



# Land Use Public Sessions- Survey Results

## **Executive Summary of Survey Results:**

The City of Jonesboro's Master Land Use Plan/ Public Work Sessions were held on three (3) different dates and at three (3) different sector locations around the city, to allow for public input on August 24 - 27, 2009. Approximately 151 persons were in attendance, not including Committee members and staff. While the total surveys received were 78 in number, Staff is confident that the nonscientific sample of 52% of those attending one or more of the sessions gives a good pulse of how the citizenry feels Jonesboro's development and growth should be managed.

### **Key Concerns of Attendees:**

Respondents appeared to enjoy the small town atmosphere of Jonesboro, while being open to some growth in the future. Recreational opportunities and the quality of neighborhoods ranked high on a list of options. Some of the key themes or concerns voiced by attendees centered around topics that the Land Use Advisory Committee have repeatedly been concerned about over the last 2 years such as the following: *traffic concerns, arterials to get people from north Jonesboro to south Jonesboro more efficiently, impact of additional multi-family in areas lacking infrastructure or road capacity, parks, bike lanes, and greenspace, conservation easements, downtown as a destination and not a thoroughfare, lack of sidewalk, lack of service oriented business in North Jonesboro, renewable energy sources, and increasing cost to do development in Jonesboro.*

### **City Services/Education:**

Fifty-nine percent (59%) of respondents felt that the quality of life within our region has improved. This is evident from the responses relating to: School (77% cited excellent); Roads (53% cited neither good or bad, with and even spread of poor to good at 19% and 28%); waste collection (80% cited good to excellent); Fire Services (90% cited good to excellent); and Police services (64% cited good to excellent, with 31% remaining neutral);

### **City Growth Management:**

Judging the responses received concerning City growth, it appears that the citizens would support a moderate growth rate to result as part of comprehensive planning. According to US Census Estimates, the population as of 2006 is approximately 64,849 (City of Jonesboro) with 118,830 in the MSP (Metropolitan Statistical Area). Since the 2000 census, the City of Jonesboro is estimated to have grown approximately 16.8%, resulting to an annual rate of 1.68%. Attendees were asked what annual rate of growth they would like to see for the City within the next 20 years. Respondents indicated at 57% that they agree that the City growth should be maintained at a rate 1%-15%; 34% recommend a rate of 16%-25%, and 9% would like to see Jonesboro grow at a rate of 25% or more. Concern for future annexations to the City of Jonesboro appeared to be neutral concern of residents who participated (31% agreed that the City should not further expand with more annexations, while 25% disagreed, and 41% were neutral on the issue).

### **Property Maintenance:**

It can be gathered from the responses that the citizens value what happens in their individual neighborhoods. This is supported by responses that indicated that 79% would like to see Jonesboro encourage neighborhood association groups. These types of associations have worked perfectly in other cities, where groups have served as a liaison between government and the residents of various areas to keep them informed of changes, services, notices and ways to get involved in programs, studies, and future planning. Additionally, 87% of respondents supported abatement or condemnation of buildings in disrepair; 72% of respondents supported the enactment of a Housing Maintenance Code; others supported architectural design standards for commercial, impact fees, and historic preservation more evenly across the board (from 58% down to 42%).

### **Parks/Greenspace/Recreation/Arts, Culture, and Entertainment**

Respondents gave high ratings to particular types of recreational facilities. Rated high at 64% was Greenspace, including developed or undeveloped openspace, as well as bike/walking trails. Arts, Cultural, and Entertainment followed at 61% of respondents, Multi-use Parks and Recreational Trails for biking and hiking at 57%, with Recreational trail systems for ATV's ranking at 13%. Respondents writing in "other" added water parks or aquatic center, pocket parks, and libraries at 1%, respectively.

### **New Housing Choices:**

A large amount of respondents (79%) indicate that the City should encourage single family home type development; 51% support senior housing/independent/skill nursing housing; 34% mixed development housing/commercial developments; 33% condominium type dwellings; 18% duplexes; 17% multi-family dwellings; and 5% pre-manufactured housing.

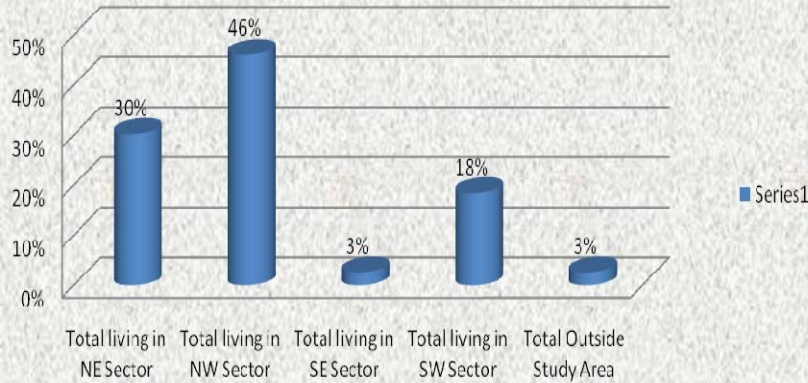
### **Roads and Infrastructure:**

While the master street plan was overlaid as a point of reference, attendees were very interested in the future proposed arterials in the study area. The majority of the concerns were in regard to the local collector road highlighted in the Sage Meadows Subdivision. This will be addressed in the final map that will be presented for adoption at a later date. Additionally, 77% of survey respondents agreed that the City should improve infrastructure (adding lanes/ build new roads) to ease traffic problems; 5% disagreed, while 17% stood neutral on the issue.

*The findings included in this summary will be utilized both for the Future Land Use Plan adoption as well as the upcoming update to the Comprehensive Plan for the City of Jonesboro.*

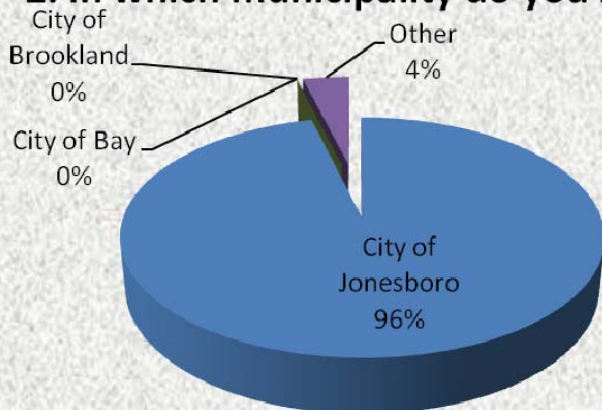
## Survey Result Charts:

### 1. In which Land Use Sector do you live?



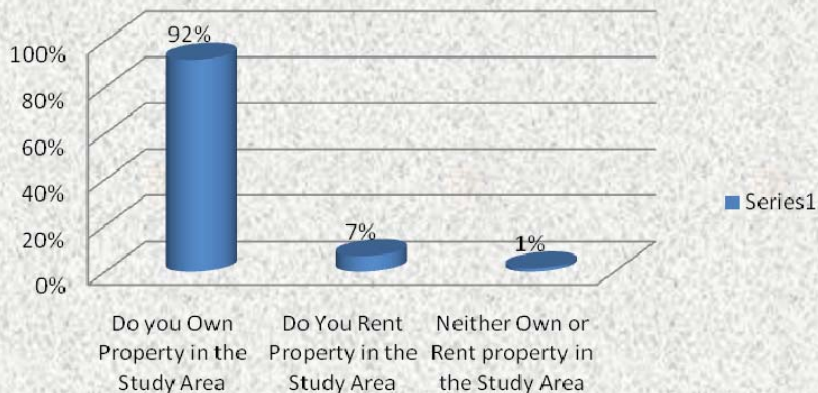
Survey results indicate that the majority of the respondents are residents of the City of Jonesboro (Pie Chart 2), and overwhelmingly a part of Sectors NW and NE (Bar Chart 1).

### 2. In which municipality do you live?

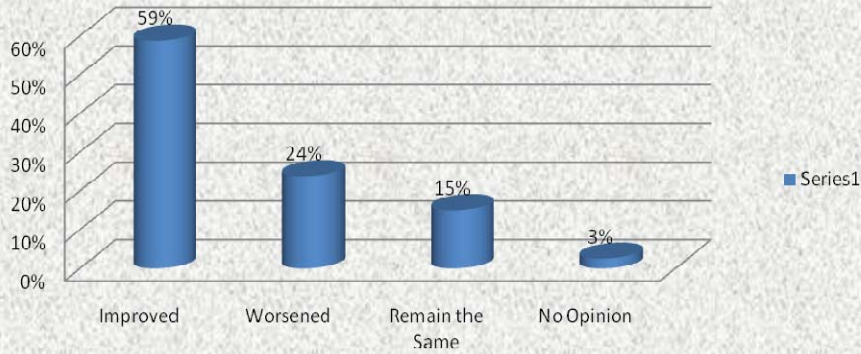


According to Bar Chart 3, 92% of respondents indicated that they currently own property within the study area, while 7% were renters, leaving 1% either.

### 3. Do you currently own or rent?

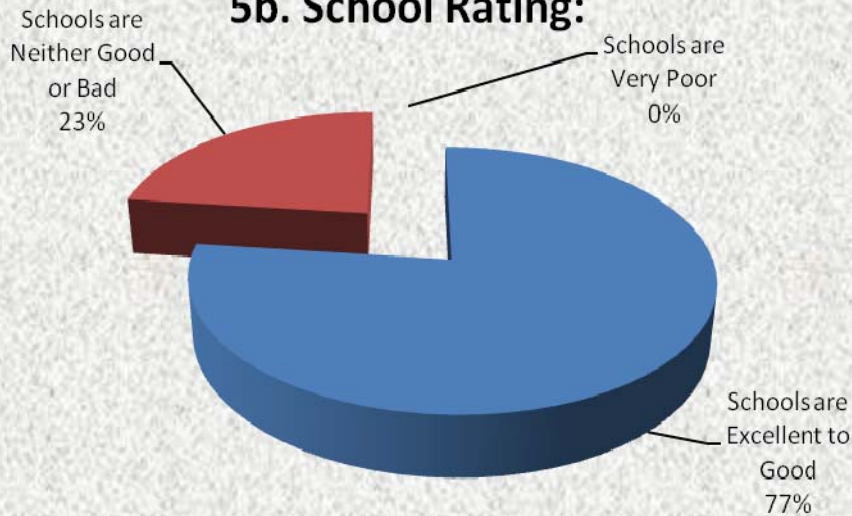


#### 4. The quality of life in the Jonesboro has



59% of respondents feel that the quality of life (Bar Chart 4) within our region has improved; 24% felt that it has worsened; 15% the same; and 3% had no opinion.

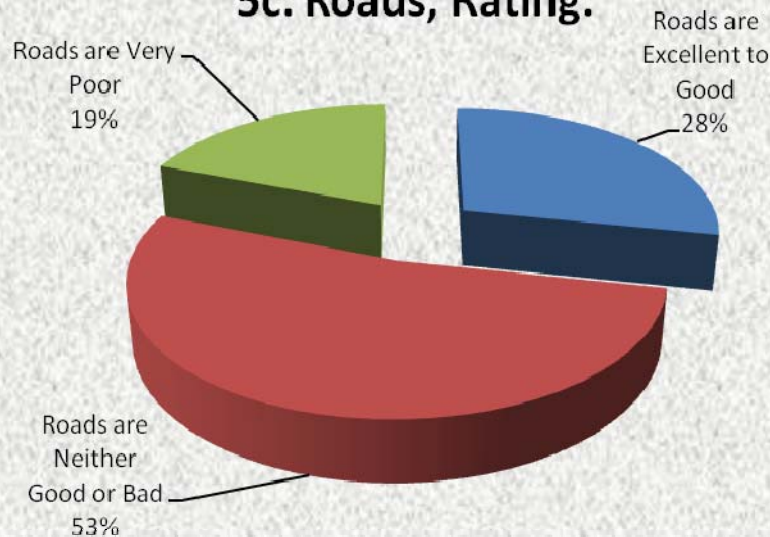
#### 5b. School Rating:



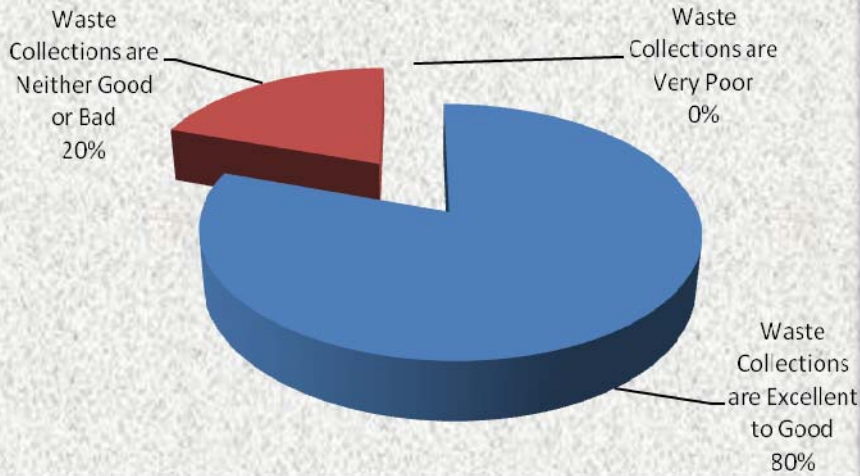
Opinions of the 77% respondents indicated that region's school systems (Pie Chart 5b.) were good to excellent; 23 % remained neutral.

Regarding roads (Pie Chart 5c.), of those responding 28 % felt that the roads are excellent to good, while 19% felt that roads are poor.; 53 % remain neutral on the issue of roads.

#### 5c. Roads, Rating:

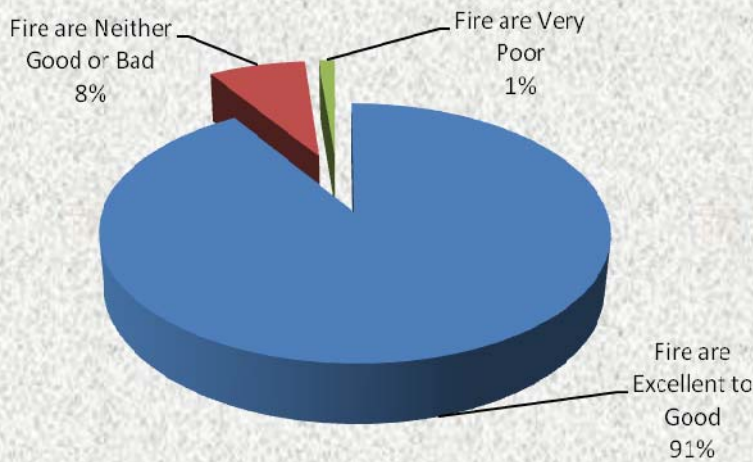


### 5d. Waste Collections, Rating:



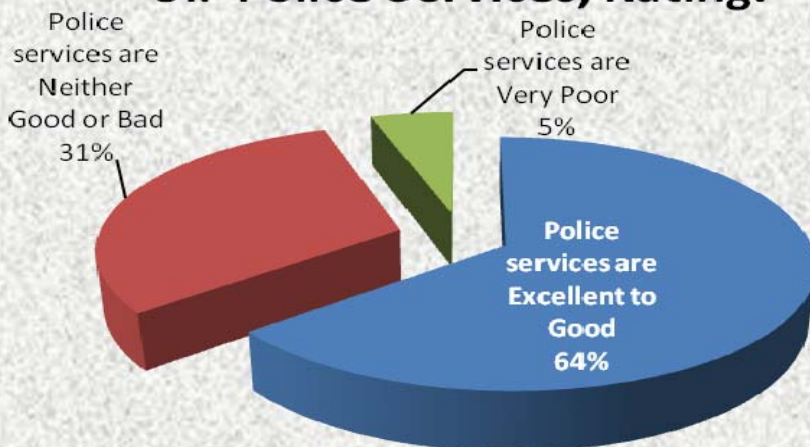
*80% of respondents felt that City Waste Collections (Pie Chart 5d.) are Good to Excellent, while 20% felt the services are neither good nor bad.*

### 5e. Fire Service, Rating:



*91% of respondents felt that City Fire Services (Pie Chart 5e.) are Good to Excellent, while 8% felt the services are neither good nor bad.*

### 5f. Police Services, Rating:



*64% of respondents felt that City Police Services (Pie Chart 5f.) are Good to Excellent, while 31% felt the services are neither good nor bad; and 5% rated police services poor.*

## 5g. Housing Choices, Rating:

Housing Choices are Very Poor 4%



50% of respondents felt that City Housing Choices (Pie Chart 5g.) are Good to Excellent, while 46% felt the services are neither good nor bad, while 4% responded that choices are poor.

6. Category	Ranked
<b>List 1:</b>	
a. People:	Highest
b. Location:	Middle
c. Quietness:	Lowest
<b>List 2:</b>	
d. Population Growth:	Middle
e. Small Town Atmosphere:	Highest
f. Rural/Country Atmosphere:	Lowest
<b>List 3:</b>	
g. Quality of Government:	Lower Middle
h. Quality of Services:	Upper Middle
i. Quality of Homes:	Lowest
j. Quality of Neighborhoods:	Highest
<b>List 4:</b>	
k. Recreational Opportunities:	Highest
l. Life Center Shopping Centers:	Middle
m. Cultural/ Tourism Attractions:	Lowest

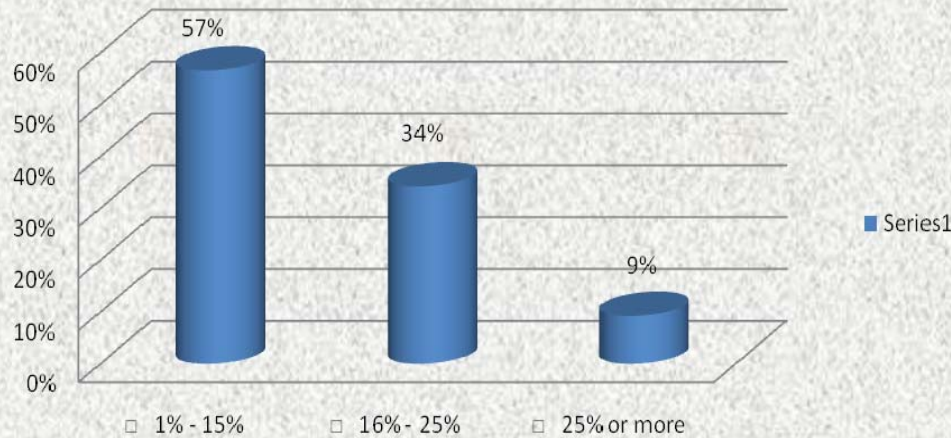
Respondents were given a number of lists and asked to rank a number of variables from high to low. The results indicate that respondents value the "people" of Jonesboro high over "location" and "quietness".

Small Town Atmosphere was rated high, then next was population growth, and the lowest being "country/rural" atmosphere.

Quality of neighborhood ranked very high over quality of services, government and homes consecutively.

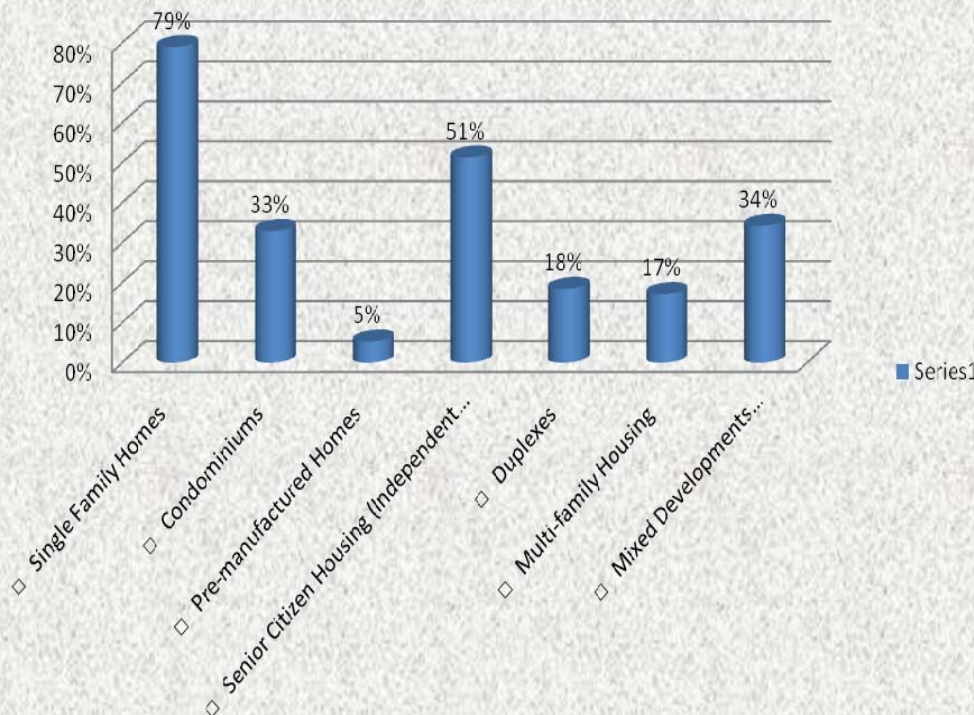
Recreational opportunities were highly valued over Life-style shopping centers, and cultural/tourism, attractions, consecutively.

## 7. What rate of growth would you like to see for the City within the next 20 years?



Regarding rate of population growth, respondents (Bar Chart 7) indicate 57% agree that the City growth should be maintained at an annual rate 1%-15%; 34% recommend an annual rate of 16%-25%, and 9% would like to see Jonesboro grow at an annual rate of 25% or more.

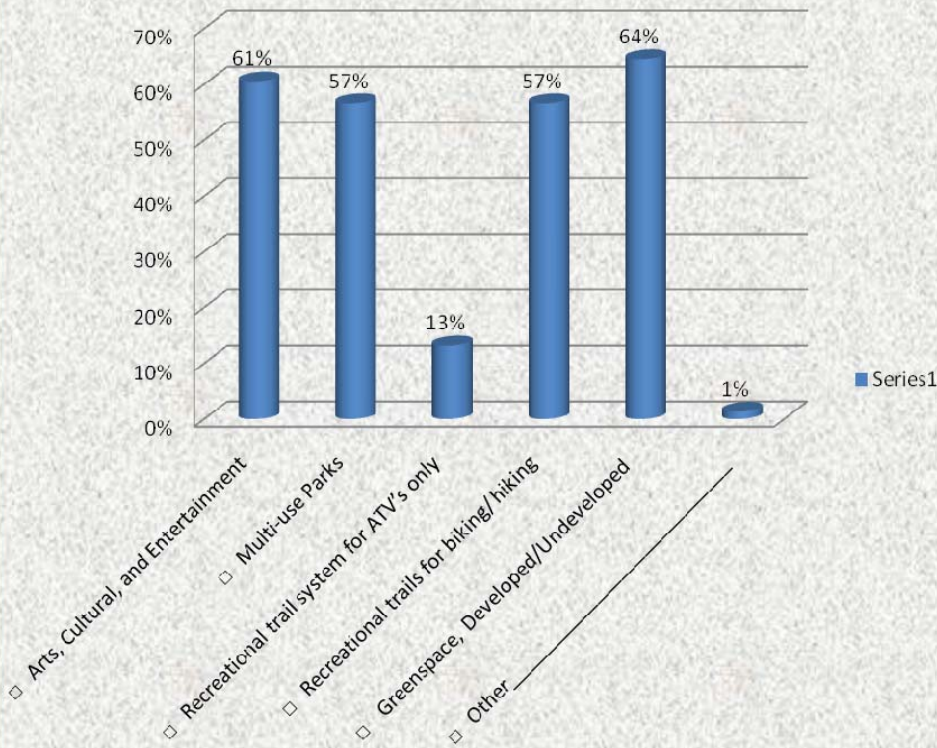
## 8. What types of new housing development should the City encourage?



A large amount of respondents (79%) indicate that the City should encourage single family home type development; 51% support senior housing/independent/skill nursing housing; 34% mixed development housing/commercial developments; 33% condominium type dwellings; 18% duplexes; 17% multi-family dwellings; 5% pre-manufactured housing.

\*respondents were asked to check all that apply; multiple replies are indicated.

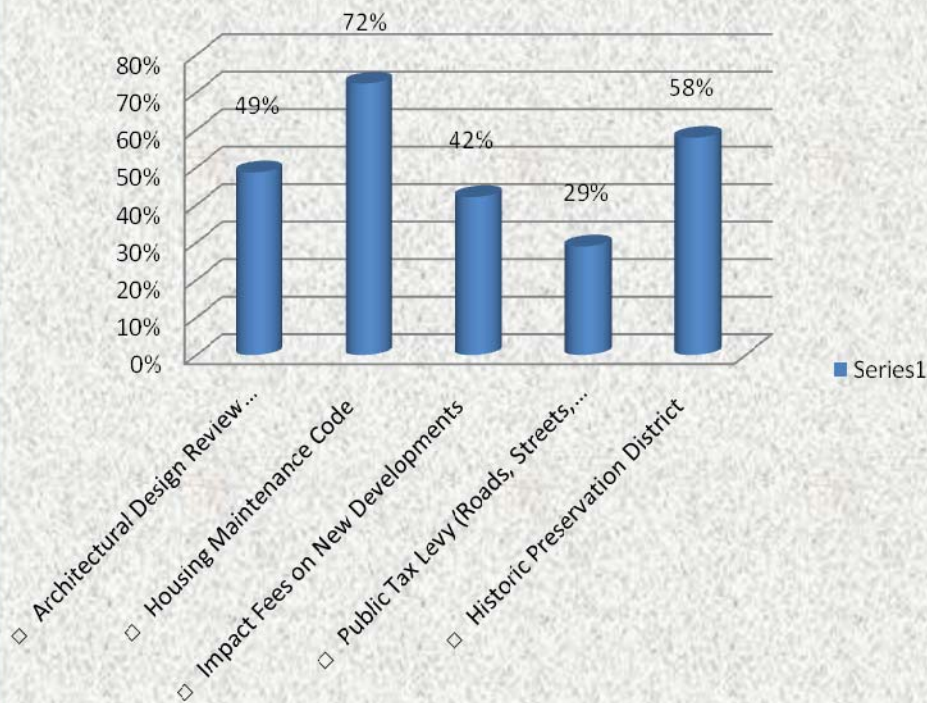
### 9. What recreational facilities would you like to see developed in the City of Jonesboro?



Respondents gave high ratings to particular types of recreational facilities. Rate high at 64% was Greenspace, including developed or undeveloped openspace, as well as bike/walking trails. Arts, Cultural, and Entertainment followed at 61% of respondents, Multi-use Parks and Recreational Trails for biking and hiking at 57%, with Recreational trail systems for ATV's ranking at 13%. Respondents writing in "other" added water parks or aquatic center, pocket parks, and libraries at 1%, respectively.

\*respondents were asked to check all that apply; multiple replies are indicated.

### 10. The following should be enacted by the City.

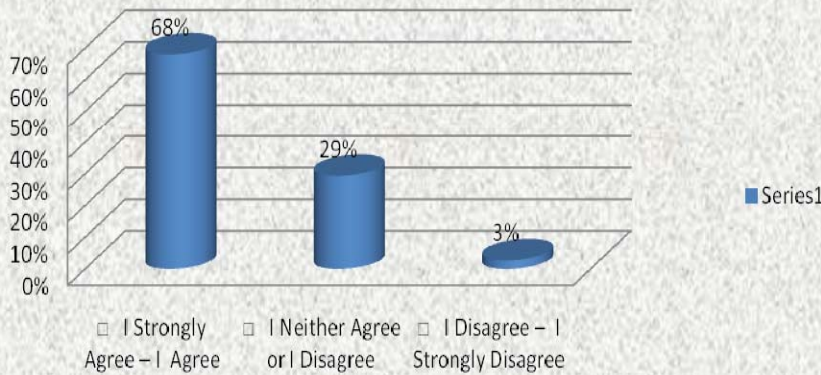


72% of respondents felt that the City should enact a housing maintenance code, 58% support establishment of a Historic Preservation District, 49% support Architectural Design Review/Standards, 42% support impact fees on new developments, while 29% support a Public Tax Levy to address roads, streets, parks, fire, and police needs.

\*respondents were asked to check all that apply; multiple replies are indicated.

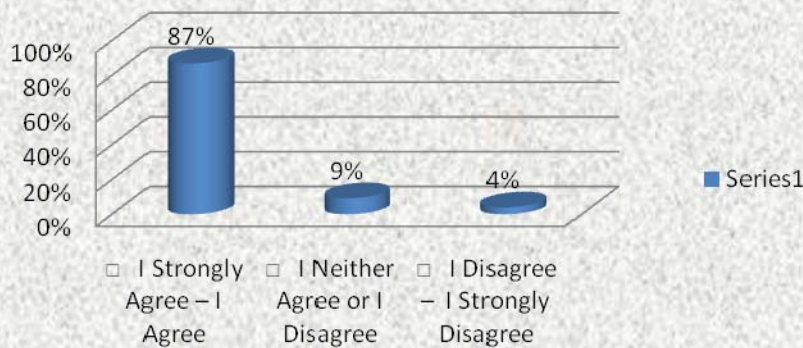


### 11. The City should encourage the development of renewable energy sources.



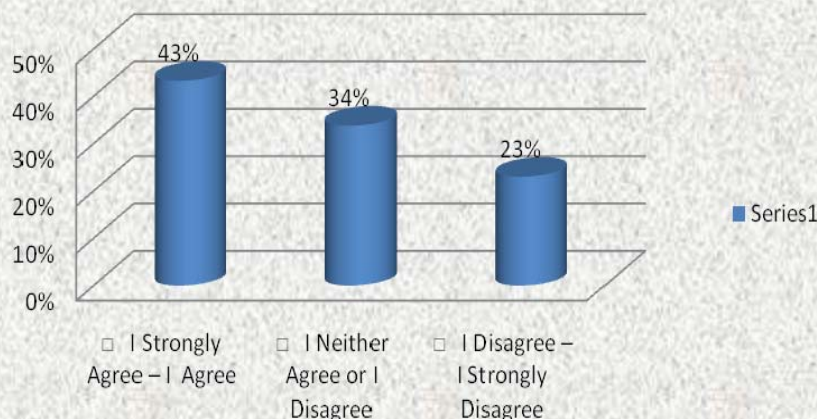
*68% of survey respondents indicated that they strongly support and agree that the City should encourage the development of renewable energy sources within the community such as the use of solar panels, wind farms, and other alternative approaches; 29% were neutral, and 3% disagreed.*

### 12. Require owners of buildings that are in state of disrepair to either remove or repair the buildings.



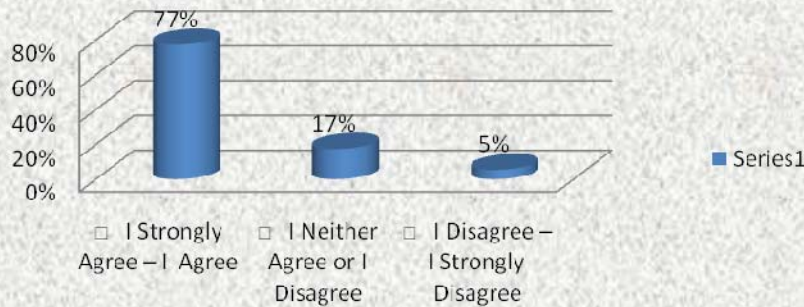
*87% of survey respondents felt that City should require owners of buildings that are in a state of disrepair to either remove or repair the buildings; 4% disagreed, while 9% remained neutral.*

### 13. Jonesboro has a range of available housing choices that meet the needs of persons from all income.



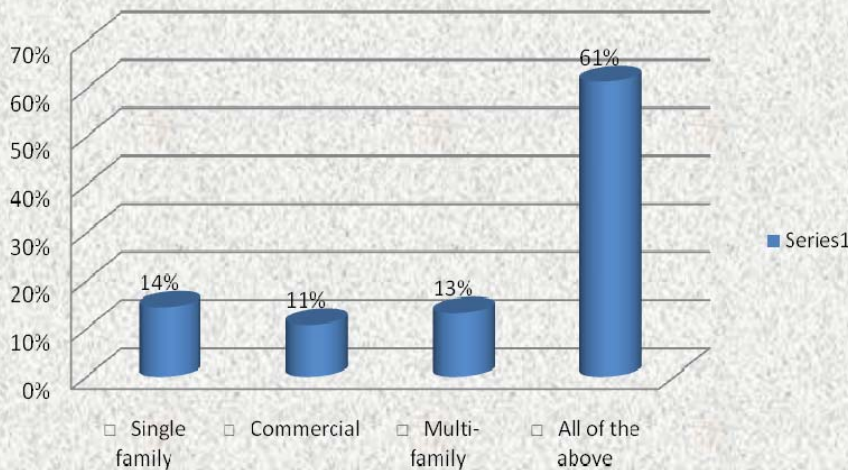
*43% of survey respondents agreed that the City of Jonesboro has a range of available housing choices that meet the needs of persons from all income levels; 23% disagreed, while 34% were neutral.*

**14. Should improve infrastructure (adding lanes/ build new roads) to ease traffic problems.**



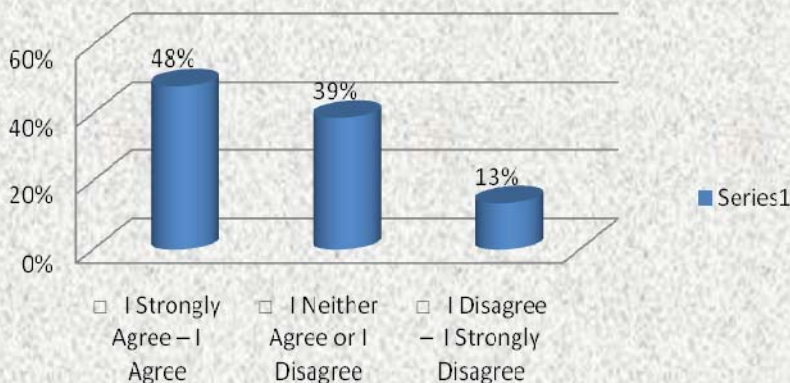
*77% of survey respondents agreed that the City should improve infrastructure (adding lanes/ build new roads) to ease traffic problems; 5% disagreed, while 17% stood neutral on the issue.*

**15. Jonesboro should require sidewalks on all the following new developments:**



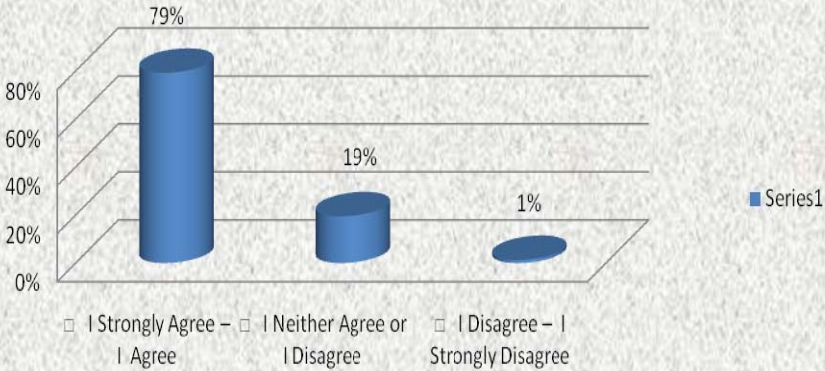
*61% of survey respondents agreed that the City should require sidewalks on all the new developments- Single Family, Multi-family, and Commercial; 14% were for single family, 13% for multi-family, while 11% were for commercial in descending order.*

**16. City should maintain the rural character of the City.**



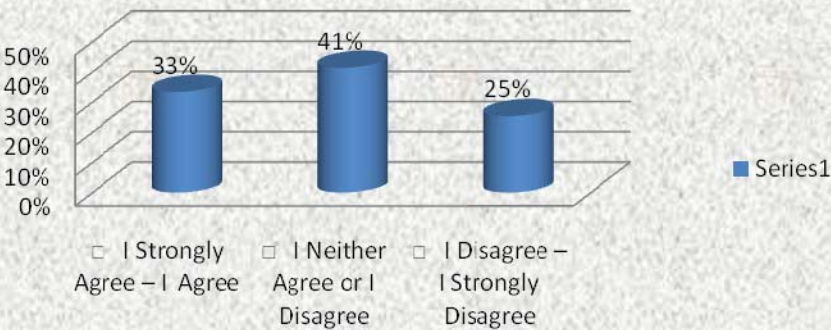
*48% of survey respondents agreed that the City should maintain the rural character of the City; 13% disagreed, while 39% were neutral on the issue.*

### 17. Jonesboro should encourage neighborhood association groups



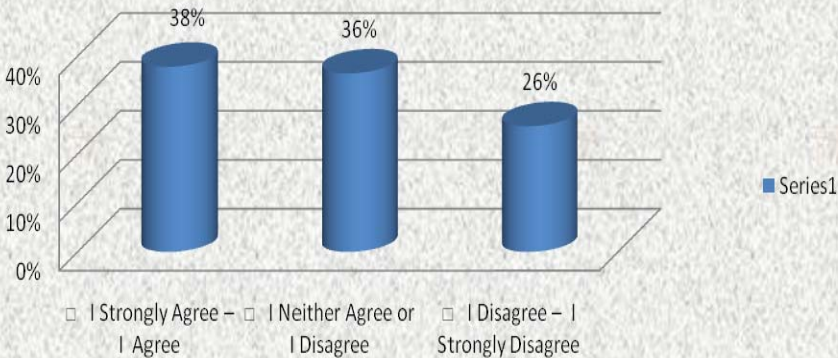
*79% of survey respondents agreed that the City should encourage neighborhood association groups throughout the community to promote involvement in the governmental and planning process; 1% disagreed, while 19% remained neutral.*

### 18. Jonesboro should maintain current boundaries and not proceed with more annexations



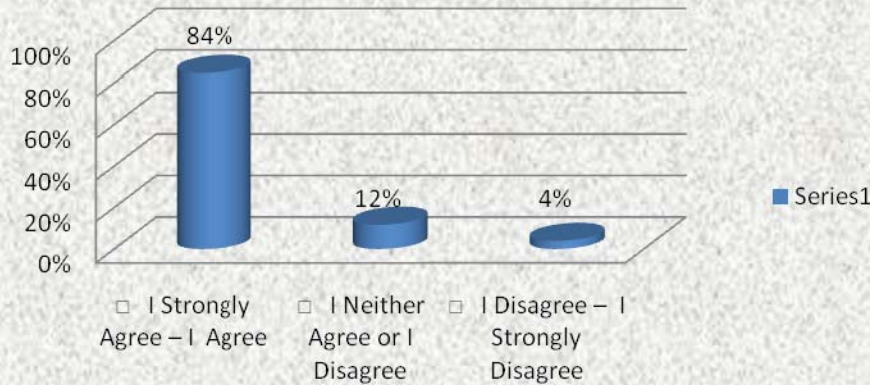
*33% of survey respondents agreed that the City of Jonesboro should maintain current boundaries and not proceed with more annexations; 25% disagreed, and 41% stood neutral on the issue.*

### 19. Jonesboro should preserve agricultural lands/farmlands within the city limits.



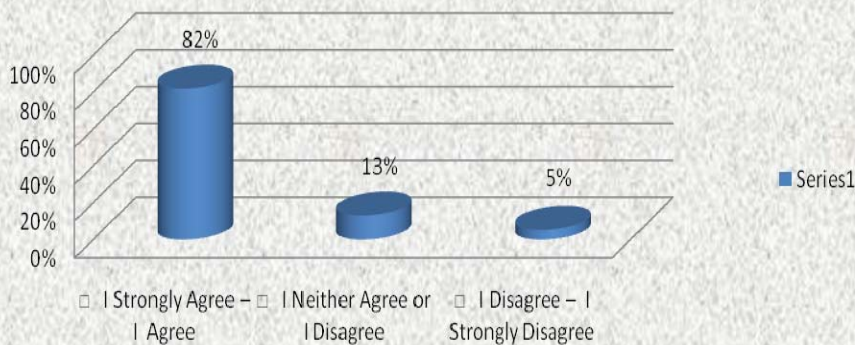
*38% of survey respondents agreed that the City should preserve agricultural lands/farmlands within the city limits; 26% disagreed, while 36% of respondents were neutral on the issue.*

## 20. City should encourage open space and green space.



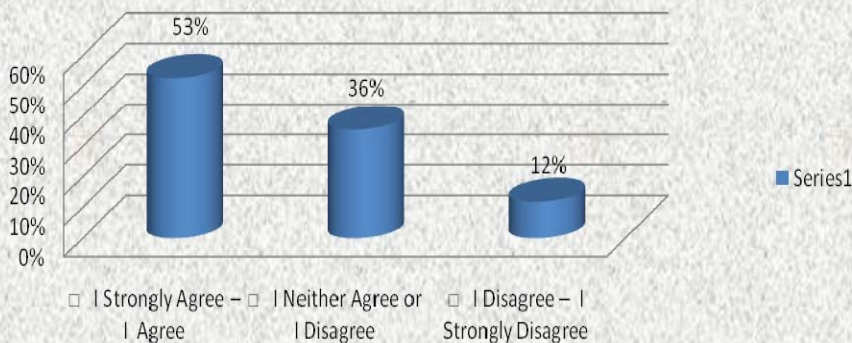
*84% of survey respondents agreed that the City should encourage open space and green space; 4% disagreed, while 12% of respondents were neutral on the issue.*

## 21. City should develop new businesses and local employment opportunities.



*82% of survey respondents agreed that the City should promote new businesses and local employment opportunities; 5% disagreed, while 13% of respondents were neutral on the issue.*

## 22. The City of Jonesboro should develop conservation easement regulations.



*53% of survey respondents agreed that the City of Jonesboro develop conservation easement regulations; 12% disagreed, while 36% of respondents were neutral on the issue.*

**Respondents were asked to review the future proposed Land Use Plan and provide feedback**

<p>Need to address the traffic issues on Harrisburg Rd-Highland-Southwest Dr. Before any new zoning or businesses can be added-this area must be addressed. Also there are 3-4 schools that feed from McArthur Park to the Jonesboro High School. The students walk on the street from Rains to Main; that is of great concern. Highland Drive-except for the building of Blessed Sacrament School-needs no further commercial development.</p>	<p>On the Northwestern Sector, I feel this side of town need better access to the city of Jonesboro, you have only a few roads to get around and access Jonesboro. There are lots of people on this side of town and I personally feel we are looked over and neglected. I would like to see a bypass that would enable us to access the city.</p>	<p>Because I am a woman religious, with a life style governed by a vow of poverty, I am unable to answer some of these adequately. But I am heartily concerned your good efforts to work toward Jonesboro's on-going improvement.</p>
<p>It shows that the city is interested in what the people think.</p>	<p>I like that the area surrounding Casey Springs Road will remain residential.</p>	<p>I would like to see some projects where older citizens could live and not have to do all the yard work that middle income individuals can afford. This project should have grocery stores and other businesses in walking distance.</p>
<p>Good</p>	<p>Sidewalks are often not safe to walk on, why waste some of the money</p>	<p>Don't widen old streets. Stop changing zones-we need small parks for kids unable to enjoy the "drive to parks".</p>
<p>Keep all multifamily developments together</p>	<p>With the amount of land available, why in the world do you run new collector streets through subdivisions??</p>	<p>What is the purpose plan for biking? Wider easement ways from the curb out.</p>
<p>Quit letting businesses along Stadium build up the land so high that it causes major flooding in the Fair view area.</p>	<p>The entry into Jonesboro's downtown should be protected as to what types of structures can be built along main street, no more duplexes or apartments. Any future building, from Highland to Johnson-Main Street should be single family and meet or blend with the historical properties there. If the zoning code if be changed there should be codes or something put into place to resume the historical character and beauty of the entrance to our downtown.</p>	<p>I strongly feel that current residential districts/zones remain as such. I strongly oppose commercial/industrial zones. I believe that Jonesboro's current annexed portions that are commercial or industrial are sufficient.</p>
<p>Would like much more public space development. Need to invest in public space/greenspace</p>	<p>I do not approve of mixing commercial and residential property. We have major traffic issues, flooding problems. We don't want new development on an area that lacks basic fundamental services.</p>	<p>Yield sign back at Main by Wal-green. We need to stop spot zoning!</p>
<p>I am very concerned about R-3 and Multi-Family housing around Sage Meadows</p>	<p>Please save our trees-as many as possible.</p>	<p>Start acquiring/developing small parks/green spaces; understand that "Park" is not synonymous with "ball field".</p>

**Respondents were asked to review the future proposed Land Use Plan and provide feedback**

<p>Mr. Spriggs cited the example of Sage Meadows having limited services. I draw your attention to the north side of Jonesboro, which has been declining for the 30 + years I've lived here. If the city is concerned about the welfare of Sage Meadows - where residents have the means to get elsewhere to the services they need-then it should be trifully concerned about the north side which has few services and few means to get to those they need. White River EOC was able to obtain federal funds to establish a medical clinic-because north Jonesboro was "undeserved". Imagine that! Is the city the least bit embarrassed? I am! Not only does no medical group in the city establish something there, but no planner did either We have to have an outside agency identify a need which we do not see or refused to see. The north side of town has been ignored long enough!</p>	<p>It seems to me that the land use committee, through questions on this questionnaire has given very little thought of the cost endured by developers in Jonesboro. Developers have been burdened by such great cost that many pieces of land in Jonesboro. These are not cost effective to develop. Many of these areas need to be redeveloped but the city through regulations and under soct make it impossible.</p>	<p>I think that the city should leave streets like mine on Parkwood alone and not try to commercial them. Our street was quiet until we were forced to have a fire station at the end of our road and took our park away like you have done in the other parts of the city.</p>
<p>Give Sage Meadows an exit to the North by the Sage Meadows maintenance building</p>	<p>The most consequential decision we will make, which will affect all else, is the location of a proposed north bypass. It should go as far north as possible well to the north of present city limits.</p>	<p>Add some more commercial &amp; retail zoning on Hwy 351 near Sage Meadows.</p>
<p>I would recommend on all major 5 lane roads that commercial zoning be strongly considered. Why have residential development along major entrance &amp; exits?</p>	<p>Preserve scenic byways, save agriculture, we need wider sidewalks,</p>	

**Respondents were asked to review the future Master Street Plan and provide feedback**

<p>I am very concerned about the collectors in Sage Meadows. The North-South collector and the area West along the Southern boundary of Sage Meadows.</p>	<p>I would like to see Daybreak Drive completed. It has a gap if only a few hundred yards and making it a thru street would provide an alternate route connecting Hwy 351 &amp; N. church Street and would alleviate neighborhood traffic congestion.</p>	<p>I think we need overpasses on Stadium and not red lights. It takes me twice as long as it used to - to travel on Stadium. Jonesboro has way too many red lights. Also. We need more turn lanes at major intersections. I also think we need more businesses in the Northwestern sector. I would like to see a Wal-Mart and more shopping centers.</p>
<p>Is there more to the street plan narrative? Can we see the rest?</p>	<p>Please do not consider any apartments or heavy traffic business on Harrisburg &amp; Highland. The traffic is impossible now.</p>	<p>I think that we should have more parks. If we put this off there will not be any land remaining to use for this purpose.</p>
<p>Good</p>	<p>Master Street needs immediate attention</p>	<p>Overpass on S. Culberhouse-Sidewalks! In multifamily dwellings-access on Hwy. 49 with traffic control (new hospital)</p>
<p>Parkwood should be left like it is just fix the potholes.</p>	<p>I think you are doing a good job.</p>	<p>Relieve traffic flow at Stadium and Highland &amp; around Turtle Creek Mall.</p>
<p>Strongly dislike &amp; disagree with the proposed streets going through Sage Meadows!! City does not need it and cant afford to buy the property needed to complete the proposal!!</p>	<p>1. Reroute State Hwy away from Main Street particularly in the downtown area. We should encourage downtown to become a destination not a thoroughfare. (hang Main Street to a two way street. 2. Get rid of one way streets. 3. Slow down traffic speeds</p>	<p>I guess my vision is not large enough but I am commenting on the condition of some streets in North Jonesboro. Streets like Pine, Cedar, etc. - no sidewalks, open. Ditches, poor drainage. Would Sage Meadows residents tolerate this? No. but residents here must-and have for years. That area is a total embarrassment to the city and should be addressed.</p>
<p>I strongly disagree with the use of W. Matthews and Washington truck route. An outer loop already exists-63-Johnson-Dan-Stadium.</p>	<p>Require sidewalks in all developments; refuse to accept subdivisions until all infrastructure is in place to the city standards.</p>	<p>There are too many 4 &amp; 5 lane highways where only residential can be built. Nobody will buy a house on a 4 lane road and the cost to develop &amp; deal with sound and traffic is a deal breaker.</p>

**Respondents were asked to review the future proposed Master Street Plan and provide feedback**

<p>Church-Union or Madison something needs to be done regarding traffic. Noise ordinance needs to be enforced; i.e motorcycles coming by rattles the windows.</p>	<p>I strongly support limiting multilane corridors to express ways and walking, biking, busing, etc. I strongly oppose 4 laning other streets. I strongly suggest making church street one way North to connect with the Main Street overpass and compliment Union Street Southbound and closing off Main Street from Oak to Cate/Burke.</p>	<p>I would suggest that you connect Rogers Chapel Road to 63 and leave Commerce drive alone. We like the quietness with a country life.</p>
<p>build overpass at Browns Lane to Access Road not Culberhouse.</p>	<p>Collector Road south of Sage Meadows going east &amp; west and collector road going through Sage Meadows would not be feasible. East, West Road already has dedicated road at Shipley Lane and dedicated road west of Shipley. May not need either if Peach Tree is drastically improved. The land between Peachtree and Sage Meadows should be developed as single family and developer should develop roads in that area.</p>	<p>1. No more spot zoning! Commercial zoning is encroaching in residential areas. 2. We need better sidewalks and new ones put on many of our existing streets that were never added. 3. We need South Main street Historic District- Beautiful entrances to city. 4. No more Multi-families building on Main Street and old downtown streets. 5. No more apartments or multifamily in single family spaces. Developers are tearing down old homes to place apartments, etc.</p>
<p>Concern over primary arteries traveling through green space adjacent to single family dwellings that are now set back with no interference with streets. Buffer area's to homes which are currently "rural like" is imperative.</p>	<p>I am concerned about some of the corridors shown on the map i.e.- corridors running thru the middle of Sage Meadows. The maps should specify where the corridors will be, not just in the general area.</p>	<p>City needs sidewalks from Rains &amp; Highland to Matthews on Union.</p>
<p>I would like to see Hope Street widened</p>	<p>I strongly believe that the Casey Springs/Woodsprings Road area should not be "RT" -there are enough single family residences to indicate it as single family low density. I am in favor of the proposed land use map.</p>	