

ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

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

I. EXISTING LAND USE

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

Agriculture / Forestry

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

Commercial

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

Park / Recreation / Conservation

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

Industrial

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

Public / Institutional

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

Single-family Residential

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

Multi-family Residential

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

Transportation / Communication / Utilities

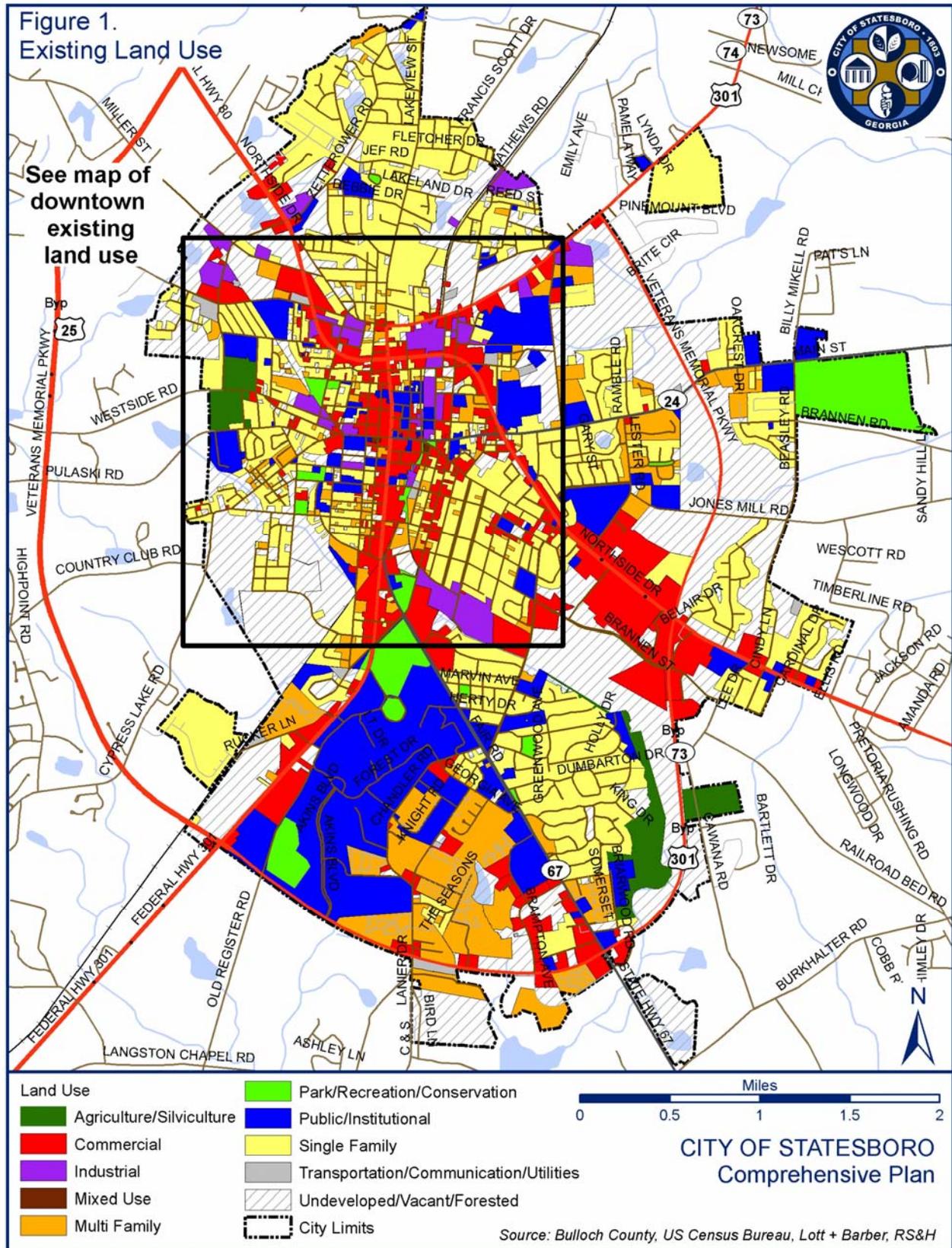
This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, or other similar uses.

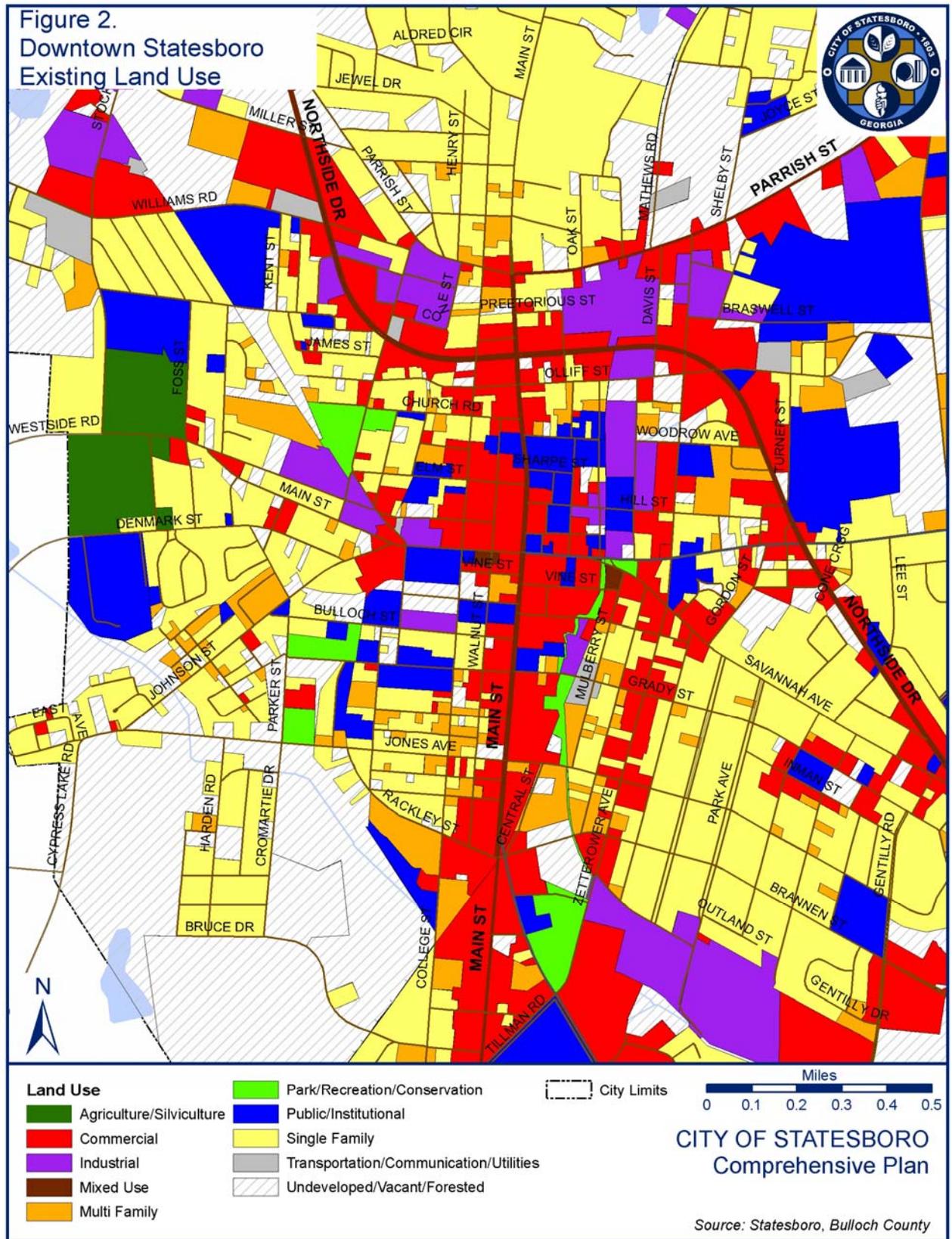
Undeveloped / Vacant Land

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

Mixed Use

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





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

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

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

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

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

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

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



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

