounds, gardens, neighborhood squares and older suburban commercial centers.

**Public-private partnership** - A collaborative arrangement between public and private entities in which resources and information are shared in order to serve a particular public purpose. Public-private partnerships specify joint rights and responsibilities and imply some sharing of risks, costs or assets, thereby allowing parties to effectively achieve common goals.

**Purchase of development rights (PDR)** – See sidebar below.

### Purchase of Development Rights

The purchase of development rights (PDR) involves the voluntary sale by a landowner of the right to develop a property to a government agency or private nonprofit land trust. The land owner receives a cash payment in return of signing a legally binding agreement, a deed of easement that restricts the use of the land, usually in perpetuity to farming and open space. The land remains private property with no right of public access. State and local governments have relied primarily on the sale of bonds to finance the purchase of development rights.

The sale of development rights lowers the value of the farm for estate tax purposes, aiding in the transfer of the farm to the next generation. The price of the development rights is determined by an appraisal. Although future generations that farm a preserved farm will have development rights to sell, the farm will retain a value for farming, and the land can be sold to someone else to farm.

PDR and the purchase of conservation easements are the same concept. By convention, however, PDR refers to the purchase of a conservation easement by a government agency, whereas the acquisition of conservation easements is done by private land trusts. The PDR also tends to refer to the preservation of active farm and forestlands.

When development rights are purchased from several contiguous farms, development can be more effectively directed away from the farming area, allowing farm owners to invest in their farms without complaints from non-farm neighbors.

**Pyramid zoning** - Allows residential development in any area of a jurisdiction except where zoned for recreation, open space and heavy manufacturing/industrial.

**Qualified local government (QLG)** - A Georgia county or municipality which has a comprehensive plan in conformity with the state's minimum standards and procedures and has established regulations consistent with its comprehensive plan with the minimum standards and procedures.

**Quality of life** - Those aspects of the economic, social and physical environment that make a community a desirable place in which to live or do business. Quality of life factors include those such as climate and natural features, access to schools, housing, employment opportunities, medical facilities, cultural and recreational amenities and public services.

**Redevelopment** - Reinvestment in older elements of a region – a historic structure, long-time residential community, brownfield, shopping center or main street – that offers an opportunity to revitalize communities while preserving social and environmental values.

**Rehabilitation** – Building repair or alteration that returns a building to a state of use. In communities with a large stock of older housing or other structures that could rehabilitation of existing structure can be a very affordable and environmentally-friendly way to provide more housing, commercial areas and offices.

**Referendum** - A ballot measure challenging a legislative action by the city council or county board of commissioners. Referenda petitions must be filed before the action becomes final and may lead to an election on the matter.

**Resource efficiency** - The efficient use of natural resources maximizes productivity while minimizing waste and environmental impact. For example, buildings that incorporate energy efficient technologies are typically more comfortable, have lower utility bills and have less impact on the environment. Resource efficiencies garnered through sensitive design, increased densities, integration of land uses and a balanced transportation system may improve air quality, reduce traffic congestion and save money.

**Reverse commute** - A trip that is running in the opposite direction of the heaviest traffic. The reverse commute generally involves travel between employment locations in the outlying suburban areas and residence locations closer to the urban core of the metropolitan area.

**Residential** - Land use that is primarily for houses, townhouses, apartments or other dwelling types.

**Riparian area** - Vegetated ecosystems along a water body through which energy, materials, and water pass.

Riparian areas characteristically have a high water table and are subject to periodic flooding.

**Runoff** - The water that flows off the surface of the land, ultimately into our streams and water bodies, without being absorbed into the soil.

**Rural character** - Rural character consists of qualities such as horse farms, lakes, pastures, farms, estates and undisturbed roadsides. Areas contain mature and natural landscape with informal placement of trees, and indigenous vegetation is characteristic of the area.

**Scale** - Urban designers typically emphasize the importance of human scale in successful environments. Considerations of human scale include building height and bulk regulations to ensure that new development and redevelopment efforts are pedestrian-oriented and compatible with the existing built environment.

**Scenic byway** - Any designated highway, street, road or route which features certain resources (cultural, natural, archaeological, historical and recreational) that should be protected or enhanced.

**Sediment and erosion control** - Practices and processes that effectively protect the soil surface from the erosive force of rain, stormwater runoff and, in some cases, wind. Higher rates of erosion and sediment loss typically accompany urban development. A variety of planning, design and engineering practices are used to minimize the negative impacts of erosion on urban streams.

**Sedimentation** - Build up of soils in streams and lakes via runoff from surrounding land, especially land cleared of vegetation.

**Sense of place** - A feeling of attachment and belonging to a particular place or environment having a special character and familiarity.

**Setback** - A minimum distance required by zoning to be maintained between two structures or between a structure and property lines.

**Shared parking** - Parking area that is utilized by more than one business, development or property to minimize parking surfaces in an area. Shared parking works best when the various users have customers with parking needs at different times of the day.

**Siltation** - Process by which loose soil is transferred and builds up in streams, rivers, and lakes, causing changes in stream channels and in depth. It may result in filling in an area and/or causing flooding.

**Site plan** - A scaled plan showing proposed uses and structures for a parcel of land. A site plan could also show the location of lot lines, the layout of buildings, open space, parking areas, landscape features, and utility lines.

## Streetscape

Streets inform the structure and comfort of urban and suburban communities. Their sizes and arrangements influence the form of growth in an area, affecting the amount of activity afforded to a region. Streets also shape how people relate to one another and their community, whether traveling in vehicle or walking. A hierarchy of roads becomes important to the centralization of an urban core and its surrounding vicinity, organizing patterns of density and focusing attention on one or many centers. Following are descriptions of three major road types.

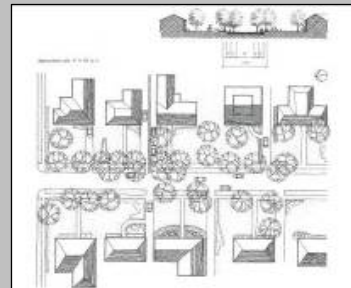
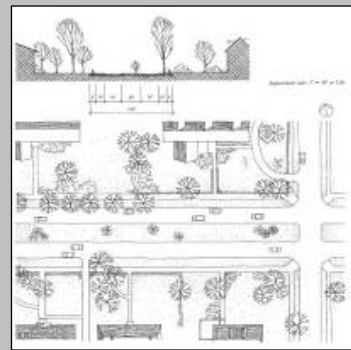
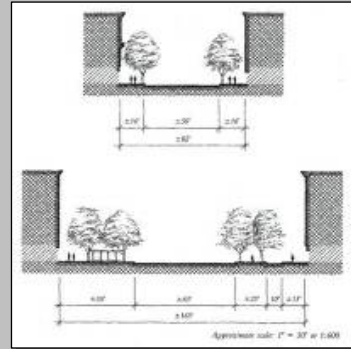
*Avenue* - An avenue describes a straight, broad roadway bordered on both sides with either trees or large shrubs at regular intervals. The presence of an avenue often indicates an arrival to a landscape or architectural feature. Trees planted along avenues are typically of the same species or cultivar, creating a uniform appearance and emphasizing the full length of the street.

*Boulevard* - A boulevard indicates a wide, multi-lane thoroughfare, often planted with rows of trees. The boulevard can be perceived as three

distinct routes: two sidewalks and the roadway itself, trees separating each of these components. Boulevards can affect the structure and comprehension of a community's layout, linking important localities, and can also become popular destinations themselves. The boulevard can accommodate and even promote residential, business, and retail purposes, and, as in traditional use, often exists as a special place of promenade. In addition to the movement of vehicles and goods, the design purpose of a boulevard is about pedestrian traffic. Boulevards become a way for people to enjoy a community and help to create identity.

*Residential Street* - Residential streets are designed to create a quiet, traffic-protected area. The feeling throughout is pedestrian friendly. Often the curb-to-curb width of the street is wide enough to allow some on-street parking. Residential streets can be emphasized by the planting of trees and shrubs.

*Examples of avenue (top right), boulevard (middle) and residential streets (bottom)*



**Smart growth** - Well-planned, environmentally-sensitive land development that protects open space and farmland, revitalizes communities, keeps housing affordable and provides more transportation choices.

**Sprawl** - Out-of-control, poorly planned development that destroys habitat and open space and diverts resources from existing communities.

**Stream** - A body of water flowing in a channel.

**Stream corridor** - The area (containing wetlands, flood plains, woodlands, unique habitats, and steep slopes) which lies between relatively level uplands and stream banks and through which water, draining from the uplands, flows and is naturally cleansed and stored.

**Streetscape** - The space between the buildings on either side of a street that defines its character. The elements of a streetscape include: building frontage/façade; landscaping (trees, yards, bushes, plantings, etc.); sidewalks; street paving; street furniture (benches, kiosks, trash receptacles, fountains, etc.); signs; awnings; and street lighting.

**Subdivision** - A subdivision occurs as the result of dividing land into lots for sale or development. The term is also often used to describe a residential community.

**Sustainable development** - Development with the goal of preserving environmental quality, natural resources and livability for present and future generations. Sustainable initiatives work to ensure efficient use of resources.

**Source Water Assessment Plan** - A requirement of the 1996 amendments to the federal Safe Drinking Water Act that an assessment and protection plan be developed for each surface water source used for drinking water.

**Taking** - A taking occurs when a government action violates the Fifth Amendment property rights of a landowner by taking a piece of property without offering fair compensation. "Takings" include physical acquisitions of land, and may include regulations that unduly deprive landowners of certain uses of their property or have the effect of diminishing the value of property.

**Tax Allocation District (TAD)** – See “Tax Increment Financing/Tax Allocation District” sidebar.

**Tax Increment Financing** - See “Tax Increment Financing/Tax Allocation District” sidebar.

**Tax-base sharing** - Redistribution of a portion of revenue that results from growth in the property tax base of individual jurisdictions to a taxing district in which multiple jurisdictions share in regional economic development; the purpose is to spread the benefits of growth equitably throughout a region.

**TEA-21 (Transportation Efficiency Act for the 21st Century)** - Federal legislation that encompasses all transportation regulation and funding (Inter-modal Surface Transportation Efficiency Act was the original title).

**Tentative map** - The map or drawing illustrating a subdivision proposal. The city or county will approve or deny the proposed subdivision based upon the design depicted by the tentative map. A subdivision is not complete until the conditions of approval imposed upon the tentative map have been satisfied and a final map has been certified and recorded by the city or county and recorded with the county recorder.

**Traditional neighborhood development (TND)** – See sidebar.

**Traffic calming** - Street design measures that reduce traffic speeds, restrict the areas in which cars are allowed, and otherwise manage the flow of traffic to make other forms of transportation such as walking and bicycling more attractive, safe and feasible options.

**Traffic signal priority systems** - System of traffic controls in which buses are given an advantage over other general-purpose traffic by use of early or extended green time to avoid delays at intersections. Systems are sometimes combined with traffic signal preemption systems used by emergency vehicles.

**Transfer of development rights (TDR)** – See sidebar.

**Transit nodes** - Stops along a public transportation route where people board and disembark, often where one or more routes intersect with each other. These sites can provide ideal locations for mixed-use development as well as transit-oriented development.

## Tax Increment Financing/ Tax Allocation District

A Tax Increment Financing (TIF) district, referred to as a Tax Allocation District (TAD) in Georgia, is established for the purpose of publicly financing certain redevelopment activities in underdeveloped areas. Redevelopment costs are financed through the pledge of future incremental increase in property taxes generated by the resulting new development. Typically, upon creation, TADs have vacant commercial and residential properties, blighted conditions and numerous vacant buildings or are in need of significant environmental remediation.

The Georgia Redevelopment Powers Law was enacted in 1985 to give additional powers to local municipalities in order to facilitate the redevelopment of blighted or economically depressed areas. One of the powers this law granted to local governments was to issue tax allocation bonds to finance infrastructure and other redevelopment costs within a TAD.

In order for an area to be designated a TAD, the government must verify that the area is in need of redevelopment. These findings are reported in a Redevelopment Plan, which demonstrates why the area needs to be redeveloped and how the municipality plans to revitalize the area. The plan provides the redevelopment agency with the powers to improve dilapidated facilities and to use tax increment financing to achieve the goals of the redevelopment plan.

A tax increment is the difference between the amount of property tax revenue generated before TAD designation and the amount of property tax revenue generated after the TAD designation. Establishment of a TAD does not reduce property tax revenues. Property taxes collected on properties included in the TAD at the time of its designation continue to be distributed to the school districts, county, community college and all other taxing districts in the same manner as if the TAD did not exist.

Only property taxes generated by the incremental increase in the values of these properties after that time are available for use by the TAD. The only change is that during the life of the TAD the property tax revenues are distributed differently with the incremental increase going into a special fund to finance some of the redevelopment expenditures within the TAD.

Tax Increment Financing is a widely used economic development tool that offers local governments a way to revitalize their communities by expanding their tax base, offsetting, in part, federal and state funds that are no longer available. TADs can attract private investment into economically depressed areas.

TADs help local governments attract private development and new businesses which create jobs, attract customers, and in turn generate additional private investment. Essentially, a TAD generally leads to an increase in tax revenues, above what already existed.

**Transit-oriented development (TOD)** - The development of housing, commercial space, services, and job opportunities in close proximity to public transportation. Reduces dependency on cars and time spent in traffic, which protects the environment and can ease traffic congestion, as well as increasing opportunity by linking residents to jobs and services.

**Transit-supportive development** - A development pattern that reinforces the use of public transportation through efficient, pedestrian-oriented land use design and higher densities. The development, within walking distance of the transit station, center or stop, offers a variety of housing and commercial activities.

**Transportation demand management (TDM)** - A transportation plan that coordinates many forms of transportation (car, bus, carpool, rapid transit, bicycle, walking, etc.) in order to distribute the traffic impacts of new development. Rather than emphasizing road expansion or construction (as does traditional transportation planning), TDM examines methods of increasing the efficiency of road use.

**Upzone** - To change the zoning of a tract or parcel of land from a lesser to greater intensity of usage. An example would be a change in zoning from single family to multi-family or mixed use.

**Urban growth boundary** - A boundary designating specific areas for development over a given period of time (e.g., as protected green space; it ensures that new development makes the most efficient use of available land and encourages more livable urban spaces.

**Use permits** - Zoning permits issued for “special” or “conditional” uses (as opposed to uses “allowed by right”) that must be reviewed and approved by a public body and may have to meet extra requirements or standards.

**Use value taxation** - Land assessments according to the value of the present use rather than the speculative value.

**USGS (United States Geological Survey)** - A federal agency which provides mapping of topography, aquifer levels and areas where aquifers are recharged.

**Variance** - The relaxation of requirements of a zoning district for a specific parcel or tract of land. Variances are often issued to avoid unnecessary hardships to a landowner.

**Walkability** - Areas that are walkable and are safe, comfortable, interesting and accessible. They offer amenities such as wide sidewalks, attractive storefronts that face the sidewalk, shade, shelter and a sense of spatial enclosure provided through landscaping and streetscape elements. These areas are inviting to pedestrians for shopping, recreation and relaxation.

## Traditional Neighborhood Development

The term traditional neighborhood development (TND) describes the planning and urban design of pre- and early 20<sup>th</sup> Century urban form built prior to the nation’s reliance on the automobile. The early forms of these neighborhoods are primarily streetcar and commuter rail suburbs. On a smaller scale they resemble traditional American small towns of the early 20<sup>th</sup> Century. More recent forms are primarily large master planned communities. In general, TNDs consist of the following characteristics:

- Compact defined urban neighborhoods composed of a compatible mix of uses and housing types
- Network of connected streets with sidewalks and trees for convenient and safe movement throughout for all modes of transportation
- Focus on the pedestrian over the automobile, while retaining automobile convenience
- Integrate parks and public spaces
- Placement of important civic buildings and key sites to create landmarks and a sense of place

Instead of isolating uses from one another, traditional neighborhood development places emphasis on creating quality environments that are not left behind for the newest area next door. TNDs accommodate growth for a diverse array of lifestyles, incomes, and needs.

TNDs provide marketable and viable choices that will retain a sense of belonging and identity. The TND philosophy contends that an appropriate mix of uses, housing types, and strong design provide the backbone of livable and sustainable neighborhoods.



*Traditional Neighborhood Development form: (1) Lower-density residential, (2) Urban residential, (3) Mixed-use center (4) Open space & civic site, (5) Linear park.*

**Watershed** - Watersheds are nature's boundaries - they are the land areas that drain to surface water bodies such as lakes and streams. Watershed management seeks to prevent flooding and water pollution, to conserve or restore natural systems and to protect human health through integrated land and water management practices.

**Wetlands** - Area having specific hydric soil and water table characteristics supporting or capable of supporting wetlands vegetation.

**Zoning** - Local codes regulating the use and development of property. The zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards such as minimum lot size, maximum height of structures, building setbacks, and yard size.

**Zoning adjustment board** - A group appointed by the local legislative body to consider minor zoning adjustments, such as conditional use permits and variances. It is empowered to conduct public hearings and to impose conditions of approval.

**Zoning administrator** - A planning department staff member responsible for hearing minor zoning permits.

**Zoning and subdivision regulations** - Regulations controlling the use, placement, spacing and size of lots and buildings within specified districts (zoning) and regulations controlling the conversion of land into building lots, including provisions for supporting infrastructure (subdivision).

## Transfer of Development Rights

Transfer of Development Rights (TDR) programs are typically instituted to preserve open space or ecologically sensitive areas, such as wetlands, agricultural or forest uses or historic buildings or landmarks. In each case, the purpose is to protect the underlying resource while compensating the owner of the resources for its use.

Detaching development rights from agricultural land means that such land cannot be developed or may only be developed at a very low intensity. When TDR is applied to historic buildings located in high-value areas, those buildings are preserved, because development pressure that would otherwise result in building's demolition and replacement is alleviated.

TDR features moving development potential from a property targeted for preservation to a property planned for development. The owner of the first property receives cash compensation from a developer or local government. The transfer of development rights means that the development right can be moved to another site to develop that other property at a higher density than would normally be allowed.

The first step is for a local government to establish a TDR market. This includes identifying a sending area, from which TDRs will be sent, and a receiving area, where developers use the TDRs to build at a higher density. For farmland preservation purposes, after the development rights are transferred, the sending area is then restricted to farming.

The two leading TDR programs for preserving farmland are in Montgomery County, Maryland and in the New Jersey Pinelands. Purchase of development rights, (PDR) has been far more popular than TDRs, however, partly because of the controversy in identifying sending and receiving areas.

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# APPENDIX D: DCA AND CGRDC REVIEW DOCUMENTATION



## DEPARTMENT OF COMMUNITY AFFAIRS

Sonny Perdue  
Governor



Mike Beatty  
Commissioner

April 28, 2009

Mr. Allen Burns  
Executive Director  
Coastal Georgia RDC  
127 F Street  
Brunswick, GA 31520

Dear Mr. Burns:

Our staff has reviewed the Community Agenda for Bulloch County and the Cities of Brooklet, Portal, and Register and finds that it adequately addresses the Local Planning Requirements. The next step is for the local governments to adopt the Community Agenda. As soon as your office confirms that the Community Agenda has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the County (City) that its Qualified Local Government status has been extended.

Our records indicate that the Service Delivery Strategy for Bulloch County and its cities has not yet been submitted for verification. We recommend that you remind these jurisdictions that, due to this plan update, it is now necessary to renew or renegotiate their Service Delivery Strategy immediately in order to remain in compliance with the Service Delivery Strategy Law.

Sincerely,

A handwritten signature in cursive script that reads "James R. Frederick".

James R. Frederick, Director  
Office of Planning and Quality Growth

JF/tch

cc: Tricia Reynolds, Coastal Georgia RDC Planning Director  
J. Paul Sansing, Coastal Georgia RDC Planner  
Teresa Concannon, DCA Area Planner



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## COASTAL GEORGIA REGIONAL DEVELOPMENT CENTER

### Coastal Georgia Regional Development Center

#### MEMO

TO: Chairman J. Garrett Nevil, Bulloch County Board of Commissioners  
Mayor Joe A. Grooms, Town of Brooklet  
Mayor Larry Motes, Town of Portal  
Mayor Katie O'Grady, Town of Register

FROM: Allen Burns, CGRDC Executive Director 

DATE: May 21, 2009

SUBJECT: Final Report of Findings on the Bulloch County and the Towns of Brooklet, Portal, and Register Comprehensive Plan Draft Community Agenda

The Department of Community Affairs (DCA) has notified the Coastal Georgia Regional Development Center (CGRDC) that the Comprehensive Plan Draft Community Agenda for Bulloch County and the Towns of Brooklet, Portal, and Register adequately addresses the *Local Planning Requirements*. The next step in the planning process is for the local governments to adopt the Community Agenda.

The CGRDC notified a comprehensive list of parties that the Draft Community Agenda was placed on our website for review and comment. The deadline for comments to be submitted was May 13, 2009. In addition, the CGRDC conducted an Intergovernmental and Consistency review of the Draft Community Agenda. This review consisted of examining the Agenda to identify potential conflicts with the current and developing plans of neighboring jurisdictions and the Region.

As of this date, there have been no inconsistencies or conflicts identified with regional or other local plans, and we have not received any additional comments on the Draft Community Agenda.

Congratulations on completing the Agenda component of the Local Comprehensive Planning Process. In accordance with the *Local Planning Requirements*, Bulloch County and the Towns of Brooklet, Portal, and Register must now adopt the approved Community Agenda and provide the CGRDC a copy of their adoption resolutions. A digital copy of the final adopted version of the Community Agenda must also be provided to the CGRDC. The CGRDC will transmit this information to DCA.

Please be aware that all local governments within Bulloch County should also be taking action to update the local Service Delivery Strategy in accordance with the development of this new Comprehensive Plan.

If you have any questions, please contact me at (912) 262-2810, or Tricia Reynolds, Planning Director, at (912) 262-2870.

AB/bk

Attachment

c: Thomas M. Couch, Bulloch County Manager  
Andy Welch, Bulloch County Planner  
Mandi Pilz, Register Town Administrator  
Marty Sewell, MACTEC Engineering and Consulting, Inc  
Teresa Concannon, DCA Area Planner

*Providing Quality Service to Cities and Counties of Coastal Georgia*

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