

# COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **City of Statesboro**

RC: **CGRC**

Submittal Type: **Comprehensive Plan Amendment**

Preparer:  RC  Local Government  Consultant: Specify

Cover Letter Date: **3/3/21**

Date Submittal Initially Received by RC: **12/28/20**

Explain Unusual Time-lags or Other Anomalies, when present:

*Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.*

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

**RESOLUTION 2020 – 35: A RESOLUTION ADOPTING CERTAIN UPDATES AND MINOR AMENDMENTS TO THE 2019-2029 COMPREHENSIVE PLAN OF THE CITY OF STATESBORO, GA**

**THAT WHEREAS**, the Statesboro City Council, the governing authority of Statesboro, Georgia, adopted a Comprehensive Plan 2019 – 2029 on August 20, 2019; and,

**WHEREAS**, the Statesboro City Council has found the need to update the Comprehensive Plan with some minor changes which are attached hereto as Exhibit A; and,

**WHEREAS**, the changes proposed in Exhibit A have been prepared by the City’s Department of Planning and Development in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

**WHEREAS**, the changes proposed have been reviewed and approved by the Coastal Regional Commission;

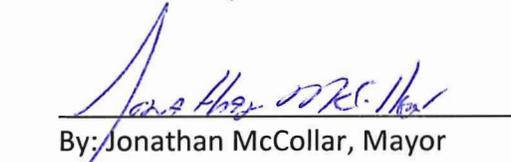
**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and City Council of Statesboro, Georgia as follows:

**Section 1.** That the Mayor and City Council hereby adopt the proposed minor amendments, presented as Exhibit A, to the 2019-2029 Comprehensive Plan.

**Section 2.** That the Mayor and City Council hereby authorize staff to submit the approved minor amendments to the Coastal Regional Commission.

Adopted this 15th day of December, 2020.

STATESBORO, GEORGIA

  
By: Jonathan McCollar, Mayor

  
Attest: Leah Harden, City Clerk



# EXHIBIT A

## Minor Amendments to the 2019-2029 Comprehensive Plan

In order to assure consistency with the desires of the citizenry and Council, and to align with the proposed projects and developments of the City of Statesboro, the following amendments have been proposed for the City of Statesboro's *Comprehensive Master Plan* as adopted by Council on August 20, 2019:

1. Page 16 "Vision Statement – Quality Housing" amended (in red) to read:
  - The City will promote the construction of quality homes, maintain the awareness of the condition of homes, develop programs and resources to rehabilitate existing substandard housing, and emphasize walkability and interconnectivity in neighborhoods.
2. Page 19 "Housing Goals – Supporting Policies" amended to add the following bullet:
  - Establish target areas for neighborhood revitalization in the core area surrounding the Downtown Statesboro Redevelopment Area and "the Blue Mile" and apply for financial assistance under the CHIP Program to initiate neighborhood-wide housing rehabilitation programs. Develop Revitalization Area Strategy Plans for each neighborhood to focus City and CDBG grant resources to remove blight and blighting influences from the neighborhoods.
3. Page 34 "Community Profile – Housing – Summary" replace paragraph 4 to read:
  - A Comprehensive Housing Study and Affordable Housing Plan should be prepared to aid the City in its efforts to (1) address the housing needs within the community and (2) stimulate the development of new owner occupied housing which has been declining as a percentage of home occupancy. The study should also address the "housing affordability issues" in many of the core area neighborhood whose residents find it difficult to find decent, safe and sanitary housing. Such a study will also aid the City in obtaining grants necessary to rehabilitate existing housing and to attract new housing development within the City to meet a diversity of housing needs.
4. Page 82 "Land Use: Existing and Future Land Use – Residential Redevelopment Areas" changed to read:
  - The residential neighborhoods surrounding the Downtown Core area of Statesboro are where most of the older housing stock is located and where most of the deteriorated and blighted housing in the City is also located. These neighborhoods

(Johnson Street, MLK, Whitesville, Black Bottom and Mulberry Street) should be the focus of future revitalization efforts by the City in concert with the redevelopment of Downtown Statesboro and “the Blue Mile” corridor connecting Downtown to the Georgia Southern University Campus.

5. Page 101 “Implementation Strategies: Residential Redevelopment Area(s) first bullet item changed to read:
  - Focus on strategic City investments and grant assistance from the Ga Department of Community Affairs (CDBG and CHIP) to improved existing owner occupied and rental housing requiring rehabilitation and encourage the redevelopment of acquired blighted properties in affordable housing for low- and moderate- income families. Develop and approve an Urban Redevelopment Plan (URP) that includes the Downtown Commercial Core, the Blue Mile and the surrounding core area neighborhoods where concentrations of blighted and substandard housing currently exist. Prepare Revitalization Area Strategy Plans for the neighborhood target areas within the URP Area to guide housing and neighborhood revitalization.
  - Initiate design and improvements to neighborhood parks including the Luetta Moore Park in the MLK Neighborhood and the Grady Street Park in the Johnson Street Neighborhood.
6. Page 117 “Needs and Opportunities – Housing” add the following bullets under Need:
  - A plan to guide the needs of future housing development in the community as well as a plan for the improvement and maintenance of the existing housing stock.
  - Approve and implement a City funded incentive program for the development of single- family owner-occupied housing including affordable housing for low-and moderate- income families particularly in the Urban Redevelopment Area Neighborhoods.
7. Page 128 “Community Work Program/Economic Development” add the following:
  - Under Action/Implementation Strategy:
    - a. Complete a Comprehensive Housing Market Study and Affordable Housing Plan.  
Responsible Party – P&D Start 2020 - Approval 2021 Cost Est \$50,000
  - Funding Source - City

- b. Adopt an Urban Redevelopment Plan for the Downtown Commercial Core Area and surrounding neighborhoods – Responsible Party - P&D / CRC Start and Complete in 2020 Cost Est \$25,000 Funding Source City
- c. Prepare and adopt Revitalization Area Strategies for all neighborhood target areas within the Urban Redevelopment Plan Area. Responsible Party: - P&D / CRC Start 2020 – Complete 2025 Cost Estimate TBD Funding Source: City
- d. Prepare and submit a CHIP Application to initiate owner-occupied housing rehabilitation in the Johnson Street Target Neighborhood: Responsible Party: P&D / CRC Start 2020 – Complete 2021
- Estimated Cost: TBD Funding Source: City.
- e. Add and organize staff resources to carry out neighborhood redevelopment and revitalization activities in the Department of Planning and Community Development.
- Responsible Party: P&D Start 2020 – Complete 2021 Cost Estimate: \$150,000 Funding Source: City.
- f. Adopt and implement an incentive program to stimulate development of single-family subdivisions in the City to meet the demands of both market rate and affordable owner- occupied housing. Responsible Party P&D. Start 2020 – Complete 2021 Estimated Cost \$800,000 Funding Source – City
- g. Complete design and initiate improvements to the Luetta Moore Park in the MLK Neighborhood and the Grady Street Park in the Johnson Street Neighborhood. Responsible Party City. Start 2020 – Complete 2021. Estimated Cost \$2,629,700 for Luetta Moore Park and \$1,352,543 for Grady Street Park. Funding Source – Bonds issued by the City Urban Redevelopment Authority.