



# Jonesboro, GA

Comprehensive Plan Update

2015-2020



This document was prepared by the Atlanta Regional Commission using funds provided by the State of Georgia.

EXECUTIVE  
SUMMARY



YESTERDAY AND  
TODAY

COMMUNITY  
INPUT



FUTURE ASSETS  
& CHALLENGES

COMMUNITY  
GOALS



FUTURE LAND USE  
& DEVELOPMENT

SHORT TERM  
WORK PROGRAM



# ACKNOWLEDGEMENTS

## City Council:

Mayor Joy Brantley Day  
Councilman Wallace Norrington  
Councilman Jack Bruce  
Councilwoman Pat Sebo  
Councilman Billy Powell  
Councilman Bobby Wiggins  
Councilman Ed Wise

## Stakeholder Committee:

Councilwoman Pat Sebo  
Karen Sullivan  
Barbara Emert  
Cathy Roark  
Lillie Suder  
Arlene Charles  
Helen Meadows  
Harry Osborne  
Linda Summerlin  
Julianna Anderson  
Wes Agnew  
Mayor Joy Brantley Day

## City Staff

Ricky L. Clark, Jr  
Shayla Harris, Economic Development Planner  
Franklin Allen  
Joe Nettleton  
Derry Walker

## Atlanta Regional Commission Staff:

Dan Reuter- Division Manager  
Jared Lombard- Principal Planner  
Andrew Smith- Planner  
Allison Duncan- Senior Planner  
Beth Davis- Planning Intern



# **EXECUTIVE SUMMARY**



### Assets:

- Historic Character
- Location
- Development Potential
- County Seat

### Challenges:

- Economic Development

## Introduction and Overview

The city of Jonesboro, Georgia has completed the state-mandated update of its Comprehensive Plan. The planning and engagement process was managed with the guidance and involvement of the Steering Committee, city planning staff, and residents of Jonesboro who attended the Open House held on May 27, 2015

In accordance with the requirements by the Georgia Department of Community Affairs, this Comprehensive Plan Update contains three components: a Community Vision, a summary of Community Issues and Opportunities, and a Community Work Program. Also included per state guidelines is a Future Land Use Plan for the city of Jonesboro. The city will maintain a Transportation Plan, and Housing Element in accordance with state guidelines.

Throughout the course of the stakeholder engagement process, the Steering Committee members and Open House participants focused on defining the key assets and challenges facing Jonesboro in order to develop on strengths and confront challenges in this plan for the future.

4,724  
Population

1,181  
Households

1,399  
Housing  
Units

84%  
Residential  
Occupancy  
Rate

54%  
Homeownership  
Rate

1,963  
Number of  
Companies

\$37,557  
Median  
Household  
Income

23.7%  
Persons  
Below  
Poverty line

28.2  
Median  
Age

2.5  
Average  
Household  
Size



# THE CITY OF JONESBORO: YESTERDAY & TODAY



# A Brief History of the City of Jonesboro

City of Jonesboro: Yesterday and Today

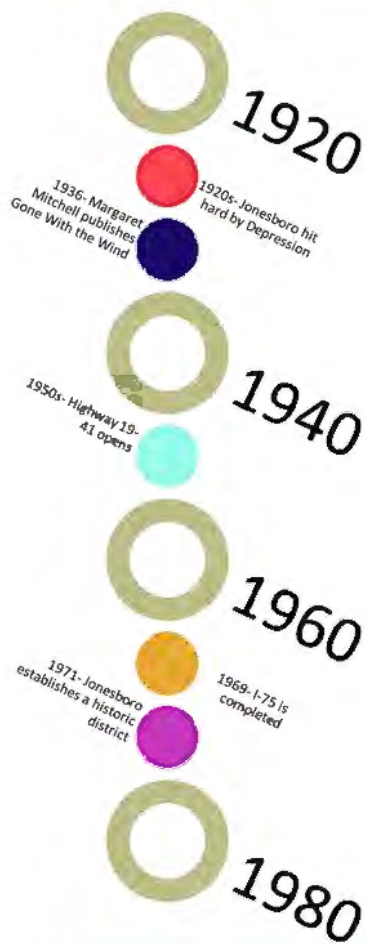


Prior to 1821, the area of land currently recognized as Jonesboro Georgia was believed to be inhabited by Coweta tribe of the Creek Indian Confederation. Upon passage of the Treaty of Indian Springs, this land was opened to settlement by white immigrants, and the small town of Leaksville, Georgia was founded about 20 miles from what would one day be Atlanta.

The town of Leaksville was founded at the intersection of two travelways; running north to south was White Hall Wagon Road or Griffin Road, depending on direction, and coming in from the southwest headed toward Stone Mountain was the Strawn Trail, a stagecoach trail and former Native American trail that now follows State Road 54/ Highway 138 through Jonesboro. The town attracted the attention of the old Monroe Railroad Company because of this location, and a railroad was extended through the town by 1843.

When Monroe Railroad became bankrupt in 1844, the company and tracks through Leaksville were reorganized and emerged under the ownership of the Macon and Western Railroad and Banking Company. During this reorganization, one of the Railroad's principal engineers, Colonel Samuel Greene Jones took interest in the small town of Leaksville, and re-engineered the city as a 2,000ft by 2,400ft city, centered around the railroad tracks, where it remains today. As an expression of gratitude for Col. Jones, the city was renamed Jonesboro in 1845.

Up to this point, Jonesboro lay just inside the western border of Fayette County, on the Henry County line. However, in 1858, Clayton County was created and Jonesboro designated as the county seat. One year later in 1859, Jonesboro received its official charter to become the City of Jonesboro, Georgia. The economy of Jonesboro comprised mainly of the commercial activity created by the railroads and surrounding plantations, and the successful Clayton High School that had been established much earlier in 1825 as an academy school. The economy continued to grow and thrive throughout this time as evidenced by the large plantation homes, up until the beginning of the Civil War.



Jonesboro played a pivotal role in the Civil War, not only providing most of its population of able young men, but also serving as the site of the last major battle of the war- one that resulted in the fire that burned nearly two thirds of the town, and led to the fall of Atlanta. Following the war, Jonesboro focused on reconstruction, striving for the growing economy that had characterized the antebellum town.

Education remained important to Jonesboro’s economy, and the former Clayton High School was chartered as Middle Georgia College in 1880.

Growth continued through the end of the century and into the next, but Jonesboro again took a hit to the economy during the Great Depression which left the city struggling alongside other cities in the South. It wasn’t until Margaret Mitchell published her famous *Gone with the Wind*, said to be set in a fictional rendition of Jonesboro, that the city regained favorable publicity and began to rebuild.

Today, Jonesboro continues to operate a museum dedicated to *Gone with the Wind*, and retains a charming small town aesthetic and feel. Establishing the Jonesboro Historic District in 1971 recognized this historic character and significance of the town in hopes of preserving some of its historic charm and incorporating the old town feel into plans for the future.



# Population and Demographic Trends

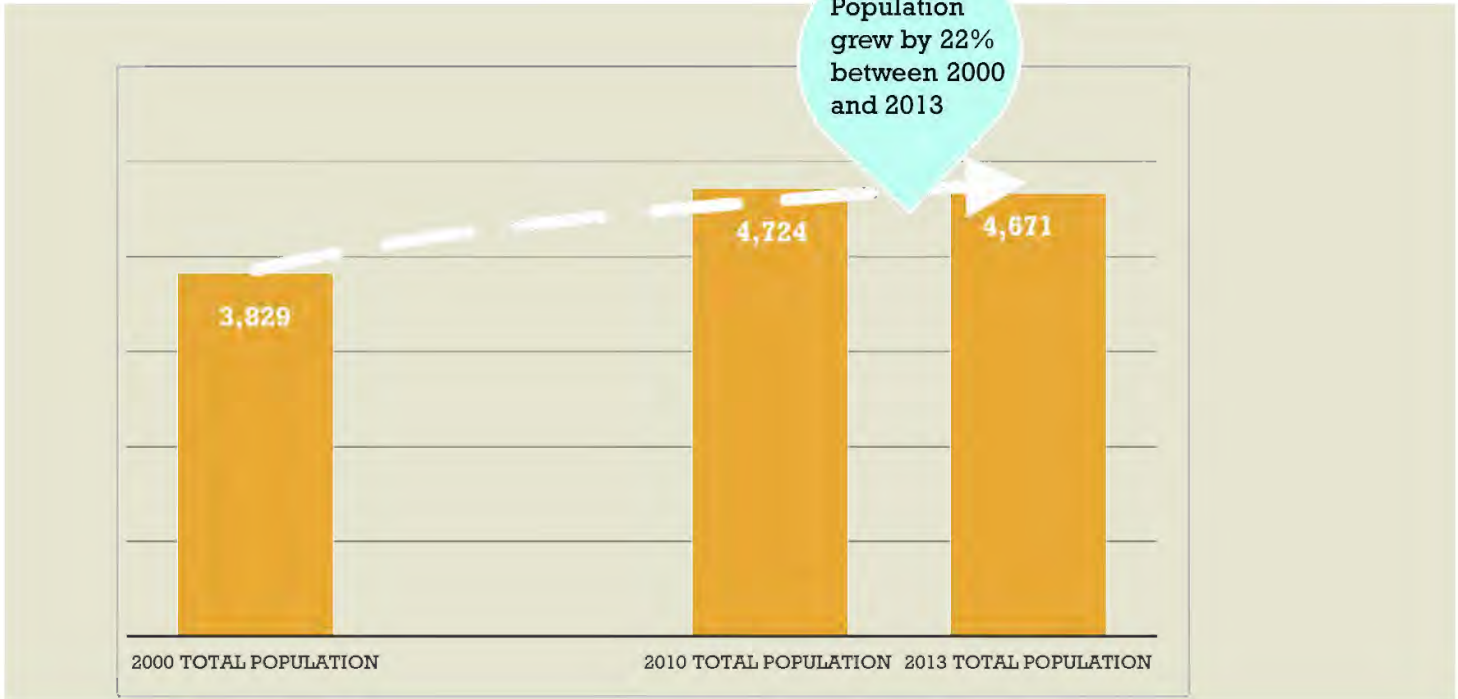
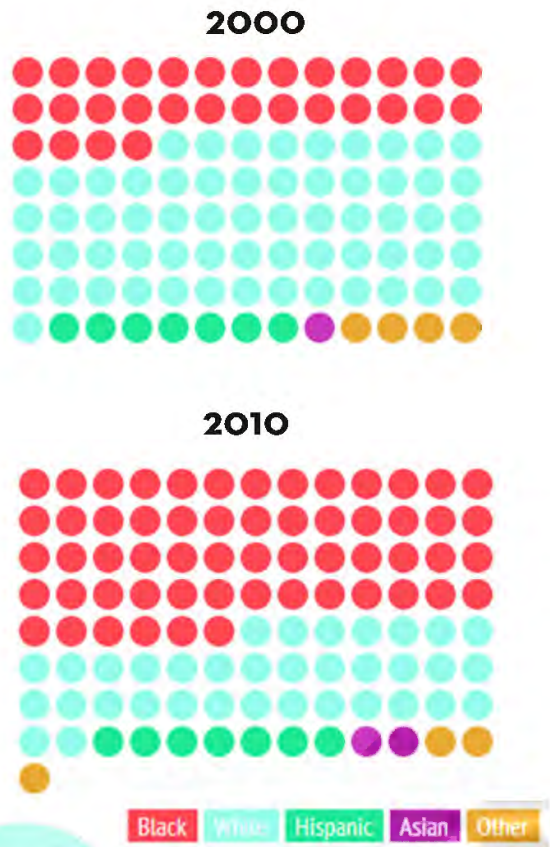
City of Jonesboro: Yesterday and Today

The City of Jonesboro grew quickly between the years of 2000-2010, adding 895 residents for an increase of 23% of the population. The 2000 US Census reported a population of 3,829, and the 2010 Census reports 4,724 people in Jonesboro. Population growth is expected to slow, however, and ESRI Business Analyst Online projections show just a 1% increase, a change than amounts to an addition of only 27 people, between 2010 and 2020. With minimal migration into Jonesboro, the population is expected to grow older, with the most growth in age cohorts over 45, and decreases in the population 44 or younger.

Between the years of 2000 and 2010, Jonesboro shifted from a majority white city, to a majority minority city. Jonesboro has seen increases in each of the Black, Hispanic, and Asian populations, and a decrease in the white population by nearly half, dropping from 60% to 33% of the total population

As the population has slowed, the number of housing units has decreased between the years of 2000 and 2010, with 1,561 and 1,399 units respectively reported by the US Census Bureau. Most people in Jonesboro own the houses that they live in, with an owner occupancy rate of 45%, 39% of residents who rent their units an overall vacancy rate of about 16% in 2010.

## Racial Distribution

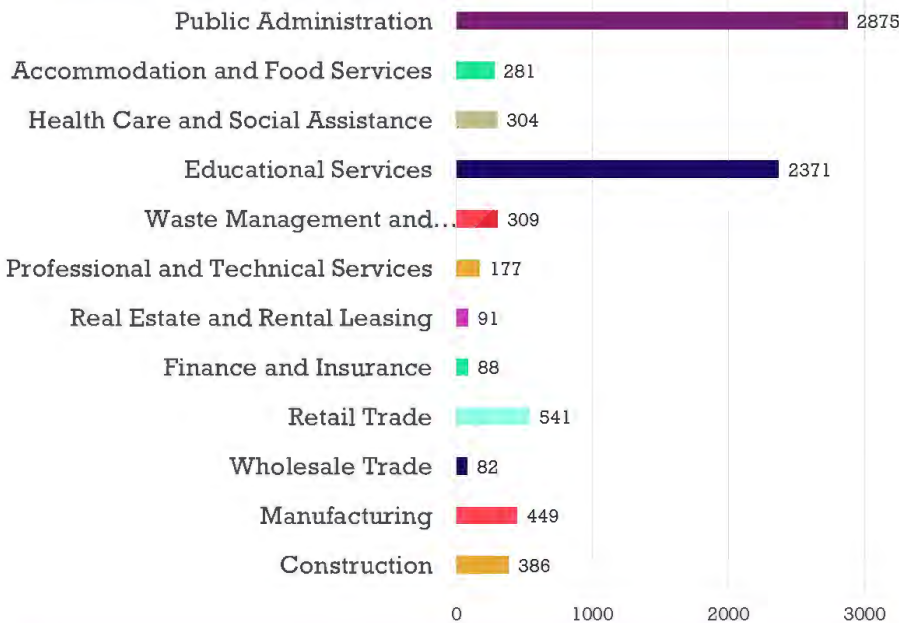


# Economic Trends

City of Jonesboro: Yesterday and Today

## Jobs in Jonesboro

There are two major employment sectors within Jonesboro; the largest is Public Administration, owed to the location of the county seat within Jonesboro. The 2010 Census reports 2,875 people employed in Public Administration in Jonesboro. Following the legacy of education in Jonesboro, the second largest employment sector is Educational Services. Two thousand three hundred and seventy one (2,371) people are employed within Educational Services which may be attributed to the proximity of Clayton State University to the city.

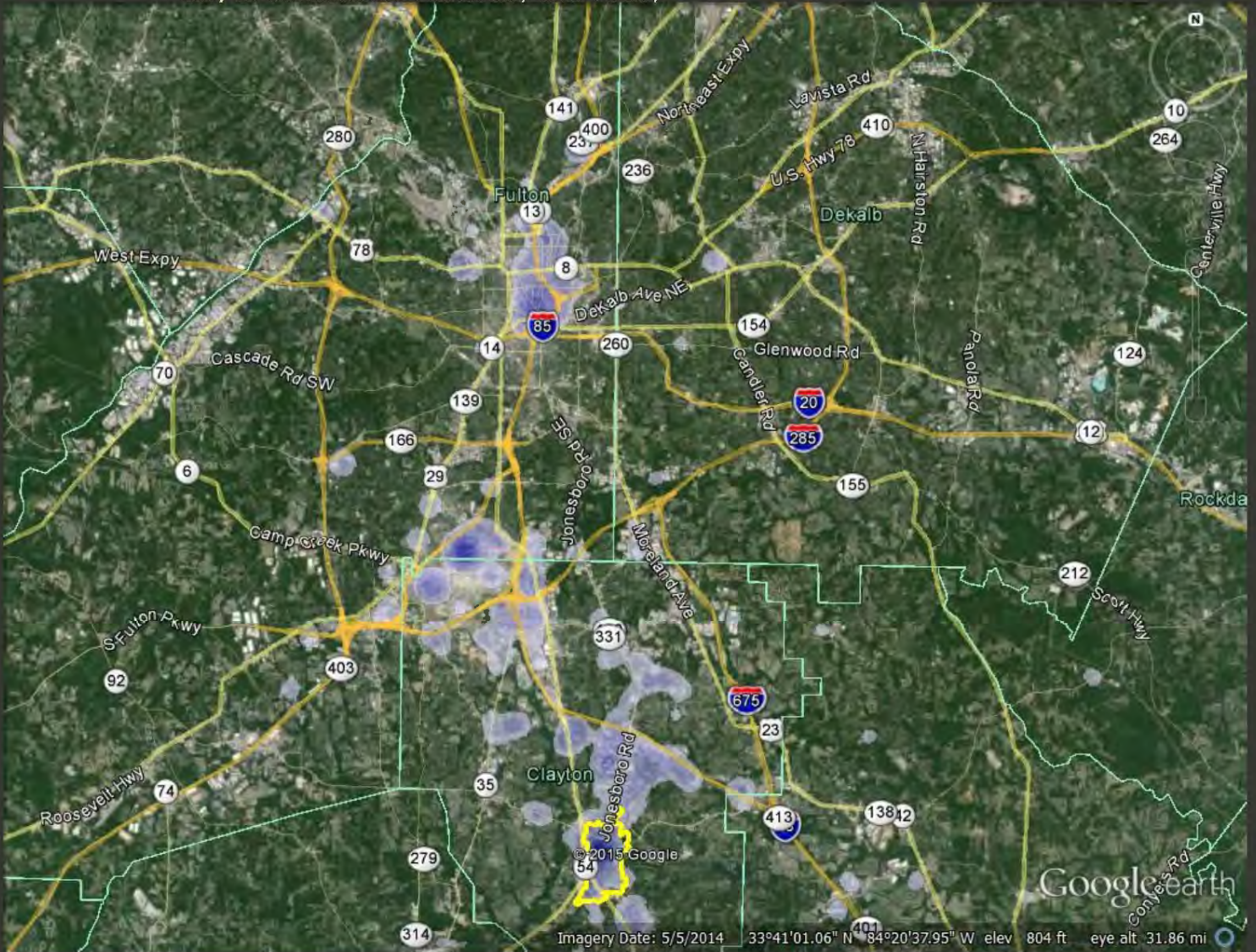


## Jonesboro Commuting

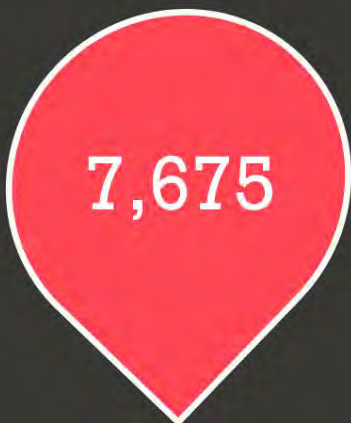
Among people who either live or work in Jonesboro, 81% of people commute in to the city for work, while 17% commute out and just 1% of people both live and work within Jonesboro. This amounts to about 7,675 incoming commuters, 1,595 outgoing commuters, and 121 commuters within Jonesboro. Further, 77% of these people reported that they drive alone to work, 22% car-pool, 1% use some other mode of transportation, and no reported use of public transportation.

# Where Residents Work

City of Jonesboro: Yesterday and Today



**Commute In**



**Live and Work**



**Commute Out**



# Transportation Trends

City of Jonesboro: Yesterday and Today

Two major state and US highways connect Jonesboro to the rest of the region; Georgia Highway 3/US 41 (Tara Boulevard) runs north-south along the western edge of the city, and connects to GA Highway 54 (Fayetteville Road) in the southwest corner. Jonesboro was established as a regional hub for transportation through south Georgia to Atlanta, and some of this use remains today. The railroad through the center of the city is still in use as a low density route owned by Norfolk Southern.

MARTA has recently been approved for extension into Clayton County, and has planned to begin with three bus lines into the county, eventually adding seven more for a total of ten bus lines, four of which would service the city of Jonesboro. Environmental and engineering studies will be conducted throughout 2015 to explore the possibility for extension of high capacity transit through the county.

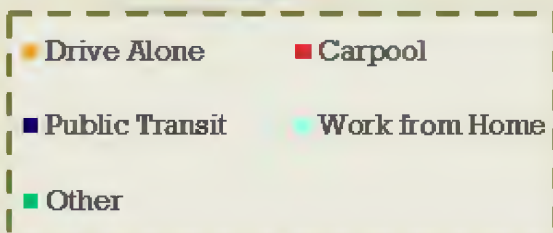
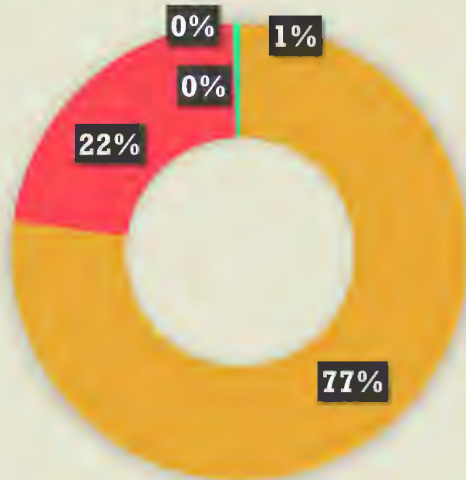
## Morning Traffic Levels



## Evening Traffic Levels



## Mode of Transportation



# Education, Natural Resources

City of Jonesboro: Yesterday and Today

## Education

Jonesboro is a part of the Clayton County School System, which operates three elementary schools and one middle school within the city's legal borders, and an additional middle school and one high school in the unincorporated city. The closest college is Clayton State University, located north of Jonesboro.

## Natural Resources

The City of Jonesboro has built three major parks in recent years that they also maintain: Battleground Park, Massengale Park and Lee Street Park. Clayton County manages seven parks near the boundaries of Jonesboro, as well as other facilities including a walking trail, recreation and fitness centers, a tennis center, and a water park. The largest of these is the Clayton International Park to the east of Jonesboro's borders, which includes a pool and waterpark, special event pavilions, a senior center, volleyball courts, a stadium complex, bike paths, snack bar, and tennis center. International Park was the site of the beach volleyball event during the 1996 Olympic Games. The

Jonesboro's primary source of water comes from the Little Cotton Indian Creek and Cotton Indian Creek in Henry County to the East, which is treated at the J.W. Smith Water Treatment Plant. Clayton County also purchases treated water from the City of Atlanta. The City of Jonesboro lies partially on the Middle Flint Watershed, and contains no wetlands, floodplains or protected rivers within its borders.

There are three major soil types within Jonesboro, Urban Land, Cecil-Applying-Pacolet and Gwinnett-Cecil. Of the three, Urban Land is the most altered from its original composition and the most suitable for development, Cecil-Applying-Pacolet to the north is also highly suitable for development due to its gentle slope, and the Gwinnett-Cecil soil is mainly appropriate for cultivated crops, pasture, and subdivisions.



# COMMUNITY INPUT

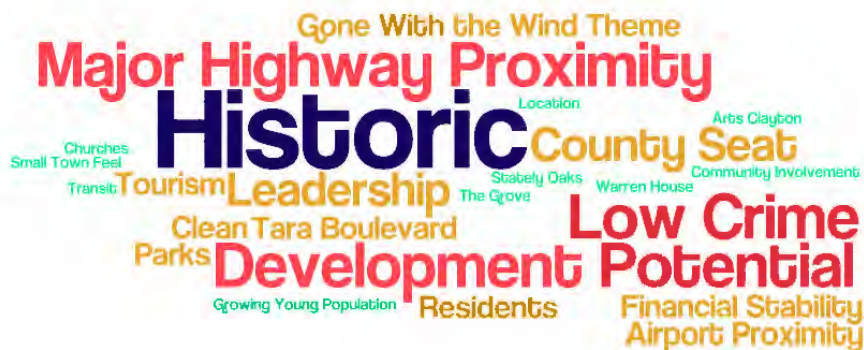


# ➤ Approach to Community Engagement

City of Jonesboro: Community Input

## Community Engagement Overview:

The community engagement process for the Jonesboro Comprehensive Plan Update involved various techniques and activities designed to collect meaningful input from citizens that would inform and shape the plan update. A steering committee was organized from stakeholders representing the various interests and perspectives of the city of Jonesboro. The steering committee served to share insights and information to ensure that the resulting plan was consistent with the values and vision for their community.



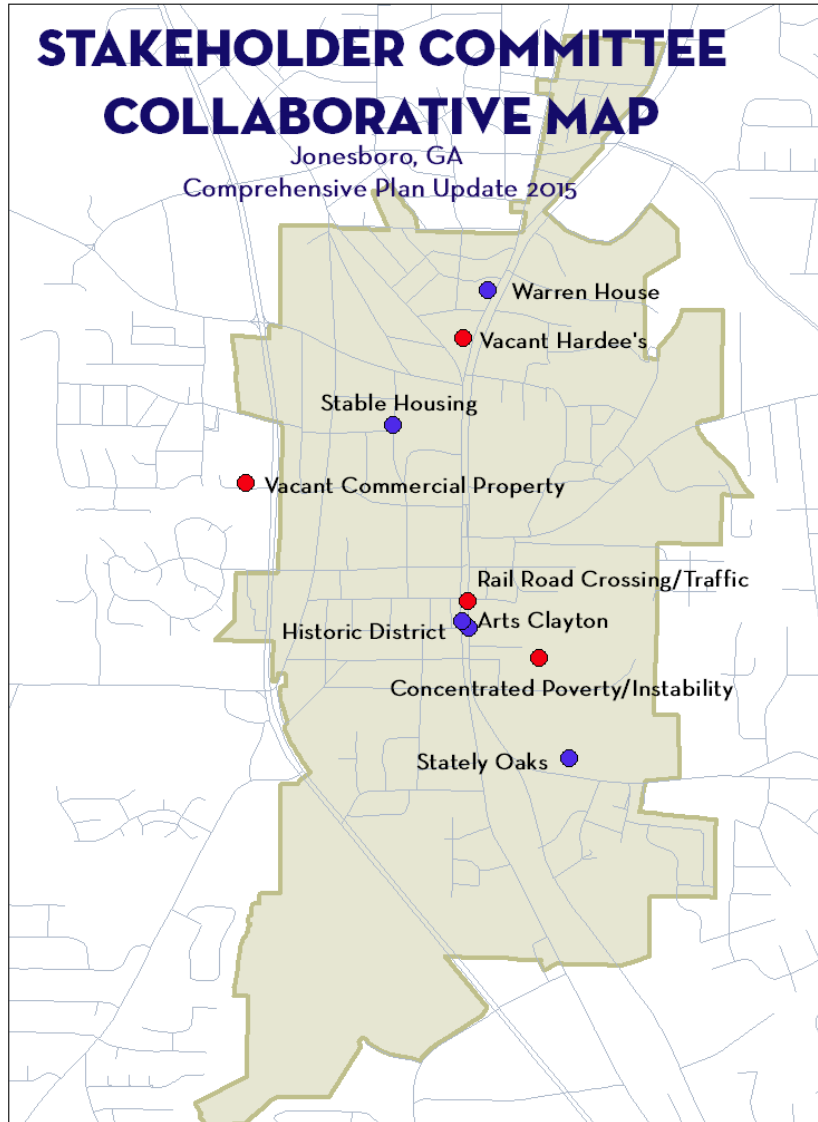
The steering committee met three times over the course of the planning process in order to get an informed perspective on all aspects of the comprehensive plan. At the first meeting in January members met to discuss the assets and challenges that make Jonesboro unique, and at the following meeting in April the committee identified the broad goals that would define the plan. The third and final meeting in July, 2015 addressed potential strategies for implementation of the goals and action items discussed in the previous meeting.

In addition to steering committee meetings the Atlanta Regional Commission, with the help of the City of Jonesboro, organized an all-afternoon Open House during which members of the public were welcomed to come and provide their input on the assets, challenges, and other important issues facing Jonesboro.



# Collaborative Map

City of Jonesboro: Community Input



A large-format map of the City and surrounding areas was used to gather responses to two questions from the stakeholder committee: (1) Besides your home, what is your favorite location in Jonesboro? (2) Where are some of the places that present a challenge to Jonesboro in the future. The stickers used were color coded based on question. In the map above, blue dots represent favorite locations, while red dots represent areas that need improvement. The dots are relatively spread throughout the city and represent the variety of interests and values of Jonesboro residents.

## Engagement Activities Cont.

City of Jonesboro: Community Input

### Community Open House

The community open house was open to the general public in order to provide any Jonesboro resident with the opportunity to provide input on the plan through a variety of activities. The April event took place over several hours in the afternoon to accommodate most schedules and allow enough opportunity for people to stop by. Participants were able to identify assets and challenges in their community both in a map and in writing, as well as write about their hopes for the future of Jonesboro on a postcard from the future



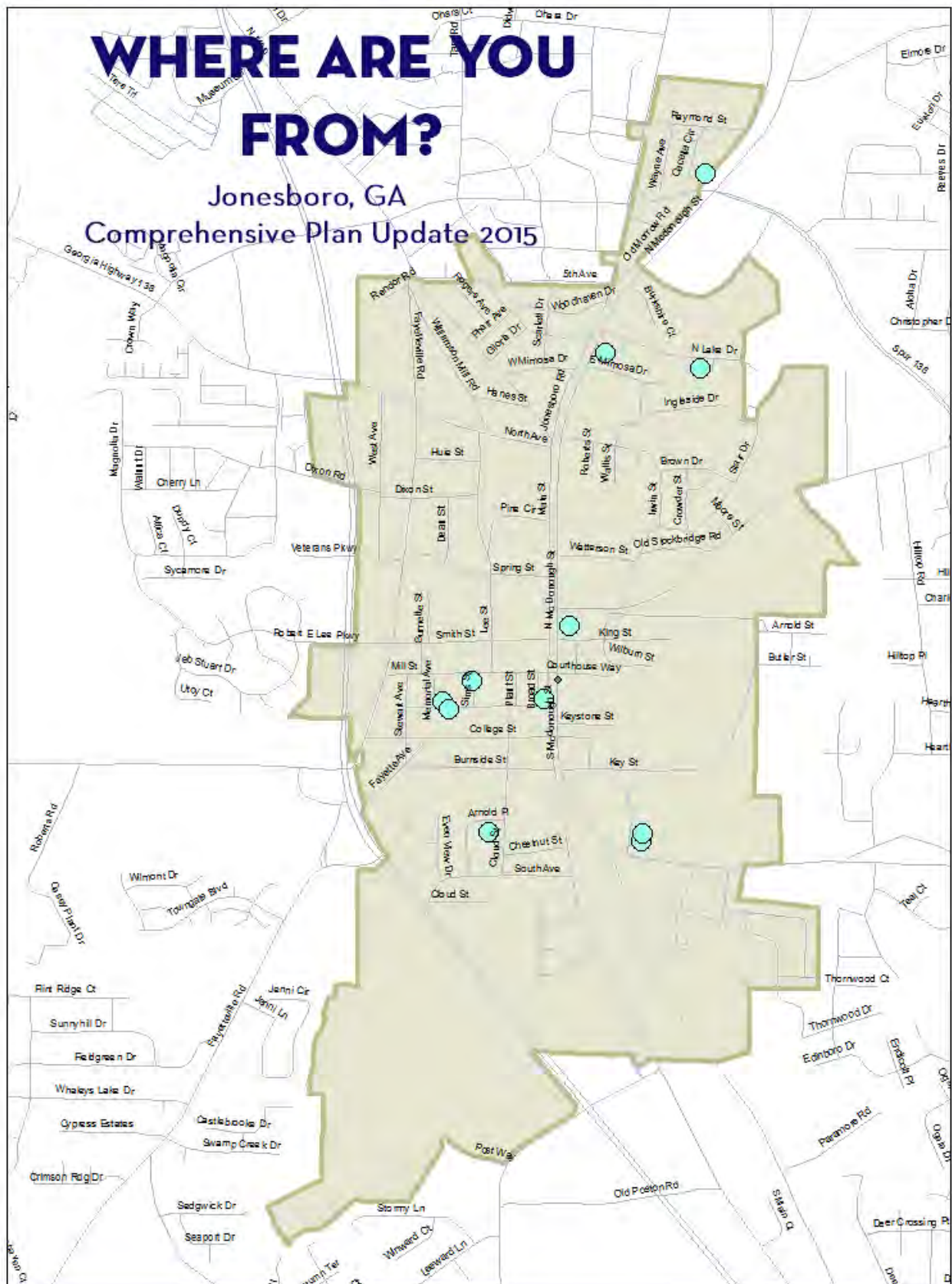
Top to bottom: Assets and challenges of Jonesboro as identified by participants of the April Open House. Larger words were mentioned more frequently than smaller ones.

### Where You Live

Residents were asked to identify their homes on a map of Jonesboro in order to determine which areas of Jonesboro were represented at the meeting. There was fairly even representation with most participants coming from the residential neighborhood to the west of downtown. Others came from the northern part of the city, and a few came from neighborhoods east of downtown. These places are represented in a map on the following page.

# Where Are You From Map

City of Jonesboro: Community Input



# Engagement Activities Cont.

City of Jonesboro: Community Input

## Favorite Places

In addition to where they lived, Open House participants were asked to identify on a map some of their favorite places in Jonesboro. Many responses were clustered around the historic downtown area of Jonesboro along Main Street, where people appreciated the library, firehouse, and Arts Clayton, and in the historic single family residential areas to the west of downtown. Stately Oaks, the Warren House, and the Blalock House are all identified as favorite places and historic assets to the city,

These responses are consistent with the high value that residents place on Jonesboro's history and character, as well as the development potential that downtown holds. Many have identified the city's stable finances and older established housing as an asset as well.

## Areas needing Improvement

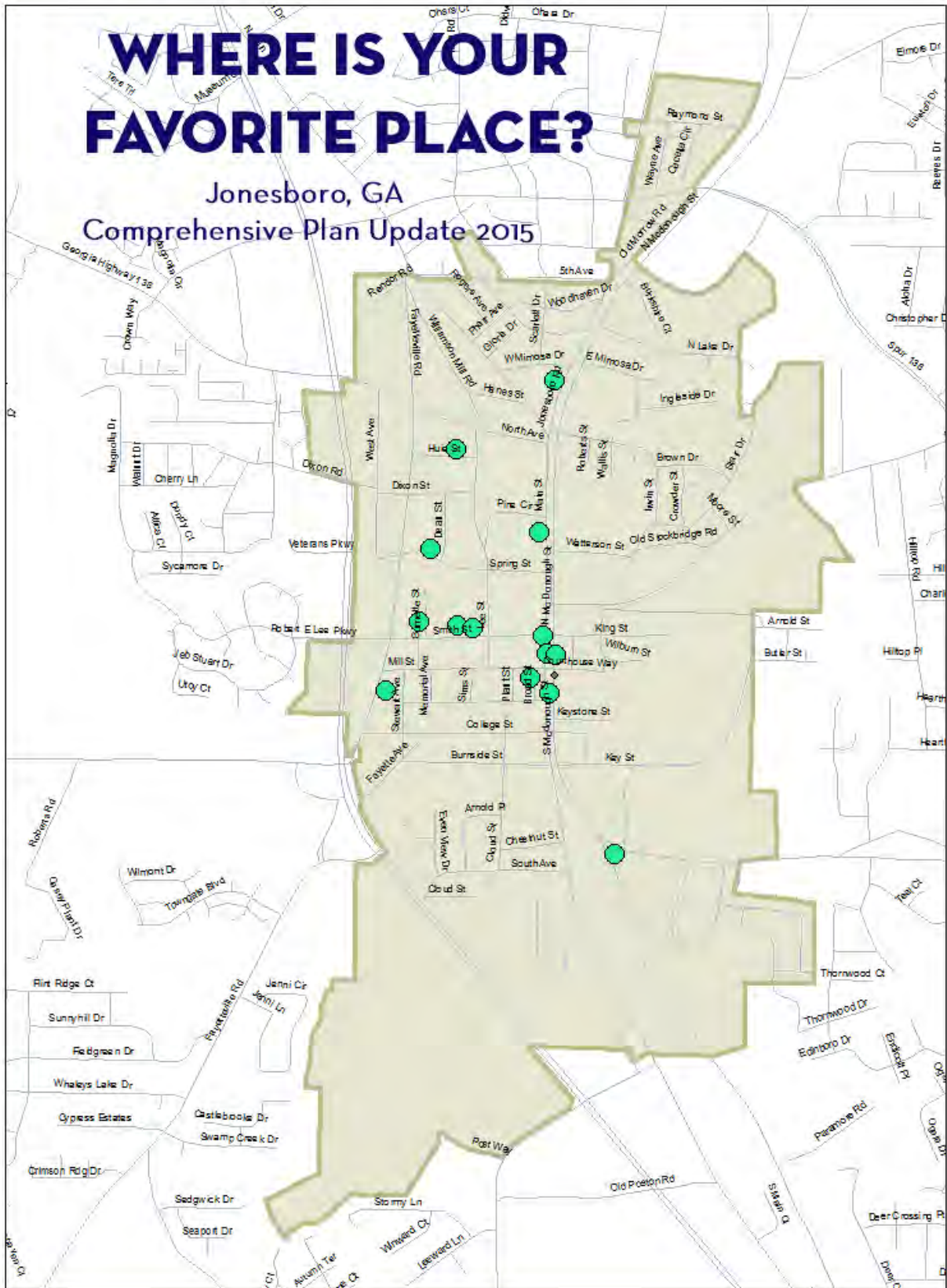
When asked to identify places in Jonesboro that need improvement or will present challenges for the future, many of the same places were highlighted on the map. Those who placed stickers on the downtown area of the map emphasized the challenge of attracting and retaining new business, keeping traffic manageable as the downtown area grows, and the challenge of balancing expanding churches and the need to strengthen the tax base in areas downtown. Others highlighted downtown to express a desire for more restaurants, shopping, and events in the historic area. Other issues that came up on the challenges map are a desire for walkability, the need to improve and maintain infrastructure, and difficulty with east/west connection across the railroad tracks downtown.

The high concentration of dots in the downtown area reflects citizens' concerns about economic development and business expansion downtown. Many of the same themes from the map were evident in discussion about the challenges that Jonesboro will face in the future.



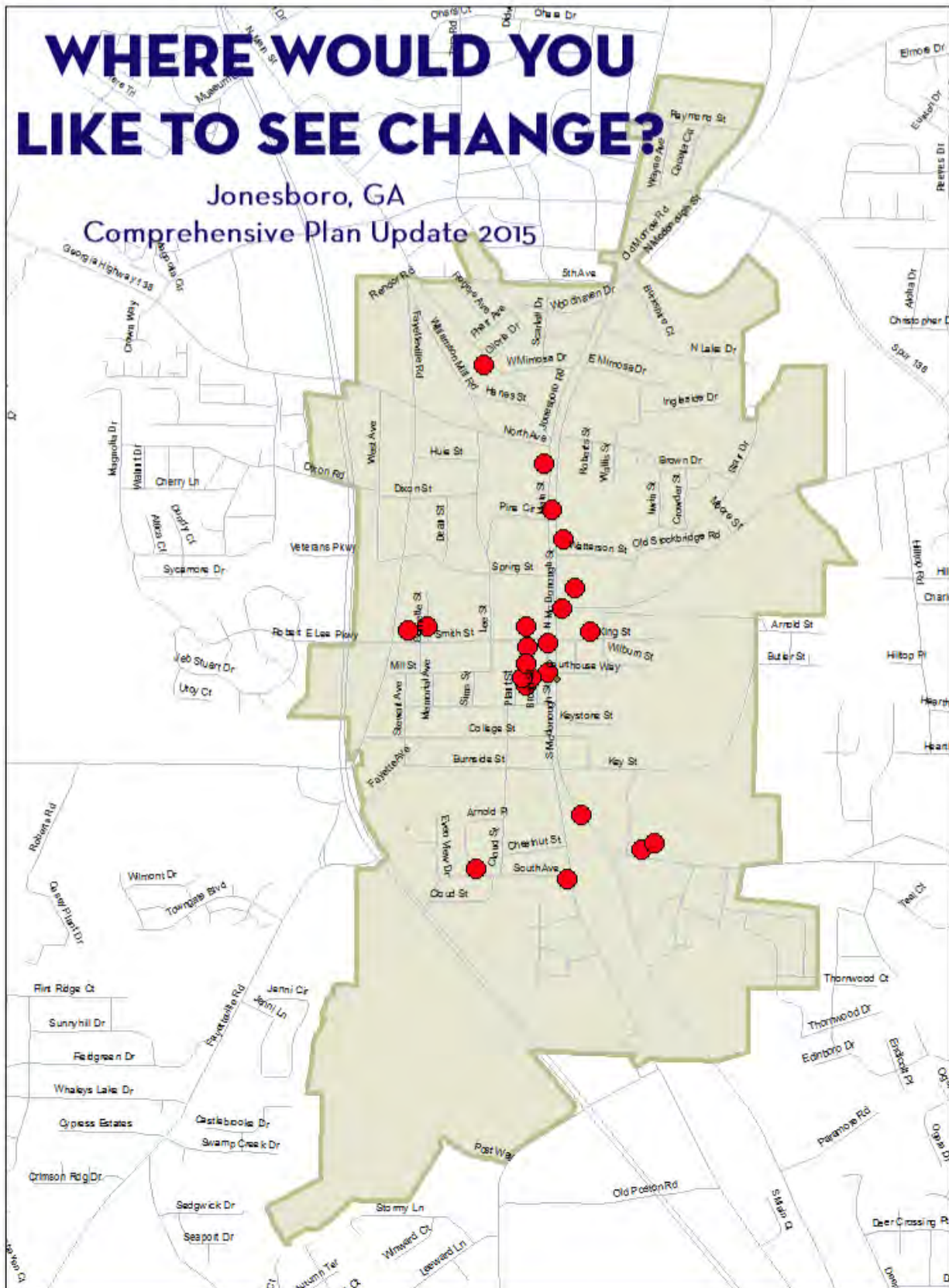
# Favorite Places

City of Jonesboro: Community Input



# Improvement Areas Map

City of Jonesboro: Community Input



# Engagement Activities Cont.

City of Jonesboro: Community Input

## Postcards from the Future

The postcards from the future activity asked respondents to imagine that they are writing a postcard to a friend or family member from the future, and then to describe what they like about the “Jonesboro of the future”. The exercise is intended to elicit a thoughtful and creative response that provides a vision for what residents see as the future of their town. Responses illustrated a lively but quaint downtown that offered a variety of businesses for shopping and dining, while maintaining the small town feel that Jonesboro citizens require. People wrote about the events, restaurants, greenspace, transit, attractions, shopping and play that they see as a part of Jonesboro’s future and a place they call home.

# Welcome to the Jonesboro of the Future





# Engagement Activities Cont.

City of Jonesboro: Community Input





# **JONESBORO'S FUTURE ASSETS AND CHALLENGES**

# A S S E T S



These assets of the City of Jonesboro are items to be accentuated and improved on over time, to ensure the continued long-term success of the city.

# Assets

City of Jonesboro: Assets and Challenges

## Location

Tara Boulevard and State Route 54 connect the city to the region. Not only do these routes connect the city to the region, but they are major regional transportation corridors as well. These transportation connections provide residents and businesses within the city easy access to the Atlanta region and the world.

Jonesboro is fortunate to be within 20 minutes of Hartsfield Jackson Atlanta International Airport (HJIAIA). HJIAIA provides Jonesboro residents and employers access to over 230 destinations and 80 percent of the United States is within a 2 hour flight.

## Historic Character

The City of Jonesboro has over 20 historic sites located within its city limits and contains a National Register Historic District for their downtown area. This historic character and ties to Gone With the Wind drive tourism to the city. Stately Oaks is an 1839 Greek Revival planter's home that has been preserved as an historic home. The plantation grounds include the main house, Juddy's Country Store, a one-room school house, cook house, and a tenant home

Also as a part of the Historic Character is Arts Clayton which provides both educational opportunities and a Gallery within Downtown Jonesboro. The Arts Clayton Gallery, with its prominent 4-panel street mural, exhibits both professional and emerging artists. The 12 month schedule includes 30 themed and featured exhibits, including two juried competitions and the 13th Congressional District high school student art competition.

## Development Potential

As the city is mostly built out, new development will primarily be redevelopment of existing properties. There is an opportunity for redevelopment with the downtown area and to the north of downtown.

The city is investing in making these areas attractive for reinvestment and should continue to follow their local plans.

## County Seat

As the county seat, the City of Jonesboro has a large workforce tied to Clayton County. This workforce as well as visitors to the government center provides a large downtown daytime population. *as business services and restaurant and entertainment within the downtown area that is currently not present.*

# C H A L L E N G E S



These challenges of the City of Jonesboro are items to be addressed and monitored over time, to ensure the continued long term success of the city.

# Challenges

## City of Jonesboro: Assets and Challenges

These assets of the City of Jonesboro are items to be accentuated and improved on over time, to ensure the continued long term success of the city.

as business services and restaurant and entertainment within the downtown area that is currently not

### Economic Development

The top issue identified by residents and the stakeholders is the need for economic development that is appropriate for City of Jonesboro. The residents and stakeholders are seeking small business and expanded restaurant options. The downtown area is a key focus area in the development.

There is still a continued need to attract new restaurants and entertainment options into City of Jonesboro. Jonesboro is competing against smaller cities within the Atlanta region therefore the continued investment into economic development is needed.

Focusing on economic development will improve the downtown area, and expand the tax base which will assist in achieving all the goals of the city.



# COMMUNITY GOALS



# Community Goals Overview

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City of Jonesboro: Assets and Challenges

## Community Goals:

As the City of Jonesboro moves forward in implementing the Comprehensive Plan, these goals should serve as an administrative guide and should be continually monitored to ensure that future planning aligns with the goals and vision of the community.

## Reaching the Goals: Community Work Program

The Community Work Program, or Short Term Work Program, lists all proposed projects along with timelines, parties responsible for implementation, and cost estimates. The matrix is intended to serve as a blueprint for achieving the community's vision for the future and should be updated every five years. The Community Work Program can be found in the appendix.



# Goals

City of Jonesboro: Assets and Challenges

The City of Jonesboro is a diverse and forward-looking community, actively engaged in shaping its future. The people of Jonesboro are working to capitalize on the city's qualities and values to make it a successful community.

In 2035, the City of Jonesboro will have:

## 1. A Reenergized, Bustling Main Street District

Main Street, while not the main employment hub for the city, will become the primary destination for residents and visitors.

## 2. Remarkable Places throughout the City

The city will work with property owners to refresh and redevelop aging retail and office properties to make the city an attractive destination. Tara Boulevard will become an attractive gateway into the city.

## 3. A Strong Economy as the County Seat of Clayton County

The City of Jonesboro will capitalize on its regional location within the Atlanta Aerotropolis area, and as a local tourism destination.

## 4. A Connected City with High-Quality Amenities

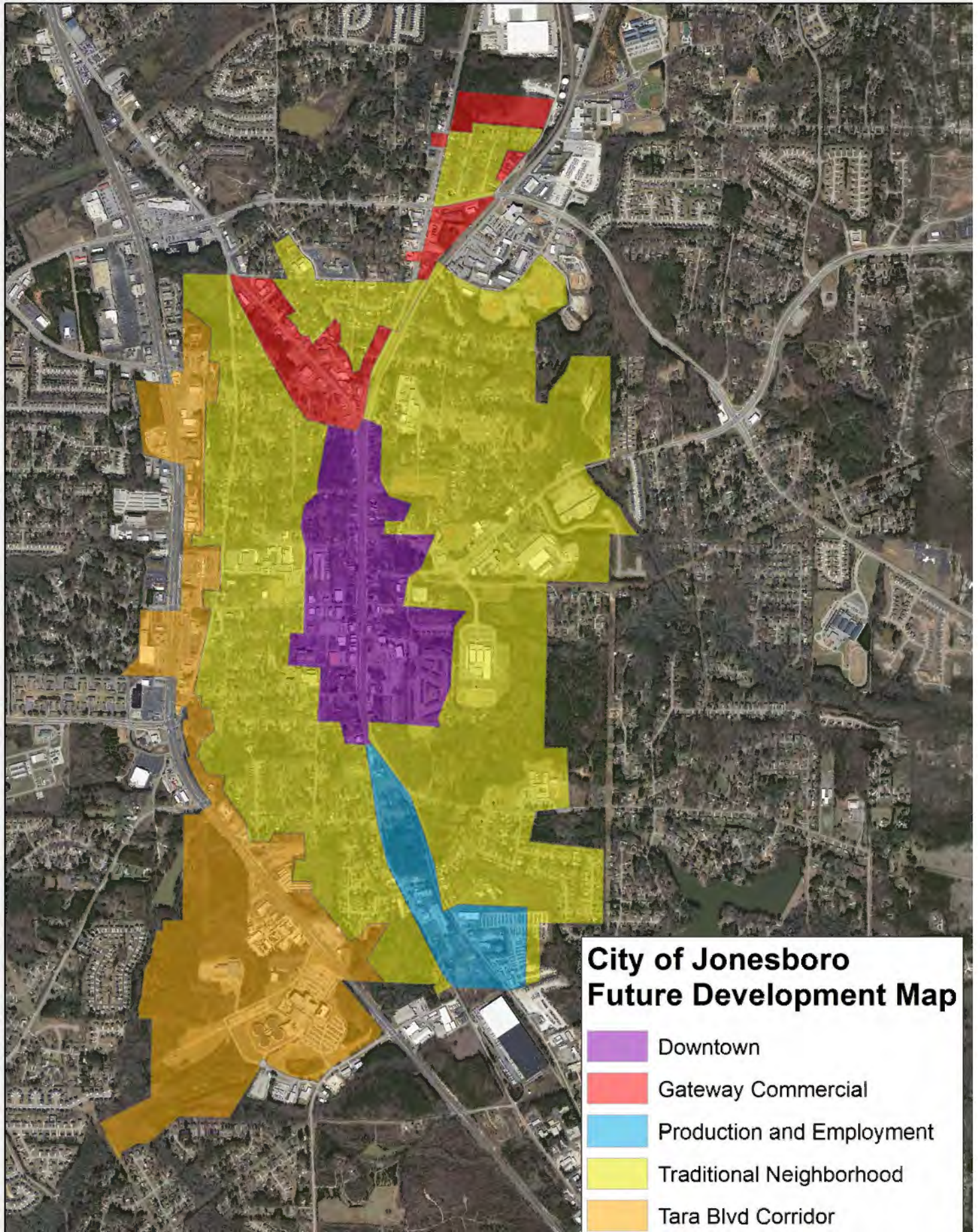
Jonesboro will link its neighborhoods and connect to the region via high-quality transportation options that distinguish it as the hub of Clayton County.





# **FUTURE LAND USE & DEVELOPMENT**

# Future Development Map



**City of Jonesboro  
Future Development Map**

-  Downtown
-  Gateway Commercial
-  Production and Employment
-  Traditional Neighborhood
-  Tara Blvd Corridor

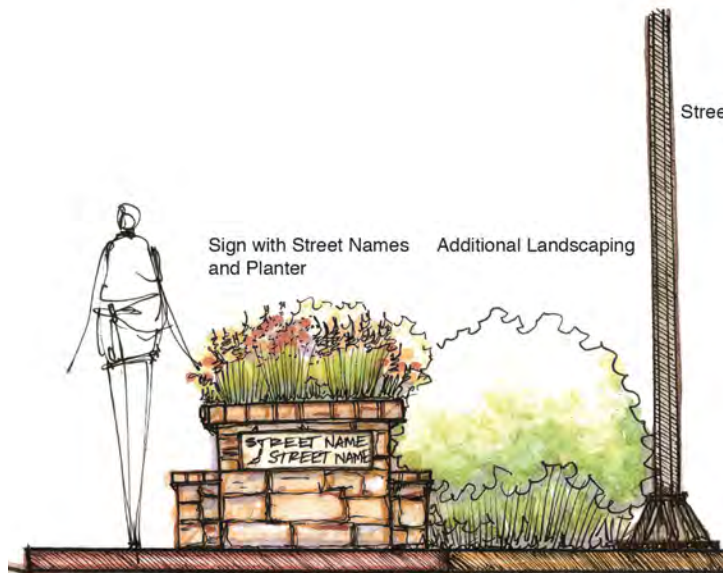
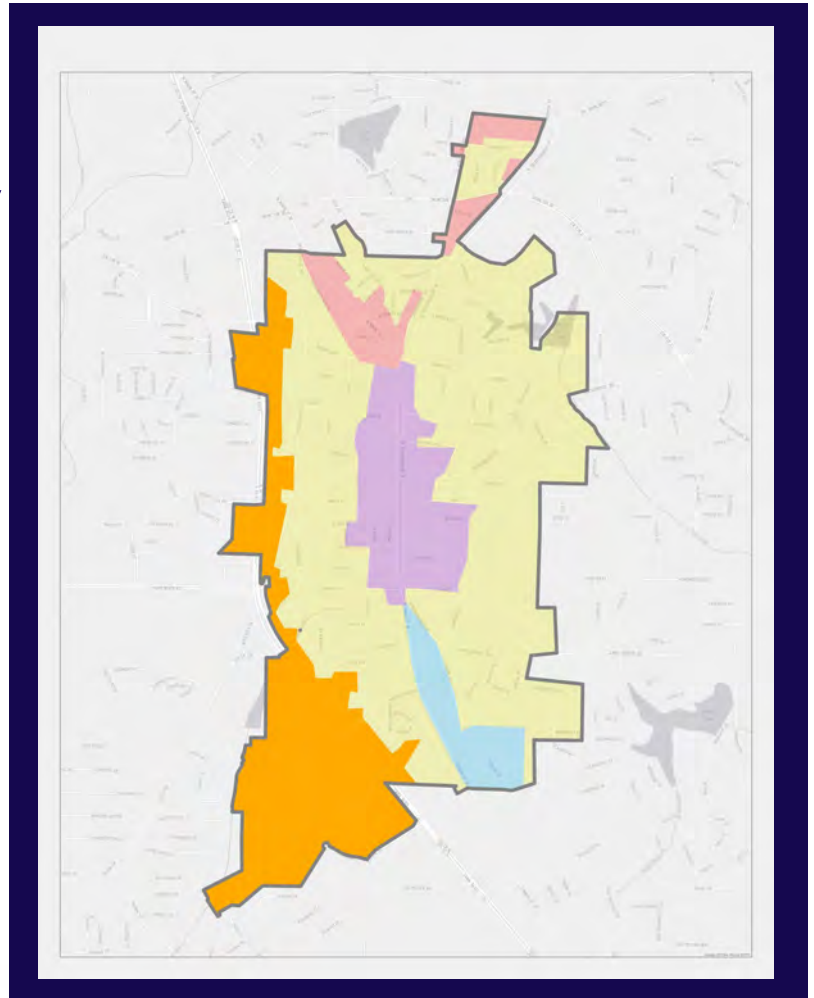
# Tara Boulevard Corridor

City of Jonesboro: Land Use and Future Development

The Tara Boulevard Corridor is the main commercial corridor within Clayton County. It contains many commercial as well as government uses. While this corridor is only partially within Jonesboro, many people associate it with the city and they view it as the main commercial thoroughfare within the city.

## Uses:

- Commercial=Retail
- Office
- Government
- Industrial



## Implementation Measures:

- All development should be well-connected by access roads, interparcel connections, and shared drives.
- Complete and integrate pedestrian improvements and crosswalks throughout the corridor
- Promote high standards of architecture, landscaping, and sign controls to improve corridor appearance and maintain traffic speeds and capacity through access management and inter-parcel access.
- Disallow additional curb cuts onto Tara Boulevard

# Traditional Neighborhoods

City of Jonesboro: Land Use and Future Development

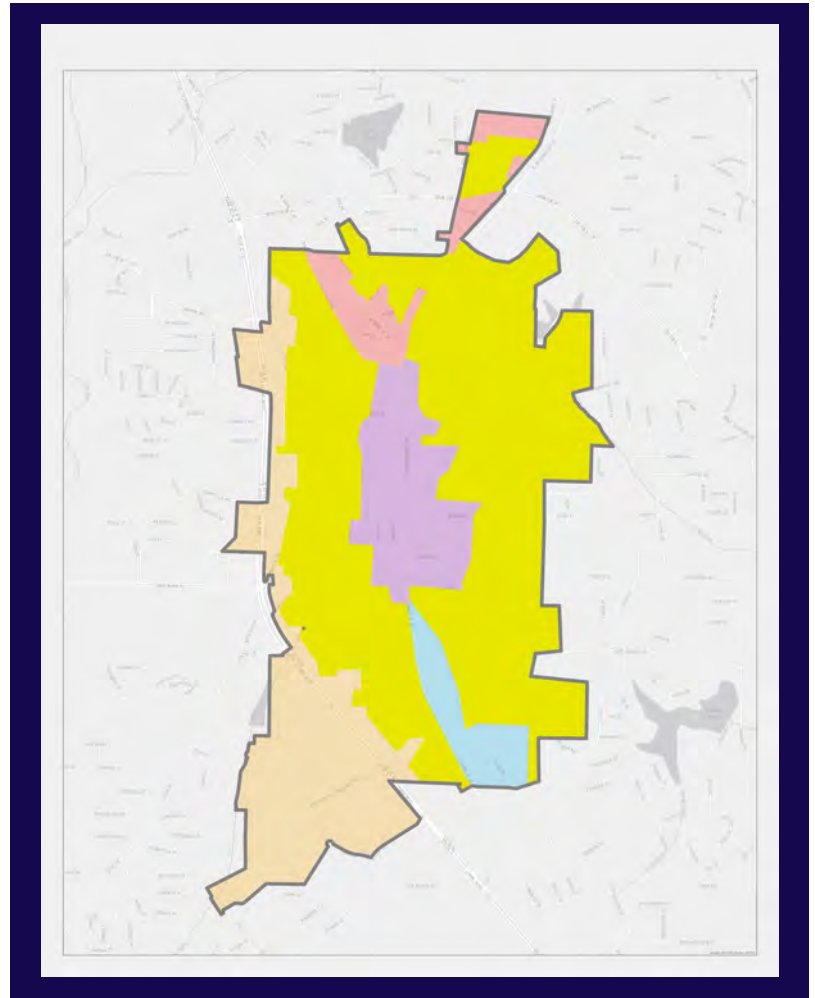
Traditional Neighborhoods are a mixture of historic residences, some residential homes and subdivisions developed since 1960 and churches. This area is expected to maintain its character however private reinvestment may take place.

## Uses:

Single Family Residential

Townhomes

Institutional



## Implementation Measures:

- Promote new developments that emulate the positive aspects of historic Jonesboro.
- Traditional neighborhood developments (TND) that employ traditional architecture and traditional design principles.
- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points

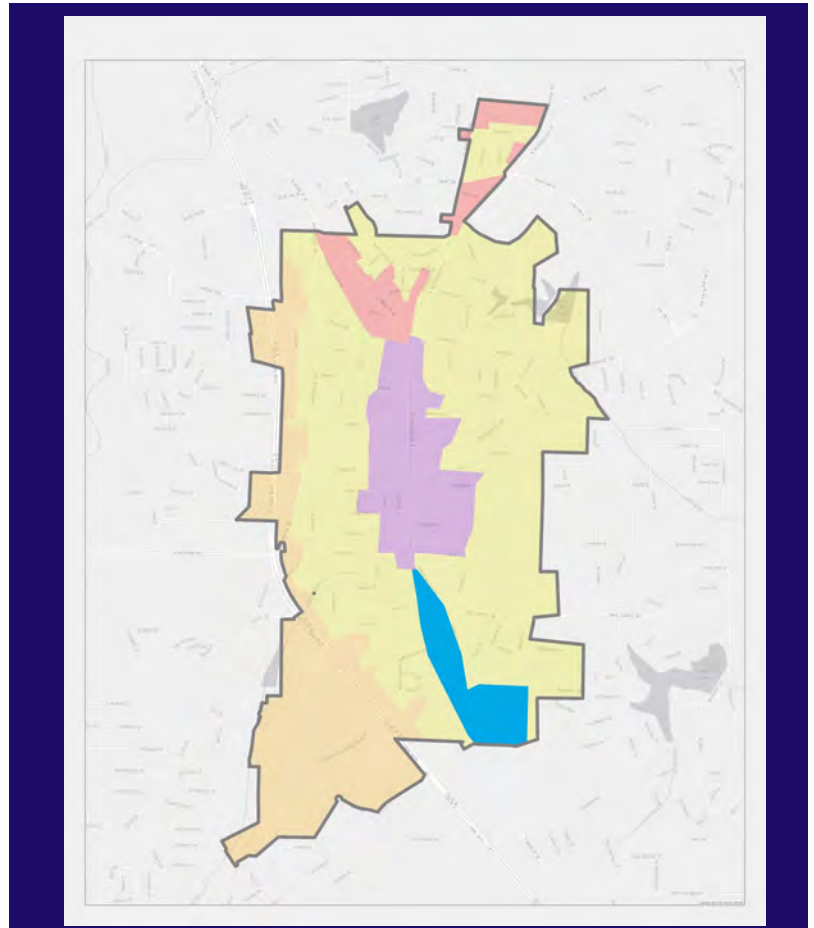
# Production and Employment

## City of Jonesboro: Land Use and Future Development

Production and Employment consist of industrial and small office development along South Main and Turner Roads. There are some single family houses within the area but this area should maintain its industrial and employment characteristics.

### Uses:

- Industrial
- Office
- Institutional



### Implementation Measures:

- Provide adequate infrastructure capacity and maintain designated truck routes to Tara Boulevard that are safe and maneuverable for heavy vehicles and minimize noise, vibration, and intrusion of trucks in residential areas. And the Historic District.
- Provide adequate room for expansion and the development of ancillary business and employee services.
- Encourage attractive, landscaped entrances and grounds.
- Protect environmentally sensitive areas and buffer surrounding neighborhoods.
- Screen truck docks and waste handling areas from public view.

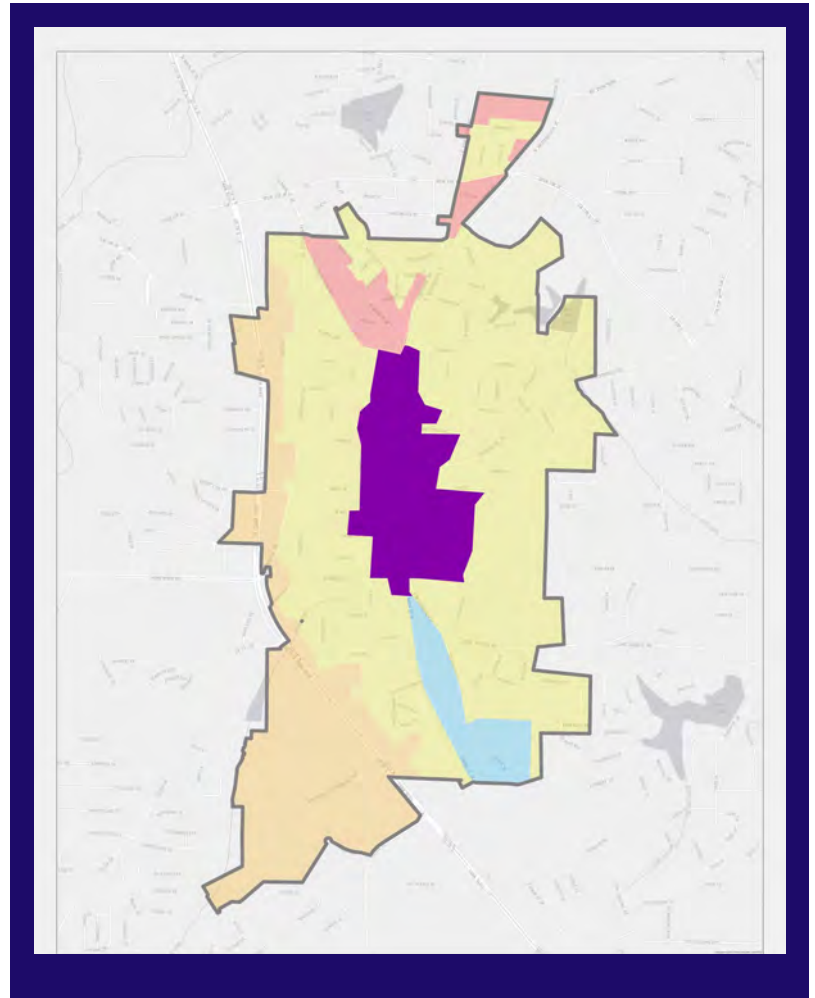
# Downtown

## City of Jonesboro: Land Use and Future Development

This is the core commercial and office development center of Jonesboro and the area also includes residential to office conversions. This is the area that the city would like to see reinvestment and development and there is potential for Transit Oriented Development within the Downtown with the expansion of MARTA. The Jonesboro LCI Study should be used as guidance within this area.

### Uses:

- Office
- Residential
- Retail
- Institutional



### Implementation Measures:

- The Downtown should include a mixture of retail, office, services, and employment
- Design should be pedestrian oriented, with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/ bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.

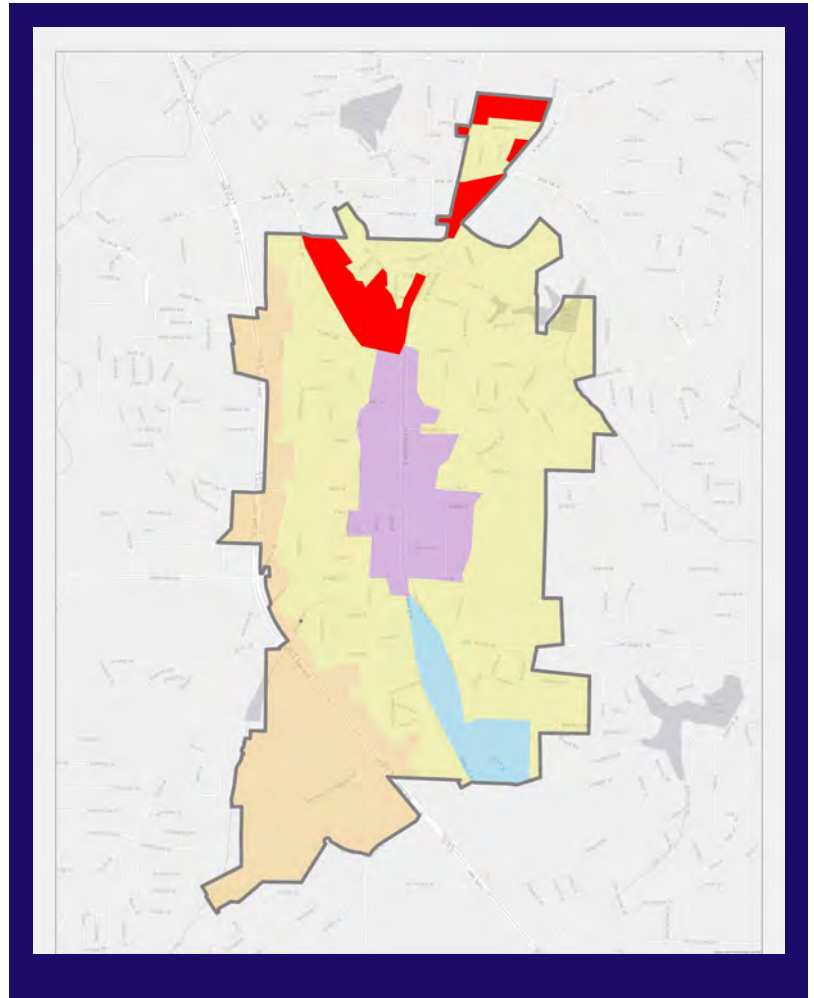
# Gateway Commercial

City of Jonesboro: Land Use and Future Development

This is the North Main and Georgia 54 corridors located North of Downtown. This area is the main gateway into the city from the north and is visitor's first impressions of the city. This is also an area targeted for redevelopment and reinvestment.

## Uses:

Office  
Commercial  
Industrial



## Implementation Measures:

- Design should be pedestrian oriented, with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/ bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.
- Screen truck docks and waste handling areas from public view.
- Protect environmentally sensitive areas and buffer surrounding neighborhoods.







# SHORT TERM WORK PROGRAM

# Community Work Program for 2016-2020

| Project Number | Project  | 2016 | 2017 | 2018 | 2019 | 2020 | Responsibility | Funding and Cost                   |
|----------------|--|------|------|------|------|------|----------------|------------------------------------|
| 1              | Examine Oppertunities for annexations  | X    | X    | X    | X    |      | City Staff     | Staff Time                         |
| 2              | Work with MARTA on Station locations within the City                                       | X    | X    | X    | X    |      | City Staff     | Staff Time                         |
| 3              | Become into Compliance with the LCI program  | X    |      |      |      |      | City Staff     | Staff Time                         |
| 4              | Update the LCI plan  | X    | X    |      |      |      | City Staff     | \$100000 from ARC with local match |
| 5              | Conduct a code audit to compare plans with codes and make reccomended zoning changes.      |      | X    |      |      |      | City Staff     | Staff Time                         |
| 6              | Develop an economic development package for new and existing businesses                    | X    | X    |      |      |      | City Staff     | Staff Time                         |
| 7              | Develop an economic development website  |      | X    |      |      |      | City Staff     | Staff Time                         |
| 8              | Apply for GDOT Roadside Enhancement Funds for the State Routes within the city             |      |      | X    |      |      | City Staff     | SPLOST, GDOT , ARC                 |
| 9              | Develop signage, landmarks, crosswalk for walking tour of Downtown Jonesboro.              | X    | X    | X    | X    | X    | City Staff     | SPLOST, GDOT , ARC \$100,000       |
| 10             | Design and construct an addition to the Police Station to create a City municipal complex. |      | X    | X    | X    |      | City Staff     | SPLOST \$3.8 million               |
| 11             | Construct Broad Street Plaza/Park  | X    | X    | X    |      |      | City Staff     | SPLOST-\$300,000                   |
| 12             | Smith Street Streetscape Improvements  | X    |      |      |      |      | City Staff     | SPLOST \$1 million                 |
| 13             | Improve Streetscapes on North Main Street  | X    |      |      |      |      | City Staff     | SPLOST -Underway                   |
| 14             | Improve the Battleground Park to include Open Field, Nature Walk, Nature Preserve          | X    | X    | X    | X    |      | City Staff     | SPLOST- \$300,000                  |

## Report of Accomplishments for the 2005-2010 Work Program

|    | Project  | Status                 | Notes   |
|----|--|------------------------|---|
| 1  | Develop and implement a plan for recruiting more volunteers for Historic Jonesboro Clayton County, Inc.  | Complete               | Since 2005, there have been appointments ratified to the Historic Jonesboro Committee. At current, Historic Jonesboro is under new management, Mary Bruce as President. Since elected as President, Mrs. Bruce has been an integral part of pushing this organization forward with fresh ideas and involving the community. Recently, Historic Jonesboro reopened the First Historic County Jail in Clayton County as a museum and also hosted several community functions.   |
| 2  | Develop signage, landmarks, crosswalk for walking tour of Downtown Jonesboro.  | In Progress            | As the City continues to explore rebranding opportunities, we have completed some phases of signage but look for more to come in the near future. Within the approved 2015 SPLOST, funding was allocated for signage. Now Combined under STWP Project # 9   |
| 3  | Update the city's zoning ordinance to encourage diverse, attractive and neighborhood scaled commercial development in Jonesboro.   | In Progress            | Over the years, there have been substantial updates to the City's zoning code. We are currently in the process of a zoning audit to provide for additional updates as an effort to attract additional development. Now Combined under STWP Project # 5  |
| 4  | Develop a market strategy to attract businesses to locate in downtown Jonesboro.   | In Progress            | The City has begun conversations relative to a marketing strategy with Clayton County's Economic Development Department & the ARC. The first part of our marketing strategy is reaching out to at least 5 to 10 businesses per month to conduct a BRE (Business Retention & Expansion Visit). The meetings will assist us in understanding what Jonesboro and Clayton County can provide to a business in terms of resources and managing their issues. Resources can range from capital, permitting, workforce development, police, available land/space, etc. This project is now combined in STWP Project #4 |
| 5  | Continuously Survey the housing stock and identify unstable areas and deteriorating houses.  | Ongoing-Complete       | Each budget cycle, our Code Enforcement Officer appropriates funding for the demolition of at least two dilapidated structures. In addition, we join forces with other community organizations to assist local residents on minor cosmetic housing issues.  |
| 6  | Revise the Jonesboro zoning ordinance to allow for diverse types of housing units.   | Ongoing                | See above, #5- Now combined under STWP Project # 5  |
| 7  | Work with Clayton County to improve, renovate and replace the storm drainage system as needed citywide.  | Ongoing -Complete      | To address our storm drainage system issues, we attend the CCWA meetings, quarterly to review recommended enhancements. We are privileged to have forged a great working relationship with the Water Authority and by virtue of this relationship we have been able to perform upgrades on our drainage systems, as needed.   |
| 8  | Coordinate suggested water and sewer system improvements with the Clayton County Water Authority and have suggested improvement included in the Water Authority 10 Year Master Plan. | Ongoing -Complete      | CCWA has worked with the City to install new sewer lines to alleviate flooding in the system. South Avenue, Lee Street, North Avenue are just a few streets that have had sewer lines replaced. In addition, the City has completed projects that provide curbing, gutters and new catch basins on Fayetteville Road, Main Street & North Avenue.   |
| 9  | Develop and implement traffic management techniques at trouble streets and intersections in Jonesboro.   | Ongoing -Complete      | Our Chief of Police, in cooperation with our Mayor & Council, aggressively addresses problematic areas within Jonesboro. Each year, GDOT reviews our streets and provides comments relative to necessary changes.   |
| 10 | Increase the number of volunteer firefighters to fifty (50).   | Remove from STWP       | Fire Services handled by Clayton County   |
| 11 | Evaluate the possibility of paid fire truck driver(s) during the daytime operation hours.  | Remove from STWP       | Fire Services handled by Clayton County   |
| 12 | Investigate procedures for the Insurance Service Office (ISO) to lower the fire insurance rating with the City. (Currently a Class 6).   | Completed              | The ISO rating was lowered when we transitioned to the County for Fire Emergency Services. This in fact, lowered our ISO rating from a 6 to a 3.  |
| 13 | Design and construct an addition to the Police Station to create a City municipal complex.   | In Progress            | Within the 2015 SPLOST, \$2M was appropriated for a Municipal Complex. At current, the City is seeking land suitable for such a complex.  |
| 14 | Improve Public Works Buildings and Grounds, Landscaping  | Complete               | In 2012, an 60X90 storage building was added to the Public Works Department to allow for additional space at our Public Works Department. This facility houses central heating & air which allows for the storage of temperature sensitive items. New landscaping has been added near the street.   |
| 15 | Main Street/McDonough Street Streetscape Improvements  | Ongoing                | Phase I of the Streetscape is complete. Streetscape II will be complete in February 2016.   |
| 16 | Construct Massengale Park Toddler Playground   | Complete               | The Toddler Playground at Massengale Park was completed around 2005. This park was funded with grant money.   |
| 17 | Construct stage on Courthouse Green  | Plan Diverted-Complete | In lieu of constructing a stage on the Courthouse Green, the City approved a contract for the reclamation of Lee Street Park to include an amphitheater, small stage area, pavilion space & market area. Estimated Completion Date : Jan 2016   |
| 18 | Construct Downtown Parking Deck  | on Hold                | Prior to constructing a Downtown Parking Deck, the City intends to obtain a Downtown Study to ascertain the best placement of a Parking Deck. We hope to begin a Downtown Study early in 2016.  |
| 19 | Develop Pocket Park on Southwest Side of Jonesboro with Playground Equipment   | Plan Diverted-Ongoing  | The City is anticipating acquiring additional land to place Municipal Complex & Park in this quadrant. Combined in STWP Project #1  |

|    |   |             |  |
|----|---|-------------|--|
| 20 | Construct Broad Street Plaza/Park   | Ongoing     | Funds have been allocated in the 2015-2020 SPLOST for the constructing of Green Space on Broad Street  |
| 21 | Smith Street Streetscape Improvements   | Ongoing     | We anticipate the Smith Street improvements to be our Phase III Streetscape Project. Once we complete Phase II in the early months of 2016, we anticipate the beginning necessary prep work for Phase III.   |
| 22 | Improve Streetscapes on North Main Street   | Ongoing     | We are currently under contract for Streetscape Phase II. The contract was let in 2015. This project includes 0.68 miles of streetscape improvements along Main Street and 0.61 miles of streetscape improvements on McDonough Street. Est. Completion Feb' 16   |
| 23 | Improve the Battleground Park to include Open Field, Nature Walk, Nature Preserve                                 | In Progress | Within our 2015 SPLOST, we appropriated funding for park enhancements. We hope to be complete with this project by 2020. This addition would serve as a great resource for Jonesboro Middle School.  |
| 24 | Develop new Arts Clayton Arts Center  | Complete    | Arts Clayton is now housed in a building in Downtown Jonesboro.  |
| 25 | Develop new Jonesboro Library and Community Room  | Completed   | Library is under the auspices of the County Commission & State of Georgia. We developed a Community Room in our Firehouse Museum.  |
| 26 | Update the zoning ordinance and regulations to protect the health, safety, and welfare of residents in Jonesboro. | Ongoing     | See above, #5-Combined in STWP Project # 5   |
| 27 | Annex adjacent land along Tara Boulevard and/or Highway 3 and/or Highway 54.                                      | Ongoing     | Within recent months, the City has become aggressive with the annexation of additional parcels on Tara Boulevard. We have submitted letters of interest to several properties throughout the Tara Boulevard Corridor. Now Combined in STWP Project #1  |
| 28 | Develop gateway entrances into Jonesboro that are distinct and aesthetically pleasing.                            | Ongoing     | Money has been appropriated through 2015-2020 SPLOST for additional gateway signage. Combined in STWP Project #9   |
| 29 | Provide safe pedestrian access across Tara Boulevard.   | Ongoing     | The intersection at North Avenue & Tara Blvd has been improved. Intersection at Smith Street and Tara Blvd has been widened and improved. We also added crosswalks to assist with pedestrian safety concerns. In addition, we also constructed a sidewalk from Fayetteville Road to Tara Blvd. Combined in STWP Project #8 |
| 30 | Develop an annexation plan to support possible expansions of city revenue base.                                   | Ongoing     | See above, #29- Combined in STWP Project #1  |



# City of Jonesboro

124 NORTH AVENUE • JONESBORO, GEORGIA 30236 • (770) 478-3800 • FAX (770) 478-3775

March 16, 2016

Mr. Jared Lombard, AICP  
Atlanta Regional Commission  
40 Courtland Street, N.E.  
Atlanta, Georgia 30303


Dear Mr. Lombard:

The City of Jonesboro has completed review of its Comprehensive Plan Update. I am pleased to inform you that our City Council formally approved the Plan on March 14, 2016. I have enclosed a copy of the Resolution regarding this matter. The City of Jonesboro stands ready for reinstatement as a *Certified Local Government* with the submittal of this letter and document.

Your assistance and support throughout the whole process is greatly appreciated. Your professional leadership and expertise made the experience both enlightening and enjoyable. We appreciate the time and effort expended to see this process to success for our city.

If you have any questions or concerns, please do not hesitate to contact my office.

Best regards,



Joy B. Day, Mayor

Cc: Ricky L. Clark, Jr., City Clerk

STATE OF GEORGIA  
CITY OF JONESBORO

RESOLUTION NO. 2016-06

**A RESOLUTION OF THE CITY OF JONESBORO MAYOR AND COUNCIL TO ADOPT THE CITY OF  
JONESBORO, GEORGIA COMPREHENSIVE PLAN UPDATE 2015-2020.**

**WHEREAS**, The City of Jonesboro, Georgia (hereinafter referred to as the "City") is a Municipal Corporation duly organized and existing under the laws of the State of Georgia; and

**WHEREAS**, Georgia Planning Act of 1989 requires local governments to develop and maintain a Comprehensive Plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

**WHEREAS**, the City of Jonesboro, Georgia has engaged in a process to update the Comprehensive Plan for the City of Jonesboro; and

**WHEREAS**, the plan was prepared by the Atlanta Regional Commission, in partnership with the City of Jonesboro, using funds provided by the Georgia Department of Community Affairs; and

**WHEREAS**, the Georgia Department of Community Affairs has reviewed and determined that the update is in compliance with the Minimum Standards and Procedures for Local Comprehensive Planning; and

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR & CITY COUNCIL OF THE CITY OF JONESBORO, GEORGIA**, that the 2015-2020 Comprehensive Plan Update for the City of Jonesboro is hereby approved and adopted.

**PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE** this 14th day of March, 2016.

Attest:

CITY OF JONESBORO, GEORGIA



Ricky L. Clark, Jr., City Clerk



JOY E. DAY, Mayor