

2009

Community Assessment

Comprehensive Plan (2009-2029):

Bulloch County, Brooklet, Portal, Register



Andy Welch
Bulloch County
1/1/2009

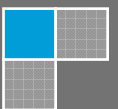


Table of Contents

- 1 Introduction..... 2**
 - 1.1 Purpose..... 2
 - 1.2 Scope..... 2
 - 1.3 Methodology and Schedule..... 3

- 2 Issues and Opportunities..... 4**
 - 2.1 Introduction..... 4
 - 2.2 Population..... 4
 - 2.3 Economic Development..... 5
 - 2.4 Housing..... 7
 - 2.5 Natural and Cultural Resources..... 8
 - 2.6 Community Facilities and Services..... 9
 - 2.7 Land Use..... 10
 - 2.8 Transportation..... 11
 - 2.9 Intergovernmental Coordination..... 12

- 3 Analysis of Existing Development Patterns..... 13**
 - 3.1 Existing Land Use..... 13
 - 3.2 Areas Requiring Special Attention..... 21
 - 3.3 Character Areas..... 24

- 4 Quality Community Objectives..... 29**



1 Introduction

1.1 Purpose

The primary purpose of this report is to lay the foundation for the update of the Bulloch County Comprehensive Plan. The Comprehensive Plan that is being used by the County today was adopted in 1993. This original 1993 plan was a joint plan that included the Brooklet, Portal, Register and the unincorporated areas. Since then, however, the County has experienced large increases in population. In the face of this growth, the Bulloch County Board of Commissioners, and the City Councils of Brooklet, Portal and Register decided it was time to update the plan to better prepare for the challenges that this growth has brought with it and will bring in the future. Like the original plan, this update is intended to serve as an update for the Brooklet, Portal, Register and the unincorporated area.



Bulloch County Courthouse in Statesboro

This report provides a comprehensive review of the issues and opportunities that will affect the future growth of the community. This analysis is based on a review and inventory of existing conditions, land use patterns, public policies and planned improvements. Community leaders recognize that this planning effort can play a critical role in directing future development in a manner that is consistent with the community's vision for the future.

Another purpose of this report is to meet the intent of the "Standards and Procedures for Local Comprehensive Planning" as established by the Georgia Department of Community Affairs (DCA) on May 1, 2005. Preparation of a Comprehensive Plan in accordance with these standards is an essential requirement in maintaining the status as a Qualified Local Government.

As required in the DCA Standards, this report includes four basic components:

- List of issues and opportunities that the community wants to address.
- Analysis of existing development patterns.
- Evaluation of current community policies, actions, and development patterns for consistency with the Quality Community Objectives.
- Analysis of supportive data and information.



Historic House in Bulloch County



In its coverage of these four components, this report is written in an executive summary-like fashion so that citizens and decision makers can quickly review the essential elements and major findings of this planning effort. Most of the detailed findings of this assessment are included in a “Technical Addendum.”

The data included in this document and in the Technical Addendum covers the towns of Brooklet, Portal and Register and the unincorporated portions of the County. Some Statesboro data is included to provide a complete picture of the community and highlight the different issues and opportunities that it faces.

1.3 Methodology and Schedule

As required by the DCA Standards, this Community Assessment is primarily the product of a review of policies, plans, regulations, and development patterns. The study area for this Assessment is the Town of Brooklet (2,165 acres), Town of Portal (1,130 acres), Town of Register (503 acres), and the unincorporated area (428,183 acres). Map 1 on the following page is a location map of the County, and the location of the county’s four municipalities: Brooklet, Portal, Register and Statesboro.



Arts Center in Statesboro

This Community Assessment document is the first major step in preparation of the Comprehensive Plan. This document and the Community Participation Program will be submitted to the DCA for approval. This will be followed by a 30-day comment and review period by the Coastal Georgia Regional Development Center (RDC) and the DCA.

Upon approval of both documents, work on the Community Agenda will commence. The Community Agenda is the most important part of the plan; it includes the community’s vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. To begin the effort, a Kickoff Meeting and series of four Community Visioning Workshops will be held in late 2008. The community involvement events will provide the public support and input critical to a successful Comprehensive Plan. The Board of Commissioners and city councils of the municipalities are each scheduled to transmit a final draft of the Community Agenda to the RDC and DCA in 2009. After this, a three-month review and adoption process begins. This is scheduled to take place mid 2009.



2 Issues and Opportunities

2.1 Introduction

The issues and opportunities described below have been identified from a review of the *Analysis of Supportive Data and Information* and from elected officials and government staff input received to date. This analysis included an examination of the Quality Community Objectives. The Analysis of Support Data and Information can be found as an addendum to this report. The report organizes the issues and opportunities by the major topics defined in the State of Georgia Department of Community Affairs (DCA) Local Planning Requirements. The assessment topics are:

- Population
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services
- Land Use
- Transportation
- Intergovernmental Coordination

2.2 Population

Issues

- Population expected to grow by over 26,000 people in the next 30 years. Growth rate expected to slow some; however, growth in Coastal areas may spill over into southern Bulloch County.
- Age distribution will continue to show influence of significant number of Georgia Southern students (18-24), which currently account for 26.2% of the population and is much higher than other Georgia counties.
- Per capita income and median family income are lower than state average and marginally higher than most of the surrounding counties. High student population has an impact on all income statistics.
- High poverty levels countywide are a concern; however, absent Statesboro (42.6% poverty), poverty rates in the County are only slightly higher than the Georgia average. High student population has a significant impact on poverty rates.



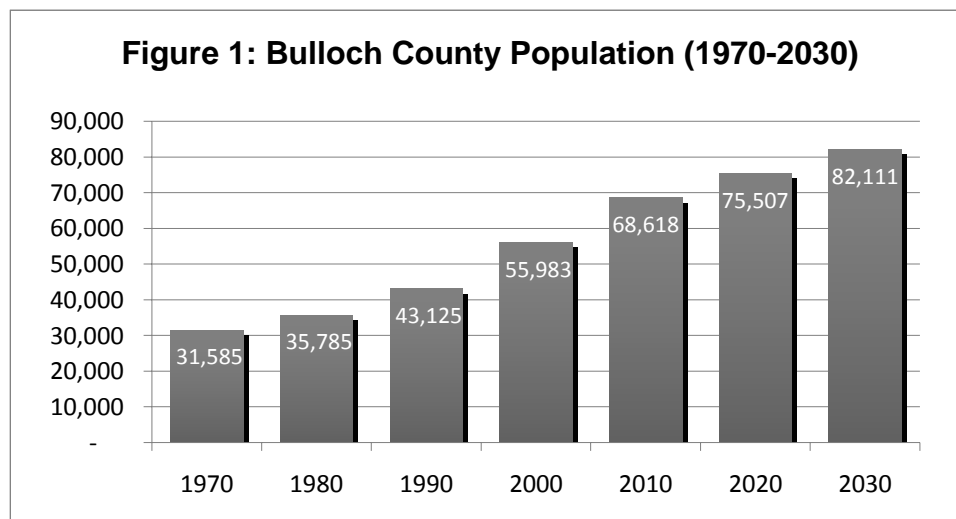
Paulson Stadium



- The percentage of minorities (racial diversity) is decreasing in Brooklet, Register and the unincorporated area and is increasing in Portal and Statesboro. County has more racial diversity than counties to the east and lesser diversity than counties to the west.

Opportunities

- Large and growing Georgia Southern student population will provide a young, highly educated workforce.
- Educational attainment for has improved throughout countywide in the past ten years.



2.3 Economic Development

Issues

- Promoting expansion of existing businesses and recruiting new industry.
- Weekly wages for all industries are below state averages. Wages increased most in following industries: retail trade, wholesale trade, construction and federal and local government and experience minor increases or decreases (when adjusted for inflation) in the agriculture, professional services, state government, manufacturing, transportation and warehousing industries.



Gateway Industrial Park

- Goods producing sector in line with state and national average, service producing sector is lower, while government sector is larger (primarily due to state employees at Georgia Southern). County is reliant on Georgia Southern for a significant portion of employment base.
- Unemployment rate has been lower than the state average in 14 of the past 16 years and has never been higher than 5% during that timeframe.
- County lacks sufficient jobs or economic opportunities for local residents, approximately 12% of residents travel to Savannah area for employment.
- There is an imbalance between the location of available housing and major employment centers.
- Residents travel to Savannah area for additional shopping, dining and other services not currently available.
- Few shopping, dining and services available outside Statesboro.
- Economic development efforts favor new development over redevelopment opportunities.

Opportunities

- Development Authority of Bulloch County is proactive and has been successful in securing grant funds for improvements to Gateway Industrial Park. The Chamber of Commerce is a strong supporter of Development Authority efforts.
- Gateway Industrial Park has the infrastructure and space to accommodate new tenants.
- Rising land costs in Chatham, Effingham and Bryan counties make Bulloch County more attractive.
- Georgia Southern University students and faculty provide a steady supply of talent and ideas for new businesses.
- Ogeechee Tech's workforce development program.
- School system can be incorporated into an overall recruitment strategy to attract prospective business.
- Georgia Southern performances, Averitt Center for the Arts, Mill Creek Regional Park, and Splash in the Boro are significant tourism facilities that can be used to attract businesses.
- Proximity to the port and Interstate 16.
- Statesboro-Bulloch County Regional Airport continues to be upgraded to meet demand.



*College of Information Technology
Georgia Southern University*



2.4 Housing

Issues

- There is insufficient mix of housing sizes, types, and income levels within most neighborhoods in our community.
- We don't have enough affordable housing for severely low income renters in our community.
- There are significant amounts of housing in poor or dilapidated condition in our community. Restoration and occupation of substandard housing is needed.
- High number of manufactured homes (24.2% of total units countywide, 40.2% in the unincorporated area). The number of manufactured homes has been cut in half in the past five years.
- Roughly 50% of housing units countywide are approaching 30 years of age.
- Need for quality affordable/workforce housing.
- Need for effective housing code enforcement.
- Home ownership countywide is significantly lower (14.5%) than the average in Georgia; however, home ownership is higher than the state average in the unincorporated area. Vacancy rates are slightly higher in Bulloch County than in Georgia, 8.8% compared to 8.3%.
- Median property values are significantly lower compared to Georgia (\$111,200) in Portal and Register (low-\$50,000), lower in Brooklet and Statesboro (mid-\$80,000), and slightly lower in the unincorporated area (low-\$100,000).
- Affordability for renters is a problem countywide: Statesboro (55%), Register (36%), unincorporated (28%), Brooklet (27%), and Portal (23%).
- Affordability for home owners is a problem countywide: Register (36%), Statesboro (25%), Portal (22%), Brooklet (21%), and unincorporated (20%).

Opportunities

- Growing demand for new suburban housing development due to regional growth most notably in south Bulloch County.
- Continued growth of Georgia Southern University presents opportunities for student housing in the unincorporated area adjacent to Statesboro.
- Encourage a mixture of housing types in developing areas concentrating new higher-density housing types into mixed-use developments that make it easy for residents to walk and bike to stores and other services.



New house under construction.



- Infill development could enhance established neighborhoods and help revitalize economically distressed neighborhoods.



Runoff from a development in Bulloch County

2.5 Natural and Cultural Resources

Issues

- Jurisdictions rely on developers to offer greenspace and parkland within new subdivisions in order to provide these spaces near the homes of the new residents.
- Retaining the individual identity of each city, which is largely shaped by local historic resources, is an important consideration as the area grows.
- Protection of the groundwater recharge areas.
- Protection of the Ogeechee River.
- Protection of wetland areas.
- Protection of other environmentally sensitive areas, such as floodplain, unsuitable soils, and bird/fish/plant habitats.
- Protection of other natural resources, such as prime agricultural and forestry lands, scenic areas and parks, recreation and conservation areas.
- Some historic buildings are in disrepair and in jeopardy of being lost.
- The rural character and scenery may disappear in portions of the County with the development of existing farmland into suburban residential neighborhoods.
- Absence of farmland and tree protection ordinance.
- Heavy water use for agriculture use during times of drought.

Opportunities

- Create flexibility in local development codes that would give incentives to landowners and developers to protect and preserve sensitive natural resources.
- Abundance of wetlands and floodplain in the county offer opportunities for greenspace preservation within new subdivisions.
- Higher density growth within residential development areas will help preserve large-lot agricultural and rural character.
- Agricultural roots contribute to more than 200 years of the county's rich and diverse culture.
- Ample agricultural land and open space exists.
- Bikepath and Greenway Plan will help direct investment in preserving vital natural resources.



- Preserve farmland and openspace by developing a conservation subdivisions ordinance.
- Educate and inform local citizens of the significance of the county's historic and cultural resources and the benefits of public and private investment in those resources.
- Expand, enhance, and promote local festival, various concerts, tour of homes, and other local cultural events.

2.6 Community Facilities and Services

Issues

- New development remains dependent upon the use of septic systems.
- New residential development hindered in some cities because of lack of water capacity and aging distribution system.
- Mileage of paved and unpaved roads requires constant care and significant resources to maintain and improve.
- Public schools' location, two middle schools and one elementary school, are located far from most residential areas.
- The cost of providing public services and facilities for new development typically exceeds the revenue from this development.
- Some parts of our community, especially in the extreme south, are not adequately served by public safety facilities, such as EMS and Sheriff.
- Animal shelter often exceeds capacity and needs to be upgraded.
- County offices are spread throughout Statesboro.
- Recreation facilities do not meet national standards for park acreage, fields, and playgrounds. Additional community parks are needed to the north and southwest of Statesboro.



Splash in the 'Boro

Opportunities

- As services expand, opportunity exists to use the expansion as a way to direct growth to locations the county outlines in the land use plan and to manage the timing.
- Anticipated development south of Statesboro may require construction of a new elementary school.
- Countywide recycling program helps keep Bulloch County clean and limit waste entering solid waste system.
- Expansion of County public safety services to the southern portion of the County will provide necessary services and enhance future growth potential of the area.



- Sewer system in Portal will encourage higher density residential development and encourage industrial development.
- Enhancements to downtown areas will encourage more livable, pedestrian friendly commercial areas.

2.7 Land Use

Issues

- Existing commercial strip development pattern along major corridors lacks character and discourages walking.
- Future land use for agricultural areas/open space.
- There are many undeveloped vacant sites in each town.
- There is no clear boundary where town stops and countryside begins.
- There is inadequate mix of uses (like corner groceries or drugstores) within neighborhoods.
- There are not enough neighborhood centers to serve adjacent neighborhoods.



Minehart Vineyards in south Bulloch County

Opportunities

- Majority of new residential building permits are located within residential development district of the land use plan. Number of permits on five and two acre lots has decreased significantly.
- Development Authority ownership of property in the Gateway Industrial Park allows County to steer appropriate development where services are available.
- Protecting floodplains, wetlands, protected river corridors provide opportunities to direct growth away from these areas and into areas better suited for development near existing services.
- All jurisdictions have adopted or are in the process of adopting a zoning ordinance.
- Protect natural resources within developments (e.g., use of conservation subdivisions).
- A coordinated land use and infrastructure planning policy would encourage the concentration of new development in and around cities.
- Encourage traditional neighborhoods, pedestrian-friendly development patterns in growing areas that allow residents to live near and within mixed-use town and neighborhood centers that provide a place to live, work and play.



Open Space in Bulloch County



2.8 Transportation

Issues

- High intensity uses are not concentrated along major corridors or activity centers that might facilitate public transportation.
- Transportation corridors are congested.
- People lack transportation choices for access to housing, jobs, services, goods, health care and recreation.
- Our community lacks a local trail network. Local trails are not linked with those of neighboring communities, the region and the state.
- The current transportation system encourages loss of open space, farmland and wildlife habitat.
- Streets are designed in ways that discourage pedestrian and bike activity.
- Streets in new developments are not connected to or compatible with those in neighboring parts of the community.
- Street design in our community is not always sensitive to the context of areas, such as pedestrian activity centers, historic districts, environmentally sensitive areas, or quiet residential neighborhoods, where street traffic impacts need to be minimized.
- On-street parking is inadequate, even in downtown and retail districts where it can be safely provided.



Dirt Road in Bulloch County

Opportunities

- Implement recommendations of the Bulloch County Bikepath and Greenway Plan.
- Develop a countywide connector street plan.
- Completion of northern loop of the bypass.
- Four-lane SR 67 from the Fairgrounds to Interstate 16.



2.9 Intergovernmental Coordination

Issues

- Communication between jurisdiction and the public regarding service delivery.
- Need to update the Service Delivery Strategy.
- We do not promote partnerships between local government and community stakeholder groups.

Opportunities

- Increase number of meetings between jurisdictions to review and resolve issues.
- County provides information to School Board regarding any major new subdivisions and recommends adjusting school boundaries for new subdivisions on or near boundaries of schools at or exceeding capacity.
- Mutual aid agreements exist between cities and county for public safety services.



*Governor Purdue presenting
Community Development Block Grant
to Bulloch County*

3 Analysis of Existing Development Patterns

The purpose of this analysis is to gain a clear understanding of the geographic setting within which Bulloch County is growing and to explore further those issues and opportunities that relate directly to the physical environment. The following analysis looks at three aspects of the existing development patterns in Bulloch County: Existing Land Use, Areas Requiring Special Attention, and Character Areas. Separate maps, which can be found at the end of this section, have been prepared to illustrate each of these aspects.

3.1 Existing Land Use

The intent of a land use plan is to guide development based on an understanding of the County's current development status and future development trends. A key element in this process is an up-to-date inventory of existing land use. A detailed inventory of existing land use in Bulloch County has been prepared as part of the planning process. This section will include a discussion of the survey techniques, land use classifications and the existing land use.

The identification and location of existing land uses in Bulloch County was accomplished with the use of aerial photographs, U.S. Geologic Survey Maps and windshield surveys. Windshield surveys were conducted in the Winter and Spring 2007 and included an inventory of land uses along the major corridors in the county and in the municipalities. Individual maps for incorporated and unincorporated areas were prepared using the Standard Categories prescribed by the Georgia DCA.

Land Use Classification

Eight land use classifications were used to depict the data recorded in the windshield surveys, aerial photos and maps. The land use classifications are represented by a color code which is depicted on a map of the County. The nine land use classifications include Agriculture/Forestry, Residential, Commercial, Industrial, Public/ Institutional, Transportation/ Communication/ Utilities, Parks/ Recreation, and Undeveloped.

Residential

The predominant use of land within the residential category is for single-family homes and estates usually occupying tracts of land smaller than 2 acres, multi-family dwelling units as well as manufactured housing.

Commercial

The Commercial classification includes retail or strip malls, auto-related businesses, funeral homes, restaurants, as well as office and professional uses such as finance, insurance, real estate and medical offices.



Industrial

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

Public/Institutional

The Public/Institutional classification includes churches, lodges, hospitals, clubs and community service buildings. This classification also includes public schools and buildings, fire stations, police stations, county buildings, and cemeteries.

Transportation/Communication/Utilities

The Transportation/Communication/Utilities (T.C.U.) classification differentiates from industrial by including only airports, water and sewer facilities, power stations, substations, water storage tanks, radio and television stations, limited access highways, and utility corridors.

Parks/Recreation

This category is dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, golf courses, reservations, recreation centers, and similar uses.

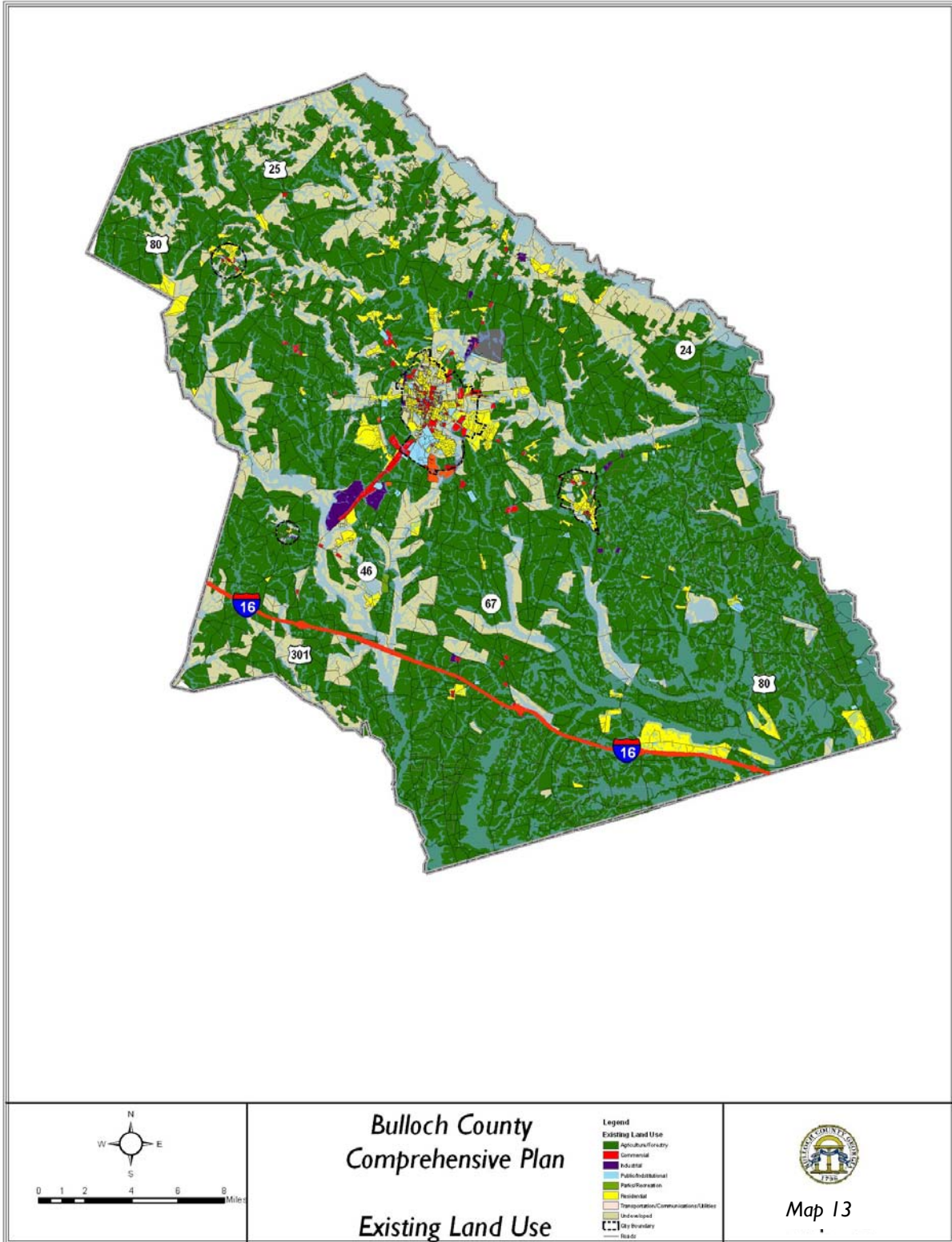
Agriculture/Forestry

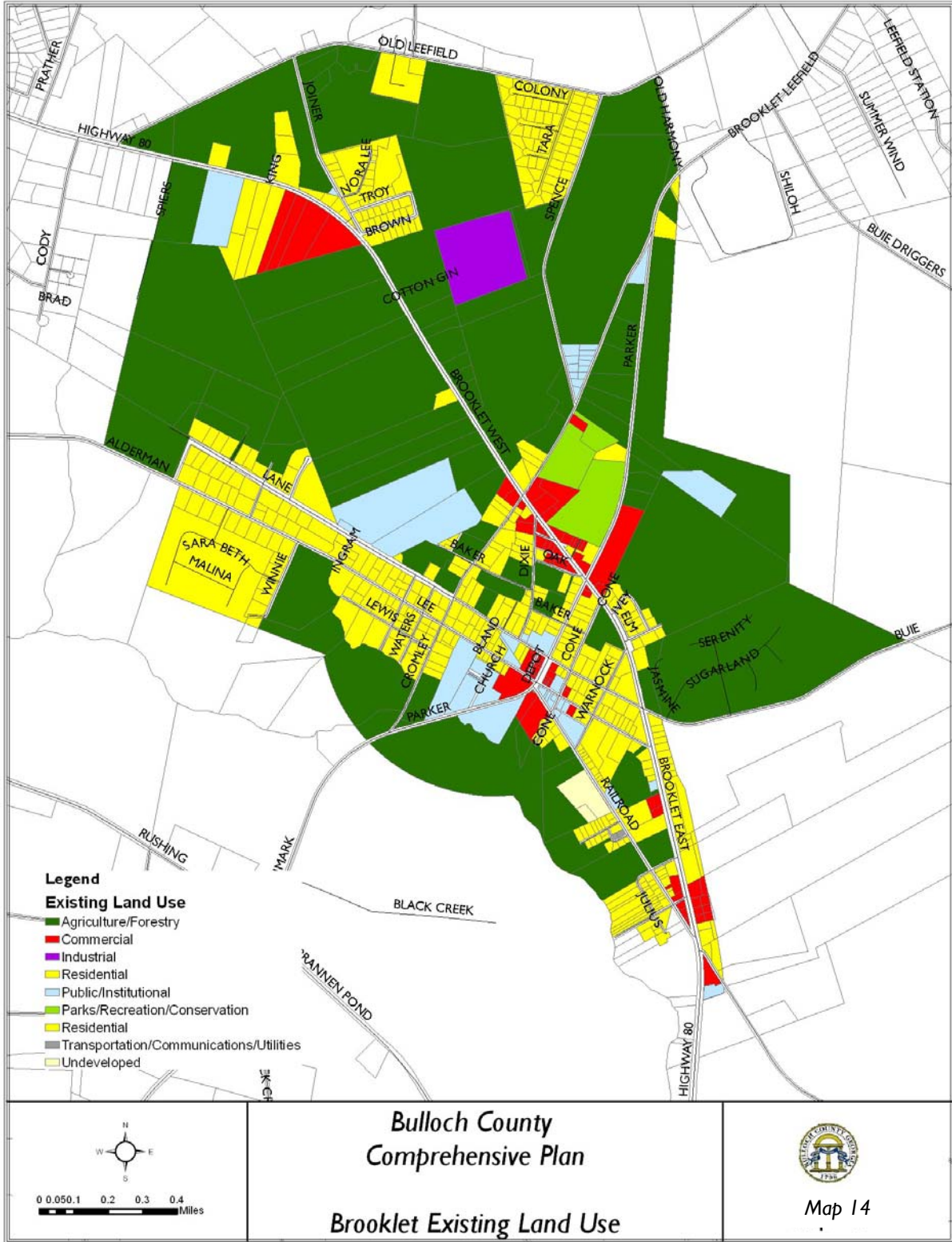
This category is for land dedicated to farming (fields, pastures, farmsteads, specialty farms, livestock production, etc.), orchards, and timber (where discernible).

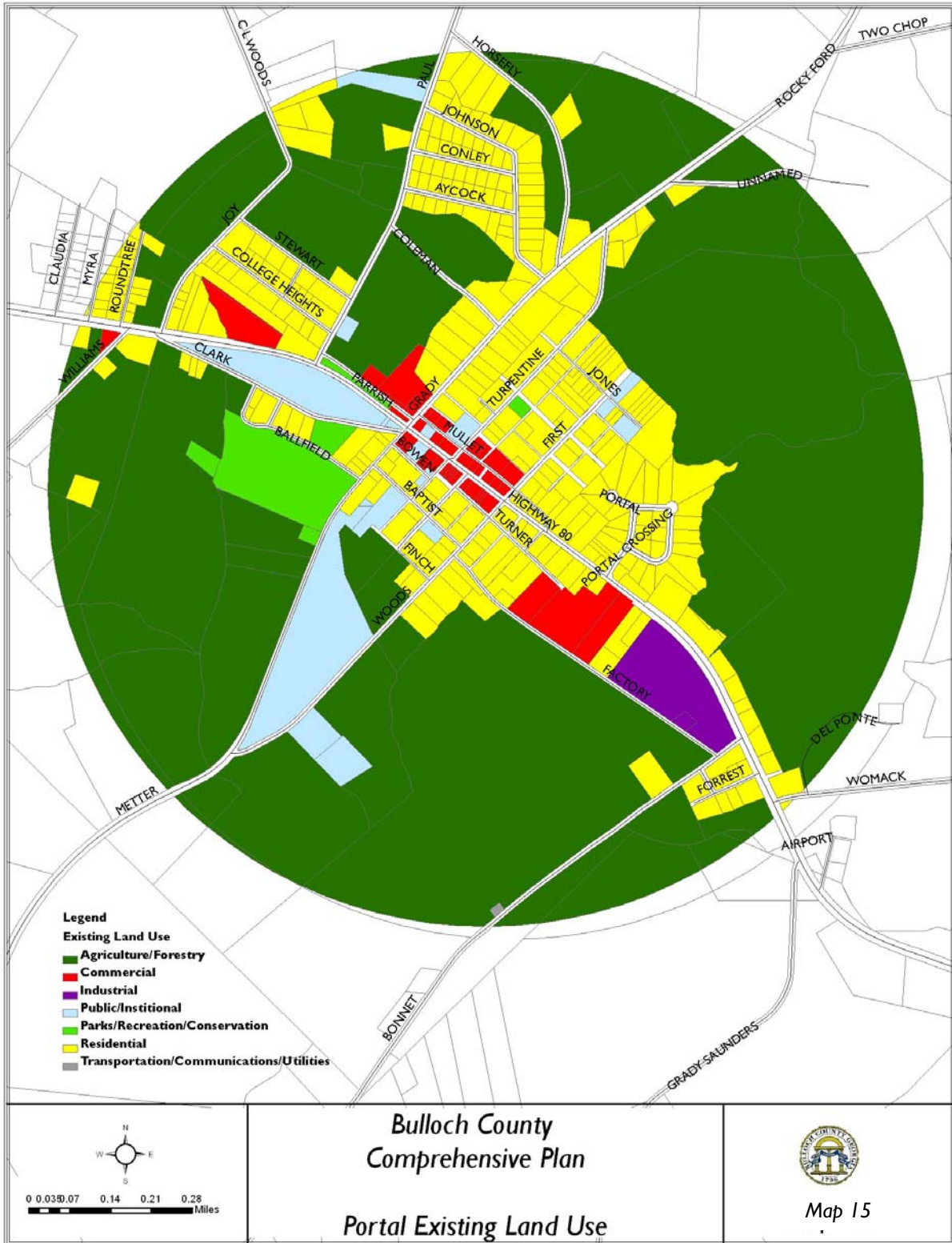
Undeveloped

The Undeveloped land use classification is for land not used for any identified purposes or land that was developed for a particular use but has been abandoned for that use.











Land Use Analysis

Residential

Single-family residences are located throughout Bulloch County, scattered along both major and minor roads. Dense concentrations of subdivisions and individually built homes can be found in municipal areas, in historic community areas and in more modern subdivisions throughout the county.

Outside of the immediate surroundings of Georgia Southern University, unincorporated Bulloch County contains very few multi-family residences. In comparison with the small amount of multi-family units in unincorporated Bulloch County, there is a significant number of manufactured homes. There are manufactured and mobile home parks and scattered individual mobile homes throughout the county. Manufactured housing offers a viable affordable housing option to many Bulloch County residents. Lower income groups, young adults, and retirees are typically sectors of the population seeking rental or low maintenance residences. As these sectors continue to grow, balanced housing opportunities need to be included in the County's long range plans.

There has been a growth in Bulloch County of small-scale residential developments. Smaller subdivision development is taking place in areas outside of the Statesboro bypass and in areas south of Brooklet, within reach of I-16.

Commercial

Commercial land uses are found in many areas of Bulloch County, but the most intense commercial areas are concentrated in the Statesboro region. Outside of the City of Statesboro, significant commercial areas are located along U.S. 301, U.S. 80, SR 24 and SR 25. The access created by the Statesboro bypass is contributing to commercial development as well. The most recent major commercial development in Bulloch County has occurred near the bypass and Northside Drive at the eastern edge of Statesboro.

The U.S. 301 corridor between SR 46 and Statesboro is an intensely developed commercial strip corridor. This corridor includes a mixture of newer and older commercial properties, and portions of the corridor have aged to the point of needing redevelopment.

The municipalities of Brooklet, Portal and Register each have traditional downtown business districts with a mixture of retail, industry and office uses. Additionally, some Bulloch County unincorporated communities such as Denmark include quaint, village-like retail shops and antique stores. Other scattered commercial properties, such as corner gas stations at intersections of county roads, serve the needs of rural residents and the agricultural community. These community commercial centers are important to the character and quality of life of the county.

Industrial

The largest amount of industrial land use in Bulloch County is located along U.S. 301, both north and south of Statesboro. Industries south of Statesboro, including a major Wal-Mart distribution facility, benefit from the proximity to I-16 while those on the north, such as Briggs and Stratton, are located near the airport. Industries in both of these areas also have access to rail.

Smaller industries are located in various parts of Bulloch County. While Register has a minimal amount of industrial activity, Brooklet and Portal both have active industries that employ residents.



Agriculture

Traditionally a rural county, the amount of land occupied by agricultural uses still accounts for a high percentage of the total land in Bulloch County. Agriculture land throughout the County makes up the majority of this land use category, though forestry accommodates a large amount as well. Agricultural land is used to grow harvest crops such as peanuts, corn, wheat, tobacco, cotton and soybeans. Livestock are also raised in Bulloch County.

As suburban residential development continues, more and more farmland properties will be converted to housing subdivisions. These properties, many of which are classified as prime agricultural land, represent a great natural resource to the County that should be preserved.

Public/Institutional

Churches and educational facilities are the primary institutional uses in unincorporated Bulloch County. Most government facilities and many schools are located in Statesboro, Brooklet, Portal and Register. Because of the great area of Bulloch County and its growing population, additional government and school sites should be identified to insure adequate delivery of services and educational facilities. Due to the importance of municipalities, new public and institutional buildings should be located in municipal centers when possible.

Parks/Recreation/Conservation

Bulloch County is recognized as having high quality recreation facilities such as baseball/softball field complexes. Georgia Southern University also provides significant recreational facilities to students and the public. Aside from parks for active recreation, however, there are few public parks in the county. Future parks development should include facilities and lands for passive recreation. The acquisition of land for public parks should also achieve environmental preservation purposes.



3.2 Areas Requiring Special Attention

As Bulloch County grows and develops, it will have significant impacts on the existing residents, natural resources, community services and facilities, and infrastructure. This section summarizes the locations of some of the likely impacts of growth, including areas where growth should be avoided. Also included are areas in need of additional investment because of aesthetics, pollution, or disinvestment. These are areas where future growth should be discouraged. Map 17, Areas Requiring Special Attention, illustrates the locations of these various areas.

Areas of Significant Natural or Cultural Resources

Critical natural resources such as wetlands, streams, groundwater recharge areas and floodplains are located throughout Bulloch County. Included in Map 17 are several types of resources that will have an impact on future development.

The first, floodplains, cover a significant portion in southern portion of the County which is experiencing growth pressure due to the interstate and proximity to Chatham County. Second, wetlands, are more heavily concentrated in the south portion of the County but are generally found countywide. Thirdly, groundwater recharge areas are primarily found in the southern end of the County, immediately south of Brooklet and Nevils.

Areas of Rapid Development

Bulloch County has seen a significant amount of residential and commercial growth in the past fifteen years. Most of the new subdivisions built in the past decade have been located within municipalities and within the County's residential development boundary. The area between Statesboro and Brooklet along U.S. 80 and south of Statesboro along SR 67 are experiencing the fastest rate of new development. Another area that currently is not experiencing significant growth but expects to in the near future, is along the I-16 corridor in southern Bulloch County. The fastest growing Census block in 2000, as far as percentage increase, was southern Bulloch County. New large multi-family developments are being built to serve an expanding university student population. The majority of this development has occurred along the bypass just south of the university. New commercial development continues to expand within the City limits, the majority on the eastern and southern portions of Statesboro. Industrial development continues to occur primarily in the County's industrial park; however, it is expected the park will soon be filled and additional land will be required.

Areas Where Development May Outpace Services

The rapid pace of residential development to the south and east of Statesboro may tax existing services. The two highways that traverse the area are four-lane where most of the development has already occurred but two-lane where new subdivisions are being approved. Collector and local roads in these areas were built to accommodate rural residential development and not the increased traffic for multiple subdivisions. The additional residences have placed a great burden on the local schools in the area, all of which are currently being expanded to accommodate the increased student population. The County has volunteer fire protection in the unincorporated area. The Statesboro Fire Department provides fire service to most of the areas experiencing significant residential growth. Development in southern Bulloch County along I-16 presents great challenges in delivering county service (primarily public safety).



Areas in Need of Redevelopment

Town centers in Brooklet, Portal and Register are areas in need of redevelopment along with the U.S. 301 corridor south of the Statesboro city limits moving toward I-16, including the portion of the corridor adjacent to the Gateway Industrial Park. Other more specific areas will be identified during the public participation process and analyzed during preparation of the Community Agenda.

Large Abandoned Structures or Sites

Two industrial sites with large abandoned structures are located on Old River Road off of U.S. 301 North while the other is located at the corner of Maria Sorrell and Clito Road.

Areas with Significant Infill Development Opportunities

One area of potential infill development opportunities lies on the west side of Statesboro between the city limits and Memorial Parkway. Areas within the city limits of Brooklet, Register and Portal exist for small and larger scale infill residential development. These locations are scattered throughout the developed portions of these areas. The current County Future Land Use map provides significant areas for residential infill outside the Statesboro limits. A significant amount of commercial infill is also possible along U.S. 301 South, SR 67 South and U.S. 80 East.

Areas of Significant Disinvestment

A number of developments present opportunities for reinvestment. Many of these areas have particularly high levels of poverty and could be appropriate for rehabilitation or aesthetic improvements. These include the several manufactured home parks and several older single-family subdivisions.





3.3 Character Areas

The use of character areas in planning acknowledges the visual and functional differences that exist today among the districts of Bulloch County and helps guide future development through policies and implementation strategies that are tailored to each situation. These recommended character areas can be used to define areas that (1) presently have unique or special characteristics that need to be preserved; (2) have potential to evolved into unique areas; or (3) require special attention because of unique development issues. In some cases, different character areas are defined for existing land use and future land use in order to highlight appropriate transitions as the community evolves. Recommended character areas for Bulloch County are shown in Map 18 and described in the table below.

Character Area	Description/Location	Development Strategy
Conservation Areas	Areas of protected open space that follow natural features for recreation and conservation purposes, including greenways that link ecological, cultural and recreational amenities.	Preservation of more greenspace should be encouraged. Link greenspaces into a pleasant network of greenways, set aside for pedestrian, equestrian, and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods, and commercial areas. These greenways can provide safe, efficient pedestrian linkages, and at the same time, give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, walking, and jogging.
Agricultural Areas	Consisting primarily of pastures, woodlands, and farmlands in open or cultivated state.	Maintain rural character by protecting viewsheds to natural areas from clear cutting, and prohibiting junk yards or outdoor storage of heavy equipment.
Rural Residential	Consisting primarily of rural neighborhoods and undeveloped land that help establish the rural character of the County. These areas will have low pedestrian orientation and access, large lots, open space, pastoral views, and high degree of building separation.	Maintain rural atmosphere while accommodating new residential development as rural cluster or conservation subdivision design that incorporate significant amounts of open space. Encourage compatible architectural styles that maintain the regional rural character. Foster establishment of regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.



Character Area	Description/Location	Development Strategy
Suburban Residential	Consisting primarily of areas adjacent to Statesboro and Brooklet where pressures for the typical types of suburban residential subdivision development are greatest. These areas are characterized by automobile orientation, high degree of building separation, and predominately residential.	Promote moderate density, traditional style residential neighborhoods. New development should be master planned with mixed uses, blending residential development with schools, parks, recreation, retail business and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips. There should be connectivity and continuity between master planned developments. There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent subdivisions, and multiple site access points. Foster the establishment of regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
Crossroads Community	A community typically centered around a rural crossroads. Crossroads communities include a nucleus of small-scale commercial uses, civic facilities, religious institutions, and schools surrounded by single-family residences.	The Crossroads Community serves as a convenient center for public activities. Its land use consists of a mix of retail, public/institutional, services, and residential. The village character of the Crossroads Community is set by a combination of rehabilitated historic houses and compatible new infill development targeted to a broad range of income levels. Design standards for the Crossroad Community encourage pedestrian-oriented, walkable connections between different uses. There are direct connections with the greenspace and trail networks linking the center of the community to neighborhoods and major community facilities such as parks, schools, neighborhood centers, and commercial clusters.

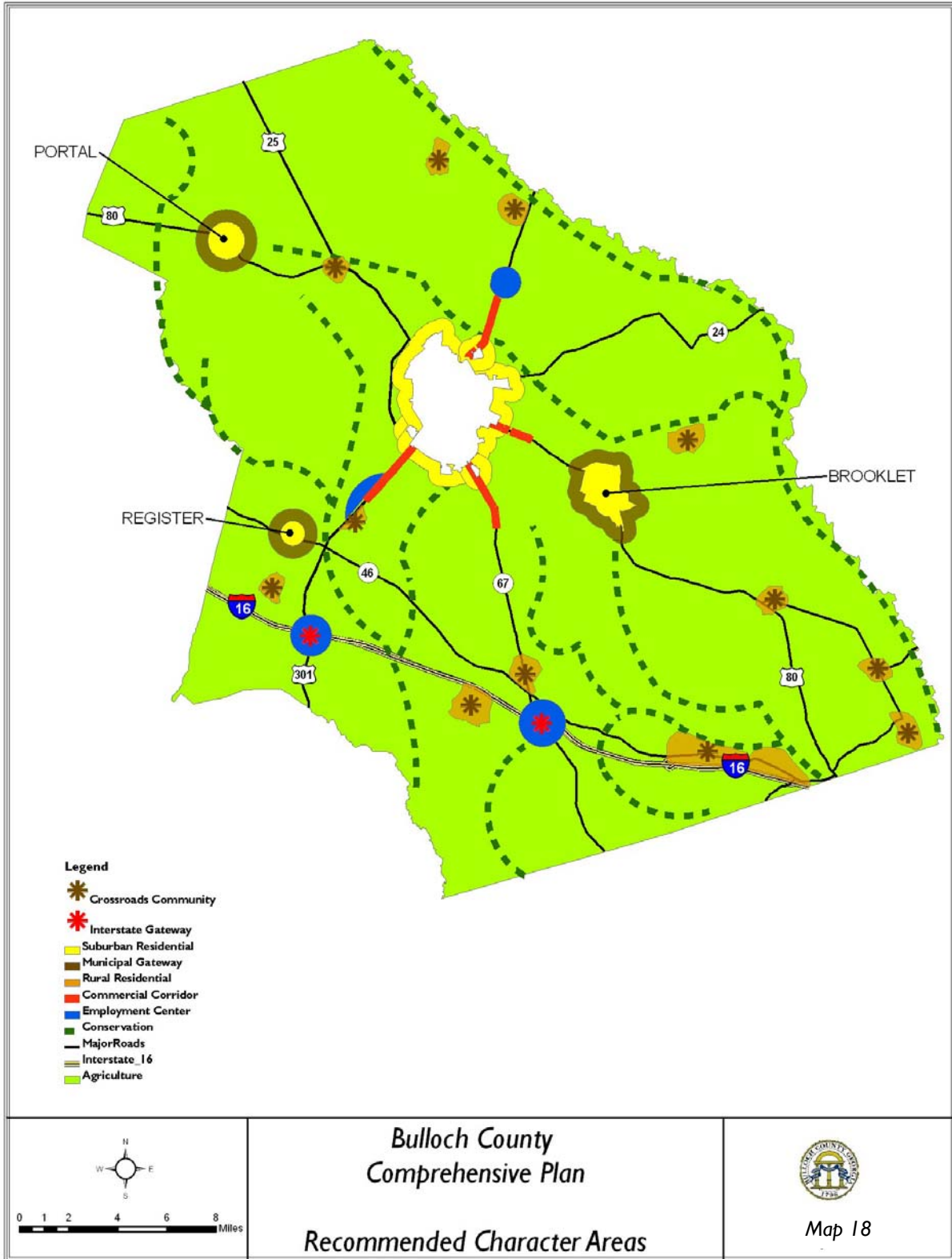


Character Area	Description/Location	Development Strategy
Employment Center	Consists of industries, warehouses, and distribution facilities on sites having close access to State Highways, I-16, railroads, and utilities, and with space for expansion.	Provide adequate infrastructure capacity and maintain designated truck routes to I-16 that are safe and maneuverable for heavy vehicles and minimize noise, vibration, and intrusion of trucks in residential areas. Provide adequate room for expansion and the development of ancillary business and employee services. Encourage attractive, landscaped entrances and grounds. Protect environmentally sensitive areas and buffer surrounding neighborhoods. Screen truck docks and waste handling areas from public view. Avoid intrusion of obnoxious uses to industrial parks.
Commercial Corridor	An uninterrupted channel of developed or developing land on both sides of designated high-volume transportation facilities.	Older commercial strip centers should be retrofitted to be more aesthetically appealing and, therefore, perhaps also more marketable to prospective tenants. Complete and integrated pedestrian improvements and crosswalks throughout the corridor should be required to promote pedestrian comfort safety and convenience; promote higher standards of landscape and sign control to improve corridor appearance and maintain traffic speeds and capacity through access management and inter-parcel access.
Interstate Gateway	A visitor's impression of the County is often set by what they see and experience when they get off of the interstate. These character areas are defined by a mix of uses that surround each of the I-16 interchanges.	Streetscaping enhancements and strong design standards should be in place to help ensure that the aesthetic qualities of the built environment around each of the interchanges is reflective of the community's vision for the future and the image they want to portray to visitors. In particular, there should be strong signage controls to direct visitors to local activity centers, reflect a sense of community pride and local architectural styles, and still promote local businesses.



Character Area	Description/Location	Development Strategy
Municipal Gateway	Surrounding each of the local municipalities are areas within the unincorporated County that are more reflective of the character of the municipality than the surrounding unincorporated County. These transition areas include those properties likely to be considered for future annexation.	Development within these areas should be consistent with the character of the adjacent municipality. There should also be in place a formal procedure for the notification of development and annexation plans between the County and the municipality to mitigate the potentially negative impact of land use decisions.





4 Quality Community Objectives

This chapter enumerates the State of Georgia's planning objectives, and the effectiveness of current policy and administration in Bulloch County and its municipalities in meeting these objectives. These state objectives are known as "Quality Community Objectives" and are intended to apply to every community as they develop their comprehensive plan. After the Community Agenda is developed, the status of these objectives will be updated accordingly.

Regional Identity			
<i>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.</i>			
	Yes	No	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage.	X		
4. Our community participates in the Georgia Department of Economic Development regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		GSU and Mill Creek Park are significant tourism destinations.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		Regional hub for surrounding counties. Draws on Savannah as a regional metropolitan area.



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.

	Yes	No	Comment
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		Comprehensive Plan – all cities except Statesboro.
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections and discuss issues of regional concern.	X		County and cities meet to discuss shared concerns/issues primarily on an as-needed basis.

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.

	Yes	No	Comment
1. We participate in regional economic development organizations.	X		
2. We participate in regional organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, etc.	X		E-911 provided to Evans and Candler counties. Library is main location for regional system.
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		



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.

	Yes	No	Comment
1. Our economic development organization has considered our community's strengths, assets, and weaknesses, and has created a business development strategy based on them.	X		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		Planning and recruiting activities are on-going.
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		Development Authority, Chamber of Commerce work to attract additional businesses, helping to expand and diversify job base.



Growth Preparedness			
<i>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.</i>			
	Yes	No	Comment
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our Quality Community Objective goals.	X		All jurisdictions having zoning ordinance.
5. We have a Capital Improvements Program that supports current and future growth.	X		County.
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign to allow interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		County website.
10. We have a public-awareness element in our comprehensive planning process.		X	



Employment Options

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

	Yes	No	Comment
1. Our economic development program has an entrepreneur support program.	X		Chamber works with new businesses.
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

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.

	Yes	No	Comment
1. Our community provides workforce-training options for its citizens.	X		Technical training available through Ogeechee Tech.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		On-site training through Ogeechee Tech.
3. Our community has higher education opportunities.	X		Georgia Southern University.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		



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.

	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and taken steps to protect them.	X		
4. Our community has passed the necessary "Part V" environmental ordinances (groundwater recharge, river corridor, wetlands, soil erosion), and we enforce them.	X		Excepting Portal.
5. Our community has a tree preservation ordinance that is actively enforced.	X		Excepting Bulloch County.
6. Our community has a tree replanting ordinance for new development.		X	
7. We are using stormwater best management practices for new development.	X		County condition of zoning applications.
8. We have land use measures that will protect the natural resources in our community (floodplain).	X		



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.

	Yes	No	Comment
1. We have public transportation in our community.	X		Georgia Southern University, School system provides transit for students.
2. We require that new development connect with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		In cities.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6. We have a plan for bicycle routes through our community.	X		Bulloch County Bikepath and Greenway Plan.
7. We allow commercial and retail development to share parking areas wherever possible.	X		



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.

	Yes	No	Comment
1. Our community has a greenspace plan.	X		Bulloch County Bikepath and Greenway Plan.
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		SPLOST funds available for greenway purchase.
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas of our community.	X		Training in 2007 for real estate professionals should help increase local land conservation.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	



Housing Opportunities

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.

	Yes	No	Comment
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		Not in unincorporated.
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate, and above average).		X	Minor deficit (119 units) for low income renters based on census information.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living and downtown living.	X		
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for low-income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots in appropriate areas.		X	Reliance on septic systems in most areas precludes smaller lots.



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.

	Yes	No	Comment
1. We have designated historic districts in our community.		X	Portal does.
2. We have an active historic preservation commission.		X	Portal does.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		No ordinance in place at this time.

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.

	Yes	No	Comment
1. Our community has inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote brownfield (abandoned, idled, or under-used industrial and commercial facilities) redevelopment.	X		
3. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major roads).		X	
4. Our community allows small lot development for some uses.	X		



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.

	Yes	No	Comment
1. Zoning code separates commercial, residential and retail uses in every district.		X	Residential development permitted as a conditional use in commercial districts.
2. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
3. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
4. We have a program to keep our public areas (commercial, retail, parks) clean and safe.	X		Downtown Development Authority.
5. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		Limited sidewalks in unincorporated area.
6. In some areas, several errands can be made on foot, if so desired.	X		Cities.
7. Some of our children can and do walk to school safely.	X		
8. Some of our children can and do bike to school safely.	X		
9. Schools are located in or near neighborhoods in our community.	X		



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.

	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our district characteristics.	X		Cities have history and character, County has commercial, industrial, residential and agricultural areas.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		Additional steps need to be put in place to protect these areas.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		Zoning conditions are frequently used to improve aesthetics.
4. We have ordinances to regulate the size and type of signage in our community.	X		County has sign ordinance.
5. We offer a development guidebook that illustrates the types of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.	X	X	Conservation subdivision ordinance would help balance needs of development and protection. Portal does have a plan to protect farmland.



BULLOCH COUNTY

RESOLUTION TO TRANSMIT

WHEREAS, the Bulloch County Board of Commissioners, in cooperation with the cities of Brooklet, Portal and Register, has completed the Community Participation and Community Assessment documents as part of the Bulloch County Comprehensive Plan 2009-2029.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on November 6, 2008.

BE IT THEREFORE RESOLVED, that the *Bulloch County Board of Commissioners* does hereby transmit the Community Assessment and the Community Participation Program portions of the Bulloch County Comprehensive Plan 2009-2029 to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

BY: _____

ATTEST: _____

Exhibit No. 2008-138

TOWN OF BROOKLET

RESOLUTION TO TRANSMIT

WHEREAS, the Bulloch County Board of Commissioners, in cooperation with the cities of Brooklet, Portal and Register, has completed the Community Participation and Community Assessment documents as part of the Bulloch County Comprehensive Plan 2009-2029.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on November 10, 2008.

BE IT THEREFORE RESOLVED, that the Bulloch County Board of Commissioners does hereby transmit the Community Assessment and the Community Participation Program portions of the Bulloch County Comprehensive Plan 2009-2029 to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

BY: Joe Swann - Mayor

ATTEST: Belle V. Day
City Clerk



TOWN OF PORTAL

RESOLUTION TO TRANSMIT

WHEREAS, the Bulloch County Board of Commissioners, in cooperation with the cities of Brooklet, Portal and Register, has completed the Community Participation and Community Assessment documents as part of the Bulloch County Comprehensive Plan 2009-2029.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on November 10, 2008.

BE IT THEREFORE RESOLVED, that the **Portal City Council** does hereby transmit the Community Assessment and the Community Participation Program portions of the Bulloch County Comprehensive Plan 2009-2029 to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

BY: Layla [Signature]

ATTEST: Erica Pitts

TOWN OF REGISTER

RESOLUTION TO TRANSMIT

WHEREAS, the Bulloch County Board of Commissioners, in cooperation with the cities of Brooklet, Portal and Register, has completed the Community Participation and Community Assessment documents as part of the Bulloch County Comprehensive Plan 2009-2029.

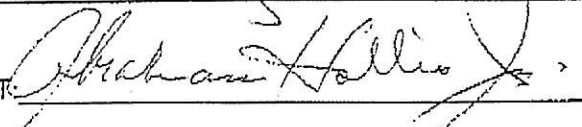
WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on November 11, 2008.

BE IT THEREFORE RESOLVED, that the Bulloch County Board of Commissioners does hereby transmit the Community Assessment and the Community Participation Program portions of the Bulloch County Comprehensive Plan 2009-2029 to the Coastal Georgia Regional Development Center and the Georgia Department of Community Affairs for official review.

BY:



ATTEST:



2009

Technical Addendum

Comprehensive Plan (2009-2029):
Bulloch County, Brooklet, Portal, Register



Andy Welch
Bulloch County
1/1/2009

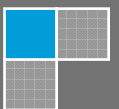


Table of Contents

1	Introduction	3
2	Population.....	3
2.1	Total Population	3
2.2	Age Distribution.....	7
2.3	Race and Ethnicity	15
2.4	Income.....	19
3	Economic Development	31
3.1	Economic Base	31
3.2	Labor Force.....	33
3.3	Economic Resources	42
3.4	Economic Trends	43
4	Housing.....	47
4.1	Housing Types and Mix.....	47
4.2	Condition and Occupancy	51
4.3	Cost of Housing.....	53
4.4	Cost-Burdened Households	55
4.5	Special Housing Needs	58
4.6	Job-Housing Balance	60
5	Natural and Cultural Resources	66
5.1	Environmental Planning Criteria.....	66
5.2	Other Environmentally Sensitive Areas.....	69
5.3	Significant Natural Resources	74
5.4	Significant Cultural Resources	77
6	Community Facilities and Services.....	88
6.1	Water Supply and Treatment	88
6.2	Sewerage System and Wastewater Treatment.....	91
6.3	Other Facilities and Services.....	95
6.4	Consistency with the Service Delivery Strategy	108
7	Intergovernmental Coordination	112
7.1	Purpose	112
7.2	Coordination Partners	112
7.3	Existing Coordination	113
7.4	Coordination Opportunities.....	113
7.5	Regional and State Programs	114



8 Transportation..... 115
Atlas of Supportive Maps..... 116



1 Introduction

This “Technical Addendum” was prepared following the guidelines of the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005. It is an extension of the “Analysis of Supportive Data and Information” in the Community Assessment. All of the maps associated with this document can be found at the end in the “Atlas of Supportive Maps.” It should be noted that the study area for this plan is Brooklet, Portal, Register and the unincorporated portions of Bulloch County.

2 Population

2.1 Total Population

Population Trends (Past – Present) / Future Projections

Bulloch County’s population is growing rapidly. The U.S. Census estimates that the County population on July 1, 2006 was 63,207. A CGRDC study estimated the County population in 2005 at 65,445. Between 1990 and 2000, the County grew at an average annual rate of 2.6%, slightly higher than the average increase for Georgia, while the annual increase since 2000 has been 2.0% which is slightly lower than the rate of growth for Georgia (see Figure 2-2 and 2-4). The majority of the growth has occurred in the unincorporated area (single family residences) and in Statesboro (multi-family / student housing). The town of Brooklet has experienced moderate growth since 2000, while the towns of Portal and Register have decreased in population.

According to a study performed for the CGRDC by Georgia Tech, Bulloch County’s population is projected to increase by 29%, from 55,983 residents in 2000 to 72,388 by 2015. By 2030, the population is expected to reach 82,111 residents, an increase of 47% over the 2000 population (See Figure 2-1 and 2-2). By comparison, the State of Georgia Office of Planning and Budget estimates the Bulloch County population increasing by 22% by 2015. The county’s population growth is driven primarily by the net gain in people moving into the county.



Figure 2-1: Population Trends in Bulloch County

Jurisdiction	Population						
	1970	1980	1990	2000	2010	2020	2030
Bulloch County	31,585	35,785	43,125	55,983	68,618	75,507	82,111
Brooklet	683	1,035	1,013	1,113	1,364	1,501	1,632
Portal	643	694	522	597	732	805	876
Register	-	-	195	164	201	221	241
Statesboro	14,616	14,866	15,854	22,698	27,821	30,614	33,291
Unincorporated	15,643	19,190	25,541	31,411	38,500	42,366	46,071
Georgia	4,589,575	5,462,989	6,478,216	8,186,453			

Sources: U.S. Census (SF1), 2005, 2000, 1990, 1980, 1970 and Georgia Coast 2030: Population Projection for the 10-County Coastal Region).

Figure 2-2: Annual Growth Rates – Bulloch County, Municipalities and Georgia

Jurisdiction	Population						
	'70-'80	'80-'90	'90-'00	'00-'06	'00-'10	'00-'20	'00-'30
Bulloch County	1.3%	1.9%	2.6%	2.0%	2.1%	1.5%	1.3%
Brooklet	4.2%	-0.2%	1.0%	1.6%	2.1%	1.5%	1.3%
Portal	0.8%	-2.8%	1.4%	-0.1%	2.1%	1.5%	1.3%
Register			-1.7%	-0.1%	2.1%	1.5%	1.3%
Statesboro	0.27%	0.7%	3.7%	2.0%	2.1%	1.5%	1.3%
Unincorporated	2.1%	2.9%	2.1%	2.1%	2.1%	1.5%	1.3%
Georgia	1.8%	1.7%	2.4%	2.3%			

Sources: U.S. Census (SF1), 2005, 2000, 1990, 1980, 1970 and Georgia Coast 2030: Population Projection for the 10-County Coastal Region.



Figure 2-3: Population Growth (1970 – 2030)

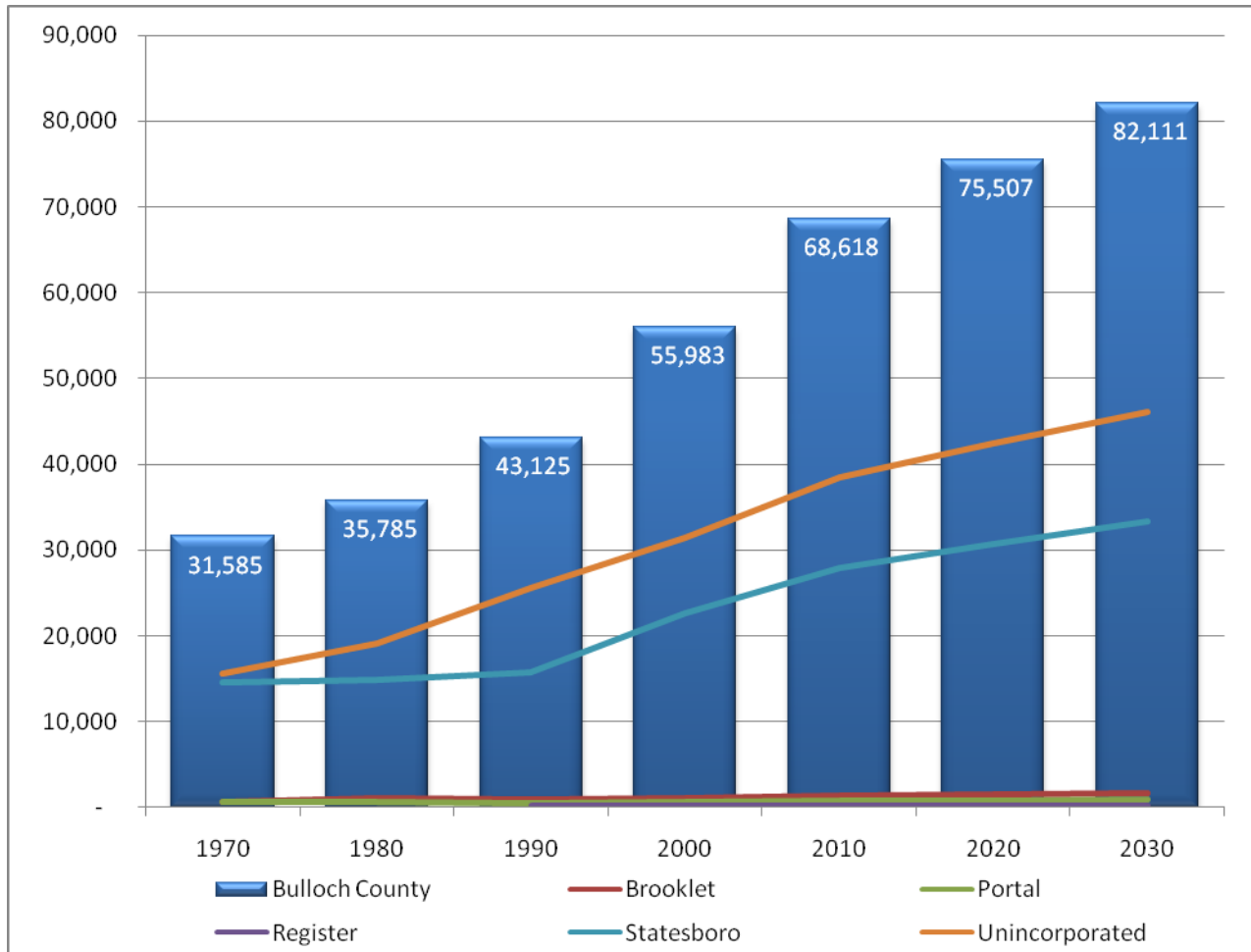
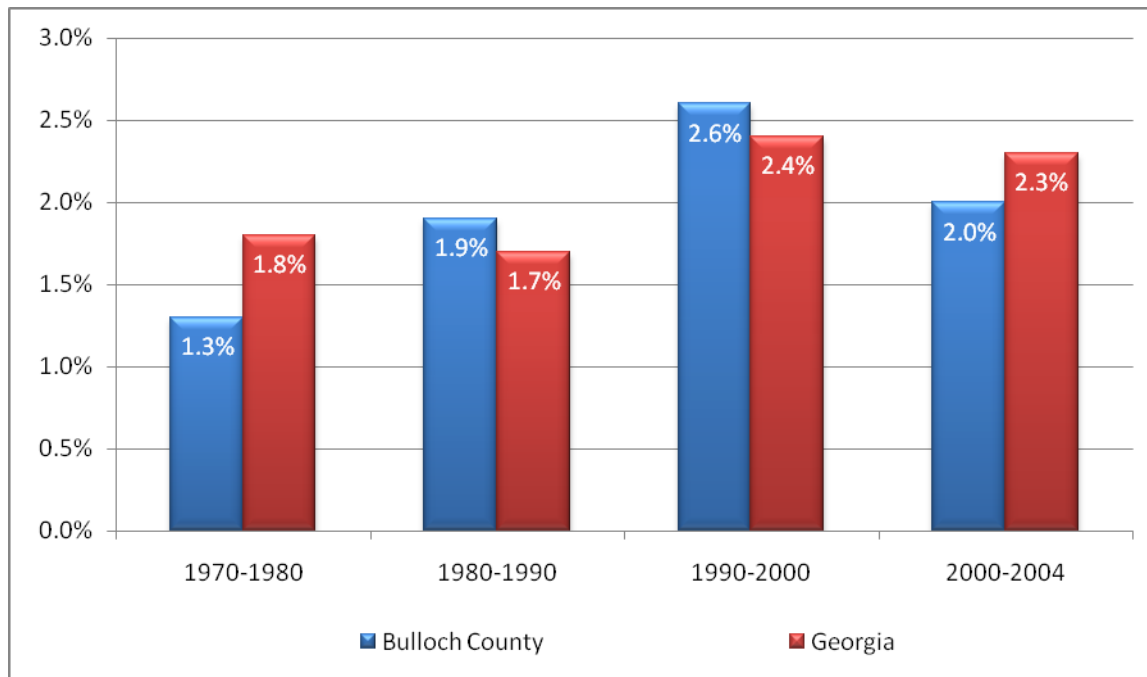


Figure 2-4: Annual Growth Rates – Bulloch County and Georgia



Growth Rate Comparison to Other Areas

Bulloch County is the most populous of the counties that surround it and the third fastest growing. About 30% or 63,207 of the 210,427 people in the area reside in Bulloch County. The southern portion of Effingham and Bryan County, near Savannah, are experiencing greater rates of annual growth than Bulloch County, primarily as a result of the growth of the Savannah area. Most of the other surrounding counties are still primarily rural in nature.

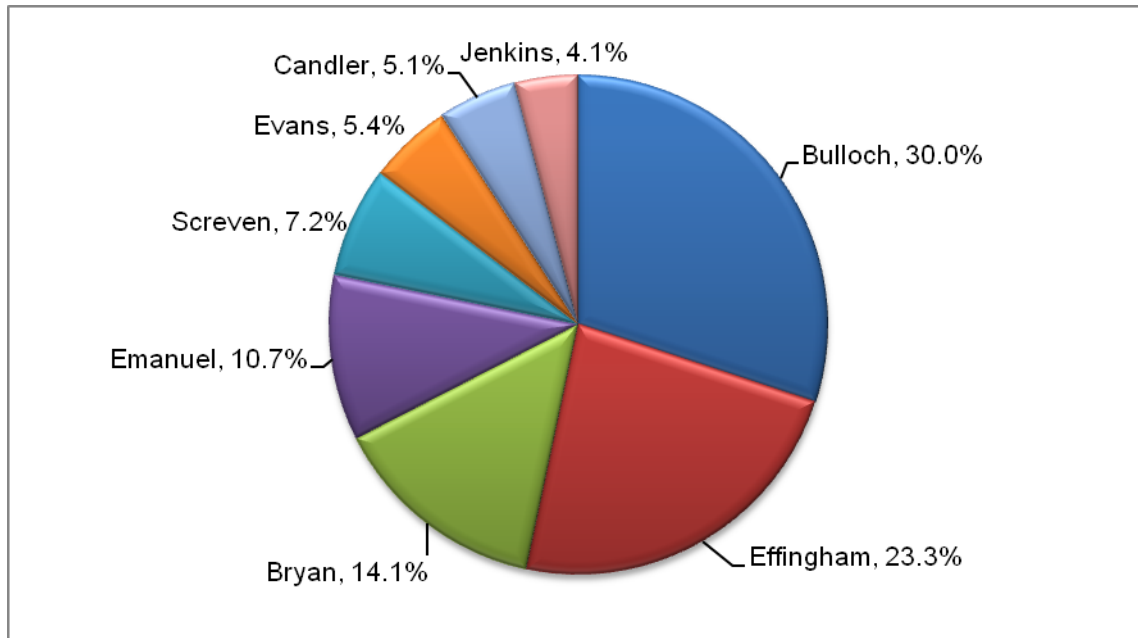
Figure 2-5: Regional Comparison of Population Growth

County	1990	2000	2006	Annual Growth Rate (90-00)	Annual Growth Rate (00-06)	% of Total (06)
Bulloch	43,125	55,983	63,207	2.6%	2.0%	30.0%
Effingham	25,687	37,535	48,954	3.9%	4.5%	23.3%
Bryan	15,438	23,417	29,648	4.3%	4.0%	14.1%
Emanuel	20,546	21,837	22,600	0.6%	0.6%	10.7%
Screven	13,842	15,374	15,190	1.1%	-0.2%	7.2%
Evans	8,724	10,495	11,429	1.9%	1.4%	5.4%
Candler	7,744	9,577	10,674	2.1%	1.8%	5.1%
Jenkins	8,247	8,575	8,725	0.4%	0.3%	4.1%
Total	143,353	182,793	210,427	2.5%	2.4%	100.0%

Source: U.S. Census (SP1).



Figure 2-6: Population Distribution of Surrounding Counties



2.2 Age Distribution

Age Groupings (Past – Present)

The age distribution in Bulloch County has been fairly stable from 1990 to 2000. There have been slight decreases as a percent of the total in the 0-9, 25-29, 30-39, 60-69 and 70-79 and slight increases in the 10-17, 18-24, 40-49, 50-59 and 80+ age groups. Statesboro has experienced a 10% increase in college age students (18-24), while the unincorporated area has experienced a 6.5% increase in middle age resident (40-59).



Figure 2-7: Bulloch County – Age Distribution

Age	2000				1990	
	Male	Female	Total	% of Total	Total	% of Total
0-9	3,395	3,282	6,677	11.9%	5,595	13.0%
10-17	2,976	2,827	5,803	10.4%	4,242	9.8%
18-24	7,187	7,460	14,647	26.2%	11,076	25.7%
25-29	1,890	1,714	3,604	6.4%	3,090	7.2%
30-39	3,257	3,518	6,775	12.1%	5,610	13.0%
40-49	3,239	3,405	6,644	11.9%	4,428	10.3%
50-59	2,380	2,503	4,883	8.7%	3,209	7.4%
60-69	1,560	1,775	3,335	6.0%	2,781	6.4%
70-79	953	1,290	2,243	4.0%	2,107	4.9%
80+	418	954	1,372	2.5%	987	2.3%
Total	27,255	28,728	55,983	100.0%	43,125	100.0%

Source: U.S. Census (SP1).

Figure 2-8: Bulloch County – Age Distribution

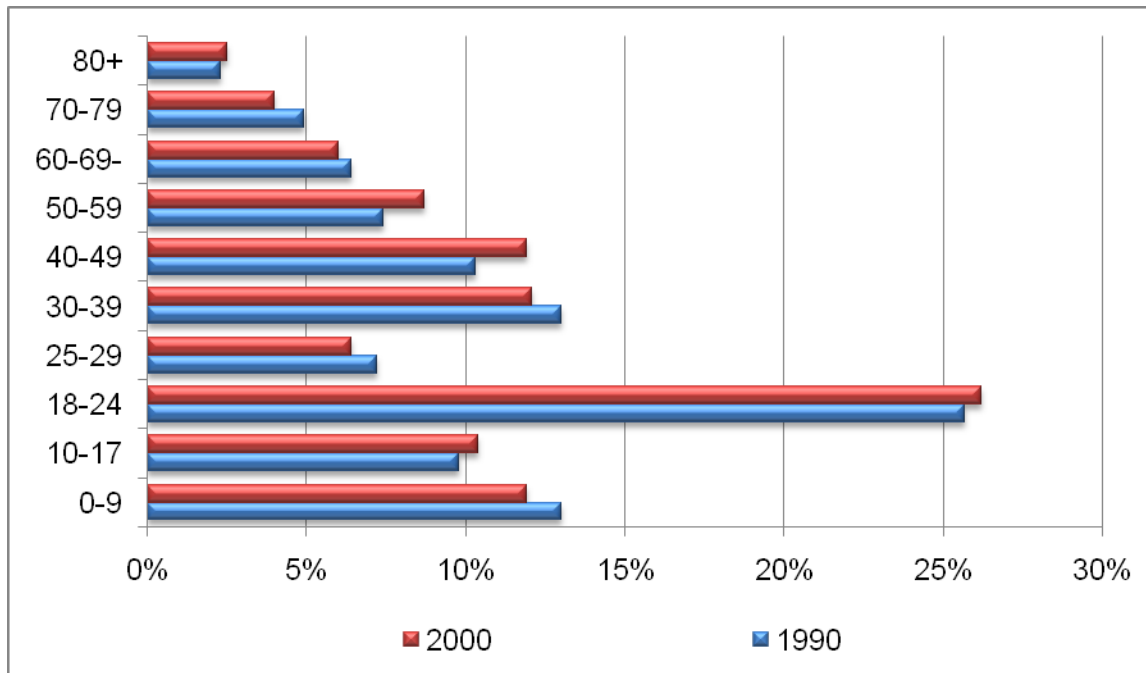


Figure 2-9: Brooklet – Age Distribution

Age	2000				1990	
	Male	Female	Total	% of Total	Total	% of Total
0-9	74	97	171	15.4%	136	13.4%
10-17	62	59	121	10.9%	103	10.2%
18-24	38	60	98	8.8%	90	8.9%
25-29	29	30	59	5.3%	81	8.0%
30-39	85	91	176	15.8%	143	14.1%
40-49	65	74	139	12.5%	114	11.3%
50-59	66	70	136	12.2%	116	11.5%
60-69	41	55	96	8.6%	96	9.5%
70-79	39	47	86	7.7%	79	7.8%
80+	11	20	31	2.8%	55	5.4%
Total	510	603	1,113	100.0%	1,013	100.0%

Source: U.S. Census (SP1).

Figure 2-10: Brooklet – Age Distribution

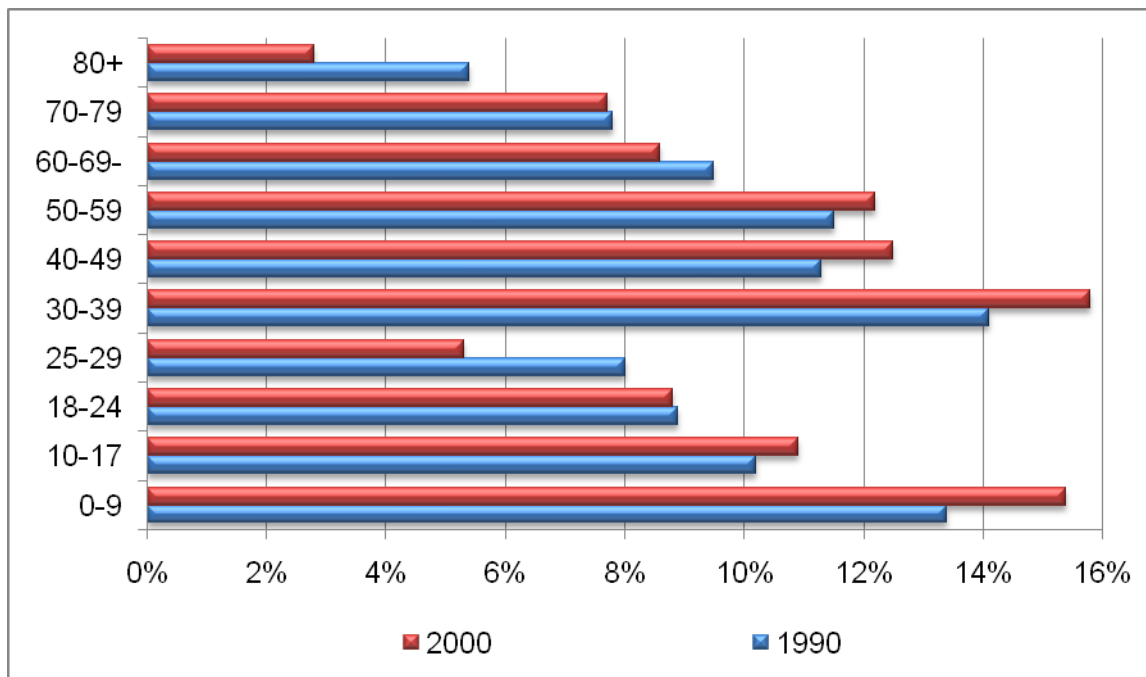


Figure 2-11: Portal – Age Distribution

Age	2000				1990	
	Male	Female	Total	% of Total	Total	% of Total
0-9	54	36	90	15.1%	83	15.9%
10-17	37	35	72	12.1%	64	12.3%
18-24	26	28	54	9.0%	42	8.0%
25-29	20	18	38	6.4%	35	6.7%
30-39	43	42	85	14.2%	63	12.1%
40-49	34	33	67	11.2%	62	11.9%
50-59	31	38	69	11.6%	55	10.5%
60-69	31	35	66	11.1%	62	11.9%
70-79	13	24	37	6.2%	42	8.0%
80+	6	13	19	3.2%	14	2.7%
Total	295	302	597	100.0%	522	100.0%

Source: U.S. Census (SP1).

Figure 2-12: Portal – Age Distribution

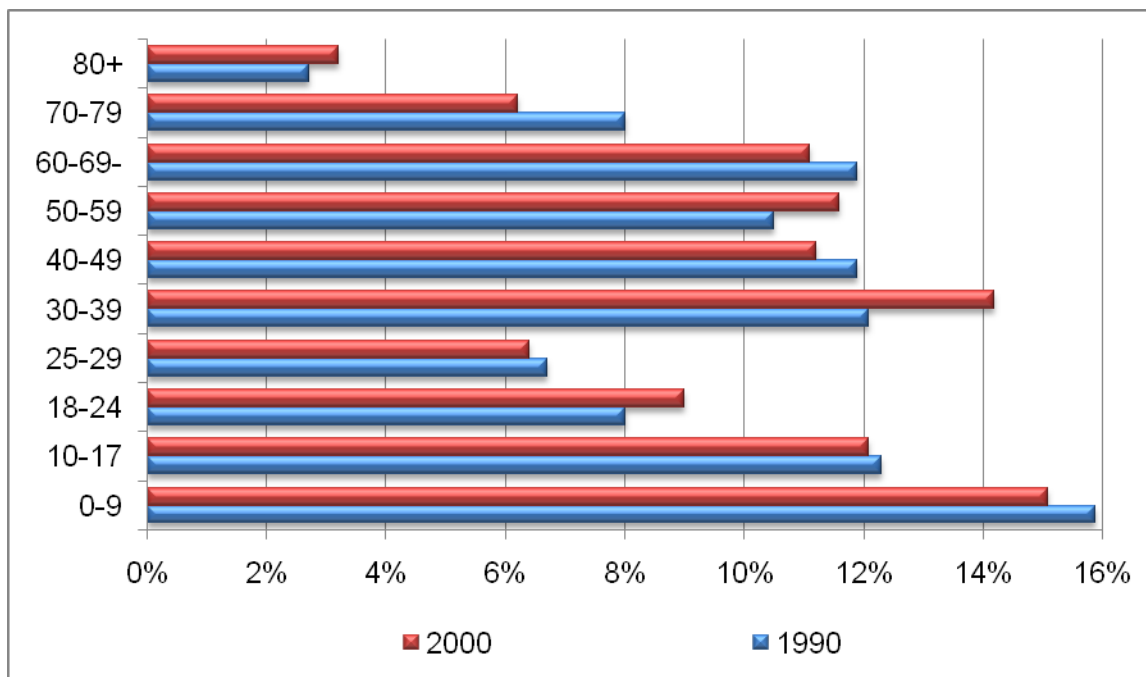


Figure 2-13: Register – Age Distribution

Age	2000				1990	
	Male	Female	Total	% of Total	Total	% of Total
0-9	15	6	21	12.8%	32	16.4%
10-17	12	15	27	16.5%	14	7.2%
18-24	8	5	13	7.9%	27	13.8%
25-29	5	7	12	7.3%	12	6.2%
30-39	10	12	22	13.4%	25	12.8%
40-49	8	11	19	11.6%	25	12.8%
50-59	5	11	16	9.8%	17	8.7%
60-69	4	9	13	7.9%	13	6.7%
70-79	8	7	15	9.1%	19	9.7%
80+	2	4	6	3.7%	11	5.6%
Total	77	87	164	100.0%	195	100.0%

Source: U.S. Census (SP1).

Figure 2-14: Register – Age Distribution

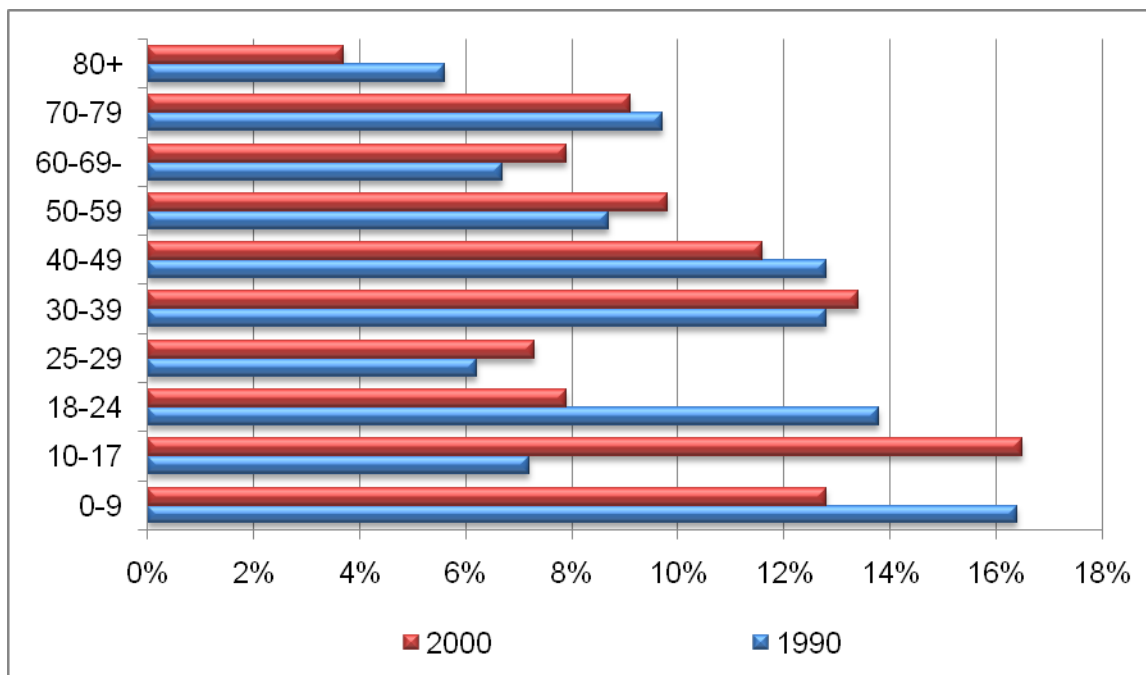


Figure 2-15: Statesboro – Age Distribution

Age	2000				1990	
	Male	Female	Total	% of Total	Total	% of Total
0-9	883	929	1,812	8.0%	1,497	9.4%
10-17	705	718	1,423	6.3%	1,082	6.8%
18-24	5,354	5,693	11,047	48.7%	6,157	38.8%
25-29	726	617	1,343	5.9%	1,032	6.5%
30-39	746	877	1,623	7.2%	1,551	9.8%
40-49	747	863	1,610	7.1%	1,202	7.6%
50-59	579	705	1,284	5.7%	1,018	6.4%
60-69	428	540	968	4.3%	998	6.3%
70-79	303	560	863	3.8%	883	5.6%
80+	190	535	725	3.2%	434	2.7%
Total	10,661	12,037	22,698	100.0%	15,854	100.0%

Source: U.S. Census (SP1).

Figure 2-16: Statesboro – Age Distribution

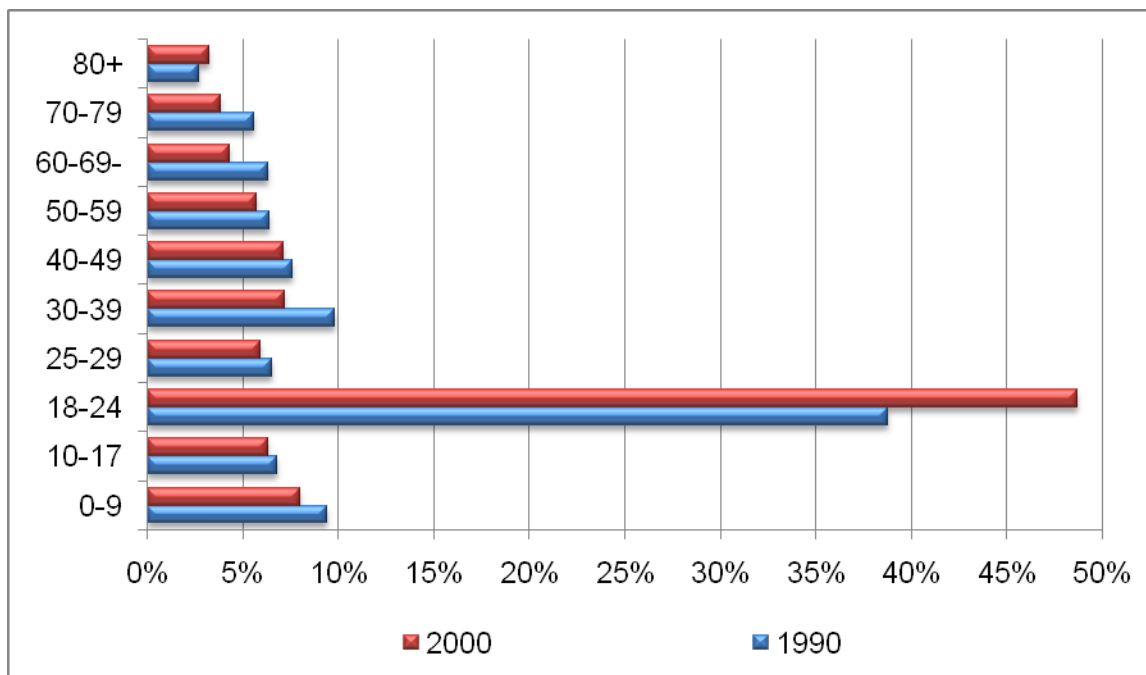
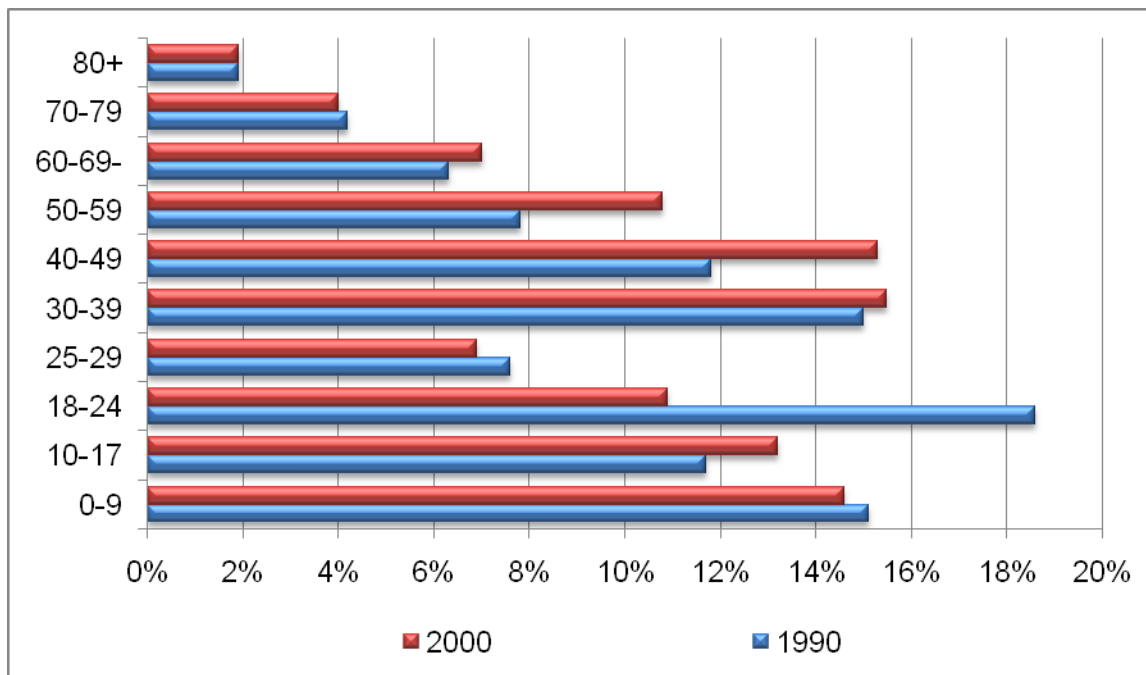


Figure 2-17: Unincorporated – Age Distribution

Age	2000				1990	
	Male	Female	Total	% of Total	Total	% of Total
0-9	2,369	2,214	4,583	14.6%	3,847	15.1%
10-17	2,160	2,000	4,160	13.2%	2,979	11.7%
18-24	1,761	1,674	3,435	10.9%	4,760	18.6%
25-29	1,110	1,042	2,152	6.9%	1,930	7.6%
30-39	2,373	2,496	4,869	15.5%	3,828	15.0%
40-49	2,385	2,424	4,809	15.3%	3,025	11.8%
50-59	1,699	1,679	3,378	10.8%	2,003	7.8%
60-69	1,056	1,136	2,192	7.0%	1,612	6.3%
70-79	590	652	1,242	4.0%	1,084	4.2%
80+	209	382	591	1.9%	473	1.9%
Total	15,712	15,699	31,411	100.0%	25,541	100.0%

Source: U.S. Census (SP1).

Figure 2-18: Unincorporated – Age Distribution



Future Projections / Implications for Community

All age groups will continue to increase as the population grows. Growth at Georgia Southern University will result in a large percentage of the population, 25 to 30%, in the 19-24 age group. Currently many new student housing developments are being built next to the university campus to accommodate this growth. The majority of the new development in the unincorporated area will serve a growing single-family population. The County has also begun to receive plans for subdivisions geared towards retirees. It is anticipated that this will be a growing trend in the future as baby boomers begin to retire.

Figure 2-19: Age Projections for Bulloch County

Age	2000	2005	2010	2015	2020	2025	2030
0-4	3,261	3,812	3,966	4,185	4,367	4,598	4,752
5-9	3,416	3,993	4,154	4,384	4,575	4,817	4,978
10-14	3,677	4,298	4,472	4,718	4,924	5,185	5,358
15-19	7,310	8,545	9,123	9,620	10,023	10,541	10,885
20-24	9,463	11,062	11,810	12,453	12,975	13,645	14,091
25-29	3,604	4,213	4,383	4,625	4,827	5,082	5,252
30-34	3,178	3,715	3,865	4,078	4,256	4,481	4,631
35-39	3,597	4,205	4,374	4,616	4,817	5,072	5,241
40-44	3,514	4,108	4,273	4,509	4,706	4,955	5,120
45-49	3,130	3,659	3,806	4,016	4,192	4,413	4,561
50-54	2,722	3,182	3,310	3,493	3,645	3,838	3,966
55-59	2,161	2,526	2,628	2,773	2,894	3,047	3,149
60-64	1,743	2,030	2,120	2,237	2,334	2,458	2,540
65-69	1,592	1,861	1,936	2,043	2,132	2,245	2,320
70-74	1,223	1,430	1,487	1,569	1,638	1,724	1,782
75-79	1,020	1,192	1,240	1,309	1,366	1,438	1,486
80-85	780	912	948	1,001	1,044	1,100	1,136
85+	592	692	720	760	793	835	863
Total	55,983	65,435	68,615	72,389	75,508	79,474	82,111

Sources: Georgia Coast 2030: Population Projection for the 10-County Coastal Region.



2.3 Race and Ethnicity

Racial and Ethnic Composition (Past and Present)

The racial composition of Bulloch County is predominantly White (68.7%), while African-Americans accounted for 28.8% of the population in 2000. The percentage of African-Americans has increased slightly in the past 20 years. Statesboro and Portal increased in percentage of African-Americans, while Brooklet, Register and the unincorporated area have each decreased over the past 20 years.

Figure 2-20: Historic Countywide Racial and Ethnic Composition and Population

Jurisdiction	Year	Total Population	White	Black or African American	American Indian and Alaska Native	Asian or Pacific Islander	Other
Bulloch County	1980	35,785	72.8%	26.7%	0.1%	0.3%	0.2%
	1990	43,125	73.0%	26.0%	0.1%	0.5%	0.3%
	2000	55,983	68.7%	28.8%	0.1%	0.9%	1.6%
Brooklet	1980	1,035	72.8%	27.2%	0.0%	0.0%	0.0%
	1990	1,013	78.9%	20.7%	0.1%	0.1%	0.2%
	2000	1,113	80.0%	19.6%	0.1%	0.0%	0.4%
Portal	1980	694	85.7%	13.8%	0.0%	0.1%	0.3%
	1990	522	91.4%	8.6%	0.0%	0.0%	0.0%
	2000	597	82.2%	15.2%	0.0%	0.3%	2.2%
Register	1980	NA	NA	NA	NA	NA	NA
	1990	195	82.6%	10.3%	0.0%	0.0%	7.2%
	2000	164	90.2%	8.5%	0.0%	0.6%	0.6%
Statesboro	1980	14,866	72.5%	26.7%	0.1%	0.4%	0.3%
	1990	15,854	66.9%	31.6%	0.1%	1.1%	0.3%
	2000	22,698	56.2%	40.3%	0.1%	1.4%	2.1%
Unincorporated	1980	19,190	72.5%	27.2%	0.0%	0.2%	0.2%
	1990	25,541	76.0%	23.3%	0.1%	0.2%	0.3%
	2000	31,411	77.0%	21.1%	0.2%	0.5%	1.2%

Source: U.S. Census (SP1).

Future Projections

It is anticipated that the current racial and ethnic composition in Bulloch County will remain fairly stable in the future. Statesboro's minority population grew significantly from 1990 to 2000 from 33.1 to 43.8%, much of the increase can be attributed to the rapid growth of Georgia Southern student body in the 1990s. As growth at Georgia Southern has slowed in the past few years, it is not anticipated that this trend will continue at the same pace. The Hispanic population in Bulloch



County is still relatively small; however, it continues to grow, as can be seen by the Other category increasing from 0.3% in 1990 to 1.6% in 2000, a fivefold increase.

Comparison to Other Areas

Counties to the southeast of Bulloch County tend to be more racial composed of whites than those in other directions. For example, Bryan and Effingham County are 83% and 85% white, respectively, while the other counties surrounding Bulloch County are from 54 to 64% white. Bulloch County stands between the two groups with a white population of 69% in 2000.

Figure 2-21: Regional Trends in Race and Hispanic Origin

County	White		African American		Other		Hispanic - Origin	
	2000 Share	Growth (90-00)	2000 Share	Growth (90-00)	2000 Share	Growth (90-00)	2000 Share	Growth (90-00)
Bulloch	69%	22%	29%	43%	3%	227%	2%	192%
Effingham	85%	45%	13%	35%	2%	448%	1%	564%
Bryan	83%	49%	14%	44%	3%	467%	2%	1,760%
Emanuel	64%	1%	33%	9%	3%	611%	3%	2,091%
Screven	54%	8%	45%	12%	1%	406%	1%	819%
Evans	62%	15%	33%	17%	5%	423%	6%	602%
Candler	65%	20%	27%	8%	7%	609%	9%	756%
Jenkins	56%	0%	40%	2%	3%	1,050%	3%	5,640%

Source: U.S. Census (SP1).

Identification of Implications to the Community

A healthy racial composition currently exists in Bulloch County. As the Hispanic group continues to grow in the future, providing bilingual services and education will present a service challenge for the community.

Educational Attainment

The educational attainment in Bulloch County has experienced a significant improvement since 1990. In 1990, approximately 32.5% of Bulloch County residents reported not having a high school diploma compared to 22.2% in 2000. The percentage of residents with post-secondary education has increased from 37.0 to 47.9% since 1990.



Figure 2-22: Education Attainment

Education Attainment	Bulloch County		Brooklet		Portal		Register		Statesboro		Unincorporated	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Less than 9th Grade	3,004	2,152	96	65	90	56	22	6	957	753	1,839	1,272
9th - 12 th Grade (No Diploma)	4,242	4,188	162	108	108	76	32	22	1,207	1,032	2,733	2,950
High School Graduate ¹	6,833	8,531	237	268	99	140	33	42	1,684	2,030	4,780	6,051
Some College	3,078	5,511	96	152	21	60	6	16	1,086	1,578	1,869	3,705
Associate Degree	730	1,055	15	20	4	8	3	-	242	337	466	690
Bachelor's Degree	2,422	3,888	46	73	12	17	2	15	928	1,418	1,434	2,365
Grad. or Prof. Degree	2,022	3,215	63	71	13	11	5	-	957	1,228	984	1,905
Total	22,331	28,540	715	757	347	368	103	101	7,061	8,376	14,105	18,938

¹Includes equivalency.

Source: U.S. Census (SP3).

Figure 2-23: Education Attainment: Percent of Total

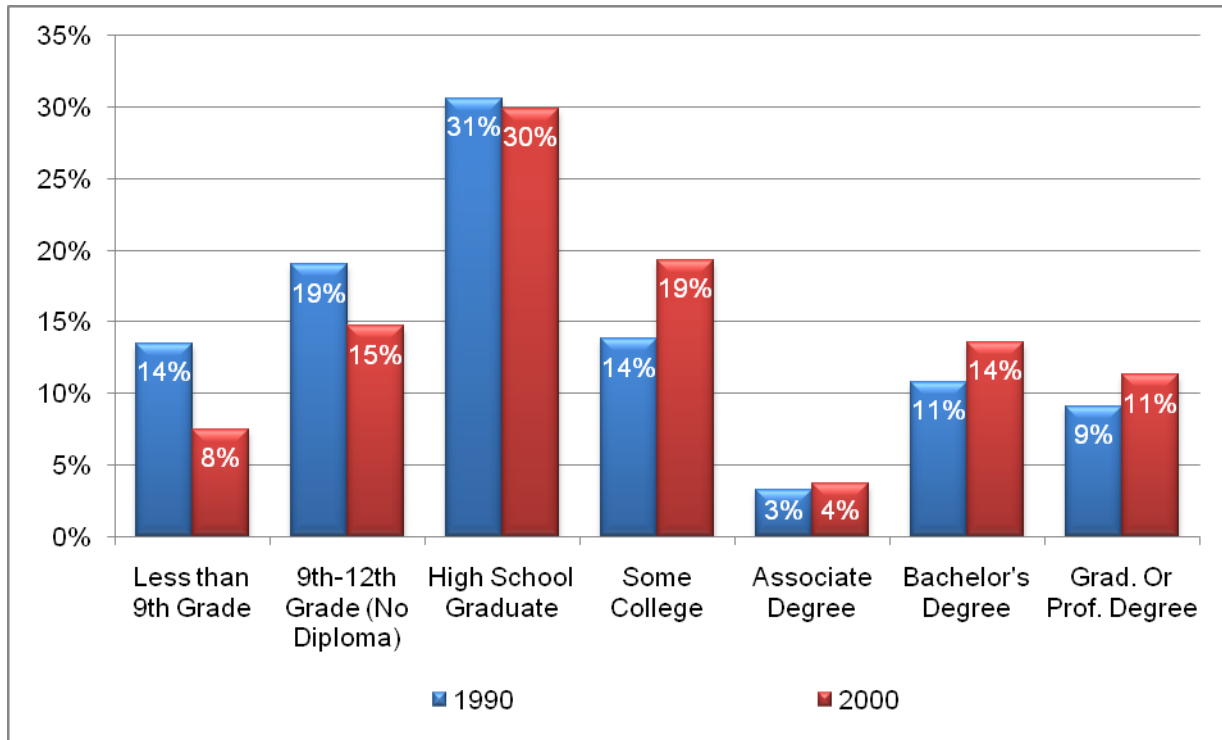
Education Attainment	Bulloch County		Brooklet		Portal		Register		Statesboro		Unincorporated	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Less than 9th Grade	13.5%	7.5%	13.4%	8.6%	25.9%	15.2%	21.4%	5.9%	13.6%	9.0%	13.0%	6.7%
9th - 12th Grade (No Diploma)	19.0%	14.7%	22.7%	14.3%	31.1%	20.7%	31.1%	21.8%	17.1%	12.3%	19.4%	15.6%
High School Graduate ¹	30.6%	29.9%	33.1%	35.4%	28.5%	38.0%	32.0%	41.6%	23.8%	24.2%	33.9%	32.0%
Some College	13.8%	19.3%	13.4%	20.1%	6.1%	16.3%	5.8%	15.8%	15.4%	18.8%	13.3%	19.6%
Associate Degree	3.3%	3.7%	2.1%	2.6%	1.2%	2.2%	2.9%	0.0%	3.4%	4.0%	3.3%	3.6%
Bachelor's Degree	10.8%	13.6%	6.4%	9.6%	3.5%	4.6%	1.9%	14.9%	13.1%	16.9%	10.2%	12.5%
Grad. or Prof. Degree	9.1%	11.3%	8.8%	9.4%	3.7%	3.0%	4.9%	0.0%	13.6%	14.7%	7.0%	10.1%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

¹Includes equivalency.

Source: U.S. Census (SP3).



Figure 2-24: Bulloch County Educational Attainment



2.4 Income

Median and Per Capita Income (Past – Present – Trends)

The median income in Bulloch County increased 6.4% from \$27,731 to \$29,499 in the past decade. However, the primary reason for the slight increase is the impact of the median income in Statesboro, which actually decreased 17.5% from 1990 to 2000. The rapid growth of Georgia Southern students tends to depress median household figures because many students do not have jobs while attending school. The median income in the unincorporated area, a better measuring tool, increased by 21.9% to \$37,185 in 2000.

Comparing the Bulloch County unincorporated percent increase (21.9%) to the surrounding counties demonstrates that Bulloch County's increase is second to Bryan County (25.7%). Similar comparisons can be made concerning per capita income. Statesboro experienced a meager 2.1% increase, while the unincorporated area experienced a 40.3% increase, which is the largest percentage increase in the region.

In May 2003, Georgia Southern performed a study to estimate what the household income and per capita income would be excluding traditional college students. The study estimated that Statesboro's average household income is between \$37,568 and \$42,042 and the per capita income between \$13,561 and \$14,254, while in Bulloch County the average household income is between \$46,384 and \$48,096 and the per capita income is between \$16,522 and \$16,725. As can be seen Georgia Southern students have a significant impact on these figures, which barring changes in how the Census computes these figures will continue to underestimate the average household and per capita figures.

Figure 2-25: Median Household and Per Capita Income Comparison

Jurisdiction	Median Household Income			Per Capita Income		
	1990	2000	% Change	1990	2000	% Change
Bulloch County	\$ 27,731	\$ 29,499	6.4%	\$ 12,945	\$ 16,080	24.2%
Brooklet	\$ 29,303	\$ 34,438	17.5%	\$ 14,766	\$ 16,793	13.7%
Portal	\$ 23,512	\$ 30,268	28.7%	\$ 11,803	\$ 14,514	23.0%
Register	\$ 20,153	\$ 20,500	1.7%	\$ 13,476	\$ 14,009	4.0%
Statesboro	\$ 23,055	\$ 19,016	-17.5%	\$ 12,331	\$ 12,585	2.1%
Unincorporated	\$ 30,512	\$ 37,185	21.9%	\$ 13,272	\$ 18,621	40.3%

Source: U.S. Census (SP3), 2000, 1990 (1990 figures adjusted for inflation for comparison purposes.)



Figure 2-26: Regional Comparison of Median Household and Per Capita Income

Jurisdiction	Median Household Income			Per Capita Income		
	1990	2000	% Change	1990	2000	% Change
Bulloch	27,731	29,499	6.4%	12,945	16,080	24.2%
Effingham	39,554	46,505	17.6%	14,591	18,873	29.3%
Bryan	38,452	48,345	25.7%	14,887	19,794	33.0%
Emanuel	24,036	24,383	1.4%	11,467	13,627	18.8%
Screven	27,583	29,312	6.3%	12,453	13,894	11.6%
Evans	26,831	25,447	-5.2%	13,156	12,758	-3.0%
Candler	26,025	25,022	-3.9%	12,485	12,958	3.8%
Jenkins	22,787	24,025	5.4%	11,273	13,400	18.9%

Source: U.S. Census (SP3), 2000, 1990 (1990 figures adjusted for inflation for comparison purposes.)

Figure 2-27: Median Household Income Comparison

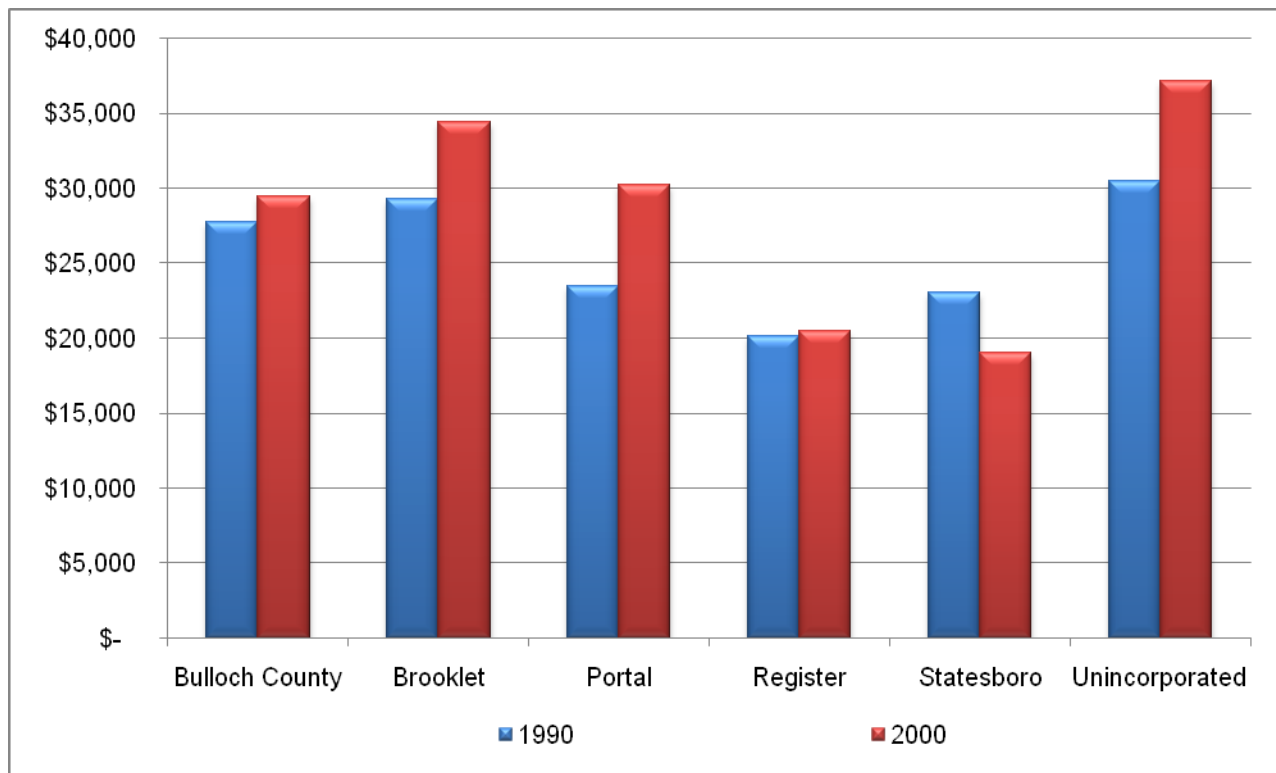


Figure 2-28: Per Capita Income Comparison

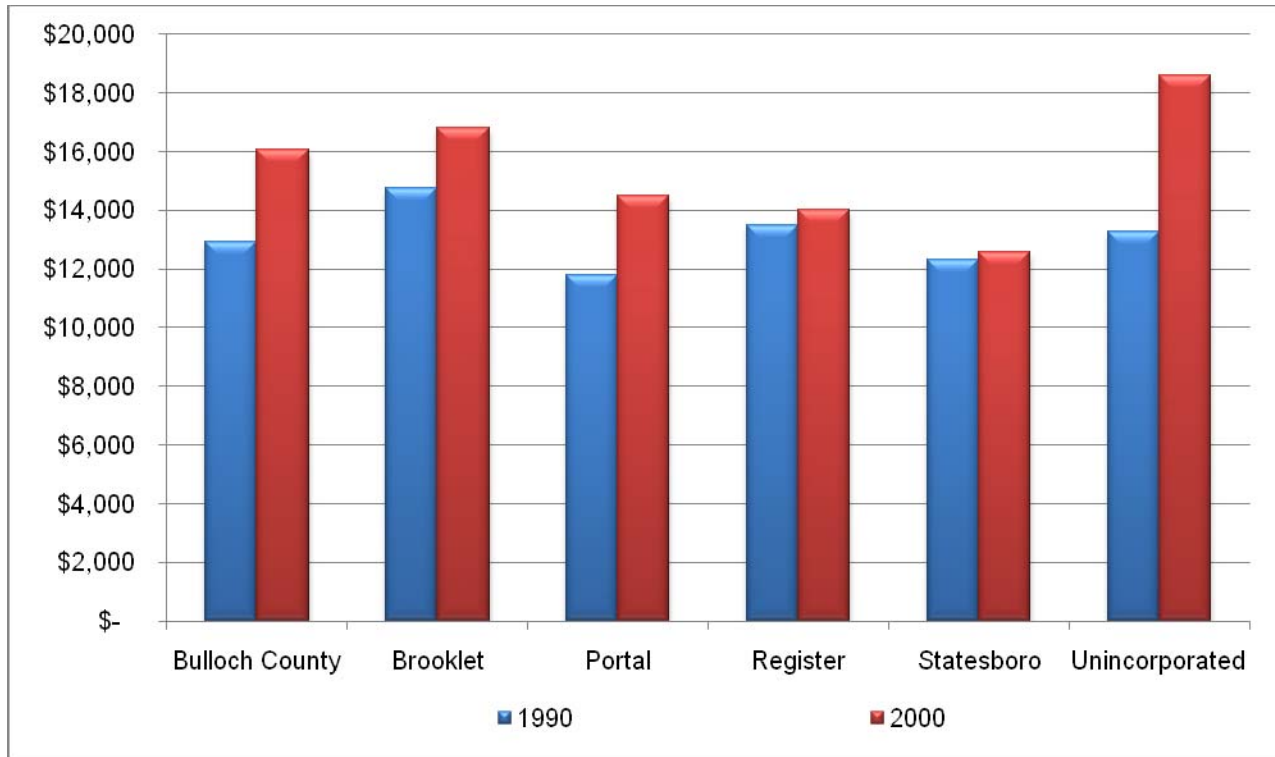


Figure 2-29: Regional Comparison – Median Household Income

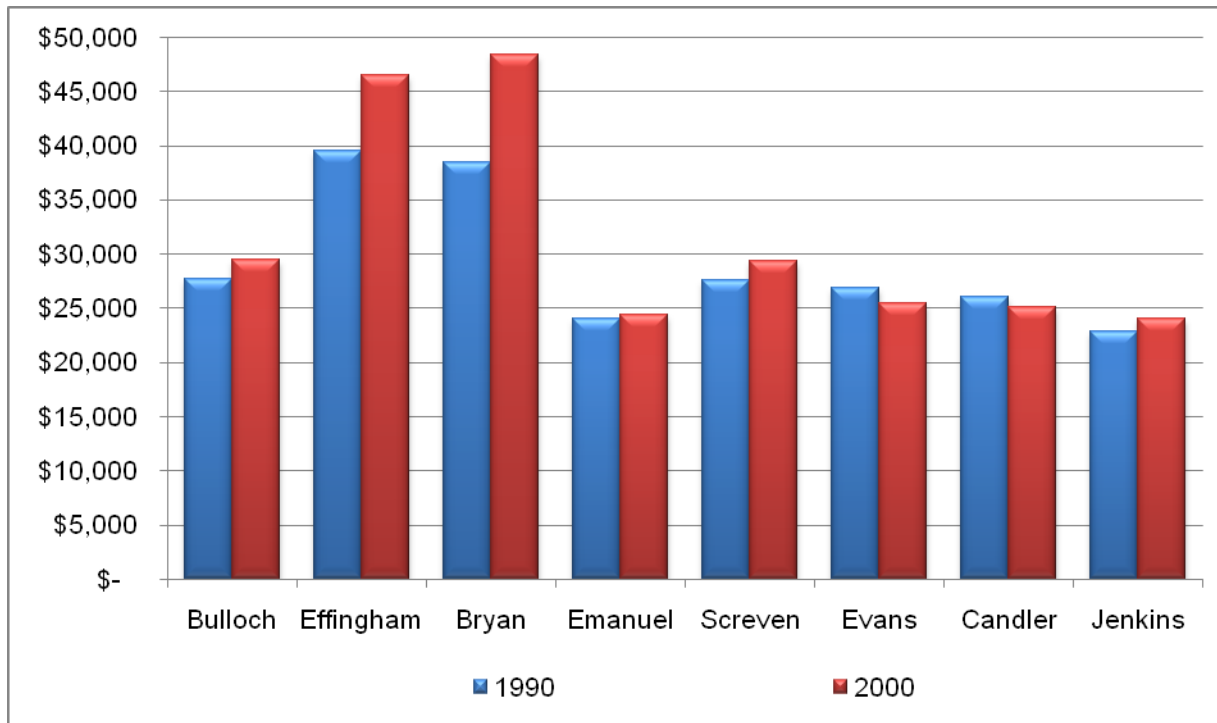
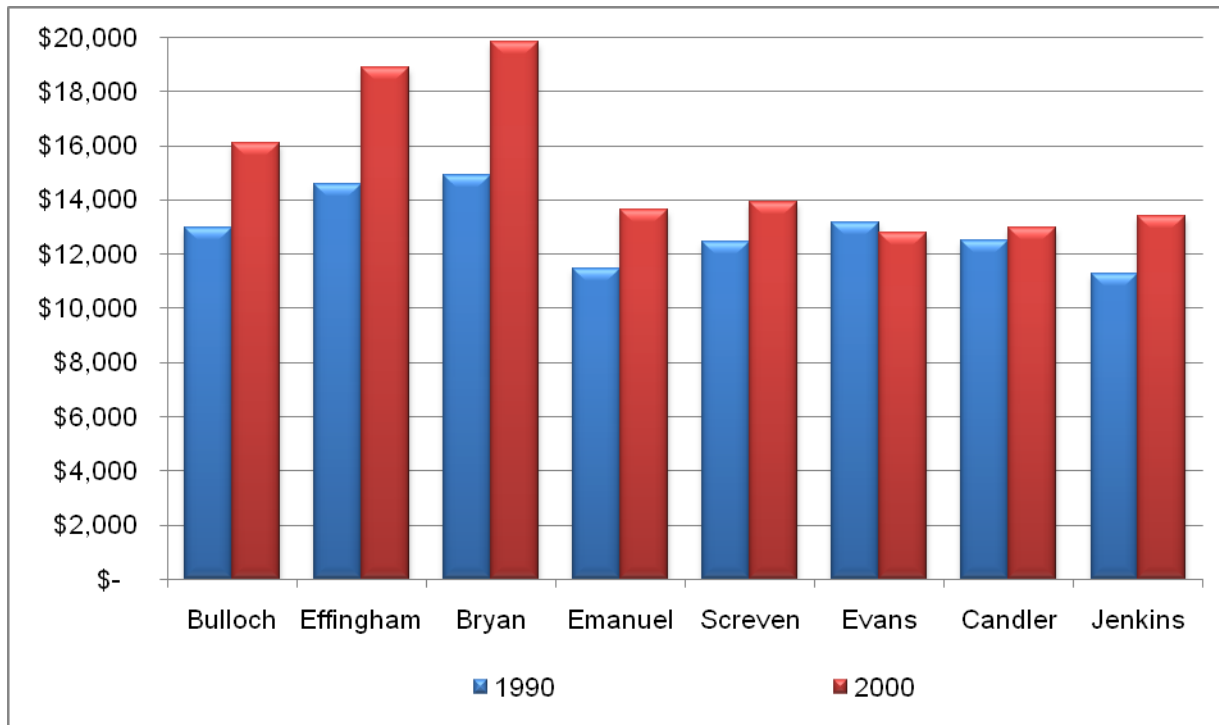


Figure 2-30: Regional Comparison – Per Capita Income



Income Distribution (Past – Present – Trends)

The impact of Georgia Southern students can also be seen when examining income distribution. While Statesboro accounted for about 40% of the County population in 2000, it accounted for about 67% of the households earning less than \$10,000 and 53% of the households earning between \$10,000 and \$19,999. The unincorporated area was the most evenly distributed with between 10 and 18% of the population in each income level up to \$99,999. Bulloch County would closely mirror Georgia if the student population was excluded from the figures and would be slightly more affluent than the surrounding counties. A similar analysis results when considering poverty. The poverty population ranges from a low of 10.2% in Register to a high of 42.6% in Statesboro. The unincorporated area had a poverty rate of 13.7%, which is slightly higher than the Georgia poverty rate of 13%.

Figure 2-31: Bulloch County Household Income Distribution

Income	1990		2000	
	Households	Percent	Households	Percent
Less than \$10,000	4,188	28%	3,961	19%
\$10,000 to \$19,999	3,088	21%	3,267	16%
\$20,000 to \$29,999	2,608	17%	3,317	16%
\$30,000 to \$39,999	1,881	13%	2,463	12%
\$40,000 to \$49,999	1,149	8%	1,778	9%
\$50,000 to \$74,999	1,351	9%	3,047	15%
\$75,000 to \$99,999	391	3%	1,497	7%
\$100,000 to \$149,999	207	1%	979	5%
\$150,000 or more	73	0%	448	2%
Total	14,936	100%	20,757	100%

Source: U.S. Census (SP3).



Figure 2-32: Bulloch County Household Income Distribution Chart

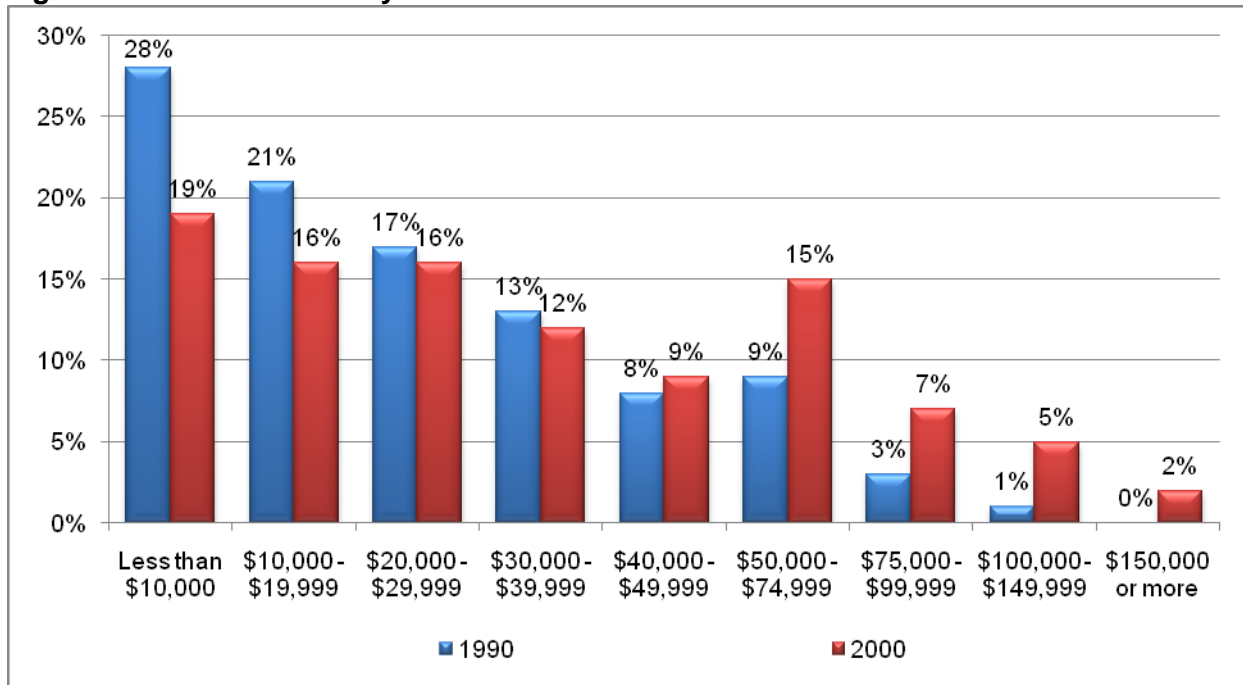


Figure 2-33: Brooklet Household Income Distribution

Income	1990		2000	
	Households	Percent	Households	Percent
Less than \$10,000	97	23%	45	10%
\$10,000 to \$19,999	101	24%	70	16%
\$20,000 to \$29,999	71	17%	82	19%
\$30,000 to \$39,999	67	16%	60	14%
\$40,000 to \$49,999	40	9%	48	11%
\$50,000 to \$74,999	36	8%	83	19%
\$75,000 to \$99,999	9	2%	33	7%
\$100,000 to \$149,999	2	0%	17	4%
\$150,000 or more	2	0%	3	1%
Total	425	100.0%	441	100.0%

Source: U.S. Census (SP3).

Figure 2-34: Brooklet Household Income Distribution Chart

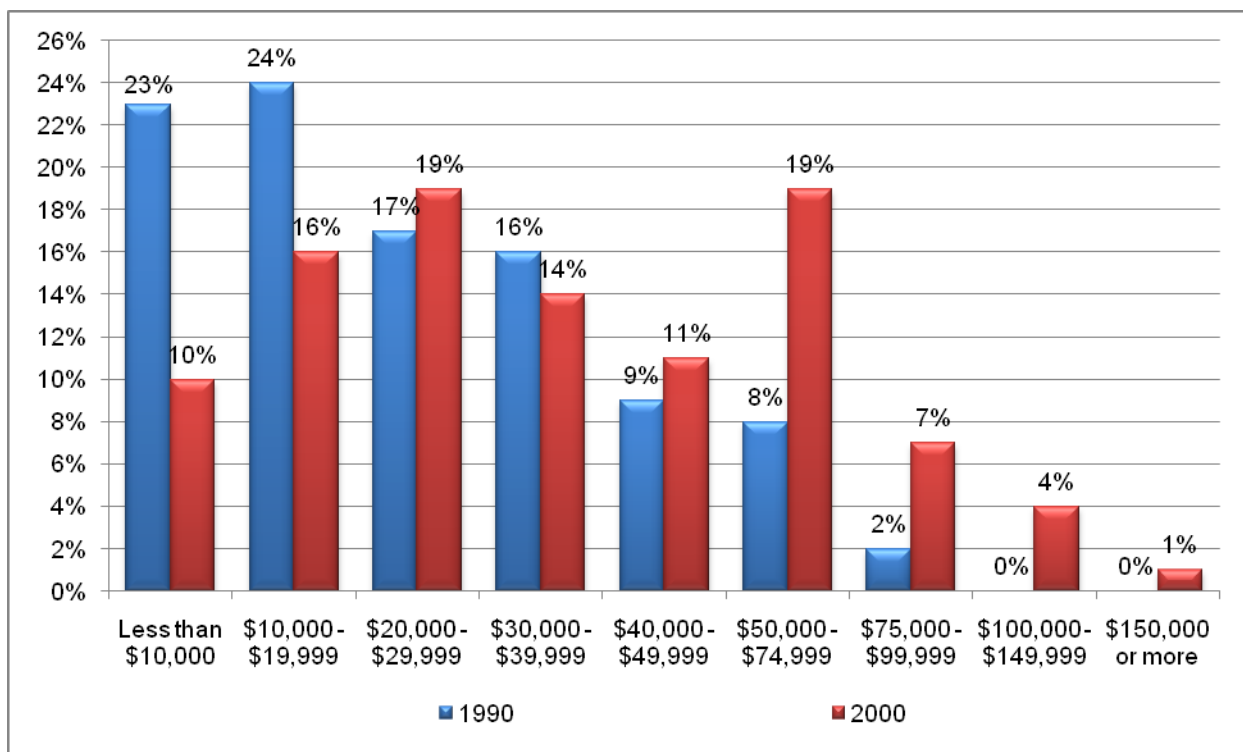


Figure 2-35: Portal Household Income Distribution

Income	1990		2000	
	Households	Percent	Households	Percent
Less than \$10,000	58	28%	24	11%
\$10,000 to \$19,999	52	25%	39	18%
\$20,000 to \$29,999	39	19%	43	20%
\$30,000 to \$39,999	25	12%	36	17%
\$40,000 to \$49,999	16	8%	21	10%
\$50,000 to \$74,999	14	7%	34	16%
\$75,000 to \$99,999	2	1%	10	5%
\$100,000 to \$149,999	0	0%	4	2%
\$150,000 or more	0	0%	4	2%
Total	206	100%	215	100%

Source: U.S. Census (SP3).

Figure 2-36: Portal Household Income Distribution Chart

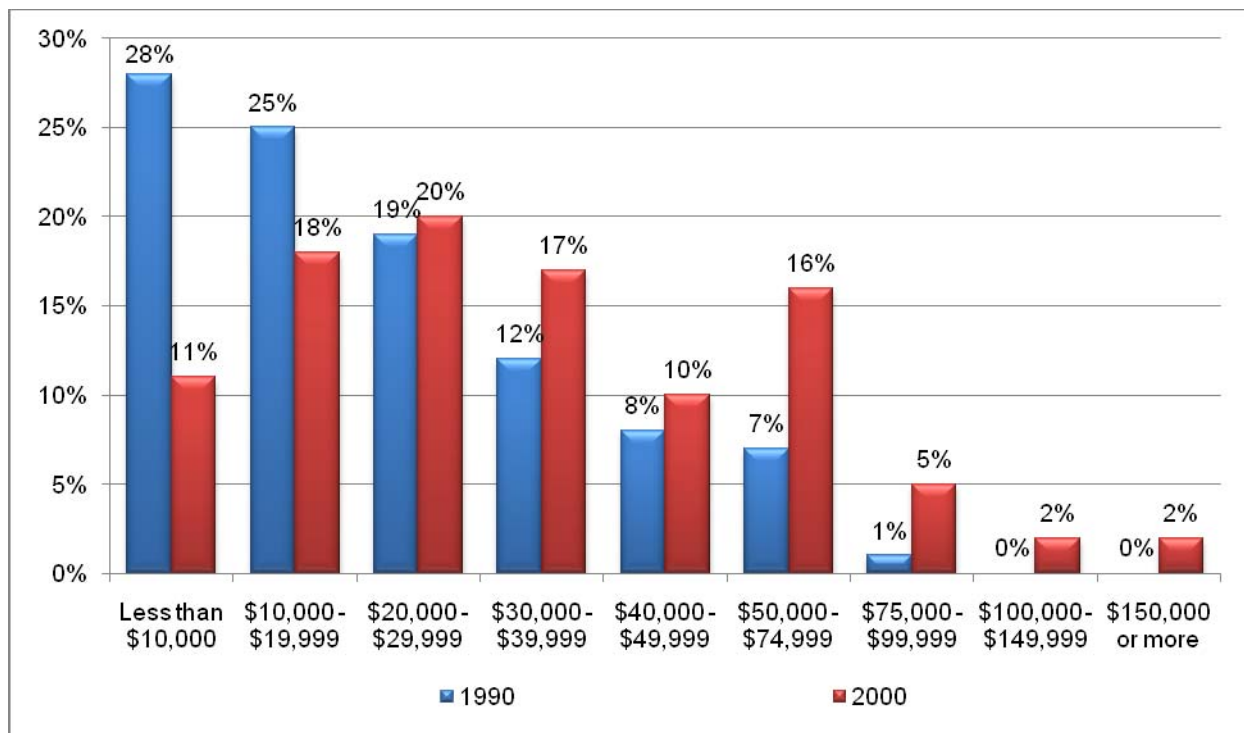


Figure 2-37: Register Household Income Distribution

Income	1990		2000	
	Households	Percent	Households	Percent
Less than \$10,000	29	44%	12	17%
\$10,000 to \$19,999	10	15%	23	32%
\$20,000 to \$29,999	11	17%	18	25%
\$30,000 to \$39,999	9	14%	5	7%
\$40,000 to \$49,999	4	6%	2	3%
\$50,000 to \$74,999	0	0%	9	13%
\$75,000 to \$99,999	0	0%	3	4%
\$100,000 to \$149,999	0	0%	0	0%
\$150,000 or more	3	5%	0	0%
Total	66	100%	72	100%

Source: U.S. Census (SP3).

Figure 2-38: Register Household Income Distribution Chart

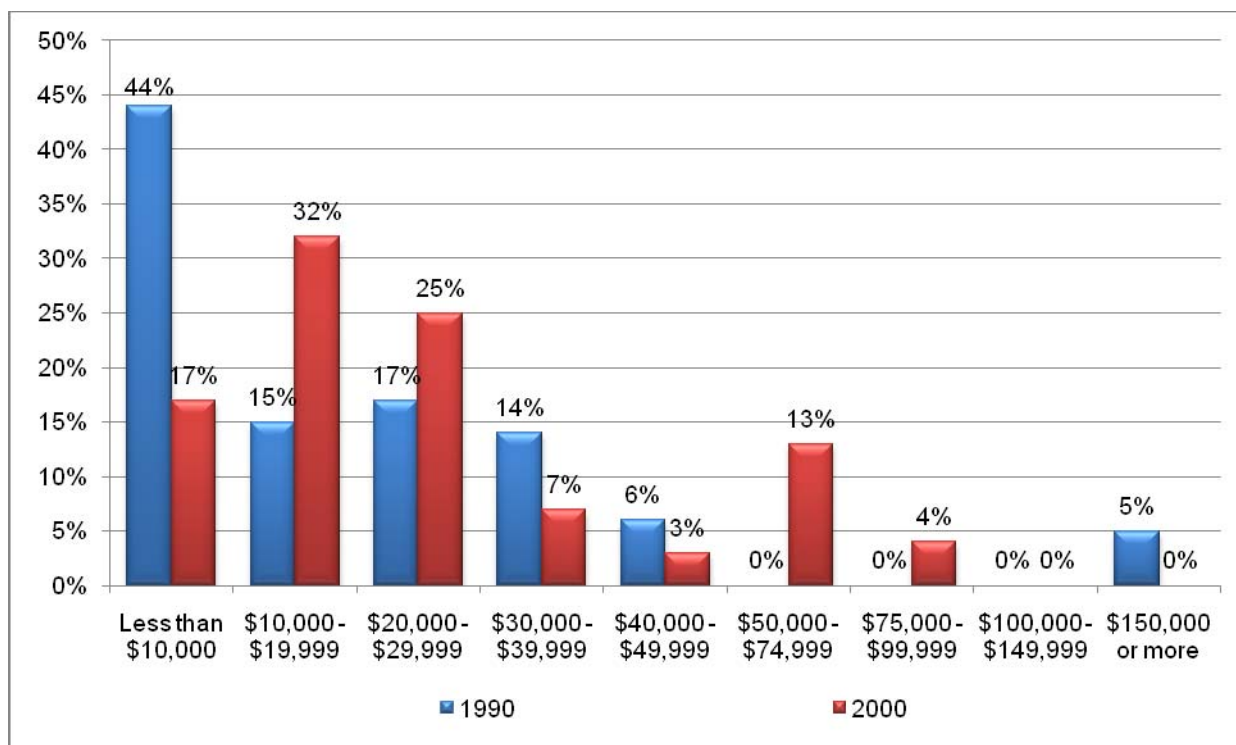


Figure 2-39: Statesboro Household Income Distribution

Income	1990		2000	
	Households	Percent	Households	Percent
Less than \$10,000	1,696	32.5%	2,642	30.8%
\$10,000 to \$19,999	1122	21.5%	1746	20.4%
\$20,000 to \$29,999	891	17.0%	1329	15.5%
\$30,000 to \$39,999	530	10.1%	815	9.5%
\$40,000 to \$49,999	326	6.2%	470	5.5%
\$50,000 to \$74,999	431	8.2%	868	10.1%
\$75,000 to \$99,999	132	2.5%	356	4.2%
\$100,000 to \$149,999	64	1.2%	215	2.5%
\$150,000 or more	34	0.7%	124	1.4%
Total	5,226	100.0%	8,565	100.0%

Source: U.S. Census (SP3).

Figure 2-40: Statesboro Household Income Distribution Chart

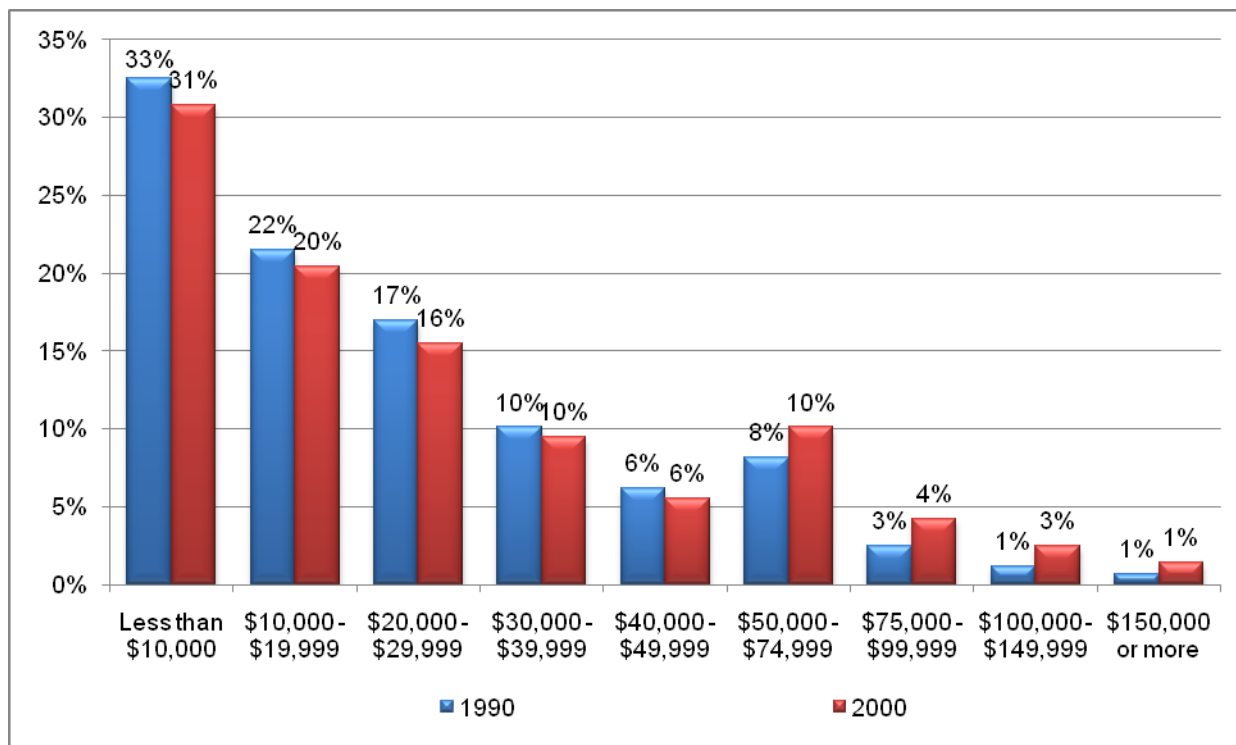


Figure 2-41: Unincorporated Household Income Distribution

Income	1990		2000	
	Households	Percent	Households	Percent
Less than \$10,000	2,308	25.6%	1,238	10.8%
\$10,000 to \$19,999	1,803	20.0%	1,389	12.1%
\$20,000 to \$29,999	1,596	17.7%	1,845	16.1%
\$30,000 to \$39,999	1,250	13.9%	1,547	13.5%
\$40,000 to \$49,999	763	8.5%	1,237	10.8%
\$50,000 to \$74,999	870	9.7%	2,053	17.9%
\$75,000 to \$99,999	248	2.8%	1,095	9.6%
\$100,000 to \$149,999	141	1.6%	743	6.5%
\$150,000 or more	34	0.4%	317	2.8%
Total	9,013	100.0%	11,464	100.0%

Source: U.S. Census (SP3).

Figure 2-42: Unincorporated Household Income Distribution Chart

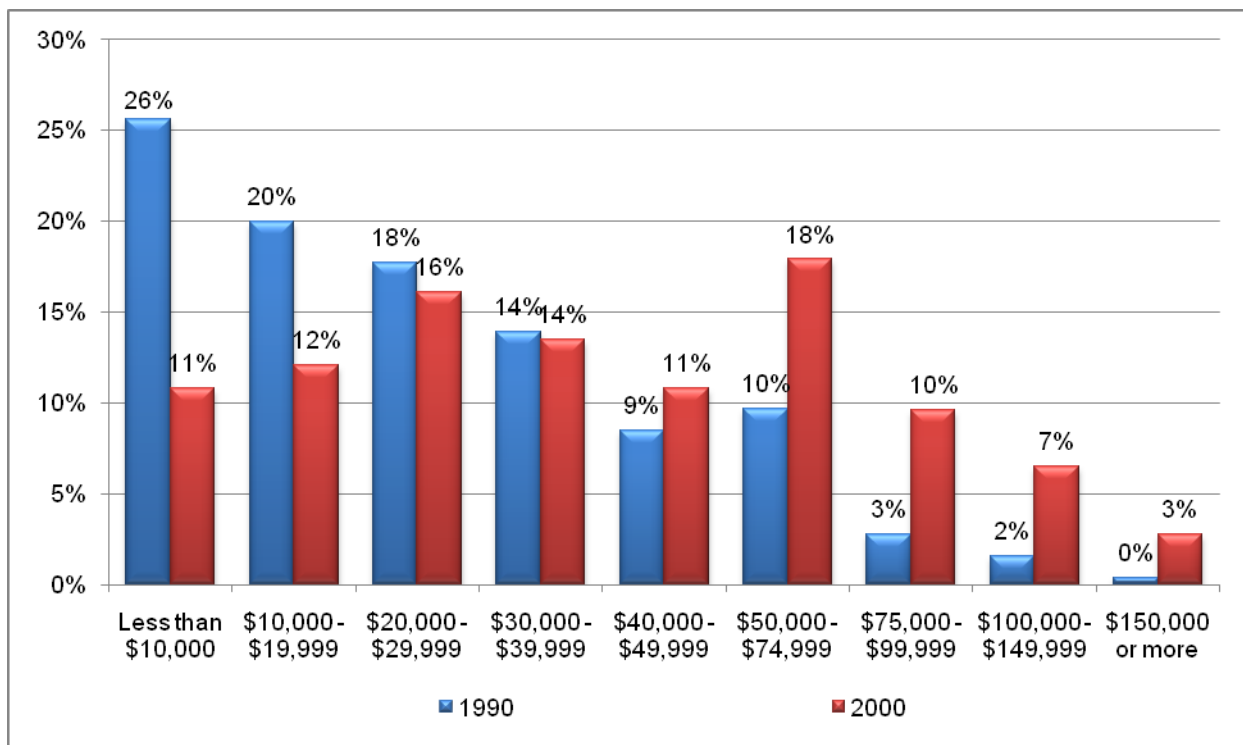


Figure 2-43: State and Regional Comparison of Household Income Distribution

Income Levels	Bulloch County		Surrounding Counties		Georgia	
	Households	% of Total	Households	% of Total	Households	% of Total
Less than \$10,000	3,961	19.1%	6,700	14.7%	304,816	10.1%
\$10,000 to \$19,999	3,267	15.7%	7,001	15.4%	353,735	11.8%
\$20,000 to \$29,999	3,317	16.0%	6,310	13.9%	383,222	12.7%
\$30,000 to \$39,999	2,463	11.9%	5,696	12.5%	363,686	12.1%
\$40,000 to \$49,999	1,778	8.6%	4,388	9.7%	326,345	10.9%
\$50,000 to \$74,999	3,047	14.7%	8,265	18.2%	593,203	19.7%
\$75,000 to \$99,999	1,497	7.2%	3,988	8.8%	311,651	10.4%
\$100,000 to \$149,999	979	4.7%	2,186	4.8%	234,093	7.8%
\$150,000 or more	448	2.2%	898	2.0%	136,927	4.6%
Total	20,757	100.0%	45,432	100.0%	3,007,678	100.0%

Source: U.S. Census, 2000 (SP3).

Figure 2-44: Population Below Poverty Level

Poverty	Bulloch County	Brooklet	Portal	Register	Statesboro	Unincorporated
Total Below Poverty	12,925	117	82	14	8,431	4,281
Under 5	805	6	14	-	340	445
5 to 17	1,769	14	16	-	742	997
18 to 64	9,373	56	38	8	6,908	2,363
Over 65	978	41	14	6	441	476
Total Above Poverty	39,843	974	488	124	11,382	26,875
Total	52,768	1,091	570	138	19,813	31,156

Source: U.S. Census, 2000 (SP3).

Figure 2-45: Population Below Poverty Level (Percent)

Poverty	Bulloch County	Brooklet	Portal	Register	Statesboro	Unincorporated
Total Below Poverty	24.5%	10.7%	14.4%	10.1%	42.6%	13.7%
Under 5	1.5%	0.5%	2.5%	0.0%	1.7%	1.4%
5 to 17	3.4%	1.3%	2.8%	0.0%	3.7%	3.2%
18 to 64	17.8%	5.1%	6.7%	5.8%	34.9%	7.6%
Over 65	1.9%	3.8%	2.5%	4.3%	2.2%	1.5%
Total Above Poverty	75.5%	89.3%	85.6%	89.9%	57.4%	86.3%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: U.S. Census, 2000 (SP3).

Figure 2-46: Population Below Poverty Level Regional Comparison (Percent)

Poverty	Bulloch County	Percent	Surrounding Counties	Percent	Georgia	Percent
Total	52,768		124,424		7,959,649	
Total Below Poverty	12,925	24.5%	22,532	18.1%	1,033,793	13.0%

Source: U.S. Census, 2000 (SP3).



3 Economic Development

3.1 Economic Base

Historically, Bulloch County's economy was based on agriculture and forest products. Over time, the economy has diversified as economic engines such as Georgia Southern University, Ogeechee Technical College and East Georgia Medical Regional Center have become more predominant. More recently, the service industry has played an important role. Today, construction and warehousing are important and growing sectors of the economy.

Employment by Industry: County, State, Nation

As can be seen in the accompanying figures, the Service Producing sector accounts for 57% of all jobs in 2006, up from 46% in 1990. The Goods Producing sector (agriculture, construction and manufacturing) has decreased as a percentage of total jobs from 25% in 1990 to 17% in 2006, while the government sector has decreased from 29% to 27% over the same time period. The fastest growing sectors are the Health Care/Social Services, Accommodation/Food Services, Transportation/Warehousing and Construction.

Bulloch County has a diversified economy when compared with Georgia and the United States. The primary reason is the presence of Georgia Southern University. While the Goods Producing sector in Bulloch County (17.2%) is very similar to Georgia (17.4%) and the United States (15.4%), the Service Producing and Government sectors are not. Because of the presence of Georgia Southern University, Bulloch County's government sector accounts for 26.3% of all employment, while Georgia and the United States are 16.4% and 15.2% respectively. The primary difference is the number of State employees. The comparatively large government sector results in a smaller Service Producing sector.

Figure 3-1: County Employment by Sector

Sector	1990	1995	2000	2006
Goods Producing				
Agriculture, Forestry and Fishing	155	310	368	278
Construction	766	820	1,282	1,503
Manufacturing	2,681	2,822	2,945	2,159
Service Producing				
Wholesale Trade	586	797	660	515
Retail Trade	3,305	4,831	5,760	3,365
Transportation, Warehousing and Utilities	379	491	520	1,026
Services	2,352	3,221	4,385	8,037
Other				27
Government				
Federal	149	141	162	139
State	2,125	2,411	2,929	3,472
Local	1,862	2,180	2,183	2,412
All Industries	14,360	18,024	21,194	22,933

Source: Georgia Department of Labor.



Figure 3-2: County Employment by Sector - % of Total Employment

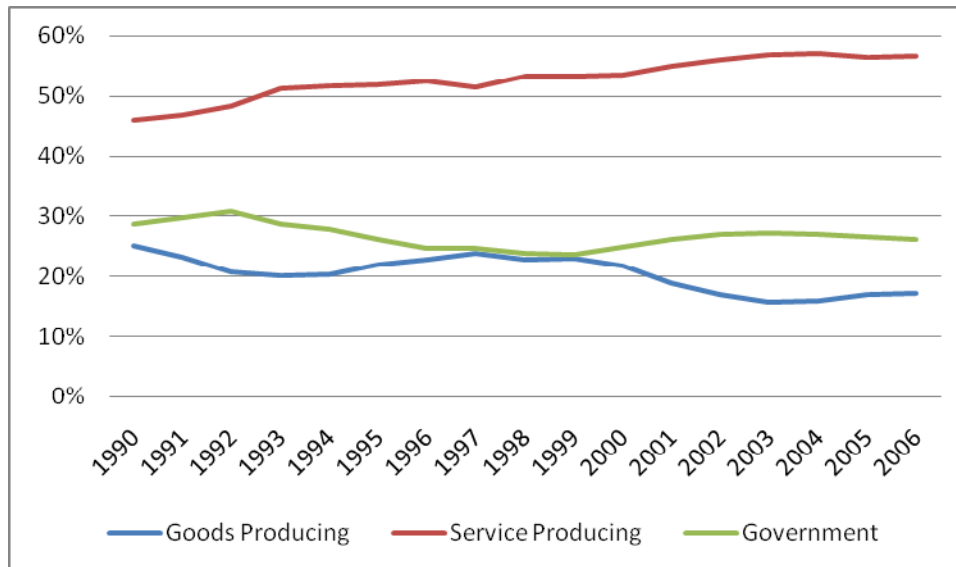


Figure 3-3: County, State and Federal Comparison of Employment by Sector

Sector	Bulloch		Georgia		U.S.A	
	2006	%	2006	%	2006	%
Goods Producing	3,940	17.2%	699,395	17.4%	22,789,050	15.7%
Agricult., Forestry, Fishing, Mining	278	1.2%	33,032	0.8%	970,200	0.7%
Construction	1,503	6.6%	218,487	5.5%	7,633,080	5.3%
Manufacturing	2,159	9.4%	447,877	11.2%	14,185,770	9.8%
Service Producing	12,970	56.6%	2,652,061	66.2%	100,333,210	69.1%
Wholesale Trade	515	2.2%	215,703	5.4%	5,862,420	4.0%
Retail Trade	3,365	14.7%	469,722	11.7%	15,516,280	10.7%
Transport., Warehousing, Utilities	1,026	4.5%	176,807	4.4%	5,750,310	4.0%
Services	8,037	35.0%	1,789,829	44.6%	73,204,200	50.4%
Other	27	0.1%	14,672	0.4%		
Government	6,023	26.3%	657,443	16.4%	21,990,000	15.2%
Federal	139	0.6%	94,709	2.4%	2,728,000	1.9%
State	3,472	15.1%	152,301	3.8%	5,080,000	3.5%
Local	2,412	10.5%	410,433	10.2%	14,182,000	9.8%
All Industries	22,933	100.0%	4,008,899	100.0%	145,112,260	100.0%

Source: Georgia and U.S. Department of Labor.



3.2 Labor Force

Employment Status

Bulloch County historically has had a low unemployment rate. The County's unemployment rate has been lower than the U.S. rate for the past 16 years and lower than the State rate for 15 of the past 16 years. From 1990 to 2000, a greater percentage of Bulloch County residents were in the labor force, 59% compared to 62%, respectively; however the same percentage was employed, 55%.

Figure 3-4: Unemployment Rate for Bulloch County, Georgia and the United States

Year	Bulloch County	Georgia	United States
1990	5.0%	5.5%	5.6%
1991	4.2%	5.0%	6.8%
1992	4.6%	7.0%	7.5%
1993	3.6%	5.8%	6.9%
1994	3.1%	5.2%	6.1%
1995	3.4%	4.9%	5.6%
1996	3.0%	4.6%	5.4%
1997	3.2%	4.5%	4.9%
1998	3.6%	4.2%	4.5%
1999	2.4%	4.0%	4.2%
2000	3.9%	3.7%	4.0%
2001	4.4%	4.0%	4.7%
2002	4.2%	5.1%	5.8%
2003	4.1%	4.1%	6.0%
2004	4.3%	4.8%	5.5%
2005	4.3%	5.3%	5.1%
2006	4.3%	4.6%	4.6%

Sources: Georgia Department of Labor, U.S. BLS.



Figure 3-5: Unemployment Rate - Bulloch County, Georgia, United States

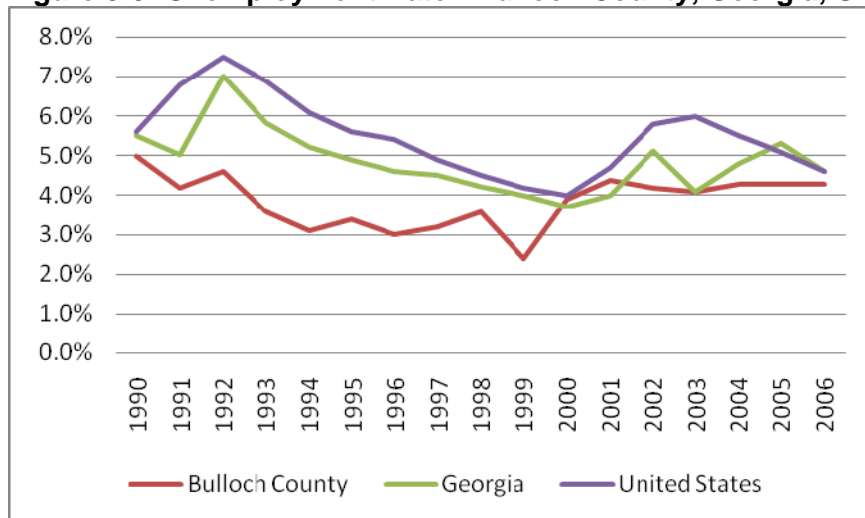


Figure 3-6: County and State Comparison of Labor Force Participation*

Category	1990				2000			
	Bulloch	%	Georgia	%	Bulloch	%	Georgia	%
Total	34,518	100%	4,938,381	100%	44,892	100%	6,250,687	100%
Labor Force	20,177	59%	3,351,513	68%	27,701	62%	4,129,666	66%
Employed	18,839	55%	3,090,276	63%	24,775	55%	3,839,756	61%
Unemployed	1,278	4%	188,102	4%	2,822	6%	223,052	4%
Not in labor force	14,341	42%	1,586,868	32%	17,191	38%	2,121,021	34%
Total Males	16,334	100%	2,353,659	100%	21,528	100%	3,032,442	100%
Labor Force	10,673	65%	1,804,052	77%	14,688	68%	2,217,015	73%
Employed	10,134	62%	1,648,895	70%	13,305	62%	1,927,105	64%
Unemployed	593	4%	89,593	4%	1462	7%	98,634	3%
Not in labor force	5,607	34%	549,607	23%	6,761	31%	815,427	27%
Total Females	18,184	100%	2,584,722	100%	23,364	100%	3,218,245	100%
Labor Force	9,450	52%	1,547,461	60%	12,934	55%	1,912,651	59%
Employed	8,765	48%	1,441,381	56%	11,574	50%	1,788,233	56%
Unemployed	685	4%	98,509	4%	1,360	5%	124,418	3%
Not in labor force	8,734	48%	1,037,261	40%	10,430	45%	1,305,594	41%

* Persons 16 years and over.
Source: U.S. Census (SF3).

The labor force has increased numerically and as a percentage in most areas of the County from 1990 to 2000. The labor force in Portal increased from 216 (51%) to 236 (56%), Statesboro increased from 7,255 (53%) to 11,337 (57%) and the unincorporated area increased from 12,122 (62%) to 15,608 (66%). The labor force in Brooklet decreased from 509 (62%) to 463 (53%), while Register’s labor force decreased from 75 (55%) to 55 (48%).



Figure 3-7: Bulloch County Labor Force Participation

Category	Brooklet				Portal				Register			
	1990	%	2000	%	1990	%	2000	%	1990	%	2000	%
Total Males/Females	822	100%	880	100%	422	100%	424	100%	137	100%	114	100%
Labor Force	509	62%	463	53%	216	51%	236	56%	75	55%	57	50%
Employed	476	58%	434	49%	201	48%	224	53%	75	55%	55	48%
Unemployed	33	4%	29	3%	15	4%	12	3%	-	0%	2	2%
Not in labor force	313	38%	417	47%	206	49%	188	44%	62	45%	57	50%
Total Males	386	100%	394	100%	191	100%	190	100%	78	100%	42	100%
Labor Force	293	76%	230	58%	107	56%	121	64%	52	67%	36	86%
Employed	280	73%	220	56%	97	51%	119	63%	52	67%	36	86%
Unemployed	13	3%	10	3%	10	5%	2	1%	-	0%	-	0%
Not in labor force	93	24%	164	42%	84	44%	69	36%	26	33%	6	14%
Total Females	436	100%	486	100%	231	100%	234	100%	59	100%	72	100%
Labor Force	216	50%	233	48%	109	47%	115	49%	23	39%	21	29%
Employed	196	45%	214	44%	104	45%	105	45%	23	39%	19	26%
Unemployed	20	5%	19	4%	5	2%	10	4%	-	0%	2	3%
Not in labor force	220	50%	253	52%	122	53%	119	51%	36	61%	51	71%

Category	Statesboro				Unincorporated			
	1990	%	2000	%	1990	%	2000	%
Total Males / Females	13,604	100%	19,864	100%	19,533	100%	23,610	100%
Labor Force	7,255	53%	11,337	57%	12,122	62%	15,608	66%
Employed	6,711	49%	9,363	47%	11,376	58%	14,699	62%
Unemployed	544	4%	1,974	10%	686	4%	805	3%
Not in labor force	6,349	47%	8,527	43%	7,411	38%	8,002	34%
Total Males	6,199	100%	9,295	100%	9,480	100%	11,607	100%
Labor Force	3,600	58%	5,721	62%	6,621	70%	8,580	74%
Employed	3,318	54%	4,724	51%	6,387	67%	8,206	71%
Unemployed	282	5%	997	11%	288	3%	453	4%
Not in labor force	2,599	42%	3,574	38%	2,805	30%	2,948	25%
Total Females	7,405	100%	10,569	100%	10,053	100%	12,003	100%
Labor Force	3,655	49%	5,616	53%	5,447	54%	6,949	58%
Employed	3,393	46%	4,639	44%	5,049	50%	6,597	55%
Unemployed	262	4%	977	9%	398	4%	352	3%
Not in labor force	3,750	51%	4,953	47%	4,606	46%	5,054	42%



Occupations

Information on employment by occupation indicates the mix of skill levels in a community's workforce. This information is useful to companies interested in expanding or locating a new business in the community. Skill levels also indicate the relative need for vocational training programs.

Bulloch County has a similar occupation mix when compared to Georgia for the majority of occupations, such as management, professional, and related; farm, fishing, and forestry; construction, extraction and maintenance; and production, transportation, and material moving). The County has a slightly higher percentage of jobs in service occupations (17% compared to 13% in Georgia and 15% in the U.S.) and a slightly lower percentage of jobs in sales and office (24% compared to 27% in Georgia and the U.S.).

Figure 3-8: County, State and National Comparison of Occupations (2000)

Occupation	Bulloch	%	Georgia	%	United States	%
Total employed 16 years and over	24,775	100%	3,839,756	100%	129,721,512	100%
Management, professional, and related	7,807	32%	1,255,959	33%	43,646,731	34%
Service	4,263	17%	514,241	13%	19,276,947	15%
Sales and Office	5,970	24%	1,028,240	27%	34,621,390	27%
Farming, fishing, and forestry	192	1%	24,489	1%	951,810	1%
Construction, extraction, and maintenance	2,726	11%	415,849	11%	12,256,138	9%
Production, transportation, and material moving	3,817	15%	600,978	16%	18,968,496	15%

Source: U.S. Census (SF3).

Personal Income

Income is another important component of Bulloch County's economic base. The source of personal income is an indicator of the economic health of the community. Wages and salary are by far the most important sources of personal income in Bulloch County (75.8% in 2000). Wages and salary, as a percentage of total personal income, has increased in Portal, Statesboro and the unincorporated area and decreased in Brooklet and Register. Countywide the following income categories decreased as a percentage of total income from 1990 to 2000; self-employment income (9.2 to 6.4%), interest, dividend, rental income (6.8 to 5.2%), social security income (5.8 to 4.9%) and public assistance (.9 to .7%).



Figure 3-9: Derivation of Personal Income

Income Category	Bulloch County		Brooklet		Portal	
	1990	2000	1990	2000	1990	2000
Wage and Salary Income	72.5%	75.8%	68.6%	66.5%	60.1%	61.0%
Other Income	1.1%	1.8%	0.7%	2.6%	2.4%	3.5%
Self-Employment Income	9.2%	6.4%	2.5%	5.5%	7.6%	7.4%
Interest, Dividends, Rental Inc.	6.8%	5.2%	12.0%	8.5%	9.7%	8.7%
Social Security Income	5.8%	4.9%	7.5%	8.5%	12.8%	10.7%
Public Assistance Income	0.9%	0.7%	1.7%	1.1%	1.9%	1.4%
Retirement Income	3.7%	5.2%	6.9%	7.4%	5.4%	7.2%

Income Category	Register		Statesboro		Unincorporated	
	1990	2000	1990	2000	1990	2000
Wage and Salary Income	67.9%	65.5%	69.9%	76.0%	74.3%	76.2%
Other Income	0.2%	1.3%	1.2%	2.6%	1.0%	1.4%
Self-Employment Income	10.7%	2.2%	7.8%	3.3%	10.2%	7.8%
Interest, Dividends, Rental Inc.	4.8%	1.1%	8.3%	6.7%	5.7%	4.4%
Social Security Income	11.6%	18.7%	7.7%	5.3%	4.6%	4.5%
Public Assistance Income	2.0%	3.0%	0.9%	0.8%	0.9%	0.6%
Retirement Income	2.8%	8.2%	4.3%	5.4%	3.3%	5.0%

Source: U.S. Census (SP3).

Wages

Bulloch County wages have been consistently below the Georgia average since 1990. Some of the disparity is a result of the large college student population. The highest average weekly wages industries in Bulloch County in 2006 were the Federal Government (\$854), the State Government (\$651) and Wholesale Trade (\$632), while the lowest average weekly wages are in the Agriculture, Forestry, Fishing (\$363) and Retail Trade (\$370) industries. Since 1990, real wages have increased most in the Retail Trade (34.1%), Wholesale Trade (21.5%) and Construction (19%) industries, while real wages have decreased in the Transportation and Warehousing (-20.3%), Manufacturing (-9.8%) and State Government (-4.3%) industries. Overall, real average weekly wages in Bulloch County have increased 1.8% since 1990 (1990 - \$514 and 2006 - \$520), while real wages statewide have increased 18.3% (1990 - \$656 and 2006 - \$776) during the same time period.



Figure 3-10: County and State Comparison of Average Weekly Wages

Industry	1990		1995		2000		2006	
	County	State	County	State	County	State	County	State
Goods Producing	608	678	590	708	578	806	576	824
Agriculture, Forestry, Fishing	344	426	464	426	824	472	363	491
Construction	500	669	521	672	546	767	595	1,048
Manufacturing	654	693	623	734	611	844	590	804
Service Producing	475	639	470	663	516	769	455	774
Wholesale Trade	520	930	590	964	587	1,157	632	1,183
Retail Trade	276	364	283	363	308	410	370	486
Transportation, Warehousing	719	930	643	975	710	1,111	573	805
Finance, Insurance, Real Estate	608	838	584	917	630	1,132	612	1,099
Government	609	666	638	652	638	712	624	732
Federal	748	837	814	881	774	992	854	1,164
State	680	694	763	652	725	688	651	672
Local	517	595	488	582	510	643	571	654
All Industries	513	656	504	669	514	770	520	776

Source: Georgia Department of Labor. 1990, 1995 and 2000 adjusted for inflation.

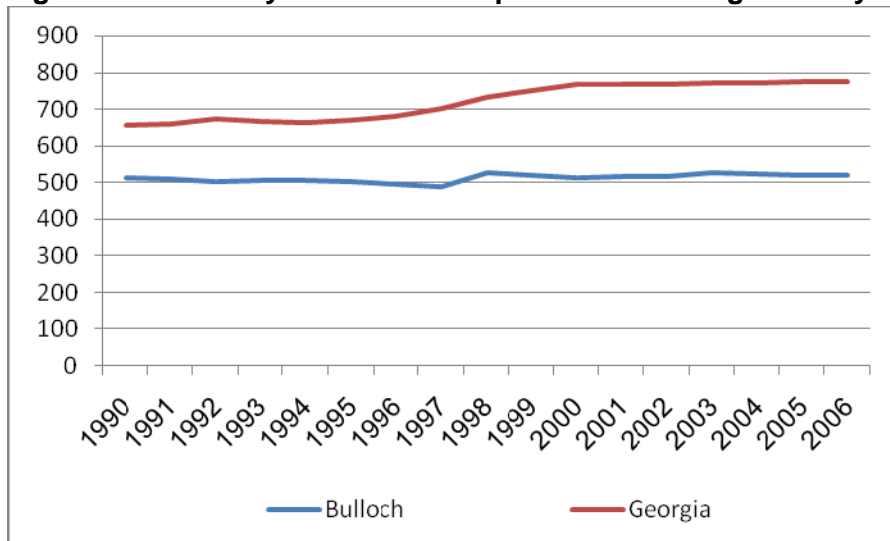
Figure 3-11: Bulloch County: Average Weekly Wages Percent Change

Industry	90-95	95-00	00-06	90-06
Retail Trade	2.5%	8.8%	20.1%	34.1%
Wholesale Trade	13.5%	-0.5%	7.7%	21.5%
Construction	4.2%	4.8%	9.0%	19.0%
Federal Government	8.8%	-4.9%	10.3%	14.2%
Local Government	-5.6%	4.5%	12.0%	10.4%
Agriculture, Forestry, Fishing	34.9%	77.6%	-55.9%	5.5%
Finance, Insurance, Real Estate	-3.9%	7.9%	-2.9%	0.7%
State Government	12.2%	-5.0%	-10.2%	-4.3%
Manufacturing	-4.7%	-1.9%	-3.4%	-9.8%
Transportation and Warehousing	-10.6%	10.4%	-19.3%	-20.3%

Source: Georgia Department of Labor. 1990, 1995 and 2000 adjusted for inflation.



Figure 3-12: County and State Comparison of Average Weekly Wages



Source: Georgia Department of Labor. Adjusted for inflation.

Community Patterns

Examining Bulloch County’s commuting patterns provides insight into economic development, housing, land use issues, and traffic patterns. Figure 3-13 illustrates that of the 24,238 employed residents of Bulloch County 77.4% work in Bulloch County, 10.2% work in Chatham County and the remaining 12.4% work in other counties. Figure 3-14 illustrates that 78.7% of the jobs in Bulloch County are filled by Bulloch County residents, 3.9% by residents of Screven County, 2.7% by residents of Candler County, and so on. Figure 2-7 shows that Bulloch County sends more workers to Effingham and Chatham counties than it receives from those counties and receives more workers from all the other counties than it sends. In other words, Bulloch County is a regional job center for most of the surrounding counties and Chatham County is a regional job center for the area. Figure 3-15 illustrates that the percentage of Bulloch County’s population working in Bulloch County has decrease from 35.2% in 1990 to 33.5% in 2000. The population growth along the I-16 corridor supports this trend. Southern Bulloch County is becoming a bedroom community for Chatham County.



Figure 3-13: Employed Residents of Bulloch County

County Where Employed	Number	% of Total
Bulloch County	18,778	77.4%
Chatham County	2,474	10.2%
Effingham County	328	1.4%
Evans County	286	1.2%
Screven County	273	1.1%
Emanuel County	218	0.9%
Bryan County	188	0.8%
Candler County	170	0.7%
Other	1,533	6.3%
Total Residents	24,248	100.0%

Source: U.S. Census- 2000 County-to-County Worker Flow Files.

Figure 3-14: Persons Working in Bulloch County

County of Residence	Number	% of Total
Bulloch County	18,778	78.7%
Screven County	923	3.9%
Candler County	653	2.7%
Jenkins County	401	1.7%
Evans County	352	1.5%
Tattnall County	336	1.4%
Emanuel County	304	1.3%
Chatham County	262	1.1%
Other	1,838	7.7%
Total Residents	23,847	100.0%

Source: U.S. Census- 2000 County-to-County Worker Flow Files.

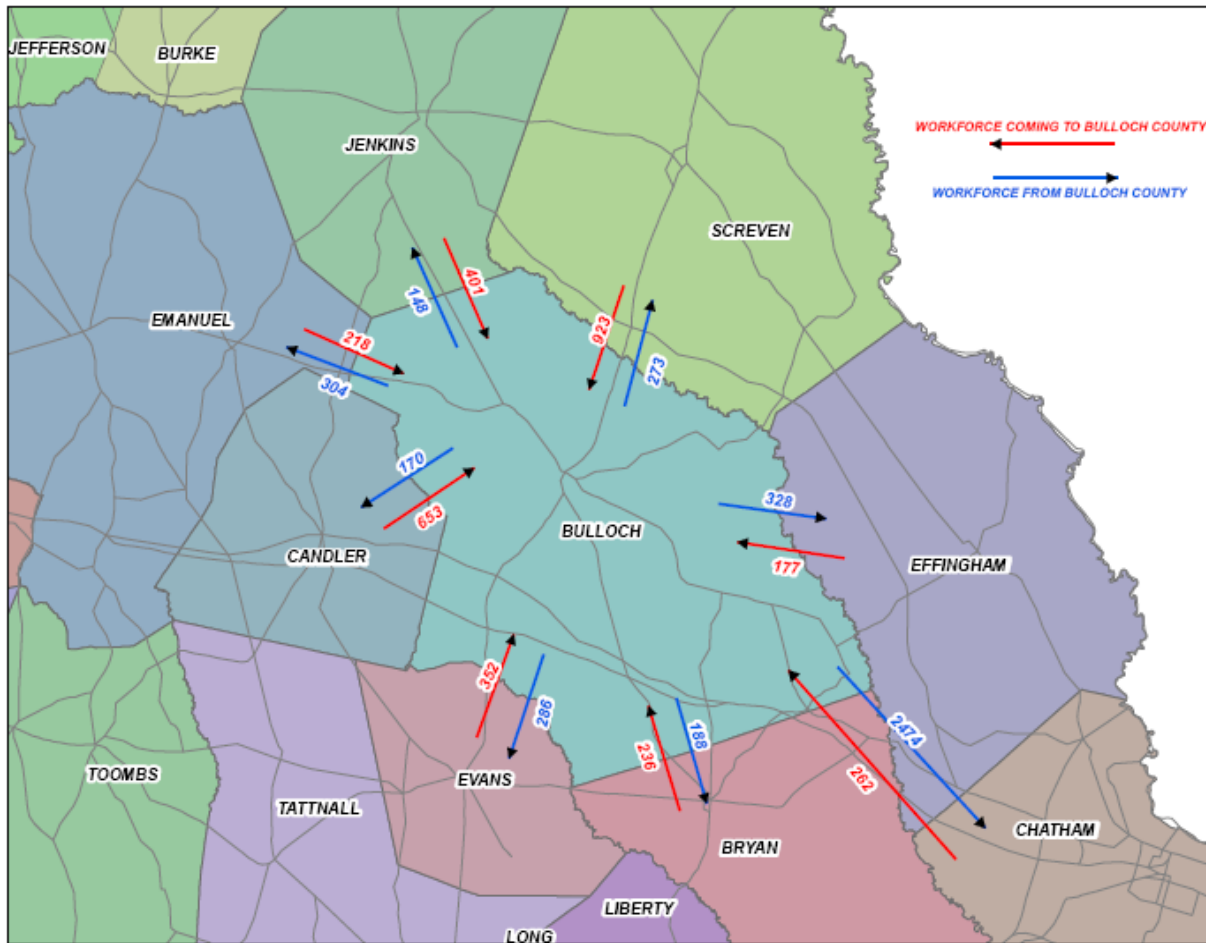
Figure 3-15: Labor Force Commuting Patterns

Category	1990	% of Total	2000	% of Total
Total population	43,125	100.0%	55,983	100.0%
Worked in State of residence	18,384	42.6%	23,911	42.7%
Worked in county of residence	15,167	35.2%	18,778	33.5%
Worked outside of county of residence	3,217	7.5%	5,133	9.2%
Worked outside of state of residence	121	0.3%	337	0.6%

Source: U.S. Census- 2000.



Figure 3-16: Workforce Commuting Patterns



3.3 Economic Resources

Development Agencies and Programs

- *Development Authority of Bulloch County:* The Authority has made an investment in land to develop three industrial parks that serve as economic generators to the community. Gateway Industrial Park is a 953 acre park that houses some of the County's largest employers. The Airport Industrial Park is a 214 acre park located to the South of the Statesboro-Bulloch County Municipal Airport. Perimeter Center South is a light industrial park located on U.S. 301 south. The Authority offers incentives through infrastructure support to defray site improvement costs in County-owned parks. Other state incentives that are offered to companies relocating in Georgia complete the package on incentives available to any business that seeks to locate in Bulloch County.
- *Statesboro-Bulloch County Chamber of Commerce:* The Chamber represents and promotes the business community in the County.
- *Statesboro Convention and Visitors Bureau:* The Statesboro Convention and Visitors Bureau uses tourism as an economic development tool to attract visitors, tourists and convention activity to Statesboro and the County. The Kiwanis Fairgrounds and Mill Creek Regional Park are the setting of multiple events that attract large crowds for family-oriented programs.
- *Downtown Statesboro Development Authority / Main Street Statesboro:* This organization promotes recruitment and retention of businesses in the downtown area through special programs for financing assistance.

Tools

- *Industrial Revenue Bonds:* Industrial Revenue Bonds (IRBs) are financing instruments issued through the Development Authority of Bulloch County, Georgia. Both taxable and tax-exempt industrial revenue bond financing is available at competitive, below-prime interest rates. IRBs provide financing for land, building and equipment acquisition for new and expanding manufacturing plants.
- *Tax Incentives:* No Georgia sales tax is levied on equipment used in the manufacturing process. Property taxes are levied only by cities and counties. Bulloch County's taxes are among the lowest in the nation. Jobs Tax Credit are \$3,000 per job.
- *Freeport Exemption:* Bulloch County's freeport inventory tax exemption is fully implemented at the 100% level. Exemption from ad valorem taxes for inventories of finished goods held by original manufacturers; raw materials and goods in process; finished goods held by distributors, wholesalers and manufacturers but destined for out-of-state shipment.
- *One-Stop Environmental Permitting:* Georgia offers efficient, one-stop environmental permitting through its Environmental Protection Division which is also approved by the U.S. Environmental Protection Agency to issue federally required permits. Costly and time-consuming environmental impact statements are not required.
- *Georgia Business Expansion Support Act:* Job Tax Credit for companies engaged in manufacturing, warehousing and distribution, processing, tourism, and research and



development industries. Companies creating 25 or more new jobs in Bulloch County will receive a \$3,000 tax credit.

- *Capital Investment:* Manufacturers which have been in operation at least three years may receive tax credits for plant expansions or facilities construction. An investment of \$3 million receives a 3% credit which increases to 5% for recycling, pollution control and defense conversion activities.
- *Retraining:* Firms providing retraining for employees may receive a tax credit of 25% of their costs, up to \$500 per participant, to a maximum of 50% of state income tax liability.
- *Child Care:* Companies providing or sponsoring child care for employees are eligible for a tax credit of 50% of their costs, up to 50% of state income tax liability.
- *Sales Tax Exemption:* Various sales and use tax exemptions are available for manufacturing operations, material handling equipment, pollution control and electricity used directly in manufacturing a product. Certain provisions apply.

Education

- *Georgia Southern University:* As Georgia's largest university south of Atlanta, the University also assumes a significant role in the economic development of our state. A growing partnership of leaders in the public and private sectors is investing in Georgia Southern's vitality and vision to develop the rich potential of its region and the state. Georgia Southern has a residential campus of more than 16,500 students.
- *Ogeechee Technical College:* Ogeechee Technical College is a public, two-year student-centered postsecondary educational institution that exists to facilitate economic growth and community development through quality educational programs and services for students, business, industry, and service organizations by offering technical education, adult literacy services, customized training, and workforce development opportunities

Training

- Georgia's "Quick Start" program is designed to train workers for specific, clearly designed jobs in a new or expanding company. Employees learn new skills and receive the opportunity to earn higher pay. Additionally, the company realizes one of its primary goals: increase production with minimum expenditures of time and money.
- The local State Employment Agency recruits, tests and screens applicants in accordance with company specifications.

3.4 Economic Trends

Sector Trends

- *Service industries* are strong and growing, due to an expanding population and business base. The educational services, Georgia Southern and Ogeechee Technical College, are extremely important for the current and future growth of the County. The healthcare sector, anchored by East Georgia Regional Medical Center, has brought many new physician offices and healthcare related services to the area. Other services, including professional, technical, hospitality, real estate and financial, also have a significant future potential.



- *Retail trade*, which is concentrated in the City of Statesboro, has been an active sector with as much as 30% of retail sales coming from residents outside the County. The large student population helps fuel this sector and also provides a highly educated workforce.
- *Manufacturing* is an important basic industry in the County, now and in the future. This industry has declined in some areas of the County due to nation and international competition; however, the County does have a couple of large firms in the industrial park which is in the process of expanding to accommodate future growth. A key for Bulloch County is to focus on developing manufacturing jobs requiring advanced technologies that take advantage of the highly skilled labor force.
- *Wholesale trade and transportation, warehousing and utilities* offer growth potential due to the proximity to Interstate 16 and 95 corridor and proximity to the Port of Savannah. Bulloch County currently houses a Walmart distribution center and with the addition to the Port expects to provide warehousing services for other firms.
- Other potential growth industries include construction and state government (educational), due to housing development activity and population growth.

Major Employers

The major employers in Bulloch County are Georgia Southern University and the Board of Education. Other major employers include, Briggs and Viracon in the manufacturing sector, Walmart in warehousing, and East Georgia Medical Center in the medical sector. Agriculture continues to be an important part of the economy. In 2002, there were 206,206 acres or 47.2% of all land in farmland production, which was significantly larger than any surrounding county. However, Bulloch County was the only county in the area that experienced a decrease in farmland acres (7,737 or 3.6%) from 1992 to 2002.

Figure 3-17: Major Employers in Bulloch County

Employer	Industry	Jobs
Georgia Southern University	Education	1,821
Bulloch County Board of Education	Education	1,350
Briggs and Stratton Corp.	Manufacturing	798
Wal-Mart Distribution	Warehouse	797
East Georgia Regional Medical Center	Medical	750
Viracon	Manufacturing	500
Bulloch County Board of Commissioners	General Govt.	435
City of Statesboro	General Govt.	250
H.A. Sack Company	Construction	200



Figure 3-18: Agriculture Analysis of Bulloch County and Surrounding Counties

County	# Farms (1992)	# Farms (2002)	% Change (92-02)	Acres in Farmland (1992)	Acres in Farmland (2002)	% Change (92-02)	Farmland % of Total (2002)
Bryan	51	65	27.5%	15,948	17,155	7.6%	6.1%
Bulloch	558	641	14.9%	213,943	206,206	-3.6%	47.2%
Candler	229	272	18.8%	57,074	62,933	10.3%	39.8%
Effingham	182	206	13.2%	43,775	53,196	21.5%	17.3%
Emanuel	381	554	45.4%	123,702	159,723	29.1%	36.4%
Evans	168	242	44.0%	40,608	48,087	18.4%	40.6%
Jenkins	178	240	34.8%	77,532	94,632	22.1%	42.3%
Screven	282	347	23.0%	138,803	184,170	32.7%	44.4%

Source: The Georgia County Guide, multiple years.

Figure 3-19: Industrial Parks in Bulloch County

	Gateway	Airport	Perimeter Center South
Location	U.S. 301 South	U.S. 301 North	U.S. 301 South
Developer	Development Authority of Bulloch County	Development Authority of Bulloch County	Development Authority of Bulloch County
Year Started	1990s	1990s	
Utilities			
Water	Yes	Yes	Yes
Sewer	Yes	Yes	Yes
Power	Yes	Yes	Yes
Gas	Yes	Yes	Yes
ISO Rating	Class 4	Class 4	Class 4
Rail Service	Yes	No	No
Acres			
Total	953	214	
Developed / Sold	534	0	
Undeveloped/Unsold	419	214	
Number of Users		None	
Total Square Feet		None	
Major Users	Walmart Dist.		
	Briggs and Stratton		
	Viracon		

Source: Development Authority of Bulloch County.

Important New Developments

The continued growth in population has led to many new and important developments. In 2000, East Georgia Regional Medical Center opened and has since brought growth in the medical offices and healthcare related services. The County added an aquatic park to Mill Creek Regional Park which has been extremely successful over the past three years in bringing



visitors from the surrounding areas into Bulloch County. Additionally, the County is in the process of constructing an outdoor arena that will encourage horse shows and other outdoor events. The addition of a College of Information Technology is expected to enhance the ability of the county to locate high tech related businesses.

Maintaining a diversified economic base, while expanding the local economy, is critical to the future of Bulloch County as a broad-based economy mitigates downturns in national and local economies. Further, a variety of employment opportunities and wages become available to County residents.

Unique Economic Situations

Bulloch County offers several strengths for economic growth and development, including its proximity to the Savannah metropolitan area and the location of I-16 in the County. The County also has a few challenges for economic development. The primary challenge is providing the infrastructure – roads, water and sewer – to support business development. The City of Statesboro currently provides these services for all industrial parks in the County.



4 Housing

4.1 Housing Types and Mix

Composition of Housing Stock

In 2000, Bulloch County had 22,742 housing units. The housing market has increased by 37.5% since 1990. The majority of the County's current housing stock is single-family (detached and attached) units, comprising 51.6% of total units, compared with 56.4% in 1990. The other housing types are multi-family units which account for 24% of all homes and mobile homes 24.2%, each having increased as a percentage of total units since 1990. The percentage of single-family units ranges significantly by jurisdiction with a high of 80.7% in Register and a low of 40.6% in Statesboro. Brooklet, Register and the unincorporated area each experienced an increase in the percentage of single-family units from 1990 to 2000, while Portal and Statesboro each decreased 6.8 and 14.4%, respectively. Single-family units accounted for 38.7% of the increase in the total housing units since 1990, multi-family units, 27.0% and mobile homes 34.2%.

Figure 4-1: Types of Housing – Bulloch County

Category	1990	% of Total	2000	% of Total	% Change
Single Units (detached)	9,060	54.8%	11,313	49.7%	24.9%
Single Units (attached)	266	1.6%	442	1.9%	66.2%
Double Units	996	6.0%	1,126	5.0%	13.1%
3 to 9 Units	1,568	9.5%	2,126	9.3%	35.6%
10 to 19 Units	661	4.0%	978	4.3%	48.0%
20 to 49 Units	232	1.4%	585	2.6%	152.2%
50 or more Units	300	1.8%	638	2.8%	112.7%
Mobile Home or Trailer	3,354	20.3%	5,499	24.2%	64.0%
All Other	104	0.6%	35	0.2%	-66.3%
TOTAL Housing Units	16,541	100.0%	22,742	100.0%	37.5%

Source: U.S. Census.



Figure 4-2: Types of Housing – Brooklet

Category	1990	% of Total	2000	% of Total	% Change
Single Units (detached)	317	73.9%	370	77.4%	16.7%
Single Units (attached)	0	0.0%	3	0.6%	0.0%
Double Units	15	3.5%	3	0.6%	-80.0%
3 to 9 Units	19	4.4%	32	6.7%	68.4%
10 to 19 Units	1	0.2%	3	0.6%	200.0%
20 to 49 Units	0	0.0%	0	0.0%	0.0%
50 or more Units	0	0.0%	0	0.0%	0.0%
Mobile Home or Trailer	70	16.3%	67	14.0%	-4.3%
All Other	7	1.6%	0	0.0%	-100.0%
TOTAL Housing Units	429	100.0%	478	100.0%	11.4%

Source: U.S. Census.

Figure 4-3: Types of Housing – Portal

Category	1990	% of Total	2000	% of Total	% Change
Single Units (detached)	181	79.0%	179	72.2%	-1.1%
Single Units (attached)	3	1.3%	0	0.0%	-100.0%
Double Units	6	2.6%	4	1.6%	-33.3%
3 to 9 Units	1	0.4%	2	0.8%	100.0%
10 to 19 Units	0	0.0%	0	0.0%	0.0%
20 to 49 Units	0	0.0%	0	0.0%	0.0%
50 or more Units	0	0.0%	0	0.0%	0.0%
Mobile Home or Trailer	38	16.6%	63	25.4%	65.8%
All Other	0	0.0%	0	0.0%	0.0%
TOTAL Housing Units	229	100.0%	248	100.0%	8.3%

Source: U.S. Census.

Figure 4-4: Types of Housing – Register

Category	1990	% of Total	2000	% of Total	% Change
Single Units (detached)	61	80.3%	67	80.7%	9.8%
Single Units (attached)	3	3.9%	0	0.0%	-100.0%
Double Units	3	3.9%	0	0.0%	-100.0%
3 to 9 Units	0	0.0%	0	0.0%	0.0%
10 to 19 Units	0	0.0%	0	0.0%	0.0%
20 to 49 Units	0	0.0%	0	0.0%	0.0%
50 or more Units	0	0.0%	0	0.0%	0.0%
Mobile Home or Trailer	12	15.8%	16	19.3%	33.3%
All Other	0	0.0%	0	0.0%	0.0%
TOTAL Housing Units	76	100.0%	83	100.0%	9.2%

Source: U.S. Census.



Figure 4-5: Types of Housing – Statesboro

Category	1990	% of Total	2000	% of Total	% Change
Single Units (detached)	3,169	55.0%	3,757	40.6%	18.6%
Single Units (attached)	142	2.5%	301	3.2%	112.0%
Double Units	660	11.5%	855	9.2%	29.5%
3 to 9 Units	911	15.8%	1,928	20.8%	111.6%
10 to 19 Units	420	7.3%	946	10.2%	125.2%
20 to 49 Units	230	4.0%	563	6.1%	144.8%
50 or more Units	86	1.5%	638	6.9%	641.9%
Mobile Home or Trailer	100	1.7%	264	2.9%	164.0%
All Other	40	0.7%	10	0.1%	-75.0%
TOTAL Housing Units	5,758	100.0%	9,262	100.0%	60.9%

Source: U.S. Census.

Figure 4-6: Types of Housing – Unincorporated

Category	1990	% of Total	2000	% of Total	% Change
Single Units (detached)	5,332	53.1%	6,940	54.8%	30.2%
Single Units (attached)	118	1.2%	138	1.1%	16.9%
Double Units	312	3.1%	264	2.1%	-15.4%
3 to 9 Units	637	6.3%	164	1.3%	-74.3%
10 to 19 Units	240	2.4%	29	0.2%	-87.9%
20 to 49 Units	2	0.0%	22	0.2%	1000.0%
50 or more Units	214	2.1%	0	0.0%	-100.0%
Mobile Home or Trailer	3,134	31.2%	5,089	40.2%	62.4%
All Other	57	0.6%	25	0.2%	-56.1%
TOTAL Housing Units	10,049	100.0%	12,671	100.0%	26.1%

Source: U.S. Census.

Recent Trends in Types of Housing

Total housing permit activity in Bulloch County has decreased in the last couple of years; however, the primary reason is a decrease in demand for manufactured homes. Manufactured home permits peaked in 1996 with 599 issued, while in 2006 only 215 permits were issued. Single-family permits accounted for 40.3% of the total permits issued since 1995, 29.8% from 1995-2001 and 56.3% from 2002-2006. Manufactured homes permits, on the other hand, accounted for 57.6% of total permits issued since 1995, 68.4% from 1995-2001 and 41.3% from 2002-2006.



Figure 4-7: Housing Permits Trends in the Unincorporated Area

Year	Multi-Family	Single-Family	Manufactured Home	Total
1995	17	205	559	781
1996	18	221	599	838
1997	12	222	561	795
1998	4	238	566	808
1999	32	211	522	765
2000	2	242	528	772
2001	11	299	425	735
2002	11	334	453	798
2003	16	389	374	779
2004	31	460	259	750
2005	6	408	200	614
2006	24	453	215	692
Total	184	3,682	5,261	9,127
Total %	2.0%	40.3%	57.6%	100%
Average	15	307	438	761
Total 1995-2001	96	1,638	3,760	5,494
Total 1995-2001 %	1.7%	29.8%	68.4%	100%
Total 2002-2006	88	2,044	1,501	3,633
Total 2002-2006 %	2.4%	56.3%	41.3%	100%

Source: Bulloch County.

Figure 4-8: Housing Permit by Year (1995-2006)

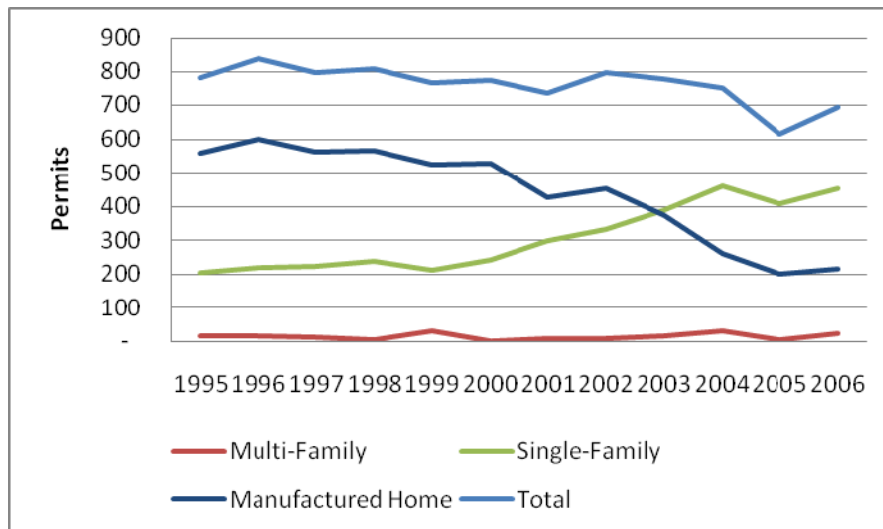


Figure 4-?: Housing Permits Trends in Portal

Year	Single-Family	Manufactured Home	Total
1998		11	11
1999		8	8
2000		6	6
2001		4	4
2002		9	9
2003	1	7	8
2004		5	5
2005	2		2
2006	5		5
2007	2		2
Total	10	50	60
Total %	16.7%	83.3%	100%
Average	1	5	6

Source: Bulloch County.

Evaluation of Mix of Housing Types

The percentage of single-family units in Bulloch County is lower than the national average; however, this discrepancy is related to the number of multi-family/student housing associated with Georgia Southern University. The increasing land values and decreasing interest rates have shifted development from rural development to residential development. In the past five years, a significant change in development patterns has resulted in smaller lots being developed within the development areas as outlined in the Future Land Use Plan. The smaller cities have also experienced an increase in demand for development adjacent to the city limits. The majority of this growth has been traditional single-family site built homes. The increase in land values and construction costs has resulted in an increase in starter home costs, while the decline in the number of manufactured homes may result in affordability issues for lower income residents. However, a number of large multi-family, primarily student housing, has been built in the past few years which may help provide additional housing options for lower income residents as the older multi-family units experience lesser demand from the student population.

4.2 Condition and Occupancy

Age and Condition of Housing

The median year built for housing units in Bulloch County is 1979, as of 2005. Approximately one-third of the County's housing units have been built since 1990. If current trends continue, approximately 3,600 units will be built between 2000 and 2010 which would account for 23.5% of all units. The County's housing stock is generally in good condition. Approximately 1.0%, 218 units, lack complete plumbing fixtures and 1.4%, 322 units, lack complete kitchen facilities.



Figure 4-9: Age of Housing in Bulloch County

Year Unit Built	Number	% of Total
2000-2005	1,801	13.3%
1990-1999	2,747	20.3%
1980-1989	2,117	15.7%
1970-1979	2,085	15.4%
1960-1969	1,772	13.1%
1950-1959	1,303	9.6%
1940-1949	730	5.4%
1939 or Earlier	960	7.1%
Median Year Unit Built	1979	-

Source: Bulloch County.

Figure 4-10: Condition of Housing

Jurisdiction	Lack Complete Plumbing				Lack Complete Kitchen Facilities			
	1990	1990 % of Units	2000	2000 % of Units	1990	1990 % of Units	2000	2000 % of Units
Bulloch County	293	1.8%	218	1.0%	165	1.0%	322	1.4%
Brooklet	18	4.2%	3	0.6%	10	2.3%	0	0.0%
Portal	3	1.2%	0	0.0%	0	0.0%	0	0.0%
Register	3	3.9%	0	0.0%	3	3.9%	0	0.0%
Statesboro	71	1.2%	79	0.9%	48	0.8%	152	1.6%
Unincorporated	198	2.0%	136	1.1%	104	1.0%	170	1.3%

Source: U.S. Census, 2000, 1990 (SF3).

Owner Occupied / Renter Occupied / Vacancy Rates

In 1990, 54.4% of homes in Bulloch County were owner occupied, in 2000, this figure slipped slightly to 53.0%. Owner occupancy rates increased in Portal (12.4%), Register (6.0%) and the unincorporated area (8.9%), while the rates decreased in Brooklet (5.5%) and Statesboro (12.7%). The owner occupancy rate is highest in Portal (76.2%) and lowest in Statesboro (28.4%). Bulloch County had 22,742 housing units in 2000, 1,999 of which were vacant resulting in a vacancy rate of 8.8%. Due partly to the large student/renter population in Statesboro, Bulloch County's owner occupancy rate is 14.5% below the Georgia average. The Bulloch County vacancy rate was about one-half a percent higher than Georgia in 2000.

Figure 4-11: Tenure of Housing Units

Category	Bulloch County		Brooklet		Portal		Register	
	1990	2000	1990	1990	2000	2000	1990	2000
Total Housing Units	16,541	22,742	429	76	83	478	229	248
Total Households	14,984	20,743	403	66	72	422	203	232
% Owner Occupied	54.4%	53.0%	64.1%	57.9%	63.9%	58.6%	63.8%	76.2%
% Renter Occupied	36.1%	38.2%	30.5%	30.3%	31.3%	31.4%	24.0%	16.1%
Vacant Units	1,557	1,999	25	7	4	48	51	19
Vacancy Rate	9.4%	8.8%	5.8%	9.2%	4.8%	10.0%	22.3%	7.7%



Figure 4-11: Tenure of Housing Units (Continued from previous page)

Category	Statesboro		Unincorporated		Georgia	
	1990	2000	1990	2000	1990	2000
Total Housing Units	5,758	9,262	10,049	12,671	2,638,418	3,281,737
Total Households	5,252	8,560	9,060	11,457	2,366,615	3,006,369
% Owner Occupied	41.1%	28.4%	61.4%	70.3%	64.9%	67.5%
% Renter Occupied	50.1%	64.4%	28.7%	19.8%	35.1%	32.5%
Vacant Units	506	671	968	1,257	271,803	294,676
Vacancy Rate	8.8%	7.2%	9.6%	9.9%	10.3%	8.3%

Source: U.S. Census, 2000, 1990 (SF3).

4.3 Cost of Housing

Median Property Value / Median Rent

According to the 2000 Census, Bulloch County has a median owner-occupied house value of \$94,300 and a median rent of \$436. Between 1990 and 2000, median house values adjusted for inflation increased by 19.7% and median rents actually decreased 1.4% when adjusted for inflation. The County's house values are about 15% below the Georgia average, while rents are approximately 29% lower than Georgia. Within the County, those areas experiencing the most rapid change in price were Brooklet (41.5%) followed by the unincorporated area (26.5%). Only Portal experienced a decrease in adjusted median owner-occupied house values. Median rents throughout most of the County have been stagnant, Brooklet (-0.8%), Statesboro (-2.7%) and unincorporated (0.6%).

Figure 4-12: Median Property Value and Median Rent

Jurisdiction	Median Property Value			Median Rent		
	1990	2000	% Change	1990	2000	% Change
Bulloch County	\$78,750	\$94,300	19.7%	\$442	\$436	-1.4%
Brooklet	\$60,268	\$85,300	41.5%	\$368	\$365	-0.8%
Portal	\$54,107	\$51,700	-4.4%	\$284	\$367	29.2%
Register	\$48,750	\$52,500	7.7%	\$463	\$394	-14.9%
Statesboro	\$75,804	\$83,400	10.0%	\$446	\$434	-2.7%
Unincorporated	\$82,016	\$103,715	26.5%	\$443	\$446	0.6%
Georgia	\$94,688	\$111,200	17.4%	\$580	\$613	5.7%

Source: U.S. Census, 2000, 1990 (SF3) adjusted for inflation.

Affordability for Residents and Workers

Affordability is based on a number of variables including rental rates, rent-to-income, monthly cost of owner-occupied units and monthly costs of owner-occupied units-to-income. The typical standard for affordability is that housing costs should not be greater than 30% of income.

Figure 4-13 presents the monthly gross rents of renter-occupied units in Bulloch County in 2000. The majority of the households (71%) paid a monthly rent between \$300 and \$749. The median rent was \$436, while the smaller cities have rents from \$42 to \$71 less per month. Overall, 46% of renters have affordability problems in Bulloch County (see Figure 4-14 bold); however,



Statesboro renters account for 81.6% (3,260 of 3,992 greater than 30% rent-to-income) of this figure. The large student population may be skewing these figures because many of the students have little household income but are supported by parents or other types of financing.

Figure 4-13: Gross Rent – Renter-occupied Units 2000

Rent Range	Bulloch County		Brooklet		Portal		Register		Statesboro		Unincorp.	
	#	%	#	%	#	%	#	%	#	%	#	%
Total	8,600	100%	150	100%	40	100%	22	100%	5,964	100%	2,424	100%
<\$200	448	5%	11	7%	2	5%	-	0%	346	6%	89	4%
\$299-299	710	8%	34	23%	8	20%	-	0%	402	7%	266	11%
\$300-499	3,947	46%	69	46%	19	48%	12	55%	2,795	47%	1,052	43%
\$500-749	2,127	25%	23	15%	4	10%	7	32%	1,565	26%	528	22%
\$750-999	582	7%	-	0%	-	0%	-	0%	457	8%	125	5%
>\$1,000	212	2%	-	0%	1	3%	-	0%	192	3%	19	1%
No Cash Rent	574	7%	13	9%	6	15%	3	14%	207	3%	345	14%
Median	\$436		\$365		\$367		\$394		\$434		\$446	

Source: U.S. Census, 2000 (SF3).

Figure 4-14: Gross Rent as a Percentage of Household Income

Category	Bulloch County		Brooklet		Portal		Register		Statesboro		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%
Total	8,600	100%	150	100%	40	100%	22	100%	5,964	100%	2,424	100%
<15 %	1,414	16%	43	29%	8	20%	8	36%	660	11%	695	29%
15 - 19%	850	10%	24	16%	8	20%	0	0%	550	9%	268	11%
20 - 24%	777	9%	15	10%	4	10%	2	9%	506	8%	250	10%
25 - 29%	523	6%	14	9%	5	13%	1	5%	368	6%	135	6%
30 - 40%	795	9%	12	8%	4	10%	8	36%	659	11%	112	5%
>40 %	3,197	37%	29	19%	5	13%	0	0%	2,601	44%	562	23%
Not Computed	1,044	12%	13	9%	6	15%	3	14%	620	10%	402	17%

Source: U.S. Census, 2000 (SF3).

Figure 4-15 presents the monthly owner costs for owner-occupied units in Bulloch County in 2000. Overall in Bulloch County, 37% of property owners reported no mortgage, with a high of 62% in Register and a low of 32% in the unincorporated area. The high level of mortgages in the unincorporated area is a result rapid residential development in the past fifteen years. Of the 63% of owners with a mortgage, 36% had monthly owner costs between \$500 and \$999. Approximately 21% of home-owners were experiencing affordability problems in 2000 (see Figure 4-16 bold). Affordability ranges from a low of 20% in the unincorporated area to a high of 36% in Register.



Figure 4-15: Monthly Owner Costs – Owner-occupied Units

Amount	Bulloch County		Brooklet		Portal		Register		Statesboro		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%
Total	7,046		235		140		37		2,284		4,350	
With Mortgage	4,424	63%	127	54%	67	48%	14	38%	1,254	55%	2,962	68%
<\$200	7	0%	0	0%	0	0%	0	0%	7	0%	0	0%
\$299-\$299	46	1%	3	1%	5	4%	2	5%	17	1%	19	0%
\$300-\$499	345	5%	12	5%	15	11%	0	0%	120	5%	198	5%
\$500-\$799	1,562	22%	48	20%	38	27%	4	11%	536	24%	936	22%
\$800-\$999	986	14%	31	13%	2	1%	5	14%	274	12%	674	16%
\$1,000-\$1,499	1,093	15%	29	12%	4	3%	0	0%	255	11%	805	19%
>\$1,500	385	6%	4	2%	3	2%	3	8%	45	2%	330	8%
No Mortgage	2,622	37%	108	46%	73	52%	23	62%	1,030	45%	1,388	32%

Source: U.S. Census, 2000 (SF3).

Figure 4-16: Monthly Owner Costs – Percentage of Household Income

Category	Bulloch County		Brooklet		Portal		Register		Statesboro		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%
Total	4,424	100%	127	100%	67	100%	14	100%	1,254	100%	2,962	100%
<15 %	1367	31%	43	34%	19	28%	4	29%	359	29%	942	32%
15 - 19%	1,007	23%	25	20%	13	19%	0	0%	254	20%	715	24%
20 - 24%	643	15%	12	9%	15	22%	2	14%	187	15%	427	14%
25 - 29%	439	10%	21	17%	5	7%	3	21%	144	11%	266	9%
30 - 40%	389	9%	6	5%	4	6%	0	0%	121	10%	258	9%
>40 %	552	12%	20	16%	11	16%	5	36%	189	15%	327	11%
Not Computed	27	1%	0	0%	0	0%	0	0%	0	0%	27	1%

Source: U.S. Census, 2000 (SF3).

4.4 Cost-Burdened Households

Needs of Cost Burdened Households

Cost-burdened households are those paying between 30 and 49% of net income on housing costs, while severely cost-burdened pay greater than 50% of net income on housing costs. Approximately 44.4% of white households, 37.4% of black households and 36.4% of other race households are not cost-burdened. 13.4% of white households are cost-burdened, while 29.5% are severely cost burdened. 21.3% of black households are cost-burdened, while 31.1% are severely cost burdened. Ten percent of other race households are cost-burdened, while 31.1% are severely cost burdened.



Figure 4-17: Gross Rent as a Percentage of Household Income – By Race

Category	White	White % of Total	Black	Black % of Total	Other	Other % of Total	Total	%
Less than 30%	2,266	44.4%	1,200	37.4%	83	36.4%	3,549	41.6%
30 to 39%	346	6.8%	408	12.7%	9	3.9%	763	8.9%
40 to 49%	335	6.6%	275	8.6%	14	6.1%	624	7.3%
Greater than 50%	1,504	29.5%	998	31.1%	71	31.1%	2,573	30.2%
Not Computed	649	12.7%	324	10.1%	51	22.4%	1,024	12.0%
Total	5,100	100.0%	3,205	100.0%	228	100.0%	8,533	100.0%

Source: U.S. Census, 2000 (SF3).

Relationship of Cost to Socio-Economic Characteristics

Poverty status is another method to gauge cost-burdened households. Based on 1999 Census figures, 1,486 families in Bulloch County fell below the poverty line or 11.9% of families in the County. The poverty status for families was 0.0% in Register, 6.9% in Brooklet, 8.2% in Portal, 9.0% in the unincorporated area and 20.5% in Statesboro. Seventy-seven percent of the families below the poverty line have children under 18 in the home (1,144 of 1,486 families). Families with female head of households accounted for 56.4% of families below poverty (838 of 1,486 families), while married-couple households accounted for 35.9% of families below poverty (534 of 1,486 families). There were 12,925 individuals below poverty or 24.5% of all county residents; however, a large portion of this can be attributed to many college students that are not currently employed. Statesboro accounted for 65% of the individuals below poverty in the County (8,431 of 12,925 individuals). While individual and family poverty status can be useful in determining the level of cost-burdened household, the inclusion of Georgia southern students inflates the figures in Statesboro and the unincorporated area.

Bulloch County residents receiving certain kinds of public assistance is on the rise. In 2003 9.2% of residents received Food Stamps, while 11.2% received them in 2005. Since 2003, the average number of recipients per month has increased 28.1%. A similar trend has occurred with Medicaid, which has experienced a 22.3% increase in recipients since 2003. Temporary Aid to Needy Families has experienced a decrease of 32.1% in the number of recipients, which assists far fewer families that either Food Stamps or Medicaid. The number of individuals receiving Supplemental Security Income is decreasing, while those receiving Social Security has increased 4.9% since 2003. This trend is expected to continue as the population ages.



Figure 4-18: Poverty Status - 1999

Poverty Status	Bulloch County		Brooklet		Portal		Register		Statesboro		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%
Families Below Poverty Line	1,486	11.9%	22	6.9%	13	8.2%	0	0.0%	678	20.5%	773	9.0%
With Related Children Under 18	1,144	9.2%	13	4.1%	8	5.1%	0	0.0%	536	16.2%	587	6.8%
With Related Children Under 5	217	1.7%	5	1.6%	2	1.3%	0	0.0%	93	2.8%	117	1.4%
Householder 65 Years and Older	636	3.1%	28	6.3%	11	5.1%	5	6.9%	235	2.7%	357	3.1%
Received Security Income	1,059	8.5%	12	3.8%	11	7.0%	0	0.0%	527	15.9%	509	5.9%
Married-Couple Families Below Poverty	534	4.3%	18	5.7%	9	5.7%	0	0.0%	137	4.1%	370	4.3%
With Related Children Under 18	313	2.5%	9	2.8%	4	2.5%	0	0.0%	66	9.7%	234	2.7%
With Related Children Under 5	81	0.7%	5	1.6%	0	0.0%	0	0.0%	11	8.0%	65	0.8%
Householder 65 Years and Older	100	0.5%	6	1.4%	4	1.9%	0	0.0%	27	0.3%	63	0.5%
Received Security Income	196	1.6%	8	2.5%	7	4.4%	0	0.0%	52	1.6%	129	1.5%
Families with Female Householder Below Poverty Line	838	6.7%	4	1.3%	4	2.5%	0	0.0%	475	14.3%	355	4.1%
With Related Children Under 18	753	6.1%	4	1.3%	4	2.5%	0	0.0%	434	13.1%	311	3.6%
With Related Children Under 5	116	0.9%	0	0.0%	2	1.3%	0	0.0%	73	2.2%	41	0.5%
Householder 65 Years and Older	442	2.1%	11	2.5%	7	3.3%	3	4.2%	183	2.1%	238	2.1%
Received Security Income	838	6.7%	4	1.3%	4	2.5%	0	0.0%	475	14.3%	355	4.1%
Individuals Below Poverty Line	12,925	24.5%	117	10.7%	82	14.4%	14	10.1%	8,431	42.6%	4,281	13.7%
With Related Children Under 18	2,574	4.9%	20	1.8%	30	5.3%	0	0.0%	1,082	5.5%	1,442	4.6%
65 Years and Over	978	1.9%	41	3.8%	14	2.5%	6	4.3%	441	2.2%	476	1.5%

Source: U.S. Census, 2000 (SF3).



Figure 4-19: Residents Using Public Assistance in Bulloch County

Category	2003	2004	2005	Annual % Change 2003-2005
Food Stamps				
Average Households / Month	2,367	2,609	2,885	21.9%
Average Recipients / Month	5,395	6,281	6,909	28.1%
% of Population	9.2%	10.4%	11.2%	--
Medicaid				
Recipients	13,496	16,012	16,507	22.3%
% of Population	23.1%	26.5%	26.9%	--
Temporary Assistance to Needy Families (TANF)				
Average Families / Month	428	394	331	-22.7%
Average Recipients / Month	945	839	642	-32.1%
% of Population	1.6%	1.4%	1.0%	--
Supplemental Security Income (SSI)				
Aged Adults	193	176	174	-9.8%
Blind/Disabled Adults	1,371	1,313	1,345	-1.9%
Total SSI Recipients	1,564	1,489	1,519	-2.9%
% 65+	25.4%	24.4%	24.2%	--
% Also Receiving OASDI	40.0%	40.0%	38.8%	--
% of Population	2.7%	2.5%	2.5%	--
OASDI (Social Security)				
Total Beneficiaries	7,400	7,555	7,760	4.9%
% 65+	64.4%	64.6%	65.1%	--
% of Population	12.7%	12.5%	12.6%	--

Source: University of Georgia Center for Agribusiness and Economic Development.

4.5 Special Housing Needs

Elderly

According to the *County Guide 2007* published by the University of Georgia Center for Agribusiness and Economic Development, a total of 7,655 of Bulloch County residents are over 60 or 12.3% of the total population. This is an increase of 705 since 2000; however, the percentage of the total population remains the same. In 2000, there were 3,540 senior households (65+) in Bulloch County, of which 1,218 or 34.4% had income under \$15,000 and 1,904 or 53.8% had income under \$25,000. Housing for the elderly is a concern in Bulloch County. Recently, new developments have been built to meet the needs of an aging population. In addition, Bulloch County offers five nursing homes and seven assisted living centers. Most of these facilities are located in Statesboro. The Statesboro Housing Authority accepts low-income elderly householders, but there exists a need for additional housing for low-income households.



The Senior Companion Program is a service initiative that provides assistance and friendship to individuals who need acute care. They can help adults who are terminally ill, sit with Alzheimer's victims and see about the homebound/living alone. Additionally, they can help those with chronic illnesses as well as the frail elderly. Senior Companions also provide respite care to relieve the principal caregiver for short periods of time. By taking care of simple chores, providing transportation to medical appointments, and offering contact to the outside world, Senior Companions often provide the services that frail elderly need to live independently. During the fiscal year July 2000 - June 2003 the GSU Area Senior Companion Program provided 48,148 hours of service. These hours of service translated into a savings of \$481,148 to the state of Georgia which otherwise would have been expended to provide care for clients in health care facilities.

The GSU Area Senior Companion Program, locally sponsored by Georgia Southern University, is housed in the Center for Rural Health and Research within the College of Health and Human Sciences. This program is federally funded by the Corporation for National Service. The Georgia Southern University Area Senior Companion Program is located in the Heart of Georgia/Altamaha Area, Coastal Area and Savannah River areas/Regional Development Centers of Southeast Georgia.

Homeless

There are no population estimates for homeless people in the County. There is a need for short-term transitional housing to support this special need population.

Victims of Domestic Violence

There are no population estimates for domestic violence victims in the County. Citizens Against Violence provides a Transitional Living Program, which leases fifteen apartments as transitional housing and one apartment as an on-site office and client resource center for victims of domestic violence leaving an emergency shelter.

Migrant Farm Workers

According to local service providers, there is not a notable population of migrant farm workers in Bulloch County that require housing assistance.

Persons with Disabilities

According to 2000 Census data, there are 9,112 people (aged 5+) in Bulloch County with disabilities, representing 16.3% of the County's total population. This includes 6,321 who are of working age (16 to 64), of which 51.1% are employed. The most common disabilities are physical disability (23.2%), mental disability (15.0%) and sensory disability (9.8%). The disabled population includes 33.7% of individuals between 65 and 74 years old and 60.8% of individuals over 75.

Pineland provides services to residents with mental disabilities through a program called Supportive Living which enables consumers to leave the hospital, and/or avoid future hospitalizations and homelessness. Consumers are taught the skills they need to live independently, to integrate into the community, to attend treatment, and to secure jobs. Pineland also provides services to residents with developmental disabilities including Residential Services which offers a wide range of living options such as group homes, developmental training homes, semi-independent living arrangements and respite, as well as



personal supports are offered to individuals in their home and Family/Natural Support which meets consumer needs within the family home to postpone out of home placement, i.e. Respite, supplies, therapies, equipment, and camp.

Persons with HIV/AIDS

Between 1981 and 2005 only 105 AIDS cases (4.2 per year) were reported in Bulloch County, according to the University of Georgia Center for Agribusiness and Economic Development. This does not create a notable unmet housing need for this group. Amethyst Project provides safe haven for HIV patients. The Amethyst Shelter Plus Care program will provide permanent housing and services for 22 clients with severe mental illness, HIV/AIDS, and/or chronic addictive disease in 9 apartments.

Persons Recovering from Substance Abuse

Pineland provides services for persons recovering from substance abuse. Substance Abuse Services (John's Place) provides short term residential services for individuals in need of more intensive and structured residential services. Women's Services – Women's Ready for Work is a 10 bed long term residential program that serves women and their children when substance abuse is a barrier for employment. Women's Place is a residential program for pregnant and postpartum substance abusers and their infants.

4.6 Job-Housing Balance

Job-housing balance seeks a geographic equilibrium between housing and jobs. This underlying theory is that as jobs and housing are more evenly distributed and mixed, people will be able to live closer to their jobs, and traffic congestion will be reduced. A balanced community generally has a job-housing ratio of 1.25 to 1.75 (1.25 jobs per housing unit). Bulloch County has a moderate jobs-housing ratio of .83 as of 2000. This ratio has fallen from .92 in 1990, which indicates that the County increasingly serves as a bedroom community. However, some of this is a result of an increase in construction of student housing for Georgia Southern students. In 2000, 21.3% of residents of Bulloch County worked outside the County.

Figure 4-20: Jobs-Housing Balance

Category	1990	2000
Population	43,125	55,983
Average Household Size	2.88	2.70
Number of Households	14,984	20,743
Housing Units	16,541	22,742
Employment	15,167	18,778
Employment/Population Ratio	0.35	0.34
Employment/Housing Unit Ratio	0.92	0.83

Source: U.S. Census, 2000, 1990 (SF1 and SF3).



Cost Compared to Wages

Housing costs compared to household income and wages provides a way to assess housing affordability. In 2003, County residents had a median income of \$30,045, which would support a house price of approximately \$123,899. By comparison, the average county wage in 2006 was \$520 per week (\$27,108 per year), which would support a house price of \$111,808, based on a single-income household. The median sales price for site-built homes in Bulloch County was \$140,000 in 2006. Therefore, on average, a single-income household would have difficulty affording a site-built home. However, a typical two-income household would be able to afford a site-built home. In addition, there is a good stock of lower priced manufactured homes in Bulloch County for those unable to afford a site-built home. Increasing construction costs have made affording a home more difficult; however, the increasing costs have been somewhat offset by lower borrowing costs.

Figure 4-21: Assessment of Housing Affordability

Annual Household Income	Maximum Annual Income	Max. Monthly Income for Housing (30%)	Equivalent House Price*
Less Than \$15,000	\$15,000	\$375	\$61,857
\$15,000-24,999	\$25,000	\$625	\$103,095
\$25,000-34,999	\$35,000	\$875	\$144,333
\$35,000-49,999	\$50,000	\$1,250	\$206,190
\$50,000-74,999	\$75,000	\$1,875	\$309,284
\$75,000-99,999	\$100,000	\$2,500	\$412,379
\$100,000-149,999	\$150,000	\$3,750	\$618,569
\$150,000-249,999	\$250,000	\$6,250	\$1,030,948
\$250,000-499,999	\$500,000	\$12,500	\$2,061,896
Median Household Income			
2000	\$30,512	\$763	\$125,825
2003	\$30,045	\$751	\$123,899

* Based on 95% loan at 6.5% interest for 30 years.

Source: U.S. Census - Small Area Income & Poverty Estimates.



Figure 4-22: Assessment of Housing Affordability by Sector (2006)

Industry	Average Weekly Wage	Average Monthly Wage	Monthly Income Available for Housing (30%)	Equivalent House Price*
Goods Producing	\$576	\$2,503	\$751	\$123,848
Agriculture, Forestry, Fishing	\$363	\$1,577	\$473	\$78,050
Construction	\$595	\$2,585	\$776	\$127,934
Manufacturing	\$590	\$2,564	\$769	\$126,859
Service Producing	\$455	\$1,977	\$593	\$97,832
Wholesale Trade	\$632	\$2,746	\$824	\$135,889
Retail Trade	\$370	\$1,608	\$482	\$79,555
Transportation and Warehousing	\$573	\$2,490	\$747	\$123,203
Finance, Insurance and Real Estate	\$612	\$2,659	\$798	\$131,589
Government	\$624	\$2,711	\$813	\$134,169
Federal	\$854	\$3,711	\$1,113	\$183,622
State	\$651	\$2,829	\$849	\$139,974
Local	\$571	\$2,481	\$744	\$122,773
All Industries	\$520	\$2,259	\$678	\$111,808

* Based on 95% loan at 6.5% interest for 30 years.

Source: Georgia Department of Labor.

Sufficient Supply of Affordable Housing

The supply of affordable housing in Bulloch County, overall, is able to accommodate cost-burdened households. Renters earning between 0 to 30% of the median family income are the sole exception. There are 2,411 households in this income bracket that are cost burdened and only 2,292 housing units, a deficit of 119 units. There is a surplus of housing for all other households (renters and owners). In other words, there is a sufficient supply of low cost housing for the low income but an insufficient supply for the very low income households.



Figure 4-23: Affordable Housing Supply – Renters and Owners Households

Renter Households	Median Family Income*			
	0-30%	31-51%	51-80%	>100%
Households: Rent >30% to <=50% of Income	365	510	338	44
Households: Rent >50% of Income	2,046	328	45	-
Total Cost Burden Households	2,411	838	383	44
Affordable Housing Units	2,292	3,675	2,964	516
Surplus / (Deficit)	(119)	2,837	2,581	472
Owner Households	0-30%	31-51%	51-80%	>100%
Households: Rent >30% to <=50% of Income	217	213	456	468
Households: Rent >50% of Income	434	228	128	129
Total Cost Burden Households	651	441	584	597
Affordable Housing Units	NA	4,432	3,916	4,052
Surplus / (Deficit)	NA	3,991	3,332	3,455

* HUD adjusted median family income are estimated for a family of four.

Source: Georgia Department of Community Affairs.

Commuting Patterns

Examining Bulloch County's commuting patterns provides insight into economic development, housing, land use issues, and traffic patterns. Figure 4-24 illustrates that of the 24,238 employed residents of Bulloch County 77.4% work in Bulloch County, 10.2% work in Chatham County and the remaining 12.4% work in other counties. Figure 4-253 illustrates that 78.7% of the jobs in Bulloch County are filled by Bulloch County residents, 3.9% by residents of Screven County, 2.7% by residents of Candler County, and so on. Figure 4-27 shows that Bulloch County sends more workers to Effingham and Chatham counties than it receives from those counties and receives more workers from all the other counties than it sends. In other words, Bulloch County is a regional job center for most of the surrounding counties and Chatham County is a regional job center for the area. Figure 4-26 illustrates that the percentage of Bulloch County's population working in Bulloch County has decreased from 35.2% in 1990 to 33.5% in 2000. The population growth along the I-16 corridor supports this trend. Southern Bulloch County is becoming a bedroom community for Chatham County.



Figure 4-24: Employed Residents of Bulloch County

County Where Employed	Number	% of Total
Bulloch County	18,778	77.4%
Chatham County	2,474	10.2%
Effingham County	328	1.4%
Evans County	286	1.2%
Screven County	273	1.1%
Emanuel County	218	0.9%
Bryan County	188	0.8%
Candler County	170	0.7%
Other	1,533	6.3%
Total Residents	24,248	100.0%

Source: U.S. Census- 2000 County-to-County Worker Flow Files.

Figure 4-25: Persons Working in Bulloch County

County of Residence	Number	% of Total
Bulloch County	18,778	78.7%
Screven County	923	3.9%
Candler County	653	2.7%
Jenkins County	401	1.7%
Evans County	352	1.5%
Tattnall County	336	1.4%
Emanuel County	304	1.3%
Chatham County	262	1.1%
Other	1,838	7.7%
Total Residents	23,847	100.0%

Source: U.S. Census- 2000 County-to-County Worker Flow Files.

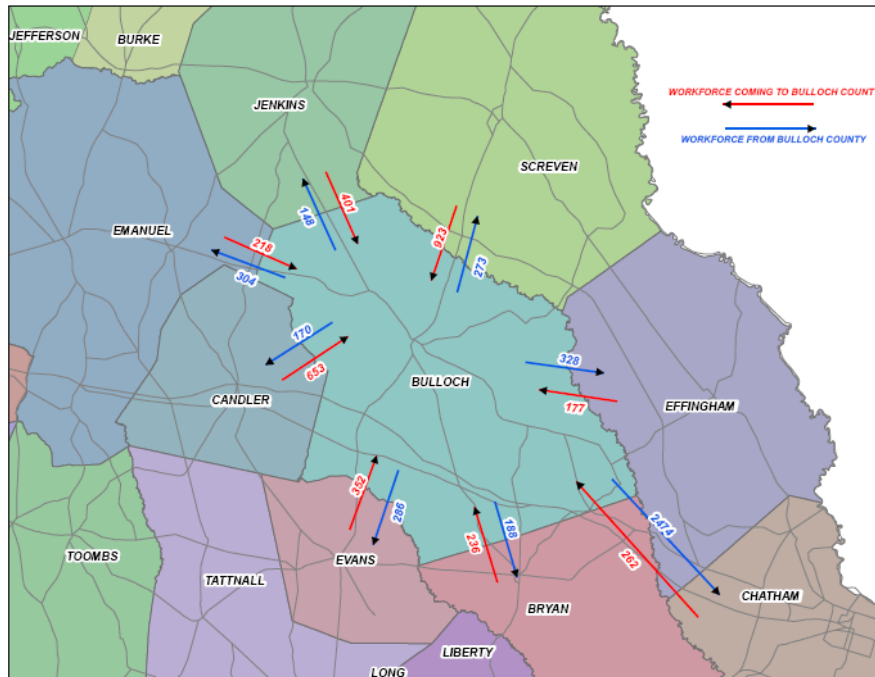
Figure 4-26: Labor Force Commuting Patterns

Category	1990	% of Total	2000	% of Total
Total population	43,125	100.0%	55,983	100.0%
Worked in State of residence	18,384	42.6%	23,911	42.7%
Worked in county of residence	15,167	35.2%	18,778	33.5%
Worked outside of county of residence	3,217	7.5%	5,133	9.2%
Worked outside of state of residence	121	0.3%	337	0.6%

Source: U.S. Census- 2000.



Figure 4-27: Workforce Commuting Patterns



Barriers to Affordability

Affordability is relative. Many new residents in southern Bulloch County moved from higher priced areas (Chatham and south Effingham counties) because property was too expensive where they work. For these residents, Bulloch County is an affordable option.

Growth at Georgia Southern University has increased the demand for student housing. During the past few years, a number of large apartment complexes as well as additional on-campus housing have increased the supply of apartments. The new complexes have outpaced the growth at GSU which has added older, more affordable apartments to the area.

Population growth has put upward pressure on land values, which has changed the composition of permitted housing. The number of houses built has increased significantly over the past ten years, however, at the same time the number of manufactured homes permitted each year has decreased from 599 in 1996 to 215 in 2006. Increasing land prices are becoming a barrier to affordability for low income families. The County adopted higher standards for permitting previously owned manufactured homes which has also impacted affordability.



5 Natural and Cultural Resources

5.1 Environmental Planning Criteria

Water Supply Watersheds

Because no water system in Bulloch County draws from surface water sources, environmental standards applicable to water supply watersheds do not apply at this time. The eastern portion of Bulloch County lies within the Lower Ogeechee watershed, while the western portion lies within the Canoochee watershed.

Wetlands

Regulatory and Policy Assessment

In Bulloch County, as in most rapidly growing areas, developers often seek to drain or fill wetlands to create developable property. Unlike other states, Georgia has no law protecting wetlands, other than those found along the coast. Freshwater wetland protection rests with the U.S. Army Corps of Engineers (Corps). Section 404 of the Clean Water Act gives the Corps authority to regulate the discharge of dredge or fill material into navigable waters (including wetlands) of the United States. Until recently, Section 404 applied to all wetlands. In January 2001, however, the United States Supreme Court ruled that the Corps has jurisdiction over only those wetlands that are adjacent to navigable waterways (Solid Waste Agency of Northern Cook County [SWANCC] v. U.S. Army Corps of Engineers, et al. No. 99-1178). As a result, “isolated” wetlands – those that are not adjacent to or connected via surface water to a navigable water body – are no longer protected under federal law. This ruling, known as *Swank Decision*, places many Bulloch County wetlands’ at increased risk.

Disturbing federally-protected wetlands through drainage or discharge of fill material is prohibited, unless there is “no practicable alternative,” and a permit still must be obtained from the Corps. Practicable alternatives can consider cost, existing technology, and logistics and can include the possibility of acquiring other suitable property. If it is deemed that a development will result in an unavoidable loss of wetland, the developer may be allowed to compensate for the loss by creating wetlands elsewhere in the state. This process is known as mitigation banking, and it is becoming a fairly common practice throughout Georgia. Numerous other forms of creative mitigation techniques are available for developers and landowners.

Bulloch County protects wetlands by requiring all developments comply with section 404 of the Federal Clean Water Act. A Corps determination is required prior to the issuance of a building permit for any regulated activity within the wetland protection district.

Wetlands in Bulloch County

Map 1 in the Atlas illustrates the locations of wetlands within Bulloch County. Of the 125,460 acres of wetlands in the County, some are at greater risk of impact from new development than others. The majority of the wetlands, 98.3%, are located in the unincorporated area. Each jurisdiction has wetlands, ranging from approximately 15.3% of the jurisdiction in Portal to



28.8% in the unincorporated area. The following areas contain wetlands of special significance, in part for their wildlife habitat and wildlife corridor value:

- Ogeechee River (entire river corridor)
- Mill Creek (entire length)
- Lotts Creek (entire length)
- Black Creek (entire length)

Bulloch County’s wetlands along these rivers and creeks have not been severely affected yet by development. The majority of development in the past few years has occurred between Statesboro and Brooklet which has minimally impacted tributaries of Mill Creek and Lower Black Creek. Little Lotts Creek runs through Statesboro continuing south until it connects to Lotts Creek. Development within the City is fairly dense and growth in the unincorporated area has been significant in the past ten years and is predicted to continue for the next twenty years due to growth pressure from Georgia Southern University. The wetlands in this area are of special concern and should be protected. In addition, there are numerous isolated wetlands that are being incorporated in designs of subdivisions in the unincorporated area.

Brooklet, Portal and Register have jurisdiction over identified wetlands within their boundaries. Because of the value of wetlands, generally, and their specific value to Bulloch County’s water quality, wetland protection will be important as the County’s population and developed land acreage continue to increase.

Figure 5-1: Wetlands by Jurisdiction

Jurisdiction	Acres	% of Total	Jurisdiction Acres	% of Jurisdiction in Wetlands
Brooklet	408	0.3%	2,165	18.8%
Portal	173	0.1%	1,130	15.3%
Register	93	0.1%	503	18.5%
Statesboro	1,421	1.1%	8,810	16.1%
Unincorporated	123,365	98.3%	428,183	28.8%
Total	125,460	100.0%	440,791	28.5%

Source: Bulloch County GIS Department.

Groundwater Recharge Areas

Regulatory and Policy Assessment

Recharge areas are portions of the earth’s surface where water infiltrates the ground to replenish an aquifer, which is any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well. In order to avoid toxic and hazardous waste contamination to drinking water supplies, groundwater recharge areas must be protected. While recharge takes place throughout practically all of Georgia’s land area, the rate or amount of recharge reaching underground aquifers varies from place to place depending on geologic conditions.

Pursuant to O.C.G.A. 12-2-8 and the Georgia Department of Natural Resources (DNR), Environmental Protection Division’s (EPD) Rules for Environmental Planning Criteria Chapter 391-3-16, Bulloch County has adopted a *Protection of Groundwater Recharge Areas* ordinance.



This ordinance restricts some types of development in areas that may function as significant groundwater recharge areas. This includes restrictions on septic tanks, drain fields, minimum sizes for lots requiring septic systems, above-ground chemical or petroleum tanks, agricultural waste impoundment sites, and certain new facilities which handle hazardous materials.

Groundwater recharge areas are delineated according to the DNR *Significant Recharge Areas Hydrological Atlas 18* (1989 Edition) and the Georgia Department of Natural Resources *Pollution Susceptibility Map*, which categorizes Bulloch County by areas of medium and high groundwater pollution potential.

Recharge Areas in Bulloch County

Map 2 in the Atlas illustrates probable groundwater recharge areas in the County. The largest area is located to the south of Brooklet and below I-16 to the south of the Nevils community. Bulloch County is completely reliant on groundwater for drinking water and it is therefore imperative that groundwater recharge areas are protected. Fortunately, the majority of municipal and community wells is located to the north of the recharge areas and would likely not be affected by groundwater pollution within the County, Brooklet being the only exception with recharge areas located in and to the south of the Town.

Protected Rivers

Policy and Regulatory Assessment

A protected river has been defined by Georgia's General Assembly as any river that has an average flow rate of at least 400 cubic feet per second. In addition to the rivers themselves, the state has required protection of a minimum 100-foot buffer on both sides of each protected river. Pursuant to O.C.G.A. 12-2-8 and the Department of Natural Resources, Environmental Protection Division Rules for Environmental Planning Criteria Chapter 391-3-16, Bulloch County has adopted a *Protection of River Corridor* ordinance. This ordinance regulates permitted uses along the Ogeechee River. Bulloch County's ordinance permits the following within the river corridor: single-family dwellings (minimum two acre lot size), road and utility crossings, pre-existing industrial and commercial land uses, timber production, wildlife and fisheries, wastewater treatment, recreational usage, natural water quality treatment and agricultural production. Prohibited activities include: all landfills; commercial or industrial handling; receiving or storage of hazardous waste; and surface mining.

Ogeechee River

Map 3 illustrates the Ogeechee River, the only protected river in Bulloch County, which was protected in the 1991 River Corridor Protection Act. The Ogeechee River forms the border of Bulloch County along its northern and north-eastern sides with Screven and Effingham counties. The length of this corridor is 38 miles, but because access to the river is poor, exploitation has been limited. Most of the property is held in large tracts which are often used as hunting and/or fishing preserves. The use of the land and water for this purpose recognizes the wide variety and quantity of animal life found in this ecosystem. This system extends into the five major drainage basins associated with creeks in Bulloch County. Development along the Ogeechee River consists primarily of weekend/vacation residences. Because the river is not considered navigable, there has been only limited industrial development. The river could be threatened in the future if aging septic systems are not maintained.



Protected Mountains

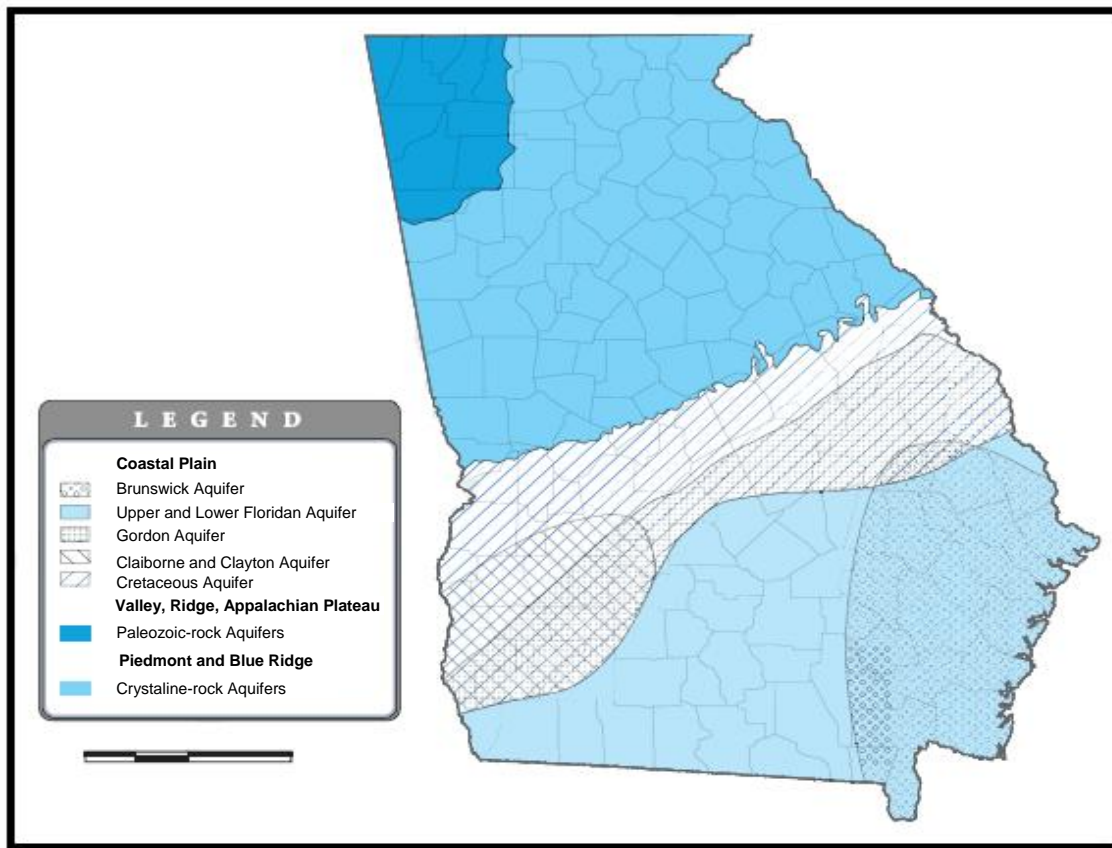
These natural resources are not applicable to Bulloch County.

5.2 Other Environmentally Sensitive Areas

Public Water Supply Sources

Map 4 illustrates the locations of the community and municipal wells in Bulloch County. The Floridan Aquifer is the primary source of groundwater for wells within the County; however, a number of other aquifers including the Brunswick, Gordon and Cretaceous Aquifer lie under Bulloch County (see Figure 5-2). The County does not use surface water at this time.

Figure 5-2: Georgia Aquifer Systems



Source: Comprehensive Statewide Water Management Plan, November 2007.



Steep Slopes

Bulloch County has very few steep slopes. The few steep slopes are primarily located along the Ogeechee River. These slopes need protection from inappropriate development and subsequent erosion through enforcement of the existing *Soil Erosion and Sedimentation Control* ordinance.

Bulloch County is in the eastern part of the Coastal Plain Province. The county is divided among two districts within the province: the Vidalia Upland district and the Barrier Island Sequence district. The topography of the county changes with the transition from one district to the other, with more rolling hills and higher elevations in the northwestern half of the county and very level land and lower elevations in the southeastern half. Bulloch County has few areas with steep slopes that would preclude development. The highest elevation in the county is less than 350 feet above sea level in the Portal area, and the lowest elevations in the southern part of the county are 50 to 100 feet above sea level.

Coastal Resources

These natural resources are not applicable to Bulloch County.

Flood Plains

Regulatory and Policy Assessment

Bulloch County protects property from flood damage through its *Flood Prevention* ordinance and participates in the Nation Flood Program. The County ordinance applies to unincorporated areas within the 100-year floodplain. This ordinance provides an adequate level of protection to minimize property damage and human harm from floods. Statesboro and Brooklet participate in the National Flood program, while Register is currently does not participate. Portal does not have any flood plains within its jurisdiction.

Floodplain in Bulloch County

Map 5 in the Atlas indicates the location of the 100-year floodplain in Bulloch County. As can be seen, the majority (98.9%) of the floodplain is in the unincorporated area and covers approximately 20.8% of Bulloch County. Brooklet has 4 acres of floodplains, Register 94 acres, Statesboro 942 acres, and the unincorporated area 90,552 acres. Floodplains are located throughout the County. The majority of the floodplains in the County do not have elevations established; therefore, most new developments are required to establish Base Flood Elevation as part of the building process.



Figure 5-3: Flood Plain by Jurisdiction

Jurisdiction	Acres in Flood Plain	% of Total	Jurisdiction Acres	% of Jurisdiction in Flood Plain	Participate in National Flood Program
Brooklet	4	0.0%	2,165	0.2%	Yes
Portal	0	0.0%	1,130	0.0%	No
Register	94	0.1%	503	18.6%	No
Statesboro	942	1.0%	8,810	10.7%	Yes
Unincorporated	90,552	98.9%	428,183	21.1%	Yes
Total	91,592	100.0%	440,791	20.8%	

Source: Bulloch County GIS Department.

Soils

Regulatory and Policy Assessment

Septic tanks and drain fields are regulated through the Bulloch County Health Department. The County regulates septic tanks in groundwater recharge areas by requiring larger lot sizes based on the lands susceptibility to pollution. The County also regulates septic tanks along the river corridor by requiring a minimum of two acres per lot.

The zoning code allows for individual septic systems throughout the County in all zoning districts. Each zoning classification requires a minimum lot size, depending on the use of some combination of private well, public water, septic tank and public sewer. Generally, the minimum lot size allowed is 25,000 square feet for single-family residential areas and 15,000 square feet for multi-family classifications. The Bulloch County Health Department requires a minimum of one-half acre of usable soil for a septic tank.

Soil Suitability

An analysis of County soils and slopes reveals information useful in long range planning for land development. Soils and slopes can be identified based on their suitability for different types of building development. The most important criteria used for Bulloch County's planning purposes includes an evaluation of soil suitability for septic tanks, identification of slopes over 25%, and identification of soils susceptible to severe erosion.

Bulloch County does not own and operate a countywide wastewater treatment system. The majority of new residential development in the county is supported with septic tanks for wastewater treatment, with the exception of those areas that are served by municipal wastewater systems. Septic tanks provide a low cost, environmentally safe solution to wastewater treatment. However, if septic tank-leachfield systems are not properly designed, or are installed in unsuitable soils, they can pose serious environmental and health-related concerns.

The suitability of soils for septic tanks depends on a number of factors. Septic tanks are not permitted in wetlands and anywhere within fifty feet of the wetlands. The Bulloch County Health Department issues permits for septic tanks throughout the County and must inspect each site to ensure the soils are adequate. Building permits are not issued until a septic tank permit has been received from the Health Department. There are 140,920 acres of land that are not suitable for septic tanks in the unincorporated area or approximately 32.9% of the area (see Figure 5-4). Brooklet has 544 acres not suitable for septic system, Portal 244 acres, Register



130. Statesboro is currently the only jurisdiction within the County that has a centralized sewage system.

The unsuitable soils are scattered throughout the county and along the low areas adjacent to the Ogeechee River, swamps, creeks and streams and are more prevalent in the southern portion of the county. These areas are typically found within the 100 year flood plain of the county's major water courses and in alluvial land along smaller streams. Land that is unsuitable for septic tanks is also generally unsuitable for building foundations.

Erosion susceptibility is used as a planning tool because of negative impacts of sediment build up in rivers and lakes, the loss of topsoil as well as the potential for the transfer of nonpoint source pollutants. Bulloch County is fortunate to have soils that are not highly susceptible to erosion due to steep slopes. However, areas around water supplies such as the Ogeechee River contain land subject to some erosion.

Soils with Severe Limitations for Septic Tanks

- Kershaw-Lakeland Association
- Bladen-Rains-Swamp Association

Figure 5-4: Septic Tank Suitability of Bulloch County's Soils

Jurisdiction	Non-Suitable Acres for Septic Systems	Jurisdiction Acres	% of Jurisdiction in Not-Suitable for Septic System
Brooklet	544	2,165	25.1%
Portal	244	1,130	21.6%
Register	130	503	25.8%
Statesboro	1,886	8,810	21.4%
Unincorporated	140,920	428,183	32.9%
Total	143,723	440,791	32.6%

Source: Bulloch County GIS Department.

Plants and Animal Habitats

Regulatory and Policy Assessment

State and federal regulations currently provide adequate protection for these species.

Threatened, Endangered, and Special Concern Species

Bulloch County hosts nine plant species and six animal species that are listed as either threatened or endangered at the Federal or State level. Additionally, eleven plants and one animal species are listed as Species of Special Concern by the Georgia Department of Natural Resources. The following species known to exist in Bulloch County are listed on either the Federal Endangered Species List or Georgia's Protected Species List. Species on the federal list are protected automatically at the state level.



*Plants*Georgia Protected Species

Sandhill Milk-vetch	<i>Astragalus michauxii</i>
Purple Honeycomb Head	<i>Balduina atropurpurea</i>
Georgia Plume	<i>Elliottia racemosa</i>
Green-fly Orchid	<i>Epidendrum conopseum</i>
Yellow Flytrap	<i>Sarracenia flava</i>
Hooded Pitcherplant	<i>Sarracenia minor</i>
Parrot Pitcherplant	<i>Sarracenia psittacina</i>
Sweet Pitcherplant	<i>Sarracenia rubra</i>
Silky Camellia	<i>Stewartia malacondendron</i>

Species of Special Concern

Scale-leaf Purple Foxglove	<i>Agalinis aphylla</i>
Georgia Indigo-bush	<i>Amorpha Georgiana</i> var. <i>Georgiana</i>
Bog Bluestem	<i>Andropogon mohrii</i>
Florida Finger Grass	<i>Eustachys floridana</i>
Georgia St. Jonhswort	<i>Hypericum erythraeae</i>
Serviceberry Holly	<i>Ilex amelanchier</i>
Boykin Lobelia	<i>Lobelia boykinii</i>
Savanna Cowbane	<i>Oxypolis ternate</i>
Skullcap	<i>Scutellaria mellichampii</i>
Wire-leaf Dropseed	<i>Sporobolus teretifolius</i>
Stokes Aster	<i>Stokesia laevis</i>

*Animals*Federally Protected under the US Endangered Species Act

Eastern Indigo Snake	<i>Drymarchon couperi</i>
Florida Panther	<i>Felis concolor coryi</i>
Bald Eagle	<i>Haliaeetus leucocephalus</i>

Georgia Protected Species

Spotted Turtle	<i>Clemmys guttata</i>
Swallow-tailed Kite	<i>Elanoides forficatus</i>
Southern Hognose Snake	<i>Heterodon simus</i>

Species of Special Concern

Eastern Tiger Salamander	<i>Ambystoma tigrinum tigrinum</i>
--------------------------	------------------------------------

Natural Communities

Officially, Bulloch County does not contain any of Georgia's natural communities of special concern. But that has more to do with the fact that a countywide survey has never been completed.



Water Quality

Five of Bulloch County's rivers and streams are identified by the Environmental Protection Agency, via the Georgia Environmental Protection Division, as not fully supporting the water quality standards mandated by the Clean Water Act. The list of waterways not meeting federal water quality standards is referred to as the 303(d) list, referring to the section of the Clean Water Act, which requires that these waters be identified by the appropriate state regulatory agency. Figure 5-5 summarizes the 303(d) listed streams and rivers in Bulloch County, and Map 6 in the Atlas illustrates the location of those streams in the County. The sources of pollution are identified in the table. The cause of the contamination in each case is non-point sources of pollution.

5.3 Significant Natural Resources

Scenic Areas

Bulloch County is known for its pastoral, rural, and scenic character. Since the county lacks areas of topographic change; these views are its best visual asset. The rural character depicts Bulloch County's agricultural heritage, and is one of the reasons newcomers cite for locating in the county. There are numerous miles of rural roads with scattered farms separated by wooded tracts. Also, numerous wetlands border the roads. However, there is currently no protection of these views, and increasingly, inappropriate development is despoiling many of these areas. Junkyards and mobile home parks are most often named as leading visual intrusions, with poorly landscaped commercial development not far behind.

Agricultural Land

Prime farmland is one of several kinds of important farmland defined by the U.S. Department of Agriculture. It is of major importance in meeting the nation's short and long range needs for food and fiber. In Bulloch County, approximately 230,000 acres, or slightly over 50% of the county, is considered to have prime agricultural soils. This prime farmland is mostly located within the northern two-thirds of the county. These soils have properties that are favorable for the economic production of high yields of crops. Because of the desirable properties of these soils, prime farmland is also excellent for development.

As can be seen in Figure 5-6 and Map 7, the total acres of farmland have decreased from 213,943 acres in 1992 to 206,206 acres in 2002. In 1992, Bulloch County had the most farmland acres of any County in Georgia and was ranked third in total acres in 2002. Bulloch County also ranks near the highest in harvested cropland acres. In 1992, Bulloch County ranked first in harvested cropland with 105,023 acres, which decreased by 12,180 acres by 2002. However, even with the recent decreases in farmland and harvested cropland acres, Bulloch County is still one of the top agricultural counties in Georgia.

The rate of growth and development of Bulloch County has increased steadily over the past thirty years. The rapid growth of Georgia Southern University and residential spillover from Chatham County has been catalysts for accelerated development within the county in the last 10 years. This accelerated development threatens the cultivated land and the agribusiness that is associated with it. Prime agricultural soils in Bulloch County should be protected from suburban development in order to insure the long-term continuation of agriculture in the County.



Figure 5-5: State Listed Impaired Waterways

Basin / Stream	Location	Evaluation / Use	Criterion Violated	Potential Causes	Action to Alleviate	Miles	303(d)	Priority
Ogeechee River	U.S. Hwy 301 to Black Creek	Partially Supporting / Fishing	TWR	NP	EPD will address nonpoint sources through a watershed protection strategy. Trophic Weighted Residue of mercury in fish tissue exceeded 0.3 mg/kg.	59	3	3
Black Creek	Ash Branch to Mill Creek near Blitchton	Not Supporting / Fishing	DO	NP	EPD will address nonpoint sources through a watershed protection strategy.	11	3	2
Lotts Creek	U.S. Hwy 301 to Little Lotts Creek near Register	Not Supporting / Fishing	FC	NP	EPD will address nonpoint sources through a watershed protection strategy.	8	3	2
Mill Creek	Newsome Branch to Ogeechee River near Statesboro	Not Supporting / Fishing	DO	NP	EPD will address nonpoint sources through a watershed protection strategy.	16	3	2
Nevils Creek	Bay Gull Creek to Ogeechee River near Rocky Ford	Not Supporting / Fishing	DO, FC	NP	EPD will address nonpoint sources through a watershed protection strategy.	3	3	2

Source: U.S. EPA, GA EPD, 2006.

Note: TWR – Trophic-Weighted Residue, DO – Dissolved Oxygen, FC – Fecal Coliform Bacteria, NP – Non-Point pollution



Figure 5-6: Farmland and Harvested Cropland in Bulloch County

Year	Farmland			Harvested Cropland		
	Acres	% of Jurisdiction	Ranking by County	Acres	% of Jurisdiction	Ranking by County
1992	213,943	48.5%	1	105,023	23.8%	1
1997	208,716	47.4%	6	122,787	27.9%	1
2002	206,206	46.8%	3	92,843	21.1%	4

Source: Georgia County Guide, University of Georgia, Center for Agribusiness and Economic Development.

Forest Land

There are large and significant stands of timber in Bulloch County, very few of which are not second growth or beyond. Planted pine plantations are quite common. The extensive wetland areas are predominantly hardwood habitats. Loblolly, slash, and some longleaf pine, water oak, live oak, sycamore, and red maple are among the varieties which most commonly comprise the canopy in forested areas. Production of both softwood and hardwood is important to the area economy. Trees also improve the environment by absorbing pollutants, limiting formation of heat islands, producing oxygen, and providing food and habitat for wildlife.

According to the 2007 Georgia County Guide, 59.5% of the land area of Bulloch County is forest land, or 262,200 acres (see Figure 5-7). Since 1989, the amount of forest land has increased by 43,524 acres. Bulloch County was ranked 25th in forestland in 1989 and was ranked 13th in 2004.

Bulloch County has some excellent land for growing crops and timber. There is a need, however, to enact progressive zoning regulations to help direct current and future development so as to promote open space conservation and allow agricultural uses to coexist with new development. These issues have become of greater concern particularly in response to increased subdivision development in rural Bulloch County, which threatens traditional agricultural and forest land use. While it is inherent in this strategy that prime agricultural lands within the towns would eventually be developed to save other such lands elsewhere, these lands should be protected in Brooklet, Portal, and Register as long as possible.

Figure 5-7: Forest Land in Bulloch County

Year	Acres	% of Jurisdiction	Ranking by County
1989	218,676	49.6%	25
1997	250,700	56.9%	14
2004	262,200	59.5%	13

Source: Georgia County Guide, University of Georgia, Center for Agribusiness and Economic Development.

Major Parks and Recreation Areas

Major federal, state or regional parks and recreation are identified because of their significant contribution to quality of life. However, no federal or state parks are located in Bulloch County. Bulloch County does have a regional park/recreation area called Mill Creek. Mill Creek includes 155 acres of parkland, 15 baseball/softball fields (12 lighted), 7 soccer/football fields (4



lighted), 2 playgrounds, 1.25 mile walking trail, 9 picnic pavilions, 8 public restrooms, 1 lake, and an outdoor/indoor water park called Splash in the 'Boro.

Conservation Areas

Bulloch County has many areas that are prime areas for conservation; however, the County does not have any federal or state parks within its boundaries. The County has a Conservation District zoning classification which is currently protecting 600 acres at Cypress Lake. The County has provided training for property and accounting professionals to help citizens put conservation restrictions on property, including donations to land trusts. The County is also working on a conservation subdivision ordinance that would help protect environmentally sensitive areas as well as provide for development. The County also included funding in the most recent Special Purpose Location Option Sales Tax for greenspace acquisition. The organizational structure to conserve land is in the early stage at this time, mostly due to the recent development in prime agricultural areas.

Greenways System

Bulloch County has adopted a *Greenways System Mater Plan* in order to undertake the development of a system of trails and greenways throughout the County. The first project is the completion of a bikepath / greenway from Statesboro to Brooklet called the S&S Greenway and includes the construction of a 12' wide, multi-use trail for bicyclists and pedestrians along the abandoned S&S Railroad right-of-way.

5.4 Significant Cultural Resources

History and Culture Landmarks

History of Bulloch County

Going back in time to March 17, 1758, an act was passed by the Georgia Legislature in which the Province of Georgia was divided into eight parishes. The eight parishes of colonial Georgia were St. Paul 's, St. George's , St. Matthew's, Christ Church 's, St. Philip's, St. John's , St. Andrew's and St. James. In February of 1776, the Georgia Legislature created a county from St. Philip's parish. The appellation which the Legislature chose for St. Philip's Parish was called Bulloch County.

In the late 1750's, a South Carolina native, Archibald Bulloch, came to Georgia and acquired a plantation along the Savannah River. Mr. Bulloch was a revolutionary leader who opposed the authoritative rule of the British Parliament. Under the threat of his demise by British hands and sympathizers, he signed his name to an editorial written in *The Georgia Gazette* on July 14, 1774. The editorial was a call for all Savannah inhabitants to resist and fight the oppression of Great Britain. Due to his bravery and selfless acts, on January 20, 1776, Archibald Bulloch was elected President of the Executive Council of Georgia. Days later he was elected to the esteemed position of Provincial Governor.

On August 10, 1776, seven months after being elected Governor, Archibald Bulloch read a copy of the Declaration of Independence to the council members of Savannah, Georgia. Afterward, he read the Declaration to an audience at the public square. After reading it for a third time at the Liberty Pole, the Declaration of Independence was praised for its importance by thirteen thunderous rounds from a canon. Every since that historic event, residents of Bulloch County have celebrated "Archibald Bulloch Day" on August 10th.



Bulloch County was created from Bryan and Screven counties on February 8, 1796 by an act of the General Assembly (Ga. Laws 1796, p. 14). Georgia's 21st county was named for Archibald Bulloch, Georgia's first provisional governor (1776-1777). Portions of Bulloch County were used to create Jenkins County (1905), Candler County (1914), and Evans County (1914).

The very first commissioner's court was held May 6, 1873. The purpose of the commissioners' court was to appoint different people to the Road Commission for their respected districts in Bulloch County. The first commissioners were Chairman John L. Denmark, Algeverre Scarborough and Solomon Hagin. On August 11, 1924, an Act created the Board of Commissioners for Bulloch County. The Act created a seven member commission, one being the chairperson, and one being the vice chairperson. Each member including the Chairmen would be directly elected from the citizenry but the vice chairperson would be selected by the commissioners.

History of Statesboro

George Sibbald, whose last name eventually became to be spelled "Siebald", gave the community the land on which Statesboro now stands. Mr. Siebald was a man of wealth from Augusta, Georgia who possessed large land holdings in Bulloch County. Nobody knows the reason for his generosity, but on November 7, 1801, Mr. Siebald presented a 200-acre tract of land to the administrative officials of Bulloch County. On December 19, 1803, an Act of the Georgia Legislature was signed by then Governor John Milledge and the small town of "Statesborough" became an official reality.

It's uncertain to how the town came to be called "Statesborough". J.A. Brannen orated the leading theory was due to the acts of Thomas Jefferson. Jefferson made a great argument in Virginia standing up for states' rights and the rights of people for local self-governance. Elected to the Presidency in 1801, Jefferson entered office when local and state rights were a popular topic. It is assumed, "Statesborough" was originated in honor of states' rights.

In the original charter, granted in 1866, "Statesborough" officially became spelled as it is known today, Statesboro. The original charter did not provide for a mayor or council. However, it did state that five commissioners would govern the newly chartered city.

History of Brooklet

According to "The History of Brooklet," the town received its name from a winding brook which runs within the incorporated limits of the town. The Town of Brooklet was incorporated in 1906, with Dr. John I. Lane as its first mayor. Growth before 1906 included a school, churches, industry (creosote works and cotton gin), a mercantile business, and a home for travelers (makeshift hotel). It was during this time that Brooklet became aware of the need for a bank. On December 1, 1906 the Bank of Brooklet became the community's first bank. After a series of bank closings that included the Sea Island Bank and the Bank of Statesboro, the Farmers and Merchants Bank was chartered in Brooklet and still remains with several offices in the County. In 1907 ground was broken for a new brick school building, and by 1915 more than 200 pupils were enrolled at the Brooklet High School.

History of Portal

Ten years before the town of Portal was incorporated, three different petitions for charters to build railroads through Portal appeared in the newspaper. It was not until 1907 that a movement got underway to build what was to become the Savannah, Augusta, and Northern Railway. It was less than one year after the railway was established that the Portal Post Office opened in 1908, and shortly thereafter two rural routes were established. The charter for the Bank of Portal



was granted and signed in 1910, and twenty years later the bank showed assets and liabilities of over \$97,000. Portal was incorporated in 1914, with Elerbee A. Daughtry as its first mayor. The first City Hall was built in 1948. The earliest complete description of Portal's High School can be found in an educational survey made during 1915. However, Portal's High School and most of the Grammar School were destroyed by fire in 1949. It was not until 1951 that the Bulloch County School system was formed and in that same year the voters passed a bond issue to build new schools in the County. In 1953, enrollment in Portal schools was 510.

History of Register

The Town of Register was founded in 1894 by Franklin Pierce Register who migrated to Bulloch County from his native North Carolina to establish a naval stores operation and a general merchandise store. Located on the site of the earlier Bengal community, Register became a “boom town” of more than 400 residents in the early 1900s because of its location at the junction of the Register and Glennville Railroad and a branch of the Central of Georgia rail line. At one time, as many as six passenger trains and three freight trains stopped in Register each day. In addition to general stores, the community had a bank (Farmers State Bank of Register, chartered in 1912), hotel, drugstore, and various other businesses. Register's first school began in 1904, while the Register High School was completed in 1918. By the late 1920s/early 1930s regular rail service to Register had ceased and the local bank had closed, thus marking the end of any significant community growth. In recent years, however, the Town of Register has embarked on a number of community revitalization projects, primarily through the Register Beautification Committee. The town was incorporated in 1982.

History of Small Communities

Some of the other small communities which sprang up along the railroad lines in Bulloch County were Nevils, Clito, Aaron, Leefield, Jimps, and Stilson. The area around Stilson was first called Iric, but after the building of the railroad the new town was named Stilson in honor of J. E. Brannen's young son. Mr. Brannen, also known as Ewell, was a county school commissioner for a number of years. Nevils came into being in 1912 when Jake Nevils sold a land easement to the Shearwood Railroad allowing entrepreneur J. N. Shearhouse railway rights through farmland belonging to Mr. Nevils. Likewise, the small settlement of Clito lay strategically on the Central of Georgia Railroad between Statesboro and Dover. The community of Aaron existed before the railroad line ran through the area because of one store, which served as a supplier to the farm families of upper northwest Bulloch County. With the completion of the Savannah, Augusta, and Northern Railroad in 1908, Aaron grew and a post office designating it as Aaron Station was established in 1909. Near the Ogeechee River came to be a place called Leefield, which was served by two railroads in the early twentieth century. Legend says that a race developed the two lines in 1915, as to which line would first reach the spot where the two tracks crossed. Jimps was located on the Central of Georgia line, just south of Statesboro.

National Register of Historic Places

The National Register of Historic Places is the official list of the nation's historic and cultural resources worthy of preservation. The National Register was authorized by the National Historic Preservation Act of 1966 and is part of the national effort to identify, evaluate, and protect our architectural and archaeological resources. The program is administered by the National Park Service under the Secretary of Interior. Properties listed in the National Register include buildings, structures, sites, objects, and districts significant in American history, architecture, archaeology, engineering, and culture.



The National Register of Historic Places' listing of a property is a federal recognition of its significance, but does not offer protection for the site. To protect historic structures and sites, Bulloch County can create historic overlay zoning districts to protect them from future changes. The districts should include structure standards and guidelines to maintain the character and integrity of a district or historic area.

The creation of Design Guidelines for historic resources located in Bulloch County would act as a guide for both appropriate maintenance, and for new construction of structures within historic districts. The Design Guidelines could also act as a guide for maintenance for existing resources. They are meant to do the following:

- Reinforce the historic character of properties within Bulloch County
- Protect its visual aspects
- Serve as a tool for designers and clients in making design decisions
- Increase public awareness
- Discourage inappropriate new construction
- Deal with exterior only
- Guarantee "high quality" construction
- Be specific but not restrictive

The listing, however, is not without numerous benefits, including the following:

- Recognition that a property is of significance to the nation, state, or community.
- Consideration in the planning for federally assisted projects, including review by the Advisory Council on Historic Preservation under Section 106 of the National Historic Preservation Act of 1966.
- Eligibility for certain federal tax benefits, such as the investment tax credit for rehabilitation of income-producing buildings and the charitable deductions for donations of easements.
- Qualification for federal preservation grants when funding is available.

To be listed in the National Register, a property must meet the National Register criteria for evaluation. These criteria require that a property be old enough to be considered historic (generally at least 50 years old) and that it still look and appear as it did in the past. In addition, the property must (a) be associated with events, activities, or developments that were important in the past; (b) be associated with the lives of people who were important in the past; or (c) be significant in the areas of architectural history, landscape history, or engineering; or (d) have the ability to yield information through archaeological investigation that would answer questions about our past.

National Register listing does not place obligations or restrictions on the use or disposition of an individual property. National Register listing is not the same as local historic district zoning or local landmark designation that protects listed properties with design review. Properties listed in, or eligible for, the National Register are subject to an environmental review for projects using federal funds regardless of the amount. National Register listing does not encourage public acquisition of or access to property.

In Bulloch County, 22 historic resources are currently listed in the National Register of Historic places (Map 8 in the Atlas illustrates the locations). Figure 5-8 describes each of the Historic Resources and provides a short description of the original and current use, construction date and significance of the resource. Five of the Historic Resources are in the unincorporated area, two in Portal and the remaining fifteen in Statesboro.



Historic Markers

Regulatory and Policy Assessment

The National Register of Historic Places' listing of a property is a federal recognition of its significance, but it does not offer protection for the site. Federally funded undertakings will avoid a listed or eligible resource as much as possible, but the listing does not protect a historic home or district from changes. To protect historic structures and sites, Bulloch County and its cities can create historic overlay zoning districts to protect them from future changes. The districts should include structure standards and guidelines to maintain the character and integrity of a district or historic area.

The creation of Design Guidelines for historic resources located in Bulloch County would act as a guide for both appropriate maintenance, and for new construction of structures within historic districts. The Design Guidelines could also act as a guide for maintenance for existing resources. They are meant to do the following:

- Reinforce the historic character of properties within Bulloch County
- Protect its visual aspects
- Serve as a tool for designers and clients in making design decisions
- Increase public awareness
- Discourage inappropriate new construction
- Deal with exterior only
- Guarantee "high quality" construction
- Be specific but not restrictive

Bulloch County Historical Markers

Georgia Historic Markers are the official state markers that identify and provide information about historic sites. The program is administered by the Georgia Historical Society and provides a cost-sharing program for local communities to post eligible markers following an application process. As in other parts of the state, these markers denote areas of historical significance and provide the public with historic information about events, people, and historical trends (see Figure 5-9 and Map 8) Figure 5-9 lists the eleven Georgia Historic Markers in Bulloch County.

Other types of markers also exist in the County that, like the Georgia Historical Markers, mark places significant for local history. All markers provide educational opportunities about the county's cultural resources. The information provided by markers can serve as a basis for encouraging tourism efforts locally.



Figure 5-8: Historic Resources

Resource Name	Location	Original Use	Current Use	Construction Date	Significance	National Register
Akins, Sol, Farm	Old Register Rd. off US 301, 1.2 miles S. of Statesboro, Statesboro	Domestic/Residential, Agriculture/Food Processing	Vacant	1864-1885	Architecture, History-Event	Yes
Olliff, William W., Farm	New Hope Rd., Register	Domestic/Residential, Agriculture/Food Processing	Domestic / Residential	1872	Architecture, History-Person	Yes
Brannen, James Alonzo, House	112 S. Main St. US 301, Statesboro	Domestic/Residential	Domestic / Residential	1881-1917	Architecture, History-Person	Yes
Holland, Dr. Madison Monroe, House	27 S. Main St. / US 301, Statesboro	Domestic/Residential, Health Care	Domestic/Residential, Commercial	1888-1908	Architecture History-Event	Yes
Bulloch County Courthouse	Courthouse Square, Statesboro	Government / Public	Government / Public	1894-1914	Architecture History-Event	Yes
North Main Street Commercial Historic District	North Main Street Commercial Historic District	Commercial	Commercial	1900	Architecture History-Event	Yes
South Main Street Historic District	South Main Street Historic District	Commercial	Commercial	1900-1938	Architecture History-Event	Yes
Nevil, Dr. John C., House	U.S. 301 South of Register, Register	Domestic / Res., Agriculture / Food Processing, Health Care	Domestic / Residential	1902-1910	Architecture History-Event	Yes
Raines, William G., House	106 South Main Street, Statesboro	Domestic / Residential	Domestic / Residential	1904	Architecture History-Person	Yes
West Main Street Commercial Historic District	Roughly West Main Street Between Walnut and N. and S. Main Streets, Statesboro	Commercial	Commercial	1905	Architecture History-Event	Yes



Figure 5-8: Historic Resources (continued)

Resource Name	Location	Original Use	Current Use	Construction Date	Significance	National Register
Jaeckel Hotel	50 E. Main Street, Statesboro	Domestic / Residential	Government / Public	1905	Architecture History-Event	Yes
Administration Building (includes McCroan Audit.) (0101)	S. End of Southern Drive and Sweetheart Circle, Statesboro	Educational - College / University	Educational - College / University, Entertainment / Recreation / Cultural Activities - Auditorium	1907	Architecture Style, History - Development	No
Deal Hall; West Hall (0102)	On W. Side of the Administration Building on Sweetheart Circle, Statesboro	Educational - College - Related Housing	Educational - College - Related Housing	1907	Architecture Style, History - Development	No
Anderson Hall; East Hall (0103)	Just W. of the Administration Building on Sweetheart Circle, Statesboro	College-related housing	Educational - College - Related Housing	1907	Architecture Style, History - Activity	No
Savannah Avenue Historic District	Along Savannah Avenue and E. Grady St. between S. Crescent Circle, Statesboro	Domestic / Residential	Domestic / Residential	1907-1920	Architecture History - Event	Yes
Stewart, Dr. James A., House	Grady St., Portal	Domestic / Residential	Entertainment / Recreation / Cultural Activities	1908-1909	Architecture, History - Person, History - Event	Yes
South Main Street Residential Historic District	Roughly College Lane, Southern Railway right-of way, Walnut, Mikell and S. Main Streets, Statesboro	Domestic / Residential	Domestic / Residential, Commercial	1910	Architecture	Yes
McDougald, John A., House	121 S. Main Street, Statesboro	Domestic / Residential	Commercial	1911	Architecture, History - Person	Yes



Figure 5-8: Historic Resources (continued)

Resource Name	Location	Original Use	Current Use	Construction Date	Significance	National Register
Statesboro City Hall and Fire Station	Siebold and Courtland Streets, Statesboro	Government / Public	Government / Public, Health Care	1911-1933	Architecture, History - Event	Yes
Donehoo—Brannen House	332 Savannah Ave., Statesboro	Domestic / Residential, Educational	Domestic / Residential	1917	Architecture, History- Event	Yes
US Post Office—Statesboro	26 S. Main Street / U.S. 301, Statesboro	Government / Public	Government / Public	1917-1918	Architecture. History - Event	Yes
North College Street Residential Historic District	North College Street Residential Historic District	Domestic / Residential	Domestic / Residential	1922	Architecture	Yes
East Vine Street Warehouse and Depot District	Roughly bounded by E. Vine St., Central of Georgia Railroad Tracks and Cherry Street, Statesboro	Commercial, Transportation	Commercial	1923	Architecture, History - Event	Yes
Rosenwald Building (0104)	SE Corner of Sweetheart Circle and Herty Drive, Statesboro	Education - College / University, Educational - Library	Educational - College, University, Entertainment / Recreation / Cultural Activities - Museum / Art Gallery / Exhibit Hall	1937	History - Activity	No
Marvin Pittman Laboratory School (0224)	SSW of Sweetheart Circle, Behind Lewis Hall, Statesboro	Educational - School, Educational - College / University	Educational - School, Educational - College / University	1937	History - Activity	No
Lewis Residence Hall	Lewis Residence Hall	Educational - College - Related Housing	Educational - College - Related Housing	1937	History - Development	No
Sanford Residence Hall (0305)	NE Corner of Sweetheart Circle and Herty Drive, Statesboro	Educational - College - Related Housing	Educational - College - Related Housing	1937	History - Development	No



Figure 5-8: Historic Resources (continued)

Resource Name	Location	Original Use	Current Use	Construction Date	Significance	National Register
East Main Street Commercial Historic District	Roughly E. Main Street / U.S. 301 Between Siebald and Oak Street, Statesboro	Commercial	Commercial		Architecture, History - Event	Yes
Stewart Stores	Jct. of Railroad and Grady Street, Portal	Commercial, Health Care	Entertainment / Recreation / Cultural Activities		Architecture, History - Person, History - Event	Yes

Source: University of Georgia, ITOS, Natural, Archaeological, and Historic Resources GIS, November 2007.



Figure 5-9: Historical Markers in Bulloch County

Marker Name	Reference Number	Location	Jurisdiction
Blue Star Memorial Highway GCG Ogeechee Technical Institute		U.S. 301 South	County
Bulloch County Courthouse	GHM 016-3	Main and Main	Statesboro
Croatan Indian Community	GHS	Adabelle Road	County
First Baptist Church of Statesboro	n/a	U.S. 301	Statesboro
John Abbot Ornithologist, Entomologist, Artist	GHM 016-2A	Arcola Road	County
Old River Road	GHM 016-4	SR 119	County
Old Savannah Road	GHM 016-5	U.S. 301	County
Pioneer Turpentine Experiment	GHM 016-8	SR 67 / GSU	Statesboro
Skirmish at Statesboro	GHM 016-7	US 80 / SR 26	Statesboro
The March to the Sea	GHM 016-6	Courthouse	Statesboro
Union Meeting House	GHM 016-1	US 301	County

Source: Georgia Historical Markers, Carl Vinson Institute of Government website.

Archaeological Landmarks/Sites

To date there have been very few archaeological sites recorded in Bulloch County. A 1992 study titled *The State of Archaeology in Georgia* found less than ten sites in Bulloch County. The number of sites recorded does not necessarily represent all archaeological sites present in Bulloch County, as no archaeological survey covering the entire county has been conducted.

Archaeological sites, like historic buildings, are considered cultural resources and, if they meet eligibility requirements set forth in the National Historic Preservation Act (NHPA), historic properties. Unlike historic buildings, however, archaeological sites are not always evident to the untrained eye. While some archaeological sites have obvious above ground indicators such as earth mounds, or chimney remnants, most consist of artifacts (object made or modified by humans such as stone tool, pottery, bottle glass) and features (post holes, trash pits, stone hearths, human burials, etc.) that are underground.

How do you know if an area contains an archaeological site? The only sure way to know is to have a professional archaeologist sample, or survey, the area. There are, however, some general criteria you can apply to help prioritize areas. Prehistoric (Indian) sites are most commonly located near water sources such as streams, springs, or lime sinks. Historic (Euro/Afro-American) sites are commonly located close to old/historic roads. Both prehistoric and historic sites are generally located on level to gently sloping ground and on well-drained sites. Previous disturbance can also affect a location's potential to contain archaeological sites. For example, road/utilities right-of-way has usually been subjected to heavy disturbance and is not likely to contain any intact archaeological deposits. Cultivation, however, does not necessarily destroy archaeological sites and does not, by itself, indicate a low potential area. Such criteria, even when developed into a formal predictive model, should only be used as a tool at the most basic planning level. Hiring a professional archaeologist/consultant is an effective way of streamlining the compliance process and insuring that archaeological resources are being treated according to the law.

While cultural resources work is most often done in response to Section 106 of the NHPA, meaning that there is some federal involvement (i.e., federal funds, permits, etc.), it is important to remember that there are also state laws to consider. Official Code of Georgia Annotated (O.C.G.A.) 12-3-621 states that a person who is not operating under Section 106 must have



written landowner permission to conduct archaeology on private property and must provide written notification to the Georgia Department of Natural Resources (DNR) at least five (5) business days prior to excavation. Other code sections apply more generally to human remains, but are relevant because of the possibility of discovering such remains at archaeological sites. O.C.G.A. 31-21-6 requires notification of local law enforcement upon the disturbance of human remains. If law enforcement determines that it is not a crime scene, DNR is notified of the discovery.

Key points to remember when considering archaeology in development and compliance:

- Unlike historic buildings, archaeological sites often have no above ground components that would indicate their presence.
- While factors such as distance to water and/or old roads, slope, soil drainage, and previous disturbance can help prioritize areas of archaeological concern, the only sure way to know whether an area contains archaeological sites is to conduct an archaeological survey.
- Most archaeology is done in compliance with Section 106 of the National Historic Preservation Act (NHP) and regulations implementing that act (36 CFR Part 800). These laws insure that projects receiving federal funds (CDBG, EIP grants, FDIC loan, etc.) or requiring federal permits (e.g. Section 404 of the Clean Water Act) take archaeological resources into account.
- In addition to federal laws, there are state laws to consider as well. Official Code of Georgia Annotated (O.C.G.A.) 12-3-621 requires written landowner permission and DNR notification of intent to conduct non-Section 106 archaeology on private property. O.C.G.A. 31-21-6 requires notification of local law enforcement upon discovery or disturbance of human remains.



6 Community Facilities and Services

6.1 Water Supply and Treatment

Water Service Area

Water services are provided to the citizens of Bulloch County and its cities through a number of entities. Map 9 shows water service areas in Bulloch County. Each of the cities provides water service within their jurisdiction and in adjacent areas outside their city limits. Community wells provide water service to numerous subdivisions in Bulloch County.

The water supply source for Bulloch County residents, the Statesboro, Brooklet, Portal and Register water systems; and irrigation for farming is the underground aquifer. The deep wells that tap this underground water source can be depleted, and the water supply itself can become contaminated. The *Comprehensive Water Supply Management Plan for Bulloch County (2000)* suggests that surface water supply sources are not viable in Bulloch County. Thus, ongoing planning for water supply management is necessary to insure that future generations will be adequately served.

Distribution System

Bulloch County

The unincorporated area of Bulloch County currently has no public water system. Statesboro, Brooklet, Portal and Register have their own water supply sources and distribution systems. Water demand projections were developed for the entire County based on population projections and current water usage patterns. Although the county does not have a water system most of the municipal systems extend beyond their boundaries to serve unincorporated residents (except Brooklet). Figure 6-1 illustrates the water required for the projected new population based on population projections and assuming a constant average per capital use (as reported in the *Comprehensive Water Supply Management Plan*).

Statesboro

Statesboro's municipal water system used 3.076 million gallons of groundwater per day in 1997, compared to an estimated 1.11 million gallons of groundwater per day in 1985. Presently, Statesboro provides water to 9,100 customers inside and outside of its municipal boundary, including approximately 38 industrial park customers and 1,100 other non-residential customers. Peak 1997 water demand occurred during September, when 3.565 million gallons of groundwater were used per day. The 1997 per capita water use (based on an annual average) for Statesboro's municipal water system (excluding industrial water use) is estimated to be 89 gallons per person per day.

Statesboro's municipal water system serves three industrial parks: Gateway Regional, Perimeter Center, and Holland. Industrial water use is concentrated in these three industrial parks; however, a significant amount of commercial and government uses presently occupy



these parks. From June 1998 to July 1999, the three industrial parks combined to use 0.257 million gallons of groundwater per day on average. The occupants of Gateway Regional used 0.216 million gallons per day, compared to Perimeter Center's use of 0.013 million gallons per day and Holland's use of 0.027 million gallons per day. Briggs & Stratton accounted for 66% of Statesboro's industrial water use, followed by Viracon (14%) and Fisher Petroleum/Brooks (9%).

Water demand projections were developed for Statesboro based on population projections and current water usage patterns. Figure 6-1 illustrates the water required for the projected new households based on population projections and assuming a constant average per capital use throughout the next 30 years. Population growth will require an additional 0.456 mgd by 2010 and a total 0.943 mgd by 2030.

Brooklet

Brooklet's municipal water system used an estimated 0.102 million gallons of groundwater per day in 1997, compared to 0.100 million gallons of groundwater per day in 1985. Presently, Brooklet's municipal water system serves 465 customers inside the municipal boundary. Brooklet does not provide water to any industrial customers. Peak 1997 water demand occurred during July, when 0.117 million gallons of groundwater were used per day. The 1997 per capita water use (based on an annual average) for Brooklet's municipal water system is estimated to be 87 gallons per person per day.

Water demand projections were developed for the Brooklet based on population projections and current water usage patterns. Figure 6-1 illustrates the water required for the projected new households based on population projections and assuming a constant average per capital use throughout the next 30 years. Population growth will require an additional 0.022 mgd by 2010 and a total 0.045 mgd by 2030.

Portal

Portal's municipal water system used an estimated 83,360 gallons of groundwater per day in 2006, compared to 69,000 gallons of groundwater per day in 1997. Presently, Portal's municipal water system serves 374 total customers, including 95 outside the municipal boundary. Portal does not provide water to any industrial customers. Peak 2006 water demand occurred during June, when an average of 118,535 gallons of groundwater were used per day. The 2006 per capita water use (based on an annual average) for Portal's municipal water system is estimated to be 87 gallons per person per day. The City completed 80 water repairs to its system in 2006.

Water demand projections were developed for the Portal based on population projections and current water usage patterns. Figure 6-1 illustrates the water required for the projected new households based on population projections and assuming a constant average per capital use throughout the next 30 years. Population growth will require an additional 0.012 mgd by 2010 and a total 0.026 mgd by 2030.

Register

Register's municipal water system used an estimated 23,000 gallons of groundwater per day in 1997, compared to 14,000 gallons of groundwater per day in 1985. Presently, Register's municipal water system serves 80 customers, including two customers outside the municipal boundary. Register does not provide water to any industrial customers. Peak 1997 water demand occurred during July, when 33,000 gallons of groundwater were used per day. The 1997 per capita water use (based on an annual average) for Brooklet's municipal water system is estimated to be 86 gallons per person.



Water demand projections were developed for the Register based on population projections and current water usage patterns. Figure 6-1 illustrates the water required for the projected new households based on population projections and assuming a constant average per capital use throughout the next 30 years. Population growth will require an additional 0.003 mgd by 2010 and a total 0.007 mgd by 2030.

Unincorporated

Figure 6-1 illustrates the demand for water that will result from the expected population growth over the next 30 years. A small percentage of the new customers will be served by the municipal water systems with the remainder expected to require individual or community wells. Water demand projections were developed for the unincorporated area based on population projections and current water usage patterns. Figure 6-1 illustrates the water required for the projected new households based on population projections and assuming a constant average per capital use throughout the next 30 years. Population growth will require an additional 0.631 mgd by 2010 and a total 1.305 mgd by 2030.

Figure 6-1: Projected Water Demand

Jurisdiction	Per Capita Use (Gallons per Day) ¹	Average Daily New Water Demand (MGD) ²			
		2000-2010	2010-2020	2020-2030	2000-2030
Bulloch County	89	1.125	0.613	0.588	2.325
Brooklet	87	0.022	0.012	0.011	0.045
Portal	92	0.012	0.007	0.007	0.026
Register	86	0.003	0.002	0.002	0.007
Statesboro	89	0.456	0.249	0.238	0.943
Unincorporated	89	0.631	0.344	0.330	1.305

¹ Source: Comprehensive Water Supply Management Plan.

² Per capita use multiplied by population projections.

Treatment Systems

EPD issues groundwater withdrawal permits for all industrial, municipal, and agricultural uses withdrawing more than 100,000 gallons of groundwater per day (based on an annual use average). Figure 6-2 lists the five groundwater withdrawal permits for industrial and municipal users in Bulloch County in 2003. Groundwater withdrawal permits are classified as municipal, industrial, or agricultural.

EPD issues safe drinking water permits for all water systems with at least 15 connections or serving more than 25 individuals at least 60 days per year. These systems are commonly referred to as community or non-community water systems. Figure 6-3 lists the safe drinking water permits in Bulloch County in 2005, including the population served by each water system as most recently reported to EPD. Types of water suppliers and users covered by safe drinking water permits include large and small municipal water systems; industrial facilities that supply their own water for industrial processes and use a portion for employee and/or customer consumption; community water systems serving residential subdivisions, mobile home parks, and other residential uses not supplied by municipal water systems; and non-community water systems, designated by EPD as transient or non-transient, serving schools, businesses, parks, and other non-residential uses not supplied by municipal water systems. Domestic wells serving individual residences and “non-public” wells that serve less than 15 residences or 25 individuals do not require EPD safe drinking water permits.



Figure 6-2: Industrial; and Municipal Groundwater Withdrawal Permits

Permitted Facility	Permit Type	Permitted Monthly Average Withdrawal (MGD)	Permitted Yearly Average Withdrawal (MGD)
Georgia Southern University	Municipal	1.000	0.503
Statesboro	Municipal	7.345	5.875
Brooklet	Municipal	0.215	0.200
Anvil International Inc.	Industrial	1.008	1.008
Louisiana - Pacific Corp - Sawmill	Industrial	0.120	0.120

Source: Georgia EPD, 2005.

6.2 Sewerage System and Wastewater Treatment

Collection Systems

Statesboro

Wastewater collection for Statesboro consists of gravity sewers and a series of force mains and lift stations to convey flow to the treatment facilities from outlying areas (see Map 10).

Portal

The Portal wastewater collection system is in the process of being designed and constructed.

Treatment Systems

Statesboro

The Statesboro wastewater treatment plant, located at on SR 67 and Veterans Memorial Highway, is owned and operated by the City of Statesboro, has an existing capacity of 10.0 MGD and discharges effluent to Little Lotts Creek. This treatment facility serves the City of Statesboro and Gateway Industrial Park and Perimeter Center South on U.S. 301 South and industrial property on U.S. 301 North.

Portal

The Portal wastewater treatment facility is in the process of being designed and constructed.



Figure 6-3 Public and Private Water Systems

Permitted System	Water System Type	Owner Type	Taps	Pop.
Brooklet	Community	Government	486	1,264
Portal	Community	Government	385	954
Register	Community	Government	81	211
Statesboro	Community	Government	9,862	25,641
Georgia Southern University	Community	Government	79	1,781
Nevils Water Association	Community	Private	56	500
Leefield Water Assoc., Inc.	Community	Private	37	96
Lmb Enterprises	Community	Private	19	49
Forest Heights Subdivision	Community	Private	334	637
Grove Lakes Subdivision	Community	Private	340	783
Johnson Mobile Home Park	Community	Private	62	161
The Barn Mobile Home Park	Community	Private	89	138
Lake Collins Estates	Community	Private	60	143
Lanier Mobile Home Park	Community	Private	37	96
Tankersley Subdivision	Community	Private	16	42
Windfield Subdivision	Community	Private	71	122
Hazelwood Subdivision	Community	Private	141	340
Country Club Hills/Pine Forest	Community	Private	110	224
Forest Hills Subdivision	Community	Private	66	172
Country Lakes Estates MHP	Community	Private	70	225
Shady Grove Estates	Community	Private	11	29
New Hope Subdivision	Community	Private	30	82
Coach House Estates MHP	Community	Private	120	125
Colonial Heights Subdivision	Community	Private	47	122
Cypress Lake MHP	Community	Private	40	63
Mill Creek Estates	Community	Private	22	57
Lakeside Estates	Community	Private	27	70
Newtons Mobile Home Village	Community	Private	20	52
Thomas Village	Community	Private	12	31
Westchester Subdivision	Community	Private	100	172
Frinks Trailer Park	Community	Private	16	43
Zetterower Mobile Home Park	Community	Private	18	47
Georgian Walk Subdivision	Community	Private	128	333
Eldora Farms Subdivision	Community	Private	112	291
Mill Creek Landing	Community	Private	36	94
Meadow Lakes Plantation S/D	Community	Private	78	203
Westridge Subdivision	Community	Private	13	34
Hodges Subdivision	Community	Private	15	65



Figure 6-3 Public and Private Water Systems (continued)

Permitted System	Water System Type	Owner Type	Taps	Pop.
Deerfield Subdivision	Community	Private	51	133
Northwood Subdivision	Community	Private	79	151
Cedarwood Mobile Home Park	Community	Private	42	109
Chance`S Mobile Home Park	Community	Private	71	146
Old Mill Pond Subdivision	Community	Private	12	31
Bird Road Trailer Park	Community	Private	42	100
Timberland Pointe Apts.	Community	Private	74	120
Hunters Point Subdivision	Community	Private	187	486
Southern Comfort Subdivision	Community	Private	31	81
On The Pond Subdivision	Community	Private	61	159
English Oaks MHP	Community	Private	87	52
Olney Station	Community	Private	87	226
Plantation Mobile Estates	Community	Private	36	94
Yorktown Subdivision	Community	Private	42	109
Horizons West Subdivision	Community	Private	11	29
Dry Branch Village	Community	Private	79	206
Charter Estates	Community	Private	47	52
Lundy Trailer Park	Community	Private	17	44
Country Walk Subdivision	Community	Private	131	215
Deals Mobile Home Park	Community	Private	25	58
Heritage Mobile Home Park	Community	Private	30	78
Westside Mobile Home Park	Community	Private	26	68
Stanford Subdivision	Community	Private	18	47
Oak Hill Mobile Home Park	Community	Private	28	26
Midleground Plantation	Community	Private	15	39
Pretoria Station/Brookwood S/D	Community	Private	32	85
Westover Subdivision	Community	Private	40	73
Bradford Place	Community	Private	94	26
Inman Lakes Subdivision	Community	Private	17	30
Glen Oaks Subdivision	Community	Private	40	104
Old Indian Trail W/S	Community	Private	110	286
Westboro Apartments	Community	Private	10	26
Cody Lane Mobile Home Park	Community	Private	24	62
Ww Mobile Home Community	Community	Private	25	65
Pulaski Pointe Subdivision	Community	Private	20	52
Star Line Heights Apts.	Community	Private	25	65
Brook Run Subdivision	Community	Private	11	29
Parkway Place S/D	Community	Private	101	31



Figure 6-3 Public and Private Water Systems (continued)

Permitted System	Water System Type	Owner Type	Taps	Pop.
South Side Water System	Community	Private	8	52
Brooklet South S/D	Community	Private	70	182
Eagle Village MHP	Community	Private	55	143
Cambridge Subdivision	Community	Private	12	26
Berkshire Subdivision	Community	Private	51	133
Pine Inn Estates	Community	Private	38	99
Beaver Creek Subdivision	Community	Private	16	42
Talons Lake Subdivision	Community	Private	75	195
Country Village Subdivision	Community	Private	12	31
Oakfield Subdivision	Community	Private	12	26
Beaumont Plantation	Community	Private	10	26
Parkview Subdivision	Community	Private	24	62
Stilson Elementary School	Non-Transient Non-Comm.	Government	1	265
William James Middle School	Non-Transient Non-Comm.	Government	1	300
Bulloch Academy	Non-Transient Non-Comm.	Private	1	500
Robbins Packing Company	Non-Transient Non-Comm.	Private	1	75
The Loxcreen Company Inc.	Non-Transient Non-Comm.	Private	1	50
La Pacific Statesboro Sawmill	Non-Transient Non-Comm.	Private	4	65
W.M.Sheppard Lumber Comp.	Non-Transient Non-Comm.	Private	17	125
Bulloch Co. School Bus Garage	Transient Non-Community	Government	3	225
Parkwood Motel & Restaurant	Transient Non-Community	Private	1	75
Ogeechee Riverview Poa	Transient Non-Community	Private	15	39
Po-Jo`S Gas N Go	Transient Non-Community	Private	1	100
El Cheapo Truck Stop	Transient Non-Community	Private	1	100
Scottish Inn	Transient Non-Community	Private	44	100

Source: Georgia EPD, 2005.

Septic Systems

Public wastewater collections and treatment services are limited in Bulloch County. The County does not operate a public sewerage system nor does it have plans for implementing the construction of a sewer network. The County's approach to residential wastewater management has been through the use of on-site septic systems. All unincorporated residents, as well as residents of Brooklet, Portal, and Register currently use individual septic systems. Overall, the septic tanks are performing well for residents; however, older home that had septic systems installed over 30 years ago are beginning to fail and require replacement.



6.3 Other Facilities and Services

The location of Bulloch County fire protection and public safety facilities can be seen on Map 11 in the Atlas.

Fire Protection

Fire protection in Bulloch County is provided by the Bulloch County volunteer Fire Department and the City of Statesboro municipal fire department. The Statesboro Fire Department provides fire protection within the City limits as well as in the unincorporated fire district. Statesboro operates the fire department and receives operating funds from the unincorporated fire district to provide services within the service area. The Bulloch County volunteer fire department provides fire protection to residents outside the unincorporated fire district. Operating costs are funded through the county's general fund, while capital costs are provided by SPLOST funds.

The Bulloch County volunteer Fire Department is currently under the Public Safety Director. The County is studying the feasibility of creating a position for a Fire Chief in order to better serve residents and coordinate volunteer fire service. Currently, the Bulloch County volunteer Fire Department has 110 volunteer fire fighters at eight volunteer stations.

The paid stations are:

- Statesboro Station # 1 – 24 West Grady Street, Statesboro, GA 30458
- Statesboro Station # 2 – 1533 Fair Road, Statesboro, GA 30458

Figure 6-4: Statesboro Fire – Service Level

Service	2006	2015	2030
Structural Calls	40	44	50
Total Calls	860	951	1,079

Source: Bulloch County.

The volunteer stations are:

- Bay Volunteer Station – 22272 Highway 46, Pembroke, GA 31321
- Brooklet Volunteer Station – 410 U.S. 80 East, Brooklet, GA 30415
- Clito Volunteer Station – 10932 Clito Road, Statesboro, GA 30461
- Leefield Volunteer Station – 300 Lee Avenue, Brooklet, GA 30415
- Nevils Volunteer Station – 112 Nevils-Denmark Road, Pembroke, GA 31321
- Portal Volunteer Station – 26750 U.S. 80 West, Portal, GA 30450
- Register Volunteer Station – 12 Main Street, Register, GA 30452
- Stilson Volunteer Station – 16894 Highway 119, Brooklet, GA 30415

Providing a high level of service to all county and municipal residents is a goal that Bulloch County is striving to accomplish. Planning for future fire safety needs include additional stations, availability of firefighting equipment, location of fire departments, fire hydrants, access to sites and structures, and the availability of an adequate water supply.



Figure 6-5: Volunteer Fire Department – Service Level

Service	2006	2015	2030
Unincorporated Calls: Structural	36	40	45
Unincorporated Calls: Other	300	332	376
Fire District Calls: Structural	60	66	75
Fire District Calls: Other	1,220	1,349	1,530

Source: Bulloch County.

Public Safety

Law Enforcement

Bulloch County is served by six law enforcement offices: the Bulloch County Sheriff's Department, the Statesboro Police Department, the Brooklet Police Department, the Portal Police Department, the Register Police Department, and the Georgia State Patrol. The Bulloch County Sheriff's Department provides police protection countywide. The municipal police departments provide a higher level of protection within their jurisdictions.

The administration of the Sheriff's Office undertakes a wide range of functions to ensure the activities within the organization run smoothly. The Sheriff's Office administration is headed by the elected Sheriff of Bulloch County. He has overall command responsibility for the operations of the Sheriff's Office and staff. The administration conducts the business part of the Sheriff's Office. All matters related to finance, personnel, staffing, planning, training, development and coordination with other agencies are conducted here.

The Sheriff's Office provides valuable service in civil matters. The Civil and Warrants Office assists in matters from writs, to injunctions, to subpoenas, and other services.

The Criminal Investigations Division's primary mission is to provide service to the victims of crime. They accomplish this mission by investigating, suppressing, and preventing crimes. Their primary goal is to foster a greater sense of security and safety among the citizens of Bulloch County. Investigators conduct a wide range of investigations from property crimes to homicides. All of the Investigators are highly trained in Crime Scene Investigation and its technical aspects.

Figure 6-6: Sheriff's Department – Service Level

Service	2006	2015	2030
Misdemeanor and Felony Warrants	4,200	4,646	5,270
Traffic Citations	1,800	1,991	2,258
Civil Papers Served	9,000	9,955	11,292
Calls for Service	13,000	14,379	16,311
Total Investigations	5,200	5,752	6,524
Drug Related Arrests	180	199	226

Source: Bulloch County.

The Bulloch County Jail houses pre-trial, pre-sentenced, county and state sentenced prisoners, as well as a few federal prisoners. Both males and females prisoners are held in the Jail. The goal of the department is to provide a safe, secure, functional, and humane environment for staff and prisoners, while protecting the community. Although the care of the prisoners is the responsibility of the Sheriff, both the State of Georgia and federal government impose standards to which the Sheriff must comply. These include a minimum square footage of living space per



prisoner, full medical and dental care, balanced and nutritional meals, outdoor recreation, and many other tax-supported services. The Bulloch County Jail (and Sheriff's Office) opened its doors in June of 1993 with a prisoner population of 50 or less for the 112 available beds, and a staff of 23 employees. Today, with cots, the same space is occupied by up to 130 prisoners. The overflow of between 10 to 25 other prisoners are housed at other county jails on a space available basis. The Jail is currently staffed with 23 full-time and 4 part-time employees. Jail staff are POST Certified professional officers. The current average stay in the Bulloch County Jail is 69 days. Approximately 45% of the prisoner population are sentenced prisoners awaiting transfer to the state prison system, detention and diversion centers, or the Bulloch County Correctional Institution. Most are able to post bond, and are released within a short period of time. The remainder stay until they are able to post bond, or until the case(s) against them are resolved in court and/or they are transported to a prison or other correctional facility. In addition to those brought in by Sheriff's Deputies, prisoners are received from, and housed for, the Statesboro Police Department, Georgia Southern University Police Department, Town of Brooklet, Town of Portal, Town of Register, Georgia State Patrol, Georgia Bureau of Investigation, Georgia Department of Natural Resources, and U.S. Marshal's Service. The current rate agencies are charged for housing their prisoners is \$30 per day per prisoner.

Figure 6-7: Jail – Service Level

Service	2006	2015	2030
Average Daily Census	235	260	295
Average Daily Percentage of State and Federal Prisoners Held	45	45	45
Average Number of Inmates Receiving Medical Care	27	30	34

Source: Bulloch County.

The Bulloch County Drug Suppression Team (BCDST) was formed in 1998 in response to the community-wide concern about illegal drugs in Bulloch County. The team is staffed with five investigators and a secretary. BCDST Investigators are trained with the latest equipment and use the most innovative investigative techniques that are available. In the years that have followed its formation, the illegal drugs seized and taken off the streets of Bulloch County by the BCDST have an estimated street value of over six million dollars. During this time, the BCDST has been responsible for the arrest of over 750 sellers or users of illegal drugs.

The Road Patrol is the most visible part of the Sheriff's Office. They patrol Bulloch County 24 hours a day, every day of the year. Responding to everything from animal complaints to murder, from traffic control to gathering evidence at the burglary of your home, the Road Patrol is the front line in the fight against crime. The Road Patrol provides a complete range of law enforcement services. They answer the complaints about the barking dogs, they respond to and attempt to locate lost children, they enforce the traffic laws, help the injured and make arrests. The Road Patrol consists of four 5-man teams each working 12 hour shifts, three days on-three days off. Each five man team consists of a Sergeant and four Deputies. The Road Patrol is supervised by a Captain.

Portal received 2,688 calls for Police service in 2006.

Correctional Institute

The Correctional Institute provides safe and secure prisoner housing, primarily for state inmates under contract with the Georgia Department of Corrections, and for a limited number of county inmates. They also provide an inmate labor force working daily for County departments including public works, solid waste, recreation and facilities management, and for other



agencies on request. Since 1946, this facility has been used as a work camp for primarily state prisoners (147 of the 170 prisoners housed are state prisoners). On-going improvements are needed to accommodate modern security needs as well. Correctional Officers typically work a 12 hour shift on a continuous 6:00 AM/PM rotation. A minimum of three officers are at the facility at all times to perform shakedowns, to maintain buildings, for transport and to check security. Average ratio for work details are 3 inmates to 1 guard, with not more than 12. Security level determines which inmates do what type of work.

Figure 6-8: Correctional Institute – Service Level

Service	2006	2015	2030
Average Daily Census	170	170	170
Average Daily Number of State Prisoners Held	147	131	114
Average Number of Daily Outside Inmate Work Details	30	30	30
Inmate to Guard Staffing Standard	12	12	12

Source: Bulloch County.

Adult Probation

Adult Probation serves the State and Superior Courts of Bulloch County by enforcing probation sentencing conditions for misdemeanor offenders, and collecting court-ordered fines, fees and restitution; to collaborate with other criminal justice agencies in protecting the public with sentence enforcement and probation conditions; provide surveillance on probationers to protect the community, deter further criminal activity, and assure victim restitution; to assist in the rehabilitation of criminal offenders through individual assessments, counseling and professional guidance, and to provide additional law enforcement capability. The courts are utilizing probation to relieve overcrowding in jails. This shifts the burden from incarceration to supervision, which in effect provides an alternative by reducing potential daily costs from \$35 per day per inmate in a jail to \$1 per day per a supervised probationer. Caseloads per probation officer are increasing. 200 cases per officer is the standard, while this office's rate is at 250.

Figure 6-9: Adult Probation – Service Level

Service	2006	2015	2030
Average Open Caseload	844	934	1,059
Probation PO Caseload	200	221	251
Hrs. of Community Service Labor Provided	1,852	2,048	2,324
Warrants Issued	270	299	339

Source: Bulloch County.

Emergency Medical Service

Emergency Medical Service provides, on a countywide basis, advanced life support response from dispatch to arrival in ten minutes or less providing pre-hospital treatment; both emergency and non-emergency patient transport to medical facilities both locally and out-of-town; maintain medical and billing records; provide on-site presence at heavily attended community events and assemblies; provide critical support and mutual-aid for seven counties, fire services and law enforcement; and, provide educational and training opportunities at health fairs, career days and similar activities. There are 24 full-time and 12 part-time staff members in the department.



Figure 6-10: Emergency Medical Service – Service Level

Service	2006	2015	2030
Patient Requests for Service	5,638	6,236	7,074
Local Transports	3,412	3,774	251
Out-of-Town Transports	812	898	2,324
Number Transport Calls	1,414	156	339

Source: Bulloch County.

Emergency Medical Service – Rescue

Emergency Medical Service – Rescue provides, on a countywide basis, rescue services under the framework of emergency medical services, including crash victim extrication when required to assist in pre-hospital care response, and in search and recovery of missing persons; and to provide manpower support to other branches of public safety as needed.

Figure 6-11: Emergency Medical Service Rescue – Service Level

Service	2006	2015	2030
Request for Assistance	86	95	108

Source: Bulloch County.

Humane Enforcement / Animal Shelter

Humane Enforcement provides countywide animal control service in a cost-effective and professional manner by active enforcement of state and local laws and ordinances, humane sheltering, handling and disposal of unwanted animals and the promotion of responsible pet ownership. The advent of this service several years ago has provided an effective means for managing the nuisances associated for stray and unwanted animal populations, while at the same time providing a public safety and public health element caused by dangerous animals. The growth of Bulloch County's population has increased the need and demand for animal control services, where they previously had not existed. This has created a higher level of service demanded by the residents.

The Animal Shelter assists humane enforcement by providing a comprehensive and compassionate temporary care shelter for stray or unwanted animals; to provide safety and education on proper care of animals adopted at the shelter by individuals. The advent of this service several years ago has provided an effective means for managing the nuisances associated for stray and unwanted animal populations, while at the same time providing a public safety and public health element caused by dangerous animals. The growth of Bulloch County's population has increased the need and demand for animal shelter services, where they previously had not existed. This has created a higher level of service demanded by the residents.



Figure 6-12: Humane Enforcement / Animal Shelter – Service Level

Service	2006	2015	2030
Complaints	1,666	1,843	2,090
Warnings	467	517	586
Court Summons	245	271	307
Animal Impoundments	2,900	3,208	3,639
Adoptions	800	885	1,004
Rabies Cases Reported	1	1	1
Euthanasia's	1,746	1,931	2,191

Source: Bulloch County.

Emergency Management Agency

The Emergency Management Agency plans and advance the county's emergency management function by preparing for and responding to manmade or natural disasters, and by coordinating efforts with state and federal agencies, county emergency services and law enforcement agencies, other public and private agencies.

Figure 6-13: Emergency Management Agency – Service Level

Service	2006	2015	2030
Major Disaster Assistance Events	0	0	0
Outreach/Public Education Hours	6	7	8
Training Hours/Volunteers	130	144	163

Source: Bulloch County.

Enhanced 911

To provide Bulloch, Evans, and Candler Counties with a reliable, cost effective and state of the art Enhanced 911 Emergency Telephone System and to maintain the system with complete public confidence and accountability; to provide residents of these counties with demonstrated life-saving responsiveness in any emergency. The Department has 14 full-time and 3 part-time employees.

Figure 6-14: E911 – Service Level

Service	2006	2015	2030
Bulloch County Call Volume	14,250	15,762	17,879

Source: Bulloch County.

Parks and Recreation

The public recreational facilities in Bulloch County are operated by the Bulloch County Parks and Recreation Department. The Recreation Department updated its *Comprehensive Recreation Master Plan* in 2000. The Master Plan provided short and long term recommendation for improving recreational facilities throughout the County. The following is a summary of the Master Plans findings.



Inventory of Existing Recreation Facilities

The Bulloch County parks and recreation system consists of nine parks and one undeveloped site. The parks occupy a land area of 236.9 acres. Recreational program offerings are geared to all age groups and include both indoor and outdoor athletics and non-athletic programs. To plan for, operate and maintain these facilities, the Parks and Recreation Department has a full-time staff of 38, 550 part-time temporary, and 100 volunteers. The Parks and Recreation Department offers a wide variety of recreational opportunities to the general public. All County owned recreational facilities are maintained by in-house personnel. The County has an agreement with the Board of Education to use school property for after-school and youth basketball programs. Funding for the Parks and Recreation Department comes from the County's general fund and from fees paid by various program participants.

There are seven different types of recreational resources:

- Neighborhood Parks
- Community Parks
- Regional Parks
- Special Use Areas
- Indoor Facilities
- Bikepath / Greenway
- Undeveloped Sites

Neighborhood Parks

A neighborhood park is intended to meet the informal active and passive recreation needs of nearby users. There are three neighborhood parks within the Bulloch County recreation system: Memorial, Luetta Moore, and Grady Street. All are located within the city limits of Statesboro. Figure 6-15 presents a summary of these facilities.



Community Parks

A community park meets a broad range of both active and passive recreation needs, serving multiple neighborhoods. There are five community parks in the Bulloch County recreation system: Memorial, Stilson, Nevil, Portal, and Brooklet. Memorial Park is located in Statesboro, while the remaining community parks are located in their respective communities. Figure 6-15 presents a summary of these facilities.



Regional Parks

Much like a community park, a regional park meets a wide range of both active and passive recreation needs. A regional park, however, is intended to serve an entire community or a large segment of the population within the system. There is only one regional park in the Bulloch County system, Mill Creek Regional Park. Mill Creek is located on SR 24 and includes Spalsh in the Boro: Family Water Park and Aquatics Center, which is discussed under the category of special use areas. Figure 6-16 presents a summary of this facility.





Special Use Areas

Splash in the Boro: Family Water Park and Aquatics Center is located in Mill Creek Regional Park. Opened in 2004, Splash in the Boro has been very successful as a regional attraction. The facility includes a 25-meter lane pool, 24,000 square feet therapy pool, lazy river, play pool, water slides, leisure pool, concessions, locker rooms, and gift shop.



Indoor Facilities

The Parks and Recreation Department has a number of indoor facilities. Brooklet, Portal, Stilson and Luetta Moore parks all have community rooms used for community gatherings and other recreational programming functions. The Honey-Bowen Building / Senior Center provides administration offices, a community room, a computer classroom, and a crafts room. The County uses Board of Education facilities for after-school programs and youth basketball.

Bikepath / Greenway

Bulloch County adopted a Greenways System Master Plan in 2008. The purpose of the plan is to locate areas for future bikepaths and areas that should be preserved as greenways. The first project to be completed is the S&S Bikepath between Statesboro and Brooklet. Funding for the project will come from federal grants and local sources. The first phase of the project is expected to be completed in 2008. Many other areas have been identified for protection and bikepath development, which will be completed as funding sources become available.

Undeveloped Sites

The County has received property through local donations which are currently being evaluated to determine the best use for County residents.

Needs Assessment

The eight recreation sites that together comprise the Bulloch County recreation system contain a total of 237 acres of active and passive recreation facilities. Apply this acreage to the 2006



estimated Bulloch County population of 63,207 results in approximately 3.75 acres of recreation land for each 1,000 residents of the County. The National Recreation and Parks Association (NRPA) guidelines suggest that governments endeavor to provide between 6.25 and 10.5 acres of recreation land per 1,000 residents. Given the NRPA guidelines, the County needs an additional 158 to 427 acres of parkland in 2007 to meet the guidelines. Based on population projections, the County will need an additional 276 to 625 acres by 2030.

The *Comprehensive Recreation Master Plan* provided the NRPA guidelines governing the provision of specific recreation facilities. The guidelines and projected needs are outlined in Figure 6-17.

In addition, the public involvement effort identified facility weaknesses in the recreation system. The weaknesses included: indoor multi-purpose recreation space, walking trails, covered pavilions, passive recreation space, gymnastics facilities, adequate number of tennis and basketball courts, and lack of facility availability.

Recommendations

The *Bulloch County Comprehensive Recreation Master Plan* made recommendations for the acquisition of land to meet existing and future acreage deficits, suggests improvements to existing County parks, provides recommendations for the development of new parks and facilities, and advances recommendations for greenways, and trails.

The following recommendations were made to address the need for additional parkland:

- Acquire property in the William James area for a community park for residents to the north and west of Statesboro
- Acquire property in the Langston Chapel area for a community park for residents to the south and west of Statesboro.
- Acquire property for a nature park with a nature center office and paved trails.
- Acquire property in the Birds Pond area to include: trails, boardwalks, and a pavilion.



Figure 6-15: Bulloch County – Neighborhood / Community Parks

	Memorial	Luetta Moore	Grady Street	Stilson	Nevils	Portal	Brooklet
Classification	Neighborhood / Community	Neighborhood	Neighborhood	Community	Community	Community	Community
Acreeage	12	10	2	18	8	6	10
Active Facilities							
Baseball Fields	2 Lighted 1 Unlighted	2 Lighted		2 Lighted	1 Lighted	1 Lighted 2 Unlighted	2 Lighted
Soccer/Football Fields				1 Lighted		1 Lighted 1 Unlighted	
Tennis Courts	4 Lighted					2	2
Outdoor Pool		1					
Playgrounds	1	1		1	1		1
Basketball Courts		3	3			3	2
Inline Hockey Court		1					
Open Field			1				
Walking Trails				.5 miles			
Passive Facilities							
Crafts Building	1						
Multi-purpose Building	1						
Senior Center	1						
Community Room	1	1		1		1	1
Picnic Sites	6	3					6
Pavilion	1	1		1	1		1
Support Facilities							
Department Office	1						
Restroom Facilities	4	2	2	2	2	2	2



Figure 6-16: Bulloch County – Regional Park

	Mill Creek
Acreage	155
Active	95
Passive	60
Active Facilities	
Baseball / Softball Fields	12 Lighted / 3 Unlighted
Soccer / Football Fields	4 Lighted / 3 Unlighted
Playground	2
Walking Trails	1.25 miles
Passive Facilities	
Picnic Pavilions	9
Lake	1
Support Facilities	
Concessions	3
Public Restrooms	8
Storage	3
Office Building	3
Maintenance Building	1



Figure 6-17: Bulloch County Comprehensive Recreation Master Plan Facility Needs

Facility Type	Guidelines	2008 Supply	2006 Need	2010 Need	2020 Need	2030 Need	Existing BOE Facilities	Existing Private / Semi-Private Facilities	2006 Need Excluding GSU
Acreage	10.5 per 1,000	237	664	720	793	862	NA	NA	491
Outdoor Basketball	1 per 5,000	8	13	14	15	16	1	3	9
Hand Ball	1 per 20,000	0	3	3	4	4	0	0	2
Tennis	1 per 2,000	6	32	34	38	41	0	17	23
Volleyball	1 per 5,000	0	13	14	15	16	1	0	9
Baseball / Softball	1 per 2,500	24	25	27	30	33	5	7	19
Football	1 per 20,000	0	3	3	4	4	4	12	2
Soccer	1 per 4,000	6	16	17	19	21	4	2	12
Golf Course	1 per 50,000	0	1	1	2	2	0	4	1
Golf Course Driving Range	1 per 50,000	0	1	1	2	2	0	5	1
Trail System ¹	1 mile per 5,000	6.25	13	14	15	16	0	0.5	9
Swimming Pools	1 per 20,000	2	3	3	4	4	0	3	2
Running Track	1 per 20,000	0	3	3	4	4	2	0	2
Playgrounds	1 per 2,500	5	25	27	30	33	10	2	19
Gymnasiums	1 per 20,000	1	3	3	4	4	6	4	2
Community Center	1 per 50,000	3	1	1	2	2	0	1	1
Indoor Pools	1 per 50,000	0	1	1	2	2	0	2	1
Indoor Roller Hockey	1 per 100,000	0	1	1	1	1	0	0	0
Outdoor Roller Hockey	1 per 25,000	1	3	3	3	3	0	0	2
Racquetball	NA							10	
Inline Skating Court	1 per 25,000	0	3	3	3	3	0	1	2

Note: 2006 population - 63,207, 2010 population - 68,618, 2020 population - 75,507, 2030 population - 82,111, GSU population 16,425.

¹ Mill Creek, Stilson, Linear Park, S&S Greenway.



- Acquire property along the Ogeechee River for a program pavilion/office, trails and boardwalks, challenge course, and group camping.
- Acquire property for additional greenways.

The *Master Plan* also identified staffing and organizational issues to be addressed in order to provide services to all Bulloch County. Staffing will need to be adjusted to meet the changing preferences of residents and to meet the growing population.

Stormwater Management

Water pollution degrades surface waters making them unsafe for drinking, fishing, swimming, and other activities. As authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls pollution by regulating point sources that discharge pollutants into waters of the United States. The Georgia Environmental Protection Division administers the NPDES regulations for Georgia. The first phase of the NPDES issued in 1990 was aimed at medium and large Municipal Separate Storm Sewer Systems (MS4s) with populations of 100,000 or more. The second phase issued in 1999 required that MS4s with populations of between 10,000 and 100,000, like Bulloch County, prepare and implement stormwater management plans to control and mitigate pollution.

The stormwater management system in Bulloch County consists of the proper design, permitting, construction, enforcement and management of new facilities to control the quantity and quality of non-point discharges into streams and other waterbodies. The management of these facilities are subject to the Clean Water Act and a long list of related federal and state regulations.

Under the requirements of the National Pollution Discharge Elimination System (NPDES), all development sites that disturb greater than one acre are required to receive a permit before they can begin land disturbance. Larger development sites (those with more than 5 disturbed acres) must prepare an approved erosion sedimentation and pollution control plan with Best Management Practices to control soil erosion and sedimentation at the site, and maintain onsite water quality monitoring during construction.

Also, under the NPDES Phase II permit, Bulloch County is required to inventory its stormwater management facilities and discharges, and create a monitoring database that maintains and evaluates samples of water quality for the discharges. The vast majority of stormwater management facilities in Bulloch County are privately owned and maintained. Most publicly owned and maintained stormwater management facilities have been constructed in conjunction with highway and utility projects.

The Clean Water Act also includes monitoring of the quality of fresh water rivers, streams, and lakes. The Clean Water Act provides water quality standards and guidelines that EPA implements with Total Maximum Daily Loads (TMDLs) for various waterbodies based on certain designated uses. All streams segments in Bulloch County are given designated uses, such as fishing and swimming and then divided into three categories based on ambient levels of water quality: fully supporting designated uses, partially supporting designated uses, and not support designated uses. In Bulloch County, there are four creeks that do not support their designated use and one river that partially supports its designated use. The County will need to work with the Georgia Environmental Protection Division to refine and implement special management plans for stormwater and other discharges in these sub-basins.



Solid Waste Management

Statesboro/Bulloch County maintains an inert landfill and a transfer station on Lakeview Road north of Statesboro. All solid waste is taken to the transfer station and loaded on trucks for transport to the Broadhurst Landfill for disposal. Countywide approximately 290 tons of waste are collected per day. Of this amount, about 56% is recyclable material. Bulloch County’s solid waste collection system consists of private haulers and sixteen recycling centers throughout the County. All recycling center drop-off sites are fenced and staffed and offer specific hours of operation. Recycling containers are located at each of these collection centers. The recycling centers allow Bulloch County residents to deposit glass, aluminum, steel cans, scrap metal, plastic, newspaper, magazines, mixed paper, corrugated cardboard, used motor oil and filters, rechargeable batteries, cellular phones, electronics, yard waste, tires, and white appliances. Clothing and household items are also collected in partnership with Goodwill to reuse items. Residents are also encouraged to donate household items, especially larger items, to the Habitat for Humanity ReStore. All recyclables are shipped to the County’s recycling processing center.

The Recycling Centers locations are:

- Clito
- Cypress Lake
- Denmark
- SR 24
- Langston Chapel
- Middleground
- Ogeechee
- Olney Station
- Pine Inn
- Portal
- Pretoria
- Simons
- Sinkhole
- Statesboro
- Stilson
- Westside

Keep Bulloch Beautiful participates in educational, programming and recycling efforts. Keep Bulloch Beautiful works with civic organizations, businesses, and schools to promote waste reduction and recycling. All municipalities in the County participate in this effort. Recycling promotion and education is being done via articles in local papers, public forums, school award programs, environmental publications and information mailers. Due in part to its efforts, 19% of the waste generated in Bulloch County was recycled or otherwise diverted from the landfill.

Portal and Brooklet provide solid waste collection within their jurisdictions. Fees and SPLOST funds are used to operate these services. Portal served 374 customers in 2006.

6.4 Consistency with the Service Delivery Strategy

The Bulloch County Service Delivery Strategy agreement was last updated in 1999. The following table outlines the general provisions of the Service Delivery Strategy.

Service Provided	Service Delivery Strategy	Area Served
Airport	Bulloch County and Statesboro jointly own the airport, while Bulloch County provides all operating costs.	Entire County.
Animal Shelter	Bulloch County and Statesboro jointly own the animal shelter, while Bulloch County provides all operating costs.	Entire County.



Service Provided	Service Delivery Strategy	Area Served
Building Inspection, Building Permits	Brooklet, Statesboro and Bulloch County issue building permits and conduct building inspections for construction in their respective jurisdictions.	Brooklet, Statesboro, unincorporated area.
Code Enforcement	Brooklet, Statesboro and Bulloch County provides services.	Brooklet, Statesboro, unincorporated area.
Convention and Tourism	Statesboro Convention and Visitors Bureau provides service with funding from Hotel-Motel Tax.	Entire County.
Courts	Bulloch County provides Superior Court, State Court, Magistrate Court and Probate County for entire County. Brooklet, Portal, Statesboro City Courts for municipal code violations.	Brooklet, Portal, Statesboro, Bulloch County.
Economic Development	Bulloch County funds the Development Authority of Bulloch County to provide this service.	Entire County.
Emergency 911	Bulloch County E-911 Center receives and dispatches all 911 calls for fire, ambulance, and law enforcement.	Entire County.
Emergency Management	EMA develops mitigation activities to prevent or reduce vulnerability to disasters. Statesboro has more immediate and direct benefit of this service and pays a share of the cost.	Entire County.
Emergency Medical and Rescue	EMS service is provided by Bulloch County.	Entire County.
Engineering	Statesboro provides this service within the City limits, while Bulloch County provides this service countywide.	Bulloch County and Statesboro.
Environmental Management	Environmental Manager is responsible for litter abatement and the recycling program in Bulloch County	Entire County.
Fire Protection	Statesboro provides fire protection within the City and in the unincorporated fire district. Bulloch County provides volunteer fire protection outside this area.	Statesboro, fire district, remaining County.
Gas Utility	Statesboro provides this service.	Statesboro, Gateway Industrial Park



Service Provided	Service Delivery Strategy	Area Served
Hospital	County sold its hospital. Hospital services now provided by a private company.	Entire County.
Indigent Defense	Bulloch County provides this service.	Entire County.
Jails	Bulloch County provides this service. Brooklet and Statesboro have agreements to send “city prisoners” to the facility.	Entire County.
Landfill and Transfer Station	The Landfill is jointly owned by Statesboro and Bulloch County. The landfill was closed in 1997 and all waste is now transported to a regional landfill in Wayne County. Capital costs are paid through joint SPLOST funding. Statesboro operates the transfer station.	Entire County.
Law Enforcement	The Sheriff’s Dept provides law enforcement countywide. Brooklet, Portal, Register and Statesboro each provide police protection within their jurisdiction.	Bulloch County, Brooklet, Portal, Register, Statesboro.
Library	Statesboro-Bulloch County Regional Library is one of five libraries in the region. Bulloch County provides all local operating funds for the library.	Entire County.
Main Street Program	Service is provided in exclusively in Statesboro in which neither the County nor the other municipalities have financial or operational involvement.	Statesboro.
Parks and Recreation	Bulloch County operates this service throughout the County. Brooklet, Portal, Register and Statesboro agree to provide to the recreation department the use of recreation facilities owned by those cities	Entire County.
Planning	Bulloch County and Statesboro each have planning staff funded by the respective jurisdiction.	Statesboro, unincorporated area.
Public Health Services	Service is staffed by state employees, and funded by the State with assistance from the County.	Entire County.
Public Housing	Service provided through the Statesboro Housing Authority and funded through the United States Department of Housing and Urban Development.	Entire County.



Service Provided	Service Delivery Strategy	Area Served
Road and Street Construction	Service provided within each jurisdiction.	Brooklet, Portal, Register, Statesboro, unincorporated area.
Road and Street Maintenance	Service provided within each jurisdiction.	Brooklet, Portal, Register, Statesboro, unincorporated area.
Sanitation (Solid Waste Collection)	Bulloch County provides in the unincorporated area, Brooklet, Portal and Statesboro provide within incorporated boundaries.	Bulloch County, Brooklet, Portal, Statesboro.
Senior Citizens Programs	Bulloch County provides this service through the Parks and Recreation Department.	Entire County.
Social Services	Bulloch County provides financial assistance to various providers, including the local women's shelter, the Bulloch County Alcohol and Drug Council, High Hope, the Senior Companion Program, and the Pineland Mental Health / Mental Retardation / Substance Abuse agency.	Entire County.
Stormwater Collection and Treatment	Statesboro provides this service inside the city limits.	Statesboro.
Wastewater Collection and Treatment	Statesboro provides this service within the city limits as well as certain locations in the unincorporated area which primarily serve industrial development. Portal provides this service within the city limits.	Statesboro, Industrial Parks, Portal.
Water Supply and Distribution	Brooklet, Portal, Register, Statesboro provide this service in the city limits as well as areas adjacent to the city. Statesboro provides this service to industrial property.	Brooklet, Portal, Register, Statesboro.
Zoning	Service provided in each jurisdiction by governing body.	Brooklet, Portal, Register, Statesboro, Bulloch County.

As work on the Comprehensive Plan continues, work will also continue to update the Service Delivery Strategy to be consistent with the recommendations of the plan and recent changes in service delivery in the County.



7 Intergovernmental Coordination

7.1 Purpose

According to the State Planning Goals and Objectives of the *Standards and Procedures for Local Comprehensive Planning*, local governments must evaluate the consistency of their policies, activities, and development patterns with the following goal for Intergovernmental Coordination:

“To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs.”

The Community Assessment is intended to evaluate the community’s current policies, activities and development patterns for consistency with the Quality Community Objectives, identify potential issues and opportunities for further study, and use supportive data and information to check the validity of potential issues and opportunities. This is to be done by identifying existing coordination mechanisms and processes with adjacent local governments, independent special authorities and districts, independent development authorities and districts, school boards, and federal, state, or regional programs and activities that relate to local planning.

7.2 Coordination Partners

Intergovernmental coordination in Bulloch County concerns the on-going communication, and cooperation of Bulloch County with the four municipalities:

- Town of Brooklet
- Town of Portal
- Town of Register
- City of Statesboro

In addition Bulloch County government coordinates with a number of other local boards, authorities and commissions, including:

- Statesboro-Bulloch County Airport Authority
- Development Authority of Bulloch County
- Bulloch County Board of Education
- Downtown Statesboro Development Authority
- Keep Bulloch Beautiful Board
- Statesboro-Bulloch County Parks and Recreation Advisory Committee
- Hospital Authority
- Bulloch County Health Department Committee
- Statesboro Convention and Visitors Bureau

Primary responsibility for intergovernmental coordination within the County government lies with the County Manager’s office. Bulloch County is located in the Coastal Georgia Regional Development Center. The RDC has been most active in Bulloch County by assisting small cities.



7.3 Existing Coordination

Bulloch County coordinates many planning-related functions in order to efficiently and effectively provide services and to properly plan for the future. Some of the on-going forms of intergovernmental cooperation in Bulloch County include:

- Intergovernmental Agreement on Capital Cost and Recovery Fee Districts.
- Joint Transportation Plan – all cities.
- County GIS zoning mapping (Brooklet, Statesboro).
- County GIS mapping provided to Evans and Screven County.
- County E-911 services to Evans and Candler County.
- County shares intermediate and major subdivision information with Board of Education.
- County residents have access to school recreation facilities after school hours.
- Joint Comprehensive Water Supply Management Plan.
- Joint Solid Waste Management Plan.
- County provides minor road maintenance assistance to small cities.
- Mutual aid for public safety and fire protection.
- Shared cost of solid waste disposal.
- Joint building inspection training for developers, builders, and contractors.
- Annual City, County, Board of Education meetings to discuss pending issues and concerns.
- Joint Information Technology working group to develop information technology businesses in Bulloch County (City, County, Georgia Southern University)

7.4 Coordination Opportunities

Up to now, the coordination efforts have been adequate, but as the County continues to grow and particularly as demands on the County and city staff grow, maintaining strong and productive coordination efforts will be more difficult. Potential future intergovernmental coordination opportunities for later consideration in the Community Agenda include:

- Coordinating planning for growth with transportation improvements.
- SPLOST renewal referendum and how funding and projects will be coordinated.
- NPDES/Stormwater management coordination with cities.
- Coordinating sewer service expansion with cities.
- Development of industry and sewer service for future site on I-16.
- Future needs for Georgia Southern University and Ogeechee Technical College.
- Role of Board of Education in commenting on impacts of development applications.
- Coordinating transportation, water and sewer services with new school sites.



7.5 Regional and State Programs

Georgia Department of Community Affairs (DCA)

The Georgia DCA has several management responsibilities for the State's coordinated planning program and reviews plans for compliance with minimum planning standards. DCA provides a variety of technical assistance and grant funding to the County and cities.

Georgia Department of Transportation

GDOT maintains and improves state and Federal highways in Bulloch County and provides financial assistance for local road improvements.

Georgia Department of Natural Resources (DNR)

The Georgia DNR is available to provide assistance and guidance to the County and cities in a number of important areas including: water conservation, environmental protection, wildlife preservation and historic preservation. It is the mission of the DNR to sustain, enhance, protect and conserve Georgia's historic and cultural resources for present and future generations, while recognizing the importance of promoting the development of commerce and utilize sound environmental practices. The department has nine divisions working to accomplish this mission: Environmental Protection Division, the Coastal Resources Division, Pollution Prevention Assistance Division, Wildlife Resources Division, Water Conservation Program, and the Program Support Division.

The Environmental Protection Division (EPD) of the Georgia DNR is a state agency charged with protection of Georgia's air, land and water resources through the authority of state and federal environmental statutes. These laws regulate public and private facilities in areas of air quality, water quality, hazardous waste, water supply, solid waste, surface mining, underground storage tanks and others. EPD issues and enforces all state permits in these areas and has full delegation for federal environmental permits except Section 404 (wetland) permits.



8 Transportation

NOTE: GDOT and consultant HNTB are preparing the Countywide Comprehensive Transportation Plan for Bulloch County. The transportation assessment information required for this section of the Technical Addendum is being gathered jointly for the Bulloch County Comprehensive Plan 2009-2029 Update and the Countywide Comprehensive Transportation Plan. It is projected that transportation assessment information will be available in January of 2009. Land use and transportation planning will be coordinated throughout both planning processes.



Atlas of Supportive Maps

- Map 1: Wetlands
- Map 2: Ground Water Recharge Areas
- Map 3: Protected River
- Map 4: Municipal and Community Wells
- Map 5: 100 Year Flood Areas
- Map 6: Impaired Waterways
- Map 7: Prime Agricultural Lands
- Map 8: Historic Resources
- Map 9: Water Service Areas
- Map 10: Sewer Service Areas
- Map 11: Public Safety Facilities
- Map 12: Community Facilities



