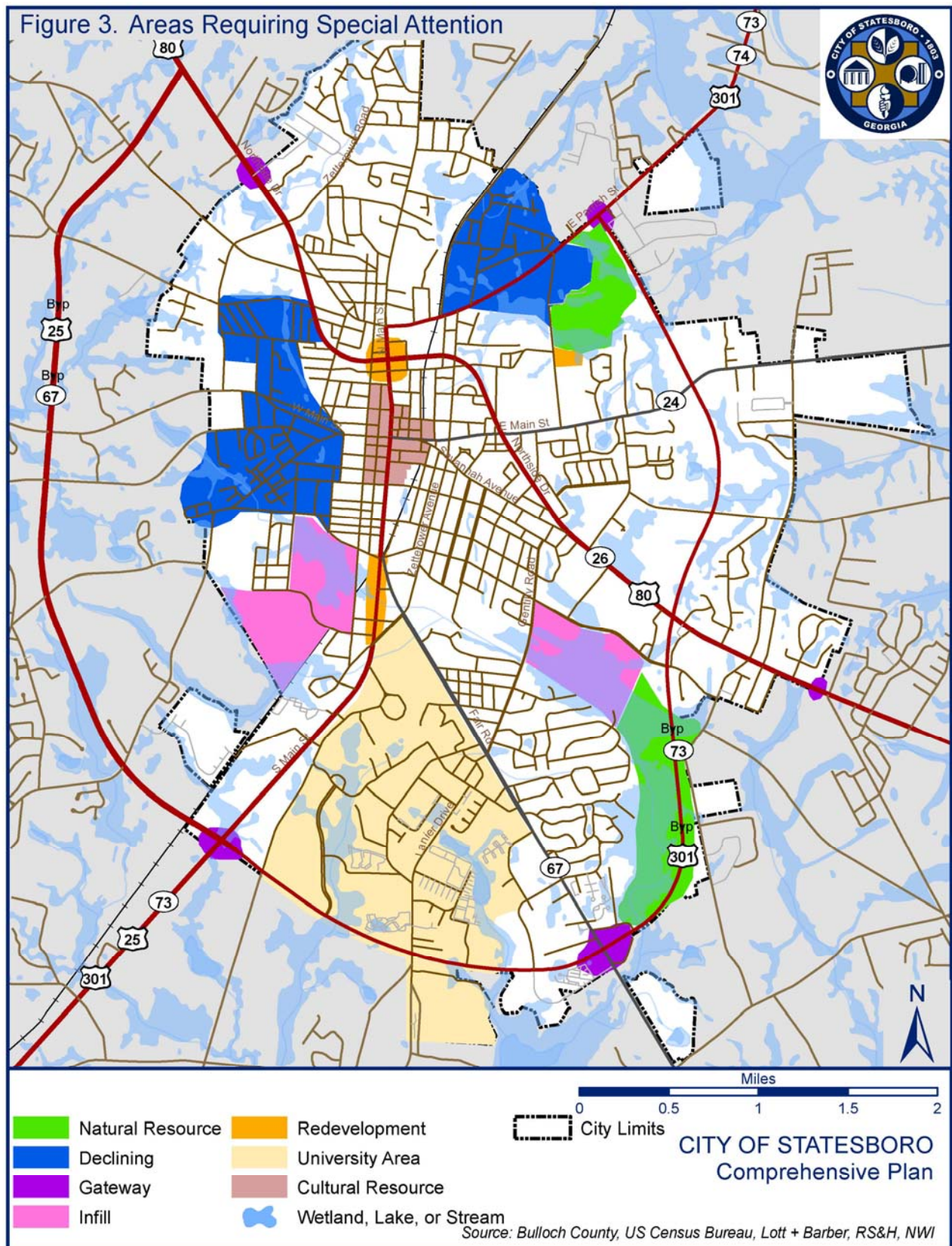


II. AREAS REQUIRING SPECIAL ATTENTION

These areas are defined by the DCA as:

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

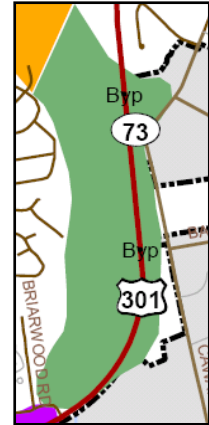
The Areas Requiring Special Attention identified in the City of Statesboro are indicated on the following map (Figure 2). Narrative regarding these areas follows.



Natural Resources

South-East Wetlands (Bypass)

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



North-East Wetlands

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



Cultural Resources

Downtown

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

Rapidly Developing Areas

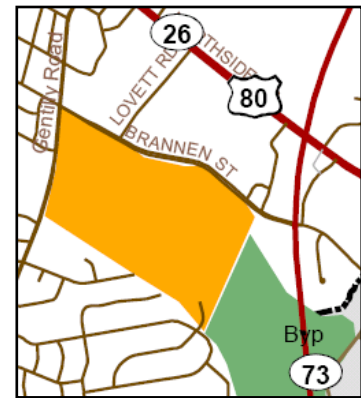
Gateways

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

Infill Areas

Brannen and Gentilly (Shopping Center and Adjacent Properties)

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



Properties West of South College Street

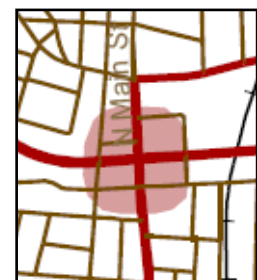
The area bounded by South College Street to the east, Cromartie Drive to the west, and Jones Street to the north, with Bruce Drive to the south and agricultural/forest land beyond, may face development pressures in the near- to mid-term. These properties are located within one-half mile of the GSU campus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



Redevelopment Areas

Downtown Gateway

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



Packinghouse Property

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



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



Declining Areas

West Side Neighborhoods

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



Whitesville and East Parrish Street Neighborhoods

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



University Area

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

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

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

