

SE Bulloch Future Development

Joint Statesboro-Bulloch County Governing Body Meeting

November 29, 2022, 2:30 PM

Honey Bowen Building Multi-Purpose Room

Statesboro, GA

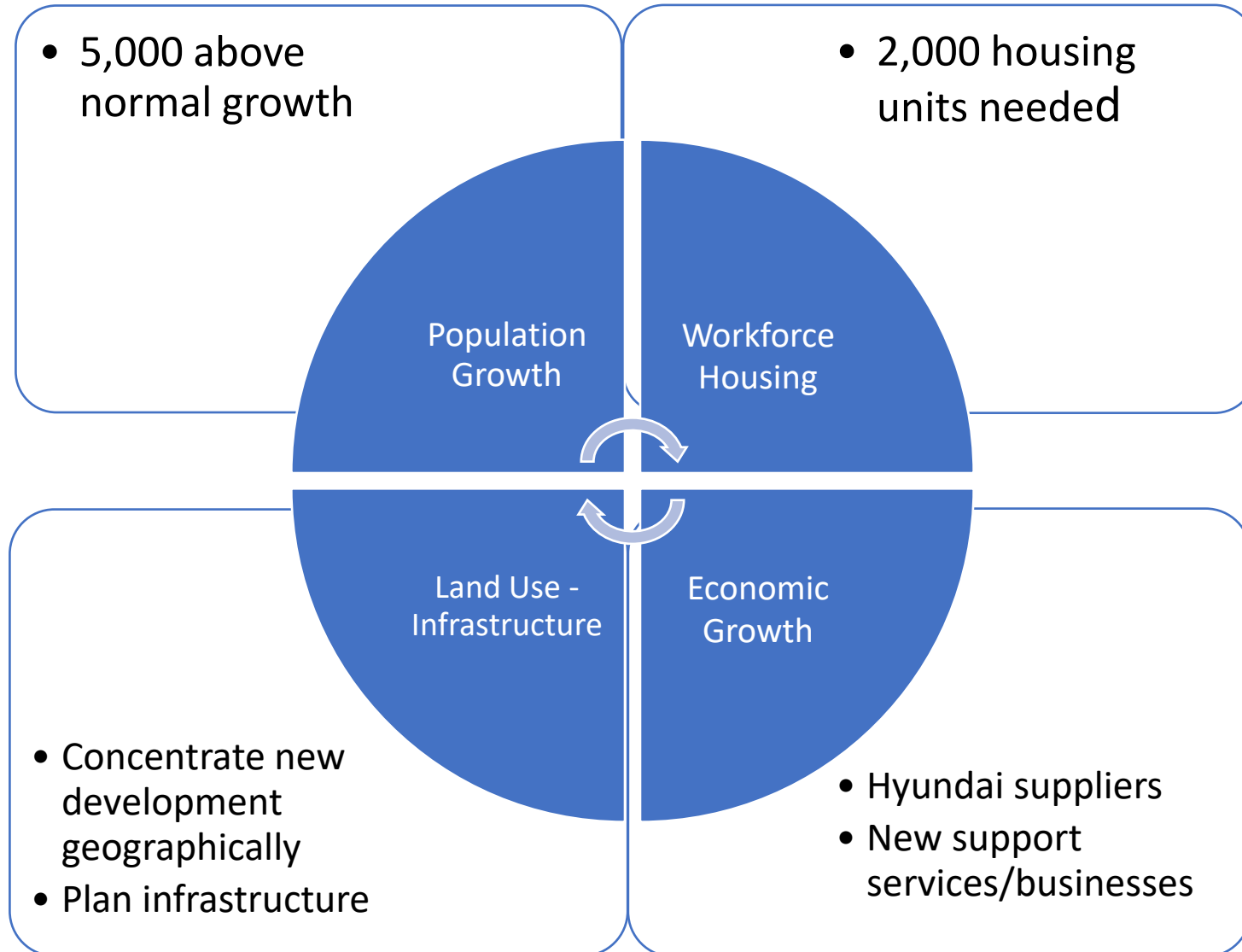
Topics

- Hyundai Impact
- Land Use and Moratorium
- Water and Sewer



Hyundai Impact

Hyundai Impact on SE Bulloch



Hyundai Impact: Assumptions

- 7 different statistical projections (Countywide/CT 1109)
- Scenario planning net growth/migration/employment measurement for
 - 10-county area around KIA West Point, GA
 - 4-county area around Hyundai, Montgomery, AL MSA
- Population growth results to occur, on or before 2030 (conservative):
 - 4,000-6,400 range (5,184 mid-range): SE Bulloch
 - 12,442: Balance of the County (45% unincorporated; 45% Statesboro; 10% other)
 - 98,725: County Total with Hyundai Impact
 - 93,541 County Total without Hyundai

Land Use and Zoning Moratorium

Moratorium: Purposes

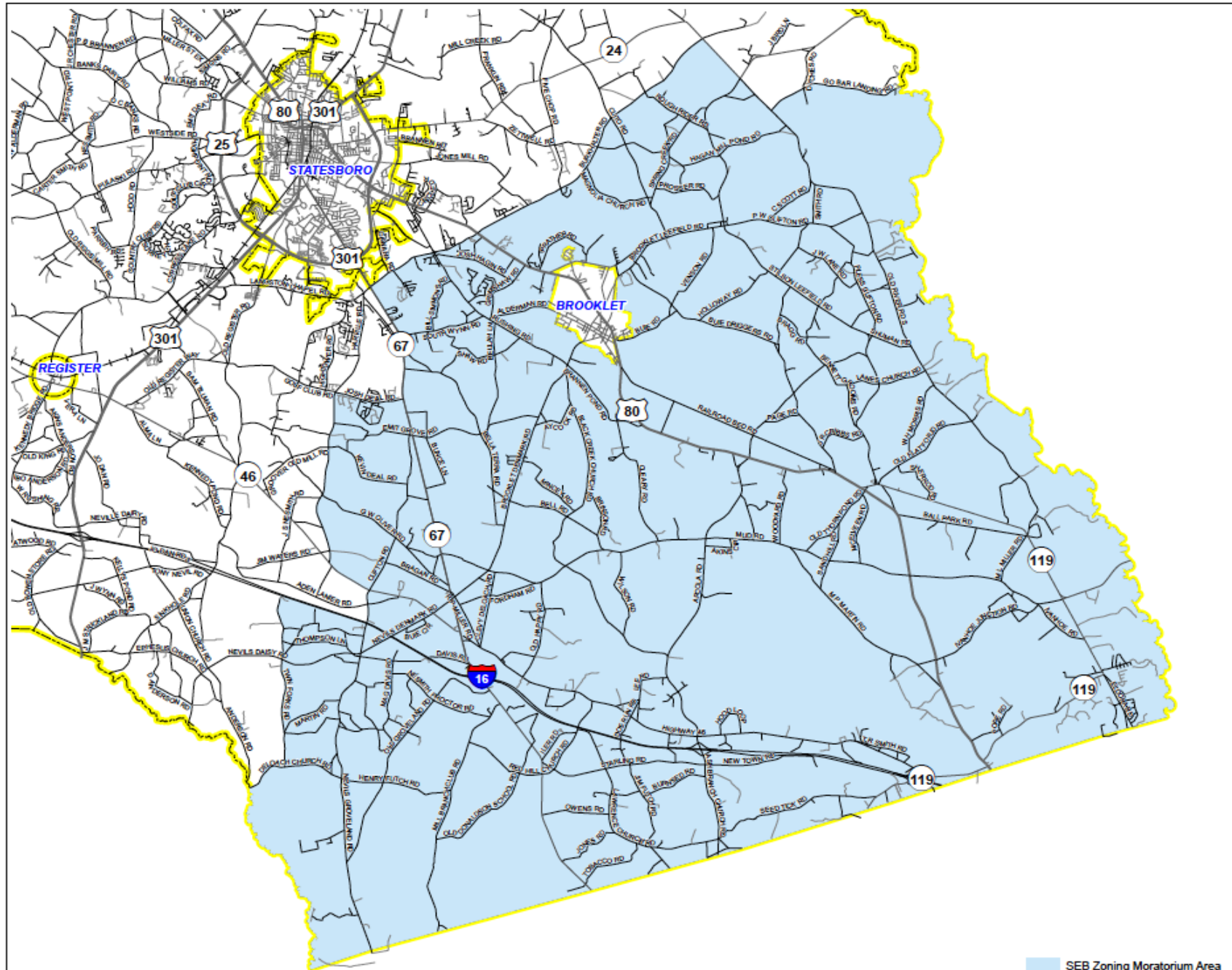
- Unincorporated Bulloch County continues to grow.
- Vocal opposition at re-zoning hearings held for new residential development encroaching rural areas in SE Bulloch.
- SE Bulloch is ground zero for new Hyundai workforce housing units.
- Already substantial interest in new residential and business development along the I-16 corridor in SE Bulloch.

Moratorium: Objectives

- Balance the interests of rural landowners and inevitable future development.
- Direct growth and development into an areas with planned/adequate infrastructure.
 - Leapfrog development creates fiscal risks and fallout to the taxpayer.
- “Speed-to-market” - SE Bulloch and the region will grow at the same pace - Hyundai facility to open by January 1, 2025.

Moratorium: Effect

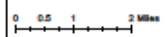
- Period: August '22 – February '23
- Does not affect:
 - The remainder of the unincorporated Bulloch outside of SE Bulloch.
 - Accepted applications in area before August 16.
- No zoning apps accepted for the following zones.
 - R-25
 - R-15
 - R-2
 - R-3



Southeast Bulloch
 Zoning Moratorium Area
 for
 Bulloch County, Georgia



SEB Zoning Moratorium Area



Moratorium: Steering Committee

- Primary stakeholder group to make recommendations concerning the Future Development Map of the Comprehensive Plan and ordinance changes.
- Representation:
 - 3 BOC
 - 2 PZ
 - 2 SE Bulloch Citizens
 - School Superintendent
 - DABC
- Currently no developers on the committee.

Moratorium Work Program

- Amend the C-Plan's Future Development Map
 - Designate appropriate areas in SE Bulloch County for future residential and business development to limit sprawl.
- Update Zoning and Development Related Codes
 - Reduce the number of routinely approved zoning conditions.
 - Reflect new trends in construction and land uses.
 - To align with policies and design principles of the C-Plan.
- Advance on-going planning for new infrastructure and services in SE Bulloch, (water-sewer and transportation, parks, public safety).

Action Calendar

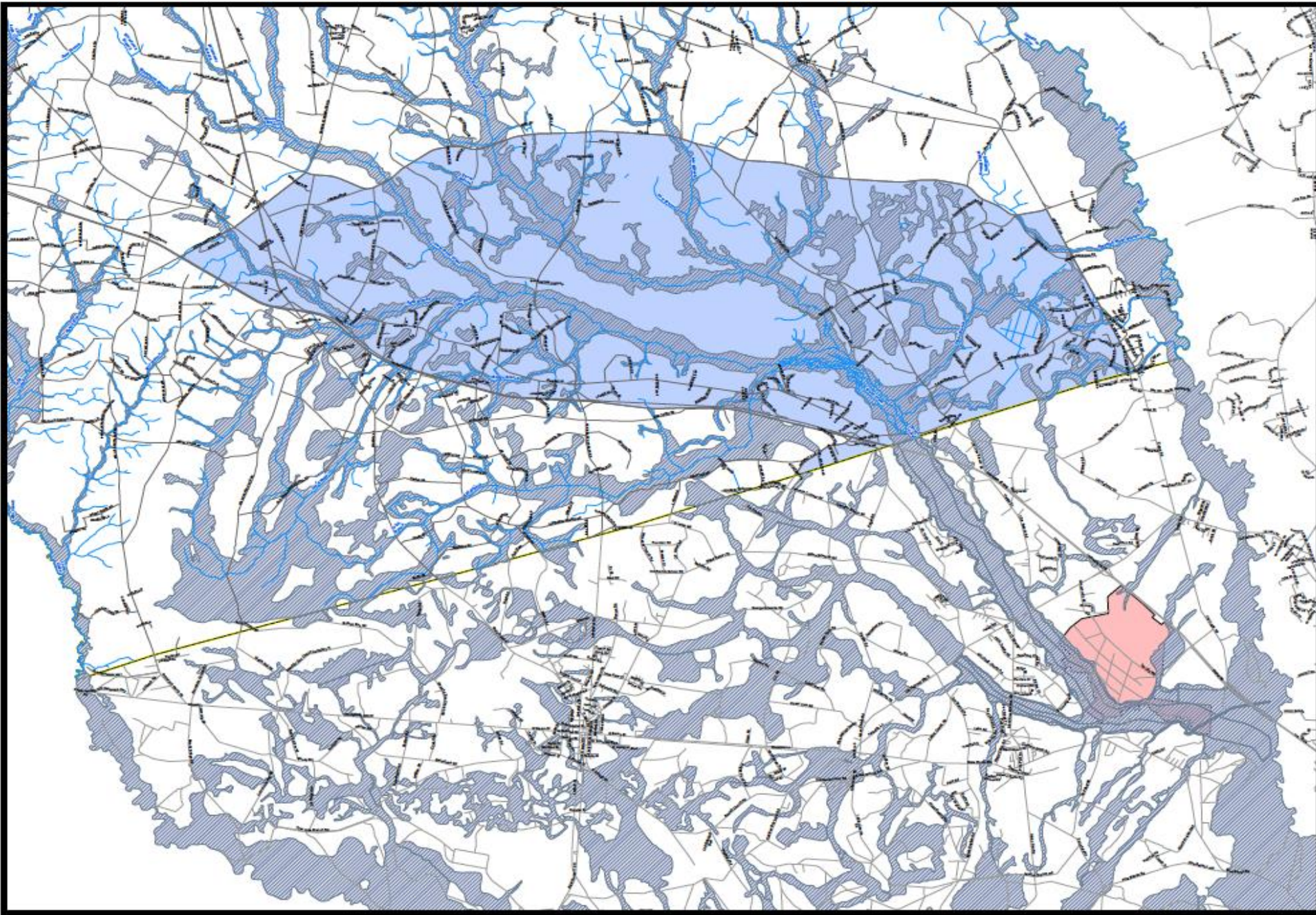
Steering Committee

- September 12: Stakeholder Meeting #1
- September 19: Comprehensive Plan Public Hearing #1
- September 30: Interim Report #1
- October 28: Interim Report #2
- November 3: Stakeholder Meeting #2
- December 10: File Zoning Ordinance Revisions for January P/Z Meeting
- December 30: Interim Report #3
- January 9: Stakeholder Meeting #3
- January 10: Comprehensive Plan Public Hearing #2

P/Z and BOC

- January 12: P/Z Commission Approve Zoning Revisions
- January 17: BOC Approve Comprehensive Plan map amendment.
- February 7: BOC Approve Revised Ordinances (Zoning/Subdivision/Water-Sewer)
- February 16: SE Bulloch Moratorium ends (P/Z apps accepted for April meeting).
- February 21: BOC Approve a stormwater-drainage ordinance.

Water and Sewer in SE Bulloch



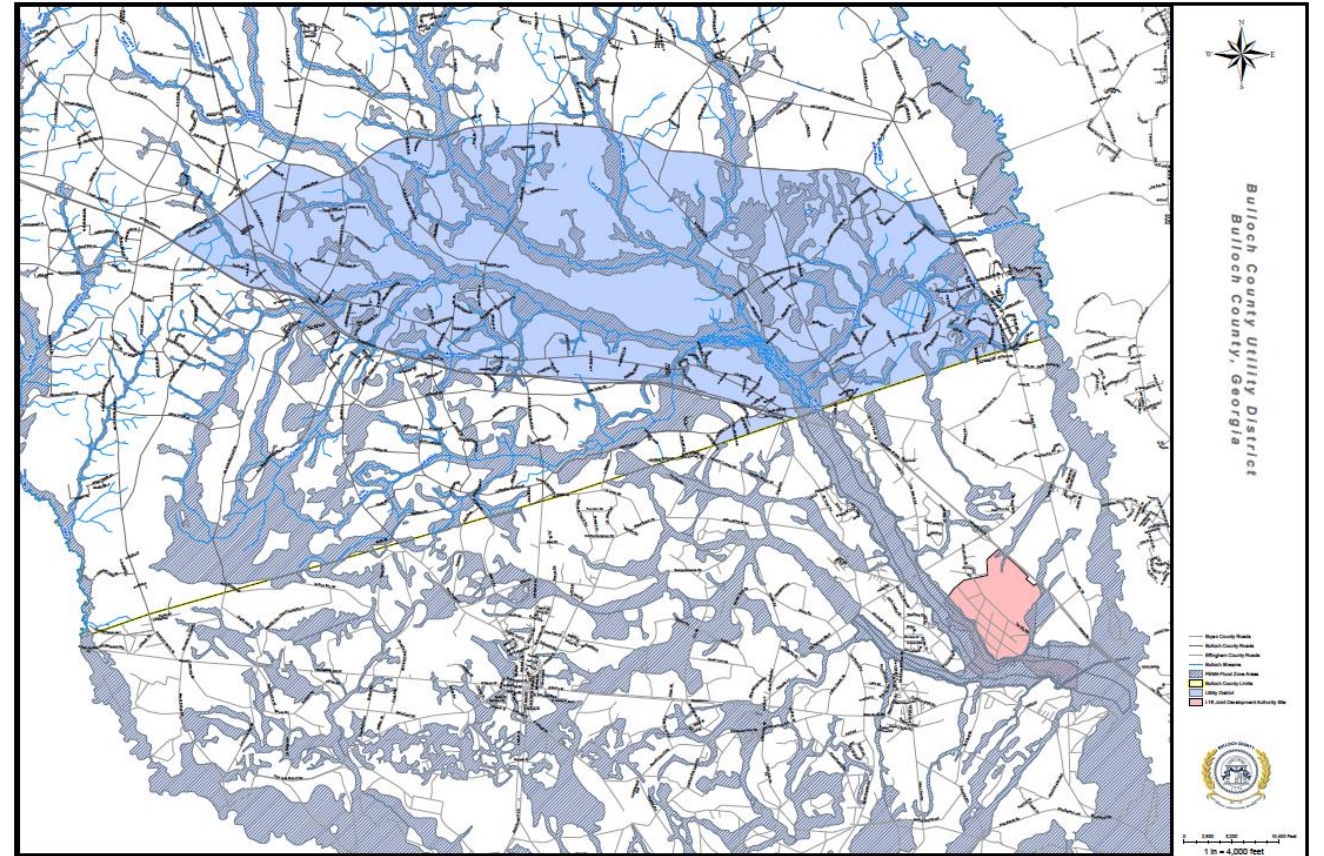
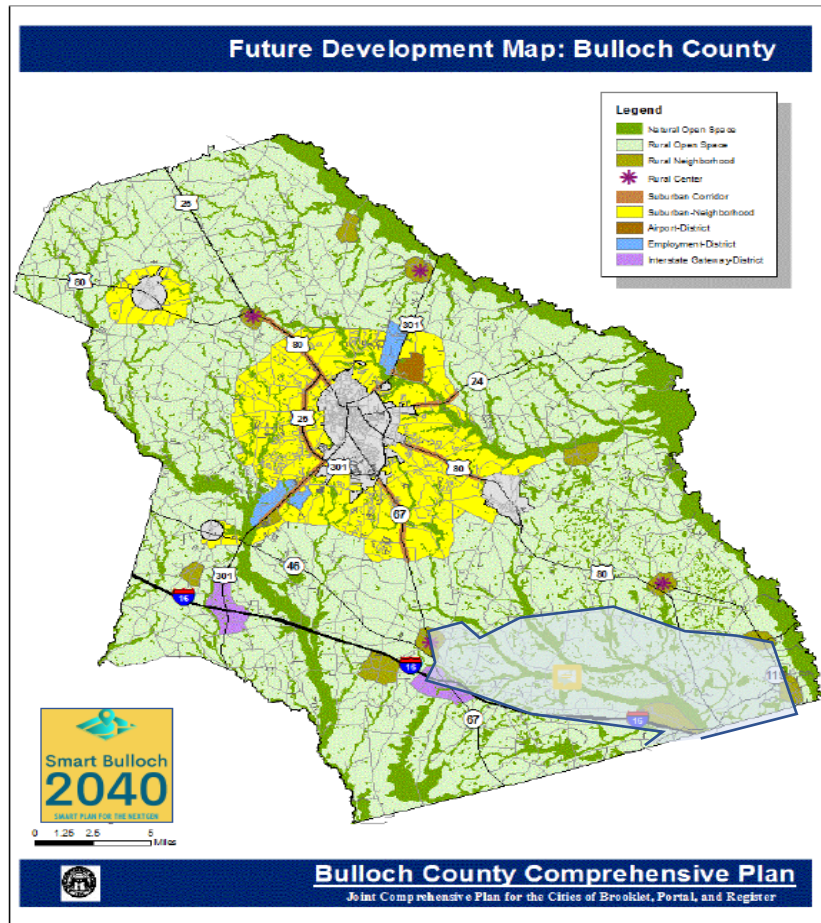
Bulloch County Utility District
Bulloch County, Georgia

- Wayne County Roads
- Bulloch County Roads
- Wilkerson County Roads
- Bulloch Streams
- FEMA Flood Zone Area
- Bulloch County Limits
- Utility District
- 1990 Joint Development Authority Site



0 2,000 4,000 10,000 Feet
 1 in = 4,000 feet

Water Utility and Land Use



Water-Sewer: Need and Forecast

- Targeted area is unserved by public water/wastewater facilities.
- 2018 Black Creek Watershed Management Plan
 - recommends sanitary sewer in part to combat failing septic tanks that may contribute fecal coliform pollutants into the watershed
- Potential customer base in the planning district before 2030 (conservative assumption):
 - 1,960 water customers
 - 1,498 sewer customers

Water Plan (Current)

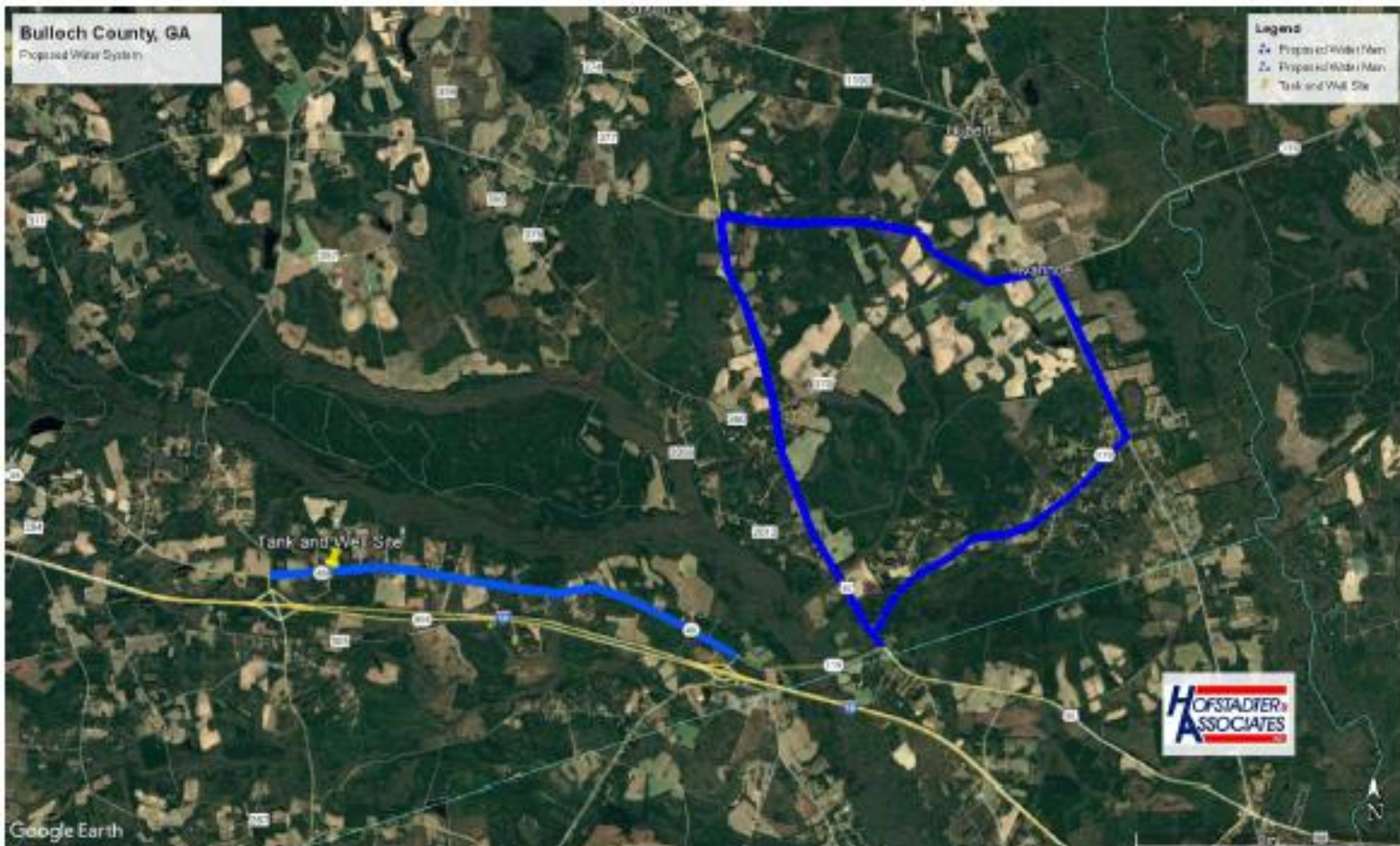
- 20.6 miles of water lines
 - US 80/119 loop
 - Old 46
- Tank and Well Sites
 - US 80 and 119
 - Bay District – Old 46 near Arcola/Ash Branch

Bulloch County, GA

Proposed Water System

Legend

- Proposed Water Main
- Proposed Water Main
- Tank and Well Site



Google Earth



Sewer Plan (Current)

- Bryan County will construct a sewer force-main to the Bulloch County line providing 0.25 to 0.5 MGD capacity over time for SE Bulloch.
- Bulloch County will use leveraged funds to expand sewer force-mains and pump stations westward toward the I-16 corridor or northward along U.S. 80.
- Additional long-term sewer capacity will be needed west of Ash Branch/Arcola Road.
 - new treatment facility
 - purchase capacity from the City of Statesboro, if available

Sewer Plan

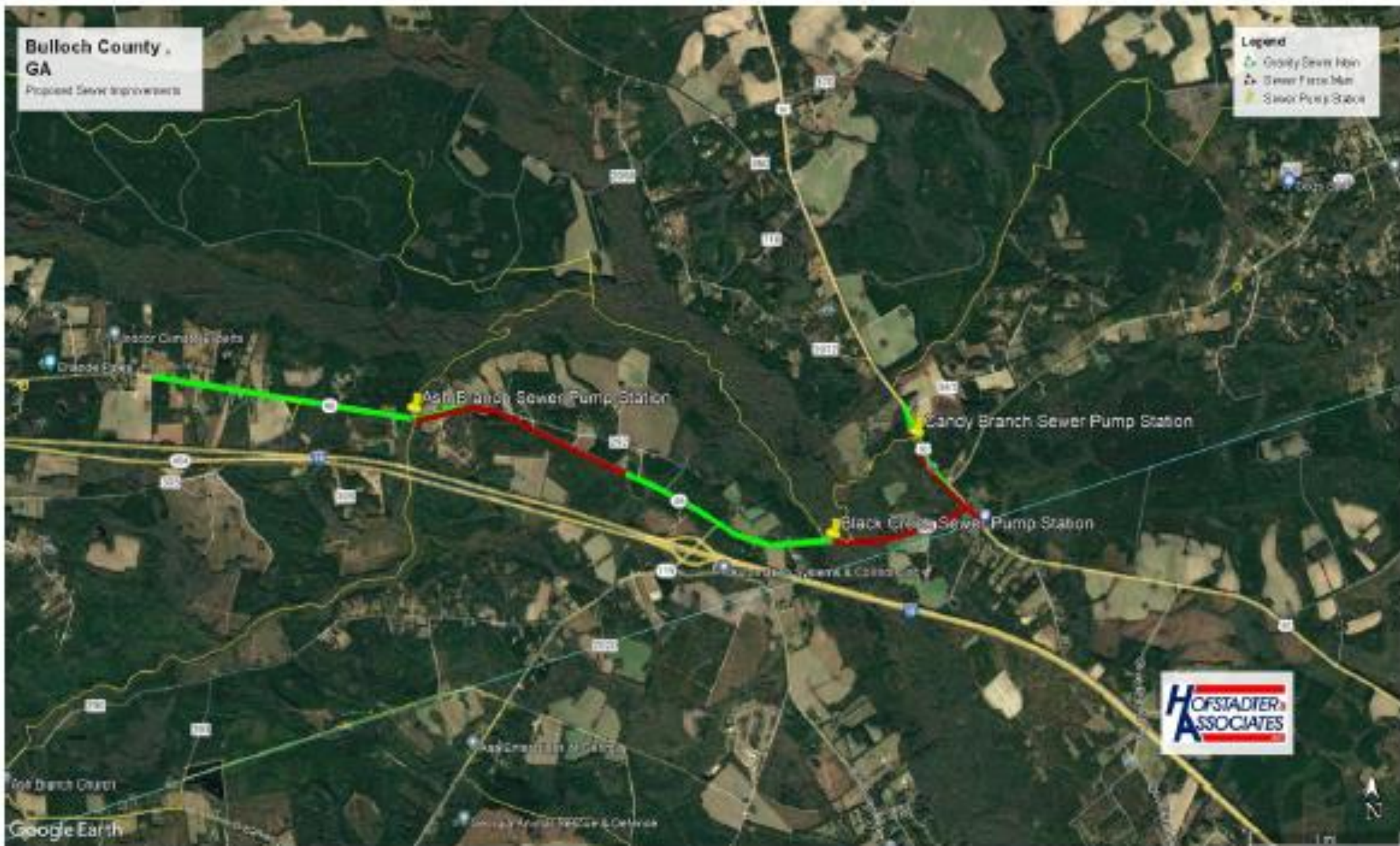
- 9.1 miles of laterals; 3 pump stations (Eldora to Bay)
- Mandatory hook-up thresholds.
- Consider allowing decentralized sewer until centralized sewer is available.
- Developers will purchase capacity in Bryan County's proposed new sewer plant through development agreements
 - capital recovery fees, aid-to-construction fees or impact fees.

Bulloch County, GA

Proposed Sewer Improvements

Legend

- Green line: Gravity Sewer Main
- Red line: Sewer Force Main
- Yellow star: Sewer Pump Station



Capital Stack

- Local ARPA: \$7,830,000
- State ARPA: \$9,807,133
- Congressionally Directed Spending: \$3,010,000
- Debt Issue (GEFA, Revenue Bond, etc.): TBD
- Additional Sources: (CDS, BIL, etc.): TBD

Work Program Targets

- Land Use Studies: 03/2023
- Interim WS Ordinance: 03/2023
- Preliminary Engineering Report: 03/2023
- Design Development Report: 05/2023
- Develop Business Plan and Financial Model: 06/23
- Final Ordinance: 06/2023
- Begin Construction: 09/23
- Complete Construction and Testing: 03/2025

Q & A and Discussion

Thank you for coming, today!