DRAFT
prepared by the
Atlanta Regional Commission

The City of Jonesboro
2026 Comprehensive Plan Update



Jonesboro
great community, many stories

Photo by: Lauren Wright

Acknowledgments

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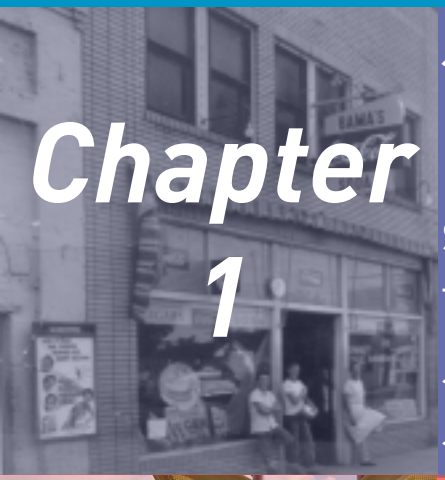
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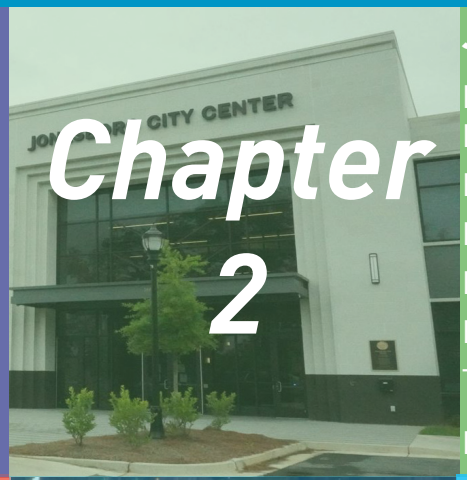
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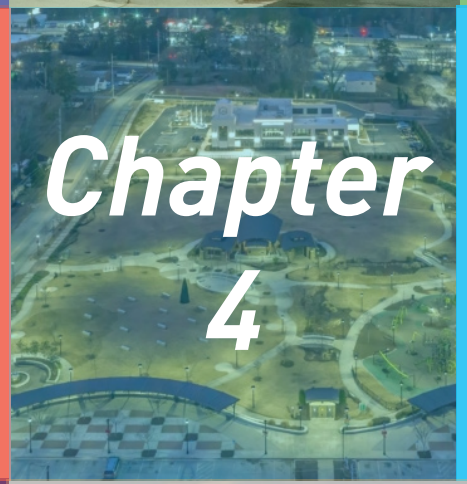
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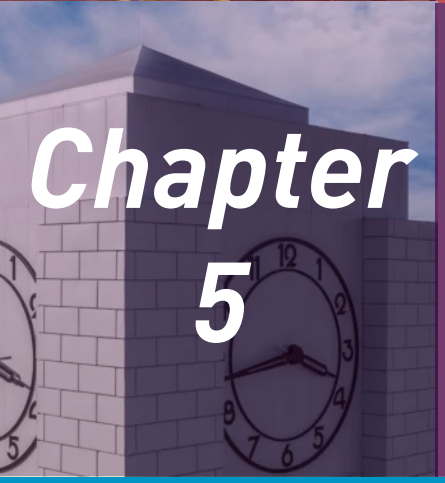
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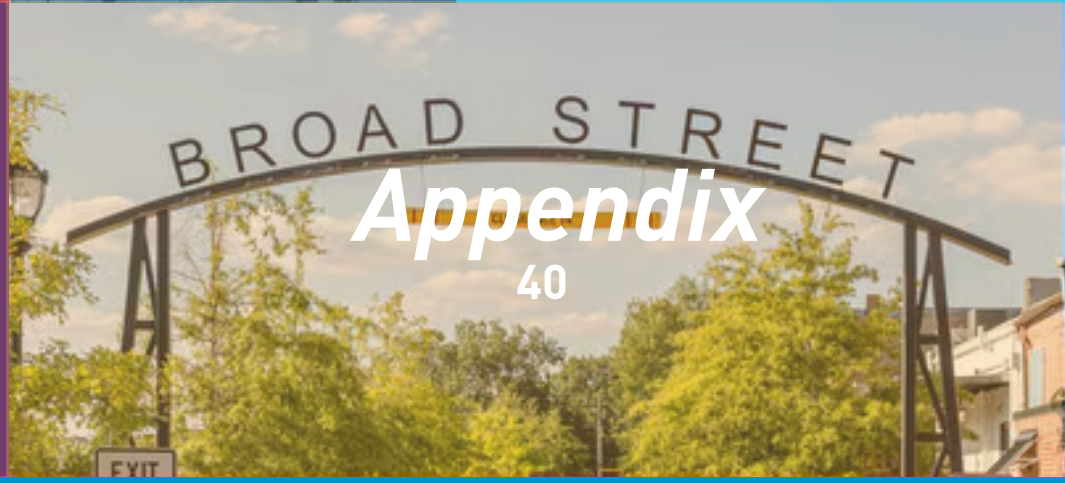
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Chapter 1
Jonesboro Yesterday

Leaksville Beginnings

Prior to the passage of the Treaty of Indian Springs, the land now known as Jonesboro was inhabited by the Coweta tribe of the Creek Indian Confederation. Upon the passage of the treaty, the area was opened to white settlement and became a small community named Leaksville. The town took shape at the intersection of two important travel corridors; the White Hall Wagon Road running north to south, and the Strawn Trail, a former Native American trail and stagecoach route running from the southwest towards Stone Mountain. Today, this path roughly follows SR-54/Highway 138 through Jonesboro. In 1823, the State of Georgia granted a charter for the Leaksville Academy, marking the official start of the town.

The arrival of the railroad in 1843 proved transformative. The Monroe Railroad extended tracks through Leaksville but financial depression forced the company into bankruptcy the following year. The reorganized Macon and Western Railroad inherited the line, and one of its principal engineers, Colonel Samuel Goode Jones, took a particular interest in the small town. Jones re-engineered Leaksville as a formal 2,000-by-2,400-foot city grid centered on the railroad, and in appreciation, local citizens renamed the village Jonesboro around 1845. Regular rail service to Atlanta was established by 1846, spurring steady commercial growth.



Photo from City Website

From Crossroads to County Seat

In 1858, the Georgia legislature created Clayton County from portions of Henry County and Fayette County, and Jonesboro was designated the county seat.

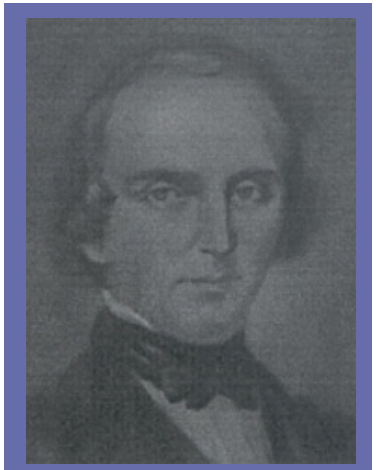
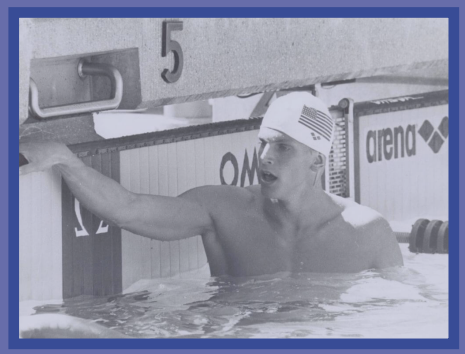


Photo from City Website

The following year, the city received its official charter. By 1860, Jonesboro had grown into a prosperous community with its economy anchored by railroad commerce and the surrounding agricultural economy of farms and plantations.

DID YOU KNOW?



Olympic Gold Medalist Steve Lundquist attended Jonesboro High School!



Chick-fil-A founder S. Truett Cathy taught Sunday school to teens at First Baptist Chuch of Jonesboro for over 50 years.

The Civil War and Beyond

The Civil War brought both sacrifice and destruction to Jonesboro. Much of the town's young male population enlisted, and in August and September of 1864, the war arrived on home soil. The Battle of Jonesboro, fought over two days on August 31st and September 1st, was the decisive battle of the Atlanta Campaign. Confederate forces were defeated, Atlanta was evacuated, and the battle's outcome is widely credited with securing Abraham Lincoln's re-election and hastening the end of the war. The fighting left nearly two-thirds of Jonesboro in ruins.

Reconstruction was slow and difficult. The courthouse, depot, and much of the town's commercial fabric had to be rebuilt from scratch, and the political turmoil of the era further hindered progress. Nevertheless, Jonesboro pressed forward. Education was central to the community's recovery, Middle Georgia College was chartered in 1880 from the former Clayton High School, drawing students from across the state and anchoring the town's cultural and civic life for decades.

Growth continued through the late 19th and early 20th centuries, but Jonesboro was not immune to the broader forces reshaping small Southern towns. The rise of the automobile improved regional highways and the pull of larger cities drew residents and commerce away. The Great Depression of the 1920s and 1930s hit Jonesboro hard. It was the 1936 publication of Margaret Mitchell's Gone with the Wind, said to be set in a fictional rendition of the Jonesboro area, that restored the city's national profile and helped spark a renewed sense of civic pride.

The mid-20th century brought new infrastructure that further connected Jonesboro to the growing Atlanta region. Highway 19-41 opened in the 1950s, and Interstate 75 was completed in 1969, integrating the city into the expanding metropolitan network. In 1971, Jonesboro established its Historic District, a deliberate act of preservation that recognized the town's architectural and cultural significance and set a foundation for incorporating its small-town character into future planning. Today, Jonesboro carries that legacy forward. It is a community shaped by Native American heritage, the railroad era, Civil War memory, and literary fame, working to honor its history while building toward its future.



Jonesboro served as Margaret Mitchell's real-life inspiration for her iconic novel, *Gone with the Wind.*



Clayton County International Park, located in Jonesboro, hosted the 1996 Summer Olympics Beach Volleyball.

Jonesboro's Past 1821 - 1859



1821

Region opened to settlement following the Treaty of Indian Springs

1823

Community founded as Leaksville; state charter granted for Leaksville Academy





1825

Flint River Baptist Church Established (later renamed First Baptist Church of Jonesboro)

1843

Railroad reaches Leaksville, spurring growth





1845

Rail line completed to Marthasville (Atlanta); town renamed Jonesboro in honor of engineer Col. Samuel Goode Jones

1858

Clayton County created from portions of Henry and Fayette Counties; Jonesboro named county seat





1859

Jonesboro receives its official city charter

Jonesboro's Past 1864 - 1996

1880

Middle Georgia College founded; predecessor to Jonesboro High School



1950

Highway 19-41 opens, connecting Jonesboro to the broader region



1971

Jonesboro Historic District Established





1864

Battle of Jonesboro; Union victory leads directly to the fall of Atlanta



1936

Publication of *Gone With the Wind* brings Jonesboro international recognition



1969

Interstate 75 completed, integrating Jonesboro into the Atlanta metro

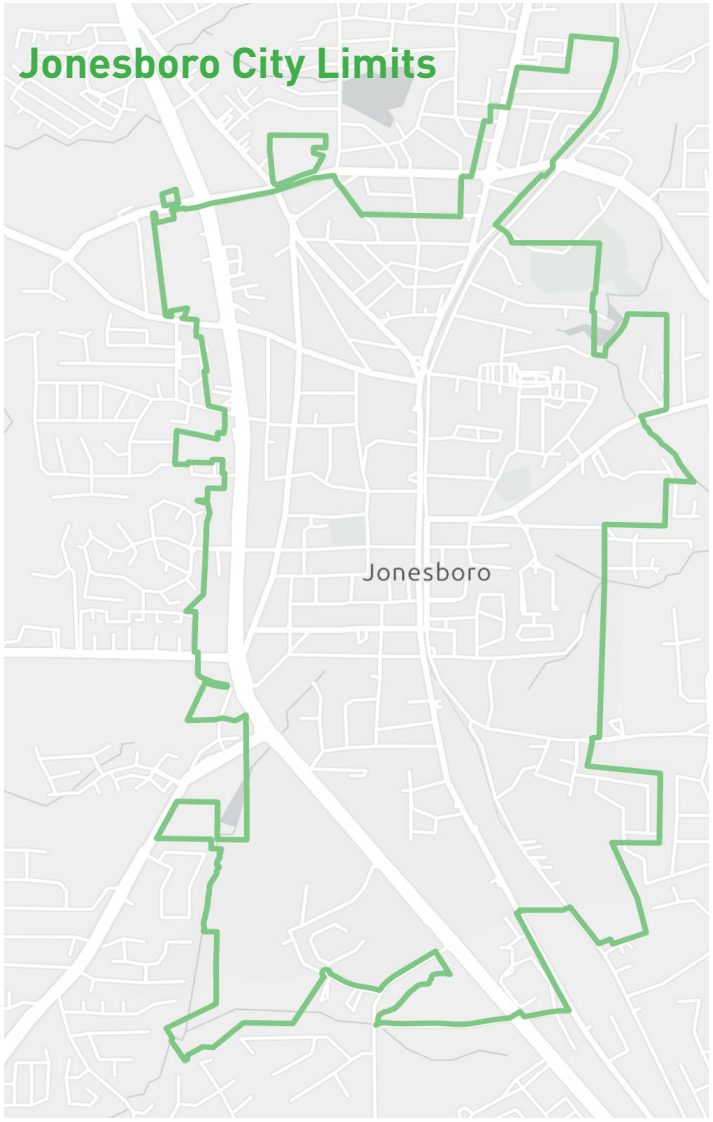


1996

City hosts Olympic beach volleyball at Clayton County International Park



Chapter 2
Jonesboro Today



Source: Clayton County. Atlanta Regional Commission. July 2026.

Introduction

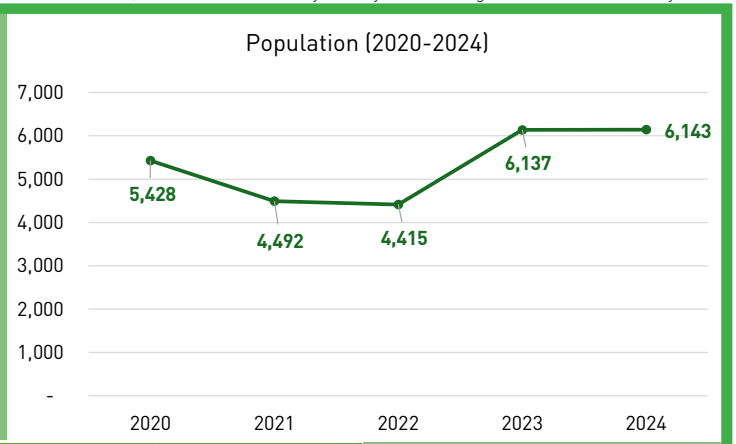
After delving into how Jonesboro came to be Jonesboro, it is important to also delve into the current conditions of Jonesboro's demographics, land, natural resources, housing, transportation, broadband, and previous planning. To do so, data was gathered from the most recent Census and American Community Survey, as well as other sources like the Georgia Department of Community affairs and previous comprehensive plans.

Demographic Profile

Source: U.S. Census Bureau; American Community Survey. Atlanta Regional Commission. July 2026

Population Change

Jonesboro is a small town on the rise. Although it saw a ~17% decrease in 2021, the city rebounded with ***~13% overall growth,*** signaling steady upward momentum.



City	2020 Population	2024 Population	% Change 2020 to 2024
Jonesboro	5,428	6,143	+13%
Morrow	7,061	6,364	-9%
Riverdale	15,455	14,792	-4%
Forest Park	19,884	19,504	-2%

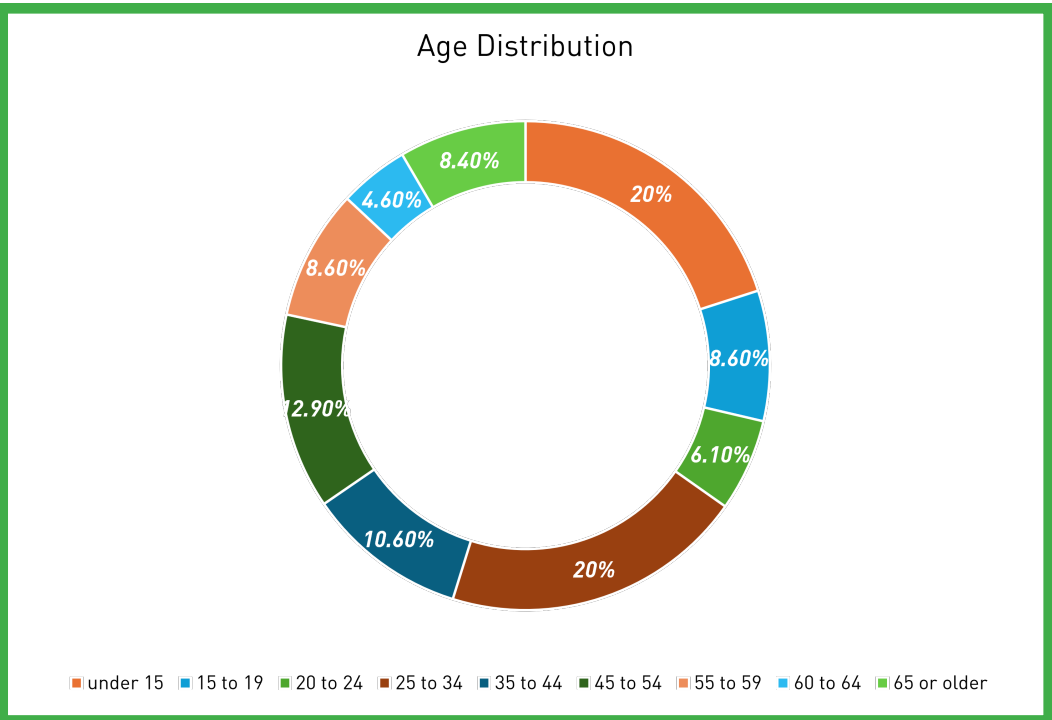
Jonesboro is among the few cities in Clayton County to grow in population between 2020 and 2024.

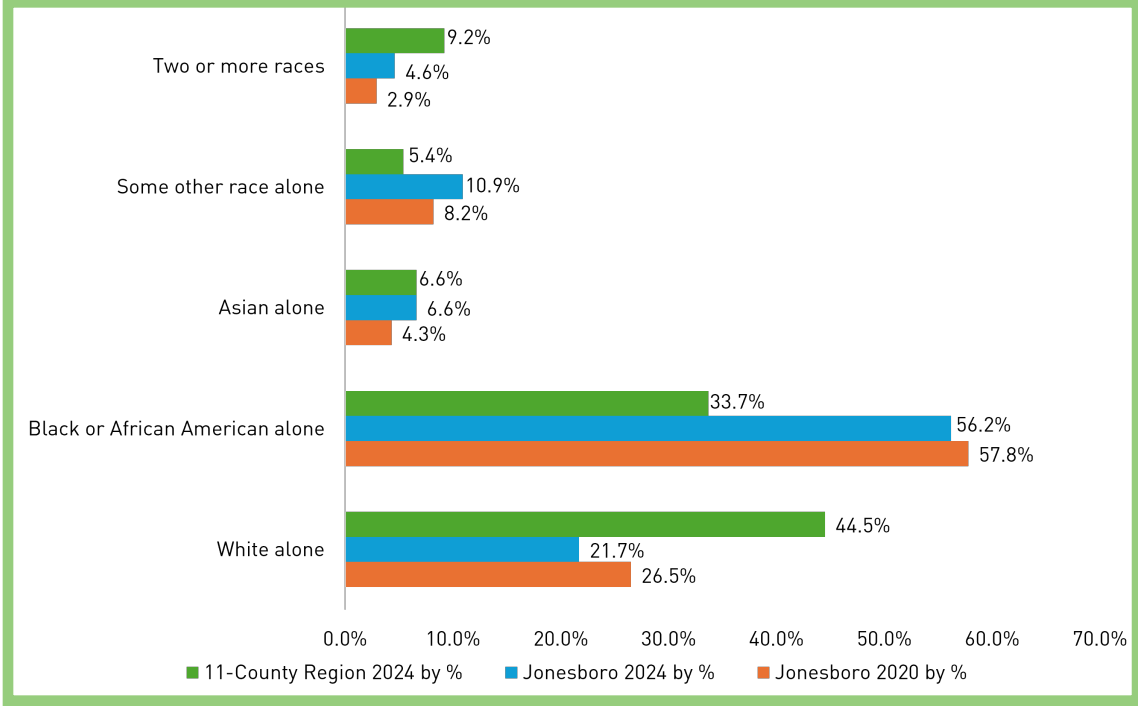
Source: U.S. Census Bureau; American Community Survey. Atlanta Regional Commission. July 2026

Age Distribution

Jonesboro remains a young and growing community. The median age is 32, and the 25–34 cohort is the city's largest age group at 1,231 residents, nearly double the next largest group, the 45–54 cohort at 792. Nearly 29% of residents are under 20, and the 25–34 bracket accounts for another 20%, meaning close to half the population is under 35. The comparatively small share of older adults (65+) further reinforces Jonesboro's profile as a city oriented around working-age adults and young families, with significant implications for housing, services, and economic opportunity.

Median Age: 32





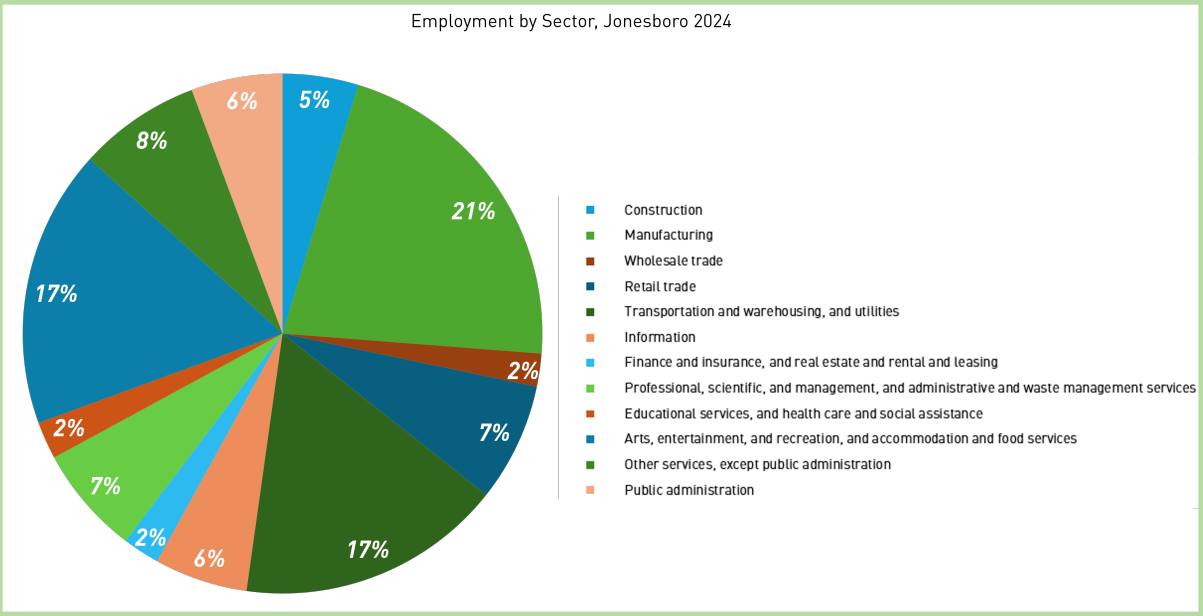
Racial Distribution

Between 2000 and 2010, the city shifted from a majority-white community to a majority-minority one. By 2020, approximately 58% of residents identified as Black and 26% as White, with Asian residents and those of two or more or other races making up the remaining 16%.

The trend toward greater diversity has continued since then. The Black and White population shares have each declined modestly while the Asian population and multiracial residents have grown. Jonesboro is also notably more Hispanic than the surrounding region, with 13.7% of residents identifying as Hispanic, roughly 3.5 percentage points above the 11-county regional average.

Employment and Economic Profile

Source: U.S. Census Bureau; American Community Survey. Atlanta Regional Commission. July 2026



Industries & Employment

Jonesboro's economic base has shifted meaningfully since the 2021 Comprehensive Plan, when Public Administration, Educational Services, and Retail Trade were the dominant sectors. By 2024, Manufacturing has emerged as the leading sector at 17.8%, followed by Arts, Entertainment, Recreation, and Food Services at 14.3% and Transportation and Warehousing at 13.7%, while Public Administration has fallen to just 4.7%. This shift away from government and education toward goods-producing and service industries reflects broader economic restructuring across the region.

Income

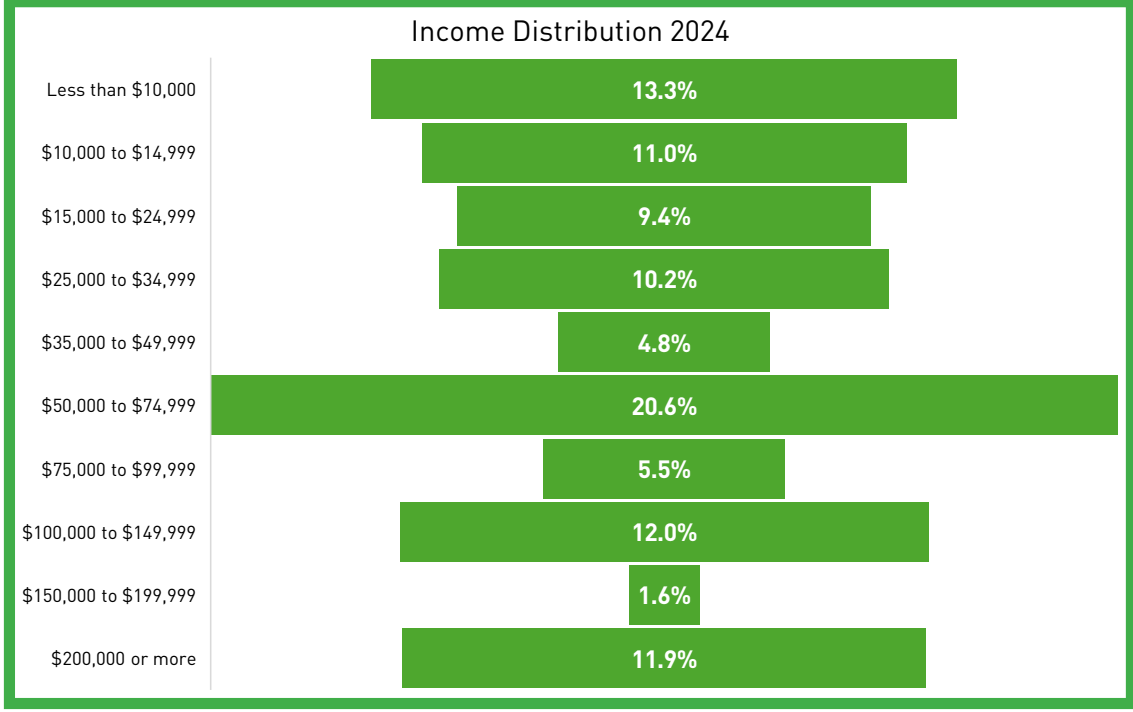
Jonesboro's income landscape reflects significant economic diversity and persistent inequality. While the largest share of households earn between $50,000 and $75,000 annually, over 33% earn less than $25,000 per year, and the city's median household income of $50,843 trails Clayton County's median of $59,806 by nearly $9,000. This disparity is further underscored by Jonesboro's poverty rate of 35.3%, which is more than double Clayton County's rate of 17.7% and more than three times the Atlanta metro average of 11%.

Poverty Rate:

Jonesboro: 35.3%

Clayton County: 17.7%

MSA: 11%



Median Household Income:

Jonesboro $50,843

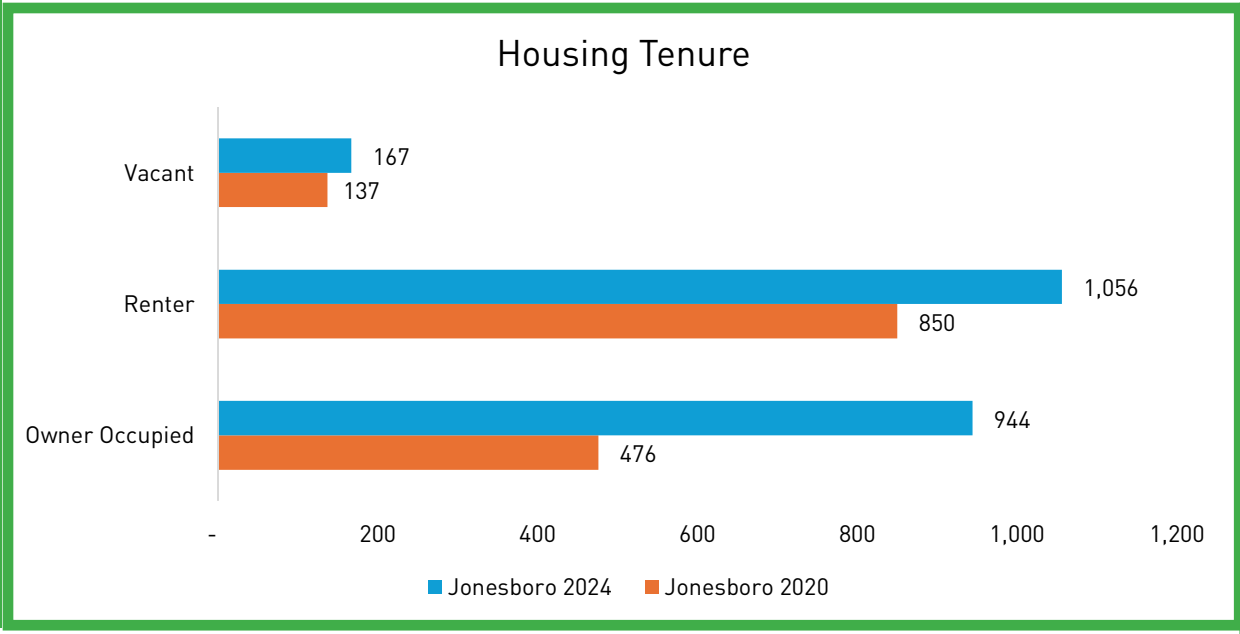
Clayton County $59,806

MSA $89,724

In partnership with the Atlanta Regional Commission

Housing Profile

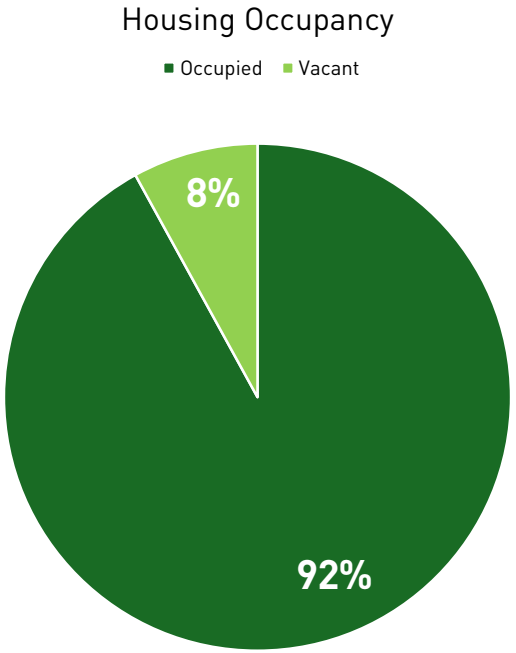
Source: U.S. Census Bureau; American Community Survey. Atlanta Regional Commission. July 2026

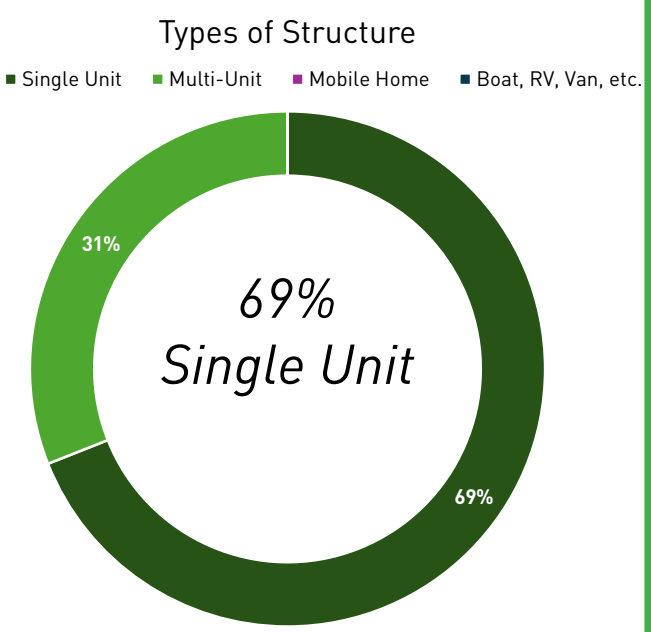


Since the 2021 Comprehensive Plan, Jonesboro's housing landscape has shifted considerably. In 2020, occupied housing units were split 64% renter-occupied and 36% owner-occupied, with a 10% vacancy rate. By 2024, owner-occupied households nearly doubled from 476 to 944, while renter households rose from 850 to 1,056. Renters still account for the largest share at 49%, compared to 44% owner-occupied and 7% vacant, but the gains in homeownership represent a notable reversal of the trend documented in the previous plan.

Affordability pressures remain a significant concern, particularly for renters. According to the Census ACS, approximately 53.1% of renter households in Jonesboro are cost burdened, paying 30% or more of their household income on housing costs. While this represents a modest improvement from the 62% reported in the 2021 plan, the burden remains acute: 19% of renter households spend between 40–49.9% of their income on rent, and 35% spend 50% or more, meaning more than one in three renter households is severely cost burdened.

Homeowners with a mortgage fare comparatively better, with a cost burden rate of 18.3%, a notably lower rate than both Clayton County (36.2%) and the Atlanta metro average (26.3%). This suggests that for residents who have achieved homeownership, Jonesboro remains relatively affordable. Owners without a mortgage show a slightly elevated burden rate of 12.5% compared to the metro average of 11.4%, a trend worth monitoring as the city's population ages.

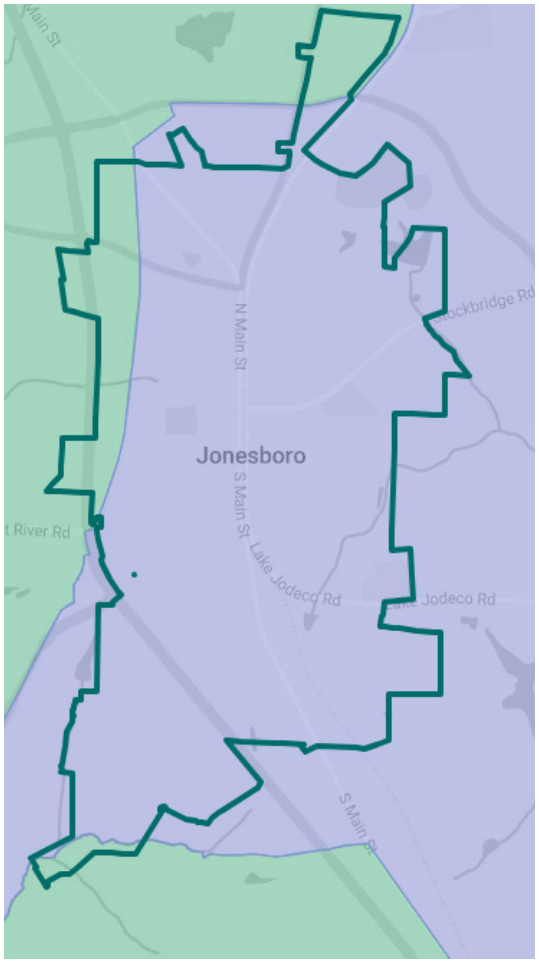




2024 Median Home Value: $263,189

2021 Median Home Value: $178,108

Source: Zillow ZHVI Average



Jonesboro

89% SUBMARKET 8: BELOW-MEDIAN PRICED SUBURBAN EMPLOYMENT CORRIDORS & TOWN CENTERS →

11% SUBMARKET 7: BELOW-MEDIAN PRICED SUBURBAN NEIGHBORHOODS →

Housing Submarket

According to the Metro Atlanta Housing Strategy (MAHS), Jonesboro's market positioning has shifted considerably since the 2021 Comprehensive Plan. At that time, the city was more evenly split between Submarket 7 and Submarket 8. The city was 52% Submarket 8 and 48% Submarket 7 in 2021. By 2024, that balance had shifted dramatically, with 89% of the city falling within Submarket 8 and just 11% remaining in Submarket 7.

This consolidation into the lowest-priced submarket reflects the continued affordability pressures and relative stagnation of owner-occupied housing stock documented elsewhere in this profile. At the same time, home values have risen. In 2021, the city's median home sale price was $110,000, up 200% from 2013. According to Zillow, a typical home was estimated to be worth $179,000 in 2021. The median value of owner-occupied housing units has since risen to $188,300, continuing an upward trajectory even as the city's submarket classification has shifted downward.

Taken together, these trends point to a housing market under pressure, where rising home values have not translated into broader homeownership opportunity. The comprehensive plan update presents an opportunity to advance policies that expand housing options, support renters facing cost burden, and create conditions for more residents to build long-term stability through homeownership.

Submarket 7: Below-Median Priced Suburban Neighborhoods

Lower-priced suburban neighborhoods with both single-family owners and a large, rapidly-increasing number of single-family renters.

Submarket 8: Below-Median Priced Suburban Employment Corridors & Town Centers

Lower-priced moderately-sized suburban homes in neighborhoods mostly consisting of homeowners, albeit with an increasing proportion of renters.

CITY SNAPSHOT

Median Home Sale Price (2025)	$182,000
Change in Median Home Sale Price (2020-25)	+21%
Home Sale Price Per Sq Ft (2025)	$144.00 sq ft

Source: Atlanta Regional Commission. Metro Atlanta Housing Toolkit



Source: Federal Communications Commission. Atlanta Regional Commission. July 2026

Broadband Profile

According to the FCC Broadband Data Collection (December 2025), Jonesboro falls within the 94.4–100% wired broadband coverage range, placing it among the best-served communities in the state.

While citywide coverage figures are strong, coverage alone does not capture the full picture. Broadband availability data reflects whether a provider offers service in an area, but does not account for affordability, actual speeds experienced by residents, or household adoption rates. Given Jonesboro's high renter population and significant share of lower-income households, ensuring that residents can afford and meaningfully access broadband service remains an important equity consideration for this plan update.

Average Commute Time: 34.6m



Transportation Profile

The vast majority of Jonesboro residents commute by car. According to ACS data, 67% of workers drive alone and another 20.8% carpool, meaning nearly 9 in 10 employed residents rely on a personal vehicle. Walking accounts for 3% of commute trips and 8.4% of residents work from home. Notably, zero percent of residents reported using public transportation, pointing to a significant gap in transit utilization despite available MARTA bus service through routes 193 (Morrow/Jonesboro) and 192 (Old Dixie/Tara Blvd).

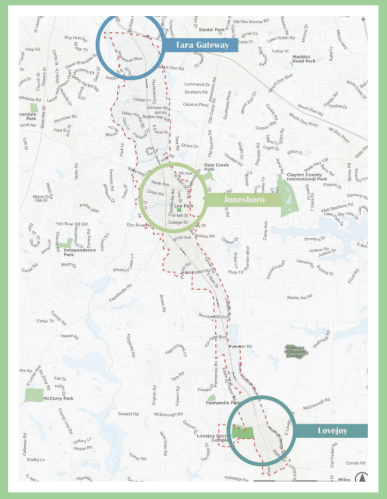
Commute times reflect the city's position within the broader Atlanta metro. The mean commute time is 34.6 minutes, with the largest share of residents (29.6%) traveling 30 to 34 minutes. An additional 22.1% commute 45 minutes or more, indicating that a meaningful portion of residents face long daily trips to employment centers outside the city.

Source: U.S. Census Bureau; American Community Survey.

2021 City of Jonesboro Comprehensive Plan

The 2021 Comprehensive Plan called for high-quality multimodal connections and flagged Tara Boulevard as a key corridor in need of pedestrian improvements, noting the potential for MARTA Bus Rapid Transit along the State Route 54 corridor as a future consideration.





Tara Blvd. Livable Centers Initative (LCI)

The Tara Boulevard LCI reimagines the 11-mile, car-centric corridor as a multimodal, people-focused destination covering more than 5,600 acres. Developed in partnership with Aerotropolis Atlanta, the study includes recommendations for pedestrian safety and improved access to bus routes along the corridor. The study received the Atlanta Regional Commission (ARC's) 2025 Regional Excellence Award for Visionary Planning.

Blueprint Jonesboro LCI Study

The Downtown LCI created a vision for walkability and economic development in downtown Jonesboro, with a focus on connecting existing MARTA and Xpress bus stops to the downtown core through trails and streetscape improvements. Completion of the study made Jonesboro eligible to apply for federal transportation funding.



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Chapter 3
Vision for the Future

Community Engagement

As part of the 2026 Comprehensive Plan update, there were multiple opportunities for the community to engage. This included a survey open for three months, from April to July, a steering committee made up of Jonesboro residents, business owners, city staff, and an elected official, and multiple in-person engagement events. The questions and information gathered from each opportunity differ, providing an array of thoughts on Jonesboro's past and future. A timeline of events can be found below.

Jonesboro Comprehensive Plan Community Engagement Timeline

- Project Kick-Off at City Council — March 9, 2026
- Survey — April 1, 2026 - July 3, 2026
- Steering Committee Meeting #1 — May 20, 2026
- Townhall — June 2, 2026
- Juneteenth Festival! — June 19, 2026
- Steering Committee Meeting #2 — July 1, 2026
- Final Public Hearing — August 25, 2026
- Adoption — October 2026

Looking Back, Looking Forward

Every five years, Jonesboro's Comprehensive Plan revisits the community's shared vision to ensure it still reflects who we are and where we want to go. The 2021 Plan established a vision and set of goals to guide the City through 2035. As part of this update, residents were asked to reflect on that vision and identify the priorities that matter most today.

2021 Vision Statement

Jonesboro is a strongly connected community where individuals are valued. It elevates the arts, the environment, and civic participation while planning for growth and improving quality of life

2021 Community Goals

In 2035, Jonesboro will have:

- **A Reenergized, Bustling Main Street**
- **Remarkable Places Thoughout the City**
- **A Strong Economy as the County Seat of Clayton County**
- **Great Connectivity and High-Quality Amenities**

How does the 2026 engagement reflect on the previous vision?

- **The community is split on whether the 2021 goals still reflect their vision: 43% agree, 33% disagree, and 23% are unsure, suggesting the goals may need refreshed framing rather than a full rewrite.**
- **When asked to prioritize, residents ranked economic development first, followed by public safety, infrastructure maintenance, and housing, keeping economic strength as a top concern, consistent with 2021, while elevating day-to-day service delivery.**
- **Infrastructure emerged as a dominant theme in resident comments, with recurring concerns about stormwater drainage and clogged storm drains, street cleaning and debris removal, road resurfacing and lane striping, railroad crossing maintenance, and inconsistent street lighting in neighborhoods such as Forest Knoll.**
- **Public safety concerns, including red-light running, echo residents' desire for a safer, better-connected city under the original Great Connectivity goal.**
- **Redevelopment of North Main Street continues to be a priority, aligning with the original goal of creating remarkable places throughout the city.**

This plan integrates **Needs and Opportunities** throughout, drawing from the community profile, public engagement, and steering committee input. The key needs and opportunities are summarized above, page 18, page 20, and in the Community Priorities on page 23 and form the basis for the Community Goals and Community Work Program.

2026 Vision Statement and Community Goals

Based on feedback gathered through the survey, steering committee meetings, and in-person engagement events, five community goals were identified to guide Jonesboro through the next planning cycle. These goals reflect what residents ranked as their top priorities along with a continued commitment to Main Street as the heart of the city.

2026 Vision Statement

Jonesboro is a vibrant community where every resident is valued and empowered to shape its future. As we grow, we are committed to creating a city where growth and quality of life rise together

2026 Community Goals

In 2035, Jonesboro will have:

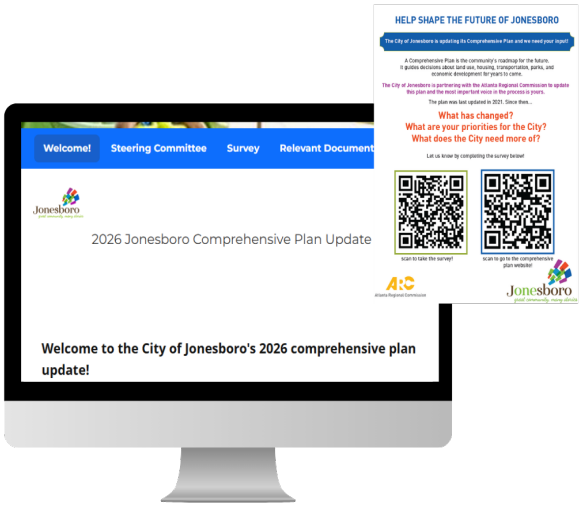
- **A Thriving, Diverse Economy**
- **A Safe City for All**
- **Well-Maintained Infrastructure**
- **A Reenergized Main Street**



Survey Results

To reach a broad cross-section of residents, the City launched an online survey through PublicInput, promoted via the project website, flyers, and QR codes at City Hall and community events. The survey ran from April 1 through July 3, 2026, asking residents about their priorities for downtown, housing, transportation, and the overall direction of the city.

Respondents skewed toward long-term residents, with nearly 80% connected to Jonesboro for 10+ years and over half age 55 or older, so results are best read alongside the City's in-person engagement events, which reached a younger, more representative cross-section of the community.



Does this vision still reflect your priorities for Jonesboro? Jonesboro is a strongly connected community where individuals are valued. It elevates the arts, the environment, and civic participation while planning for growth and improving quality of life. (43% yes, 33% no, 23% unsure)

What are the top 3 issues Jonesboro should focus on?
Economic Development & Downtown Improvements (tied)
Public Safety and Infrastructure (tied)

What housing types should Jonesboro focus on in the future?
Single-family homes
Affordable Housing/Housing Rehab/Preservation

How has Jonesboro changed over the past 5-10 years?
28% - Declined significantly
28% - Improved somewhat
19% - Declined somewhat
13% - Stayed the same
6% - Improved significantly

What transportation improvements should be highest priority?
Road maintenance
Sidewalks

What should downtown Jonesboro focus on?
Restaurants and nightlife
Retail and shopping

How concerned are you of the following?
The following percentages indicate a major concern
Infrastructure maintenance (66%)
Economic Development (55%)
Housing affordability (45%)
Public Safety (76%)
Government transparency (79%)

166 Views

32 (full) participants

648 responses

21 comments

Engagement Meetings Thoughts and Results

As mentioned, along with the survey, engagement data was collected from the steering committee and two city-wide events.

Steering Committee Meeting #1

The steering committee consisted of Jonesboro residents, business owners, city staff, and an elected official. At the first meeting, the committee was asked to conduct a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis to examine where the city thrives and where there is need for improvement. Below is what the committee identified.

Strengths

1. Representative City Council whose age reflects the community
2. Strong sense of community
3. Design Review and Historic Preservation Commissions
4. Lee Street Park
5. Location – proximity to Atlanta and the airport
6. Shared outdoor public space
7. Young Population
8. Public Facilities

Weaknesses

1. Out-of-date processes
2. Lack of clarity/clear communication
3. Outsourcing of permitting/review
4. Lack of overall community involvement
5. Fear of losing small-town charm creates stagnancy
6. Old and unutilized buildings
7. Recreational activities for children and youth
8. Lack of mixed housing

Opportunities

1. Downtown Development
2. Property Redevelopment
3. 17 Vacant Properties in Downtown
4. Industrial Property/Southern Crescent
5. New Housing Developments in the Works
6. Community Involvement
7. Placemaking / Local Artists
8. New City Manager with Economic Vision

Threats

1. Stagnation
2. Aging Stormwater Infrastructure
3. Public Safety Concerns
4. Property Maintenance
5. Stuck in the Past
6. Historical Narrative
7. Old Processes, New Times
8. Limited Revenue Streams

Across all four categories, several themes emerge. Downtown revitalization is both an opportunity and a challenge as vacant and underutilized properties are seen as a chance for redevelopment, while property maintenance and old buildings remain a concern. Community involvement surfaces repeatedly, from strong civic pride as a strength to a recognized need for greater resident participation. Jonesboro's leadership and location are viewed as core strengths, but outdated internal processes and communication gaps point to room for improvement in how the city operates and engages residents going forward. Looking outward, the committee also flagged the city's historical narrative and public safety as areas of concern, recognizing how Jonesboro's past is told, and how safe residents feel day to day, can shape outside perception and hold the city back if left unaddressed.

Steering Committee Meeting #2

At the second steering committee meeting, the group used Mentimeter, a free interactive polling tool, to answer the question: "What are 3 goals you have for the city within 5 years?" Responses were then ranked by popularity based on how many committee members submitted similar ideas. The results, shown below, highlight a strong emphasis on downtown revitalization, resident engagement, and improving the overall appeal of the city.



City Wide Meetings

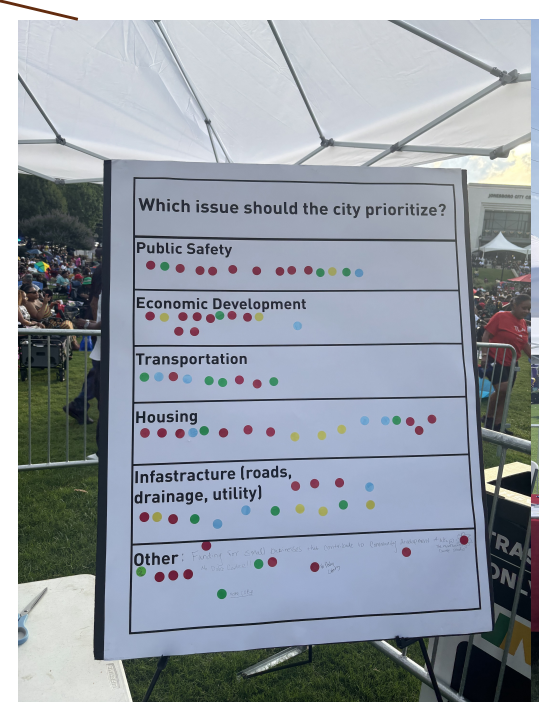


June 2, 2026
Jonesboro Townhall

On June 2nd, the ARC project manager spoke at the city-wide townhall to give an overview of what a comprehensive plan is, why it matters for the city, and why community engagement is so important. This event also served as an introduction of the city's new City Manager, giving residents a chance to meet them and ask questions. The community's voice is the most important part of this process. At the event, we tabled for the survey, listened to resident concerns, and encouraged attendees to get involved and take the survey.

June 19, 2026
Juneteenth Festival!

ARC also tabled at the 3rd Annual Jonesboro Juneteenth Festival, a city-wide celebration that brought together the community with fireworks, music, and food. At our table, we set up three boards for residents to engage with. The first was a city limits map where people marked where they live and where they work. The second board displayed a QR code linking to the survey and the comprehensive plan website. The third asked residents to vote on which issue the city should prioritize. Housing and infrastructure received the most votes, followed by public safety and economic development, with transportation receiving the fewest. Several residents also wrote in additional priorities, including funding for small businesses that contribute to community development, a request for increased police presence, and strong opposition to data center development.





Community Priorities

Putting together all our engagement efforts discussed in this chapter, we identified four main areas of concern in the community. Residents consistently ranked Economic Development, Public Safety, Infrastructure Maintenance, and Housing as their top priorities. Using resident comments, both written and verbal, the top community priorities are listed in the table below.

Concern	Community Priorities
Economic Development	Redevelopment of North Main Street
	Diversifying the economic base beyond Tara Boulevard
	Attracting new businesses and reinvest in downtown
	Funding support for small businesses that contribute to community development
Public Safety	Increased traffic enforcement to address red-light running
	Increased intentional police presence and patrol
	Railroad crossing safety improvements
Infrastructure Maintenance	Stormwater system repair and clogged drain maintenance
	Street resurfacing and lane striping
	Improved sanitation collection reliability
	Additional street lighting in underlit neighborhoods (e.g., Forest Knoll)
Housing	Preserve affordability for lower-income and disabled residents
	More mixed-income and attainable housing options

Across nearly every engagement opportunity, a common thread emerged: residents want a city that looks and functions well. Concerns about stormwater drainage, street conditions, sanitation collection, and neglected properties came up repeatedly, not just as infrastructure issues, but as matters of civic pride and everyday quality of life. For many residents, the physical appearance and upkeep of Jonesboro is inseparable from how safe, cared-for, and invested-in their neighborhoods feel.



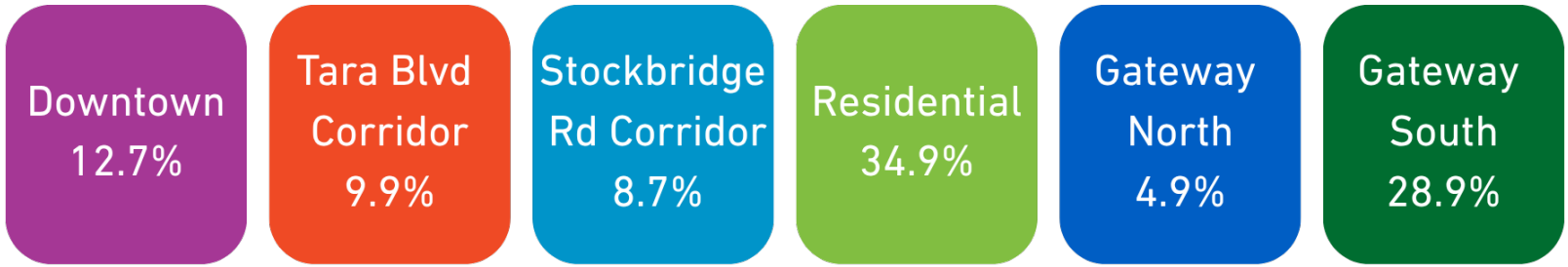
Chapter 4
Future Land Use

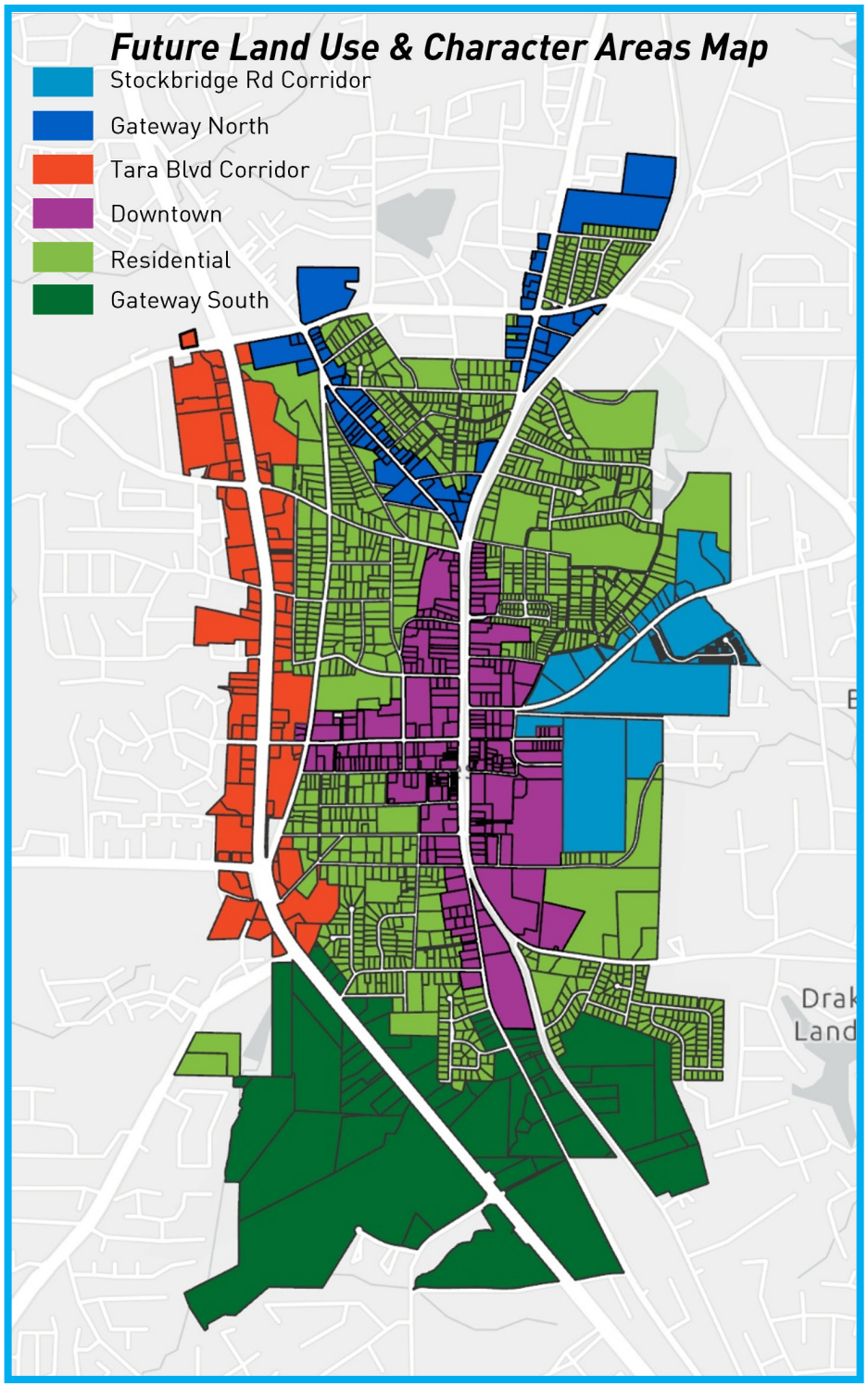
Character Areas Overview

A significant guiding element of the comprehensive plan is the future land use component. Future land use differs from current zoning regulations: zoning dictates what is currently allowed to be built in a given area, for example, a single-family home cannot be built on a commercially zoned lot, while future land use reflects what the ***community*** would like to see in an area going forward. These Character Areas are intended to ensure compatible and unified development within specified areas of the city, and reflect the priorities identified through the 2026 community engagement process. As described below, these Character Areas guide land use characteristics and development standards, influencing density, land use policy, and permissible uses within each area.

In the previous iteration of the Comprehensive Plan, six character areas were identified: Tara Boulevard Corridor, Residential, Downtown, Gateway North, Gateway South, and Stockbridge Road Corridor. For Jonesboro's footprint of approximately 1,920 acres (3 square miles), there was a focus on the primary uses of commercial, office/institutional, residential, and government. These character areas reflected Jonesboro's role as the county seat of Clayton County, balancing a historic downtown core with commercial corridors and residential neighborhoods. The character areas can be seen on a map on the next page, as well as descriptions to follow. As of this update, community engagement reaffirmed that all six character areas remain relevant to Jonesboro's current and future development patterns, with particular emphasis on downtown revitalization and infrastructure maintenance within existing neighborhoods.

Character Areas by % of Land





Source: Atlanta Regional Commission. July 2026

Downtown: The historic civic and commercial core anchoring government, retail, and community gathering spaces

Tara Blvd: A commerical and mixed-use corridor supporting retail, services, and gateway-style development

Stockbridge Rd: A transitional corridor bleding commericial and light institutional uses

Residential: Established neighborhoods that preserves housing character and quality of life

Gateway North: A northern entry point into the city, shaping first impressions through commercial and mixed-use development

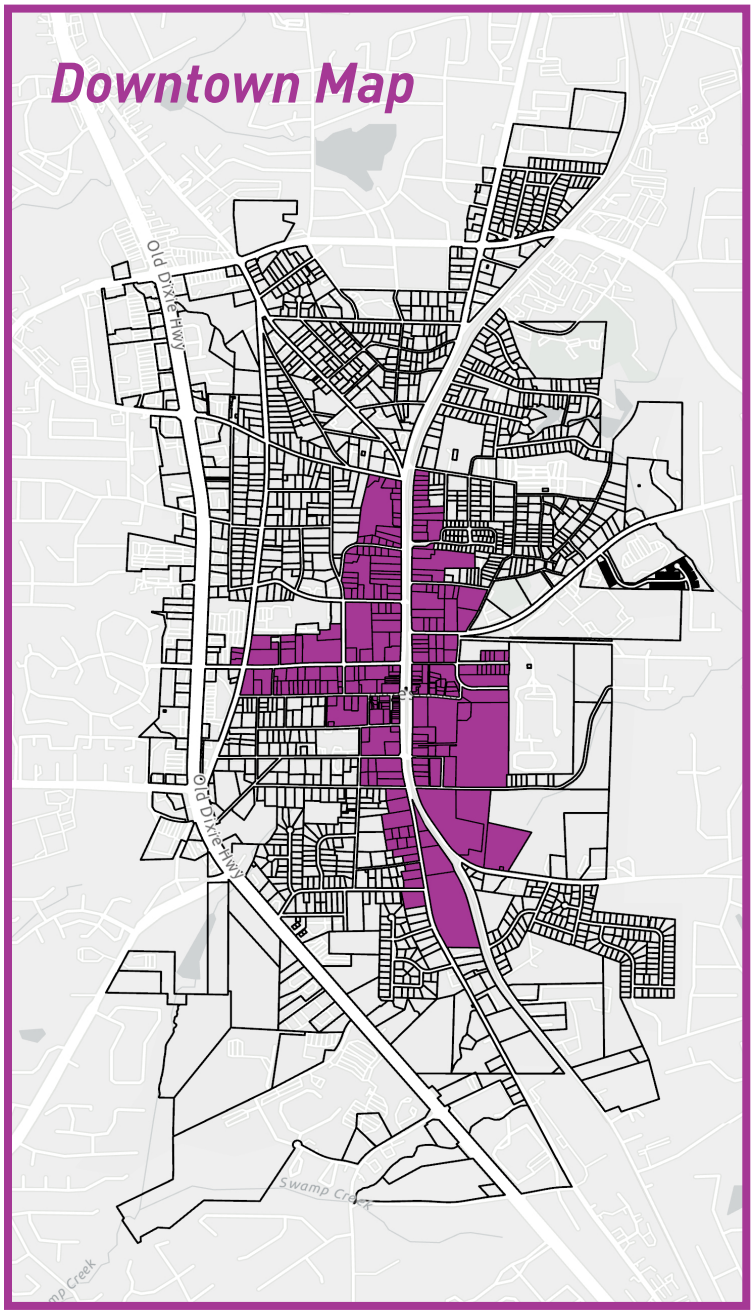
Gateway South: A southern entry corridor balancing green spaces, low-density development, and access into the city

What are Character Areas?

Character areas are a representation of the community's vision for the spaces within city limits and provide a more comprehensive look at land patterns and design. These areas are used to identify land that has a common form of development, sense of place, intensity of use, anddesign elements, which can refer to either existing features or what is intended for the future.

When rezoning applications come forward, the request is intended to be compared to the character areas identified from previous existing conditions and engagement. For instance, if an industrial use tried to come into an area designated as "Downtown," that would not be considered compatible with the desires of the community.

Downtown



Source: Atlanta Regional Commission. July 2026

Downtown remains the core commercial and office development center of Jonesboro, with continued potential for redevelopment and reinvestment. Residents consistently identified downtown revitalization, including addressing vacant properties, as a top priority, alongside interest in placemaking and support for local artists.

Development Patterns:

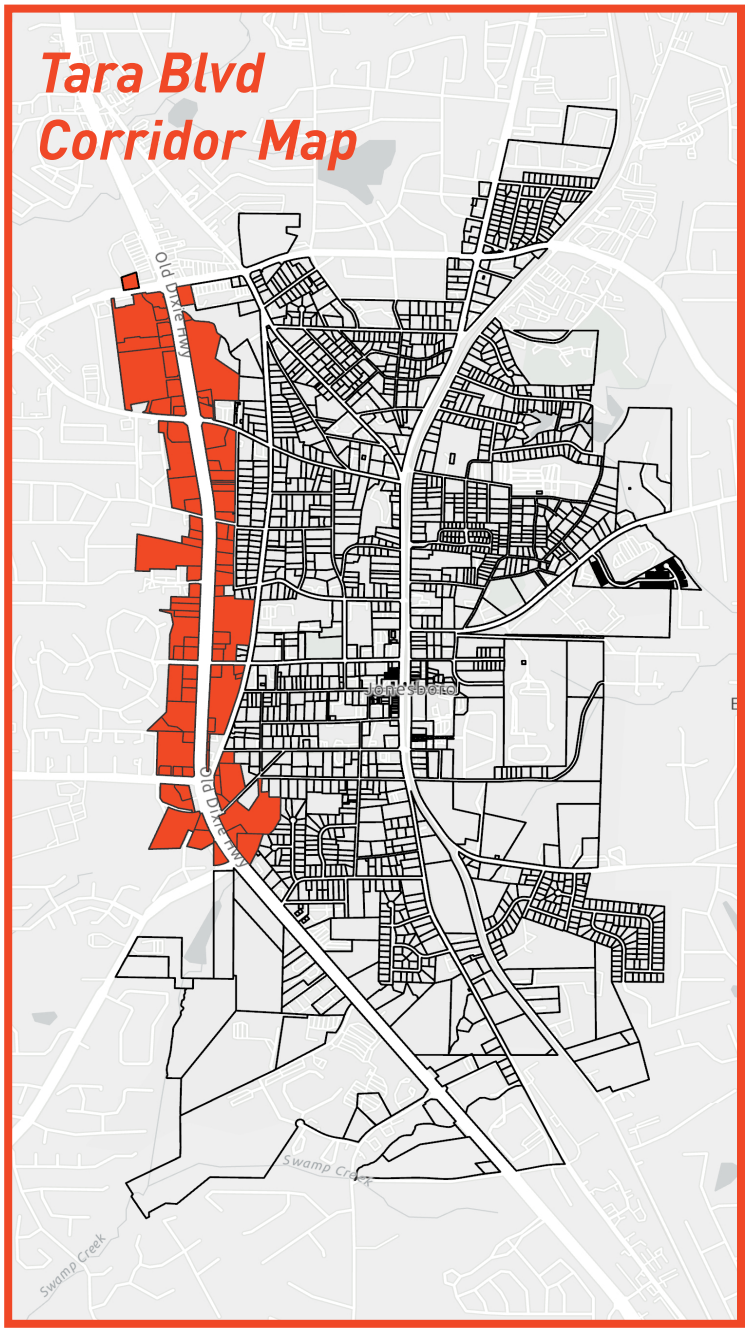
- Encourage mixed-use development with ground-floor retail/commercial and upper-floor office or residential
- Maintain a walkable block pattern with minimal setbacks and on-street parking
- Preserve historic building scale and architectural character; new construction should be contextually sensitive
- Prioritize streetscape improvements to support pedestrian activity



Implementation Strategy:

- Downtown should include a viable mixture of retail, office, services, and residential.
- Design should be pedestrian-oriented, with strong, walkable connections between different uses.
- Support placemaking efforts and local artists as a tool for downtown revitalization.
- Prioritize redevelopment of vacant and underutilized downtown properties.
- Enhance the pedestrian-friendly environment with sidewalks and connections to neighboring communities.

Tara Blvd Corridor



Source: Atlanta Regional Commission. July 2026

The Tara Boulevard corridor remains the main commercial corridor within Clayton County, containing a mix of commercial and government uses. While the corridor is only partially within Jonesboro's city limits, it continues to serve as the area most residents associate with the city's commercial identity. Residents identified this corridor as a continued opportunity for redevelopment, with interest in addressing vacant properties and attracting a more diverse mix of businesses.

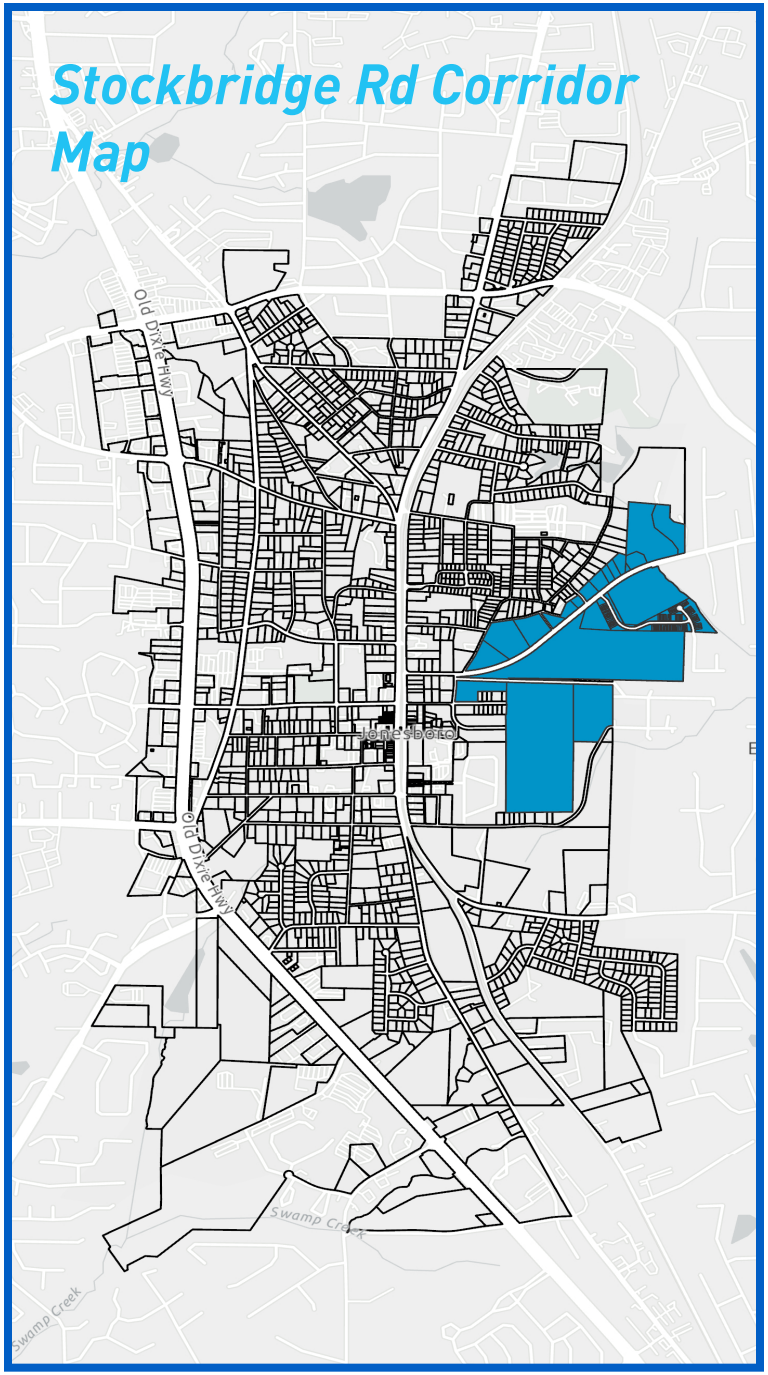
Development Patterns:

- Support auto-oriented commercial and retail uses while improving access management (shared driveways, reduced curb cuts)
- Encourage consolidation of parking and landscaping buffers between the corridor and adjacent residential areas
- Plan for future transit or multimodal accommodations given the corrdor's role as a primary thoroughfare
- Discourage strip-commercial sprawl; favor consolidated nodes of development over continuous frontage

Implementation Strategy:

- 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, addressing residents' continued concerns about property maintenance and visual appeal.
- Discourage additional curb cuts onto Tara Boulevard.
- Coordinate with the Tara Boulevard LCI Study, adopted in 2024, to align city and county investment along the corridor.

Stockbridge Rd Corridor



Source: Atlanta Regional Commission. July 2026

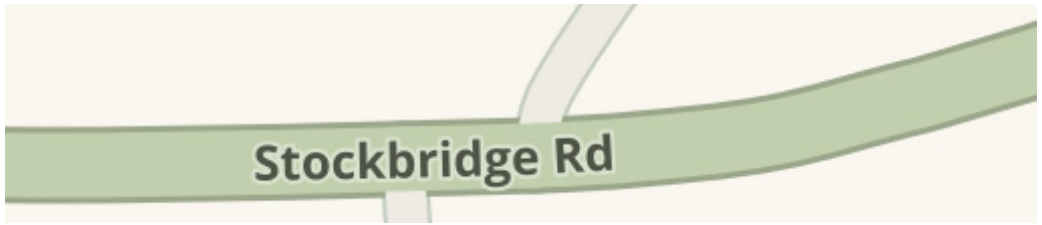
This area remains the primary eastern gateway into Jonesboro, characterized by a mix of schools, older commercial development, and primarily multifamily residential. Residents identified infrastructure maintenance and safety, including railroad crossing conditions, as ongoing concerns in this area.

Development Patterns:

- Serve as a transitional zone bridging Downtown intensity and surrounding residential character
- Allow light commercial, office, and institutional uses at a moderate scale
- Require buffering and design transitions where commercial uses abut residential neighborhoods
- Maintain adequate right-of-way for future road or multimodal improvements

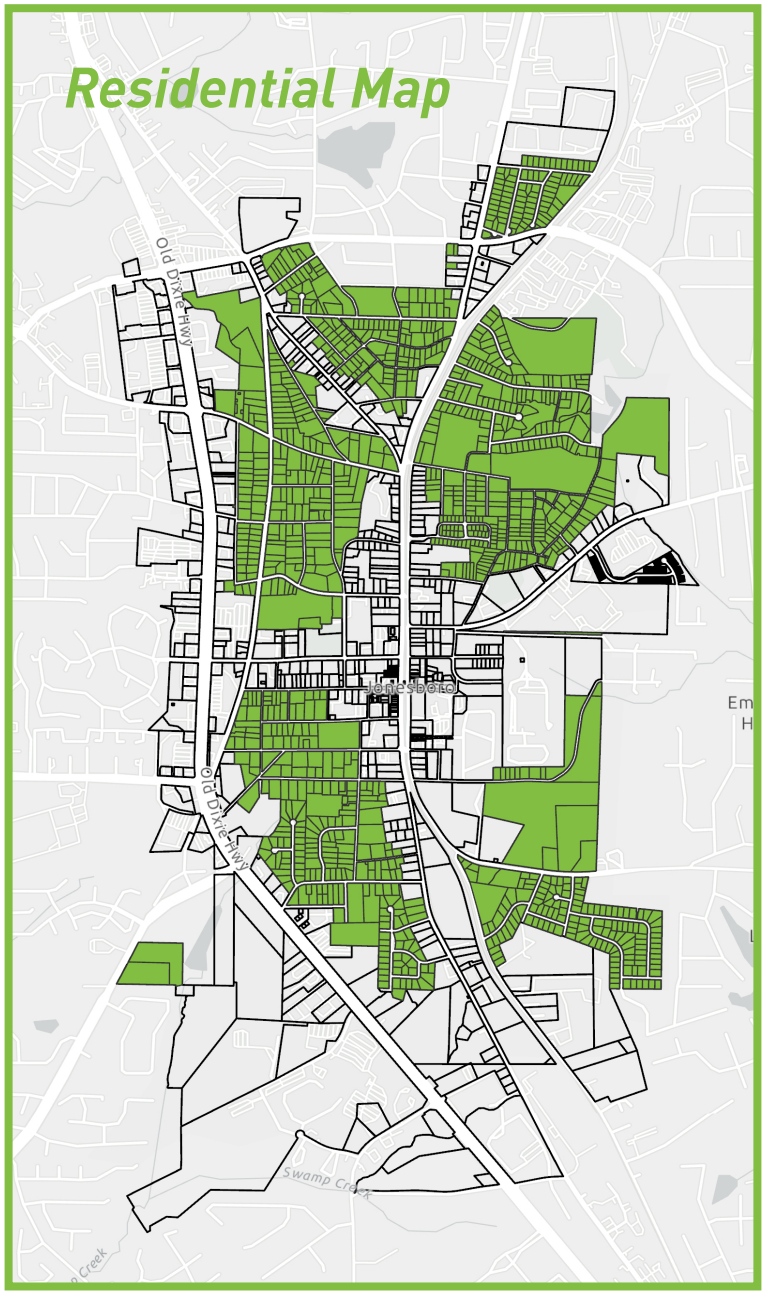
Implementation Strategy:

- Design should be pedestrian-oriented, with safe access to and from schools.
- Improve railroad crossing maintenance and safety along the corridor.
- Encourage a mix of housing types in this area.
- Complete and integrate pedestrian improvements and crosswalks throughout the corridor.



Residential

The City's residential areas remain a mixture of historic residences and more modern housing stock. Engagement this cycle reaffirmed resident interest in mixed-income housing options and continued concern about aging infrastructure within neighborhoods.



Source: Atlanta Regional Commission. July 2026



Development Patterns:

- Protect existing neighborhood character, lot patterns, and housing types from incompatible infill
- Allow limited "missing middle" housing where appropriate to support housing diversity
- Maintain tree canopy and green infrastructure standards in new development
- Ensure adequate connectivity rather than isolated cul-de-sac patterns

Implementation Strategy:

- Promote new developments that emulate the positive aspects of historic Jonesboro's architecture, where relevant.
- Promote new developments that diversify the City's housing stock with thoughtful planning and high-quality architecture.
- Prioritize infrastructure maintenance within existing neighborhoods alongside any new development.
- Promote vehicular and pedestrian/bike connections as well as internal street connectivity.

Residential Character Area Housing Recommendations

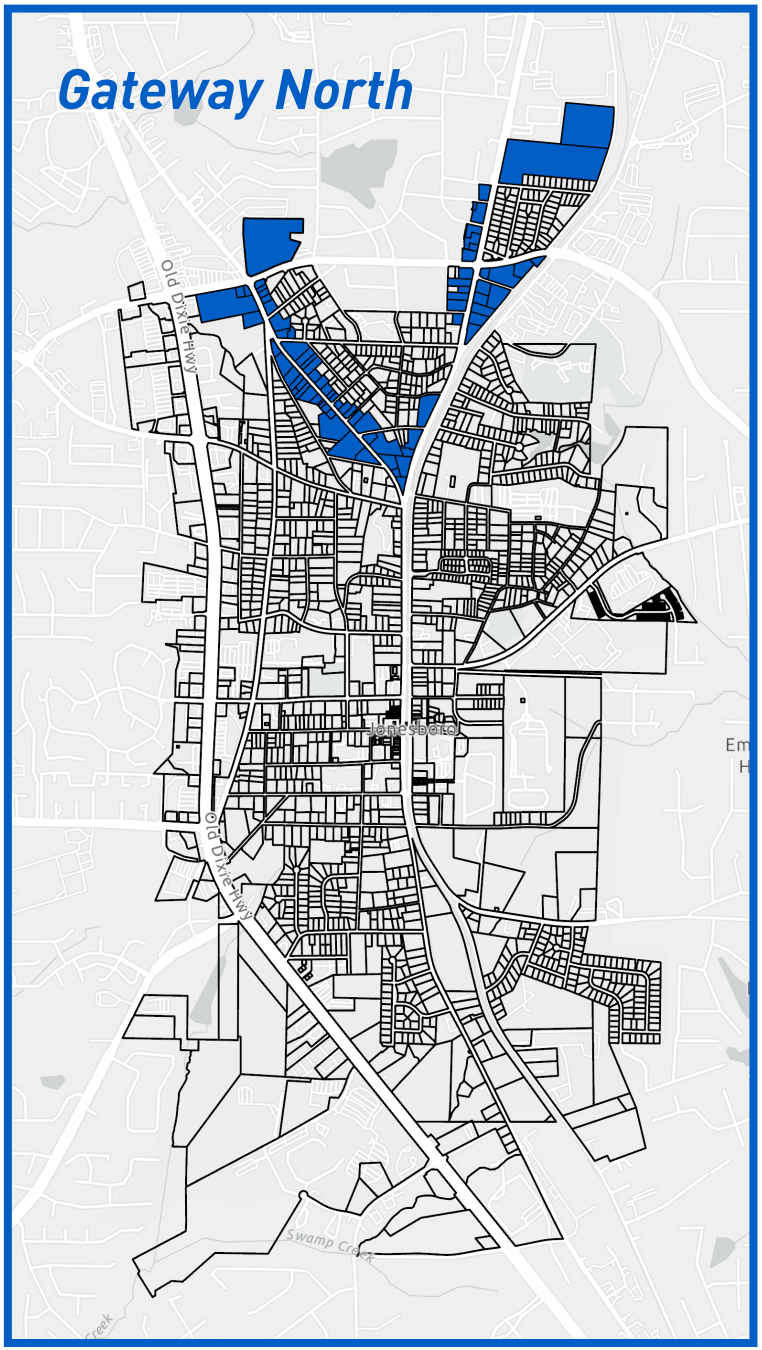
As discussed in Chapter 2, Jonesboro falls within Submarket 7 and Submarket 8, and a map of these submarkets can also be found there. Another important factor in evaluating residential possibilities is the housing submarket in which an area is located. Understanding submarket dynamics helps local governments determine the types of housing best suited to future residents, from renters to move-up buyers to those seeking senior or workforce housing. Market recommendations should be considered alongside character areas and zoning to guide well-informed residential development decisions.

Top Housing Actions and Action Steps for this Submarket

Submarket 7: Below-Median Priced Suburban Neighborhoods	Submarket 8: Low-Median Priced Suburban Employment Corridors & Town Centers
Mandate and incentivize affordable housing through inclusionary zoning	Mandate and incentivize affordable housing through inclusionary zoning
Support smaller homes and ownership opportunities	Allow and incentivize innovative housing types
Establish local housing funding resources and programs	Identify targeted areas appropriate for higher density
Identify regional funding mechanisms	Establish local housing funding resources and programs
Increase walkability	Address blight
Reduce costs of housing near transit and amenities	Reduce evictions and homelessness
	Increase walkability
	Reduce costs of housing near transit and amenities

Source: Atlanta Regional Commission. Metro Atlanta Housing Toolkit

Gateway North



Source: Atlanta Regional Commission. July 2026

This area, the North Main and Jonesboro Road corridors north of Downtown, continues to serve as the main gateway into the city from the north and remains a priority for redevelopment and reinvestment. Residents specifically called for improved neighborhood lighting in this area.

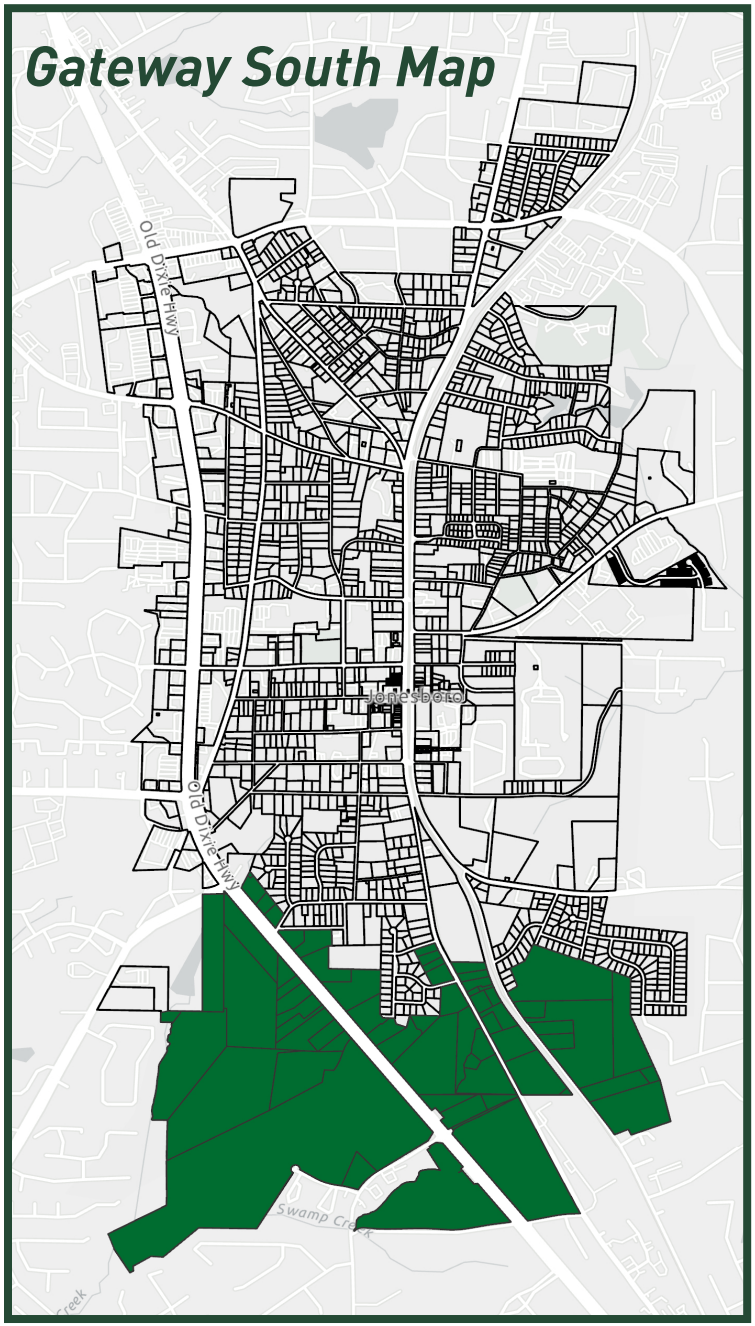
Development Patterns:

- Prioritize high-quality design and signage standards, since this area shapes first impressions entering the city
- Support a mix of commercial and mixed-use development at a moderate intensity
- Incorporate landscaping and gateway signage/monumentation at key entry points
- Manage access points along the corridor to reduce congestion and turning conflicts

Implementation Strategy:

- Design should be pedestrian-oriented, with strong, walkable connections between different uses.
- Improve street lighting throughout the corridor and adjacent neighborhoods.
- Enhance the pedestrian-friendly environment with sidewalks and trail/bike routes.
- Screen truck docks and waste handling areas from public view.

Gateway South



Source: Atlanta Regional Commission. July 2026

Gateway South continues to serve the goal of giving the city's southern limits new vitality through a mix of land uses. The area now includes the City-recognized Gateway South zoning district, reflecting the city's continued commitment to this area's revitalization.

Development Patterns:

- Balance lower-density development with preservation of natural features (creeks, floodplain, tree cover)
- Limit intensive commercial uses in favor of light commercial, institutional, or low-density residential
- Protect environmentally sensitive areas from encroachment as the city's southern edge develops
- Plan for infrastructure capacity (roads, utilities) ahead of any future growth pressure

Implementation Strategy:

- Design should be pedestrian-oriented, with strong, walkable connections between different uses.
- The residential component will help diversify quality housing options to supplement the City's aging housing stock.
- Close proximity of housing, new businesses, and offices will embody the City's "live, work, play here" philosophy.
- Design guidelines here remain independent of the Tara Boulevard character area, focused on thoughtful reinvigoration.



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Chapter 5
Community Work Program

Introduction

As part of the Community Work Program (CWP), every comprehensive plan update includes a Report of Accomplishments (ROA) that takes the last CWP and the tasks that were identified and provides a status update. For organizational purposes, the tasks are separated into distinct categories. These categories were carried over from the last program. Tasks that are determined to be underway or postponed are carried over to the next cycle until it is complete or no longer deemed a priority.

In terms of the 2026 CWP, it takes all of the information gathered throughout the planning process and establishes a list of action items. These action items are intended to further the vision and goals of the community based on current needs and desires. In other words, the CWP is intended to be a collaborative, action-oriented guide for the future of Jonesboro. The CWP not only identifies projects, but also suggests timeframes, estimated costs, funding sources, and responsible parties. These factors are flexible to new information and are suggestions for potential avenues toward completion.

Among the priorities carried into this cycle are public safety, infastracture, and community engagement. While a full inventory of police, fire, and EMS capacity or parks infrastructure fell outside the scope of the plan's conditions analysis, these topics emerged repeatedly through community engagement as concerns and assets residents want addressed. The categories below reflect that input as ***guiding principles,*** translating what the community identified directly into action items for the City to pursue:

Public Safety
A priority the community raised consistently through engagement. It's carried forward as a lens for future CWP action items rather than reflected in current carryover projects.

Community Engagement
Reflects the City's effort to translate what residents said they value into concrete action items, from signage and wayfinding to the Arts & Entertainment District's physical character.

Infrastructure
Covers the on-the-ground capital and regulatory work needed to support growth: streets, sidewalks, parks, housing stock, and the design/zoning standards that shape how new development fits into the city.

Report of Accomplishments (2021-2026)

Despite the ROA identifying achievements from the previous CWP cycle, it is not a holistic view of everything Jonesboro leadership, staff, and community have accomplished since the last update. Below is a list of projects, accomplishments, and initiatives that have wrapped up or are underway that are moving Jonesboro in the direction of the community's vision and goals.

Items that are **COMPLETED** have been finished within the 5-year reporting period prior to this comprehensive plan update.

Items that are **UNDERWAY** have been initiated or had partial progress as of the end of the 5-year reporting. They have been carried over into the reporting period for this update.

Items that are **DROPPED** have been dropped and are not in this comprehensive plan update.

	Project	Status	Notes
1	Conduct a code audit to compare plans with codes and make recommended zoning changes	Underway	The City has made several zoning changes in the past several years. The City will make more in 2027-28 based on needs and issues that arise.
2	Develop an economic development package for new and existing businesses	Underway	Along with the website being finished in 2027, this package will also be finalized and given to new and existing businesses.
3	Develop an economic development website	Underway	The City is targeting a complete redesign of the website in Q1 2027.
4	Apply for GDOT Roadside Enhancement funds for State Routes within the City	Underway	Ongoing requests as the need arises. In the past few years, the City has enquired about crosswalk safety across Tara Blvd and more signalized intersections on Tara Blvd.
5	Improve the Battleground Park to include Open Field, Nature Walk, Nature Preserve	Underway	The city has begun thinking about master planning all its parks and is currently seeking grant funding for Battleground Park.
6	Perform a housing assessment of existing housing stock within the City.	Underway	The City is currently working with KB Advisory Group and Clayton County on a housing assessment for the County and its cities and hoping to wrap up the study in 2027.
7	Apply for grants or other funding for sidewalks along the North Main Street corridor	Complete	FY 26, Community Funding
8	North Main Street streetscape improvements	Underway	Still seeking funding; a North Main Street overlay will be developed in 2027 to guide streetscape design.
9	Establish design standards for the North Main Street corridor	Underway	A North Main Street overlay will be developed in 2027.

	Project	Status	Notes
10	Create more facilitation between City and Co. Trails Program to create more outdoor trails	Underway	Plans to connect the Stockbridge Rd area in the County to the City downtown via trails and paths was discussed but is still seeking funding sources.
11	Obtain Ga Outdoor Stewardship Program grant for more sidewalks in the downtown	Dropped	Outdoor Stewardship Program does not include sidewalks
12	Integrate City's Tara Boulevard Overlay design standards with County Overlay standards.	Underway	The County is proposing to pass a master signage ordinance for Tara Blvd in 2027 and has been collaborating with the City.
13	Finalize citywide architectural standards in a standalone document.	Underway	This has been written but never adopted; the City will aim to adopt it in mid-2027.
14	Develop City-owned properties to diversify housing stock and improve economic viability.	Underway	Partnership with MicroLife Institute for City-owned properties along South Main St.
15	Provide entrance signage designs for certain entry points within City.	Underway	The City has had recent talks with a company about installing digital monument signs along entry points of the city; installation could occur in 2027
16	Provide signage or other means of labeling (curb painting, streetlight flags, etc.) to better identify blocks that lie within the Historic Dist. and Historic Residential Overlay.	Underway	Still seeking viable funding sources.
17	Demarcate the Arts & Entertainment Dist. with creative crosswalks at the edges of the District and art pieces (especially local art) within the Downtown.	Underway	Still seeking viable funding sources
18	Work with MARTA on station locations within the city	Complete	There is one new station now proposed near the Harold O. Banke Justice Center. MARTA light rail project through Jonesboro is no longer happening.
19	Implement signage, landmarks, crosswalks for walking tour of Downtown Jonesboro developed through the LCI update.	Underway	The City is looking into putting QR codes on murals in the City to provide historical and cultural information and looking into new signage options for 2027.
20	Connect features in the City (hist. points, murals, art pieces, etc.) with wayfinding devices	Underway	The City is looking into putting QR codes on murals in the City to provide historical and cultural information and looking into new signage options for 2027.

Community Work Program (2027-2031)

The Community 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.

	Project	2027	2028	2029	2030	2031	Responsibility	Funding and Cost
1	Develop an Economic Development Package for new and existing businesses	X					City Staff	Staff Time
2	Apply for GDOT Roadside Enhancement funds for State Routes within the City	X	X	X	X	X	City Staff	GDOT, SPLOST
3	Improve the Battleground Park to include Open Field, Nature Walk, Nature Preserve	X	X	X			City Staff	Grants, SPLOST
4	North Main Street streetscape improvements	X	X	X	X	X	City Staff	SPLOST, Grants
5	Establish design standards for the North Main Street corridor	X	X				City Staff	Staff Time
6	Create more facilitation between City and Co. Trails Program to create more outdoor trails	X	X	X	X	X	City Staff / Co. Staff	Staff Time
7	Integrate City's Tara Boulevard Overlay design standards with County Overlay standards.	X					City Staff / Co. Staff	Staff Time
8	Finalize citywide architectural standards in a standalone document.	X	X	X	X	X	City Staff	Staff Time
9	Develop City-owned properties to diversify housing stock and improve economic viability.	X	X	X	X	X	Private	Private
10	Provide entrance signage designs for certain entry points within City.	X					City Staff	Staff Time
11	Provide signage or other means of labeling (curb painting, streetlight flags, etc.) to better identify blocks that lie within the Historic Dist. and Historic Residential Overlay.	X	X				City	Grants

Community Work Program (2027-2031)

	Project	2027	2028	2029	2030	2031	Responsibility	Funding and Cost
12	Demarcate the Arts & Entertainment Dist. with creative crosswalks at the edges of the District and art pieces (especially local art) within the Downtown.	X	X	X			City	Grants
13	Develop an Economic Development Website	X					City Staff	Staff Time
14	Implement signage, landmarks, crosswalks for walking tour of Downtown Jonesboro developed through the LCI update.	X	X				City Staff	Grants
15	Conduct a code audit to compare plans with codes and make recommended zoning changes	X	X	X	X	X	City Staff	Staff Time
16	Perform a housing assessment of existing housing stock within the City.	X					KB Advisory Group / County / City	Consultant
17	Connect features in the City (hist. points, murals, art pieces, etc.) with wayfinding devices	X	X				City Staff	Grants

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APPENDIX



Initial Public Hearing Advertisement

City of Jonesboro NOTICE TO THE PUBLIC

The City of Jonesboro Mayor & Council will hold an initial public hearing regarding the 2026 Comprehensive Plan Update in the chambers of the Jonesboro City Center, 1859 City Center Way, on March 9, 2026 at 6:00 PM.

The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

All interested should attend. Questions should be directed to Faith Akuta, Director of the Community Development Department at 770-478-3800 or Fakuta@jonesboroga.gov.

June 2, 2026 Townhall Agenda

CITY COUNCIL SPECIAL CALLED TOWNHALL MEETING

JUNE 02, 2026 AT 6:30 PM

COMMUNITY ROOM - 1859 CITY CENTER WAY, JONESBORO, GA 30236

AGENDA

NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Clerk's Office via telephone (770-478-3800) should you need assistance.

I. WELCOME

II. PLEDGE OF ALLEGIANCE

III. MAYOR'S PRESENTATION

IV. COUNCIL PANEL

V. 2026 COMPREHENSIVE PLAN UPDATE DISCUSSION

VI. COMMUNITY Q & A

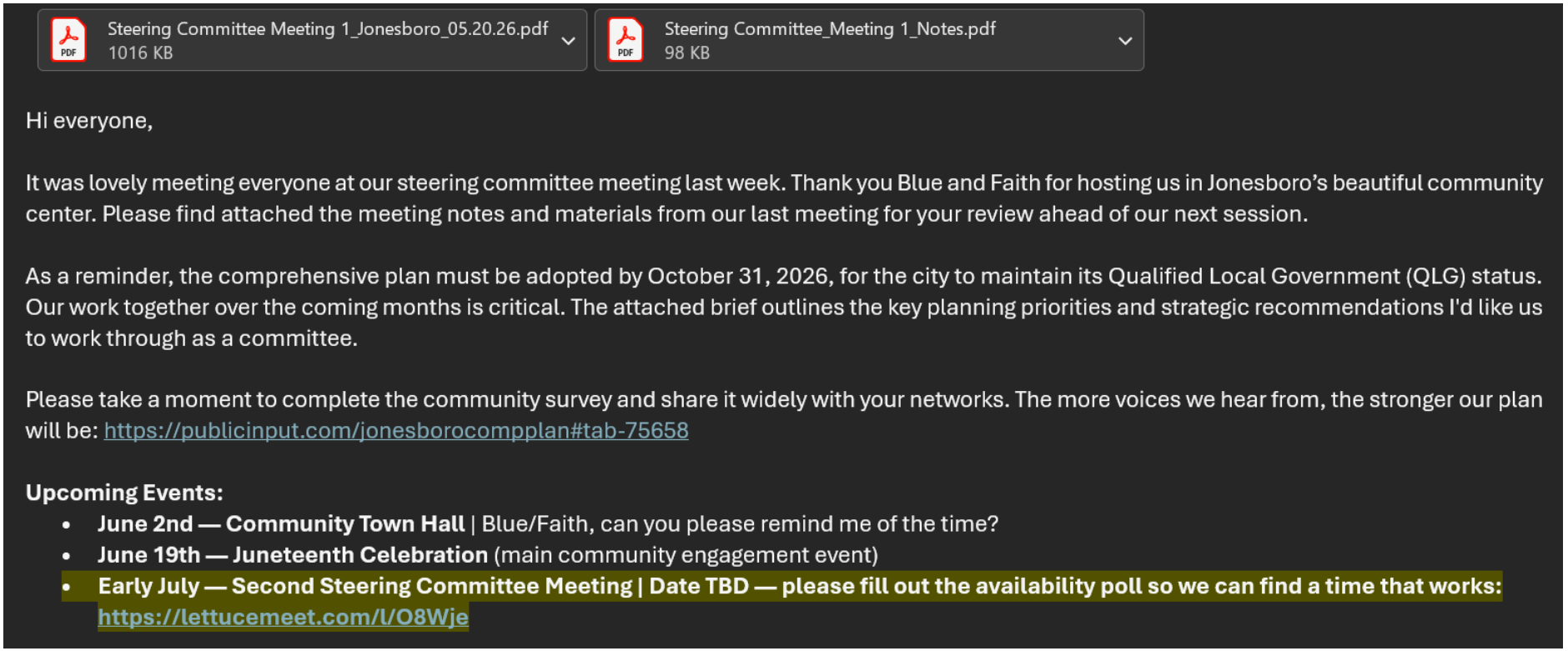
VII. FINAL REMARKS

VIII. ADJOURNMENT

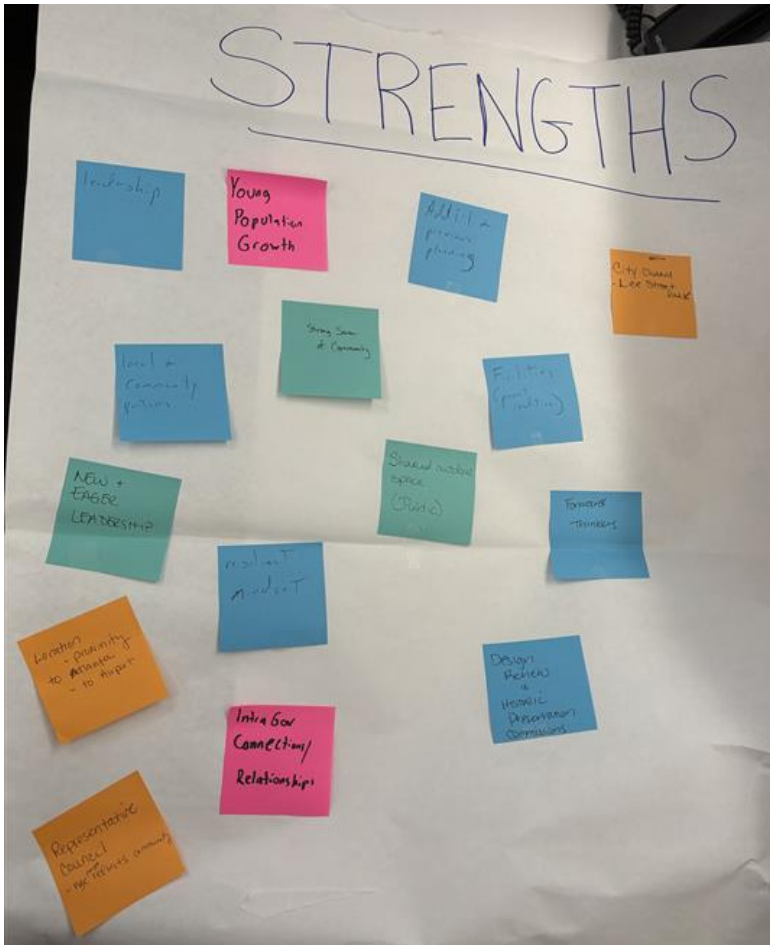
Steering Committee Meetings

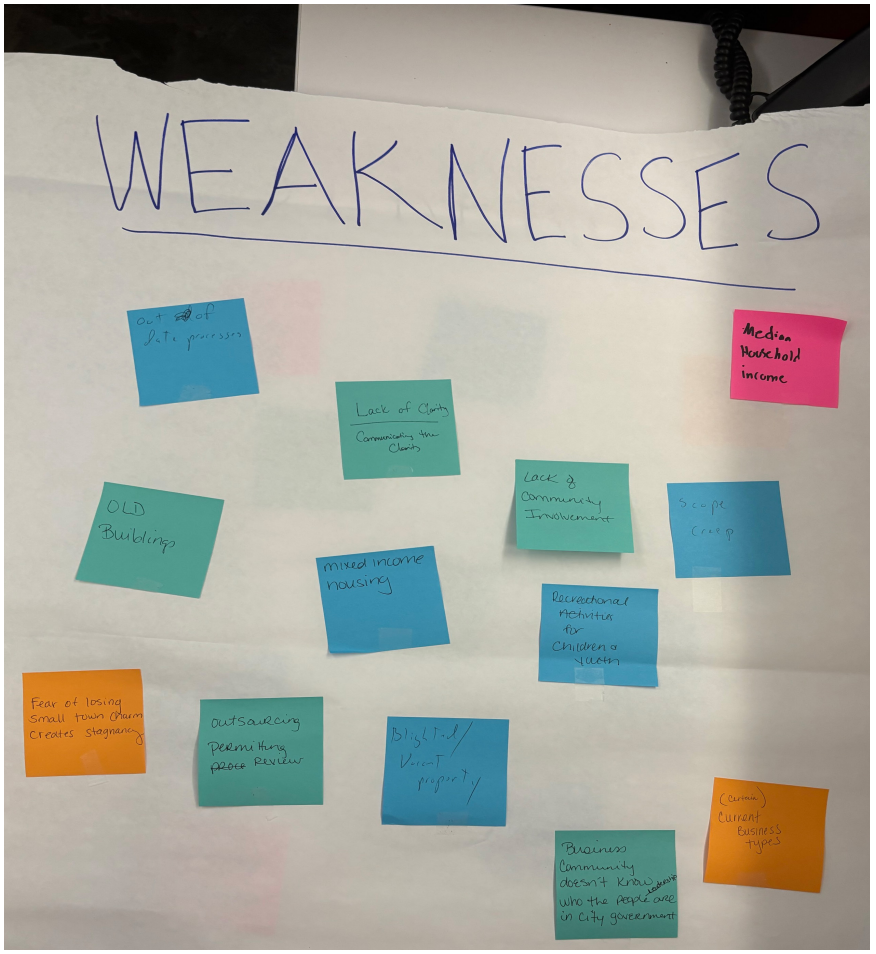
Steering Committee Members & Meeting Attendance		Mtg. 1 - 5/20/26	Mtg. 2 - 7/01/26
Jule Segner	Chair, Historic Preservation Committee		
Kimberly Lacey-Lightford	Chair, Design Review Commission + Business Owner	X	X
Barbara Casey Lane	Member, Design Review Commission + Industrial Business Owner	X	X
Brian Dorelus	Vice President, Aerotropolis Atlanta Alliance, Inc.	X	X
Asjah Miller	Mayor Pro-Tem, Jonesboro City Council	X	X
Mandala Jones	Executive Director, Housing Authority of Clayton County	X	
Richara Warren	Vice Chair, Downtown Development Authority		
Faith Akuta	Community Development Director, City of Jonesboro	X	X
Blue Cole	City Manager, City of Jonesboro	X	X

Steering Committee Meeting #1

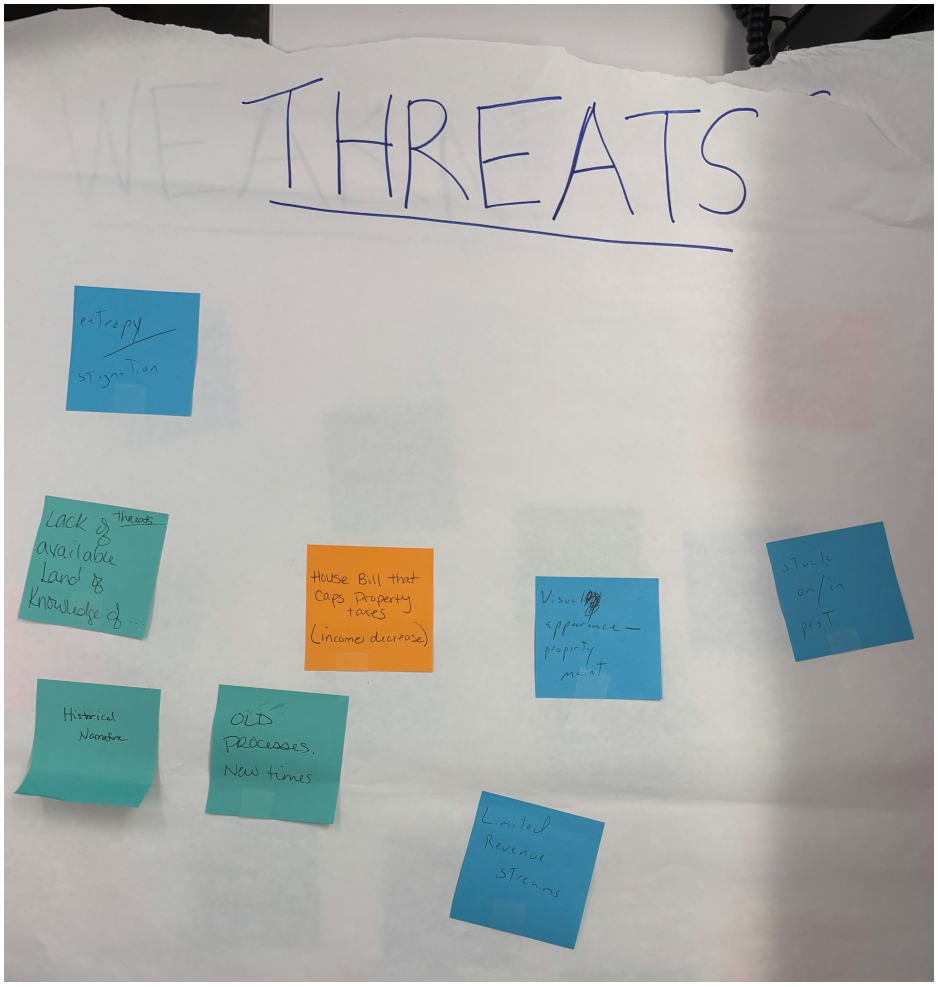


Steering Committee Meeting #1

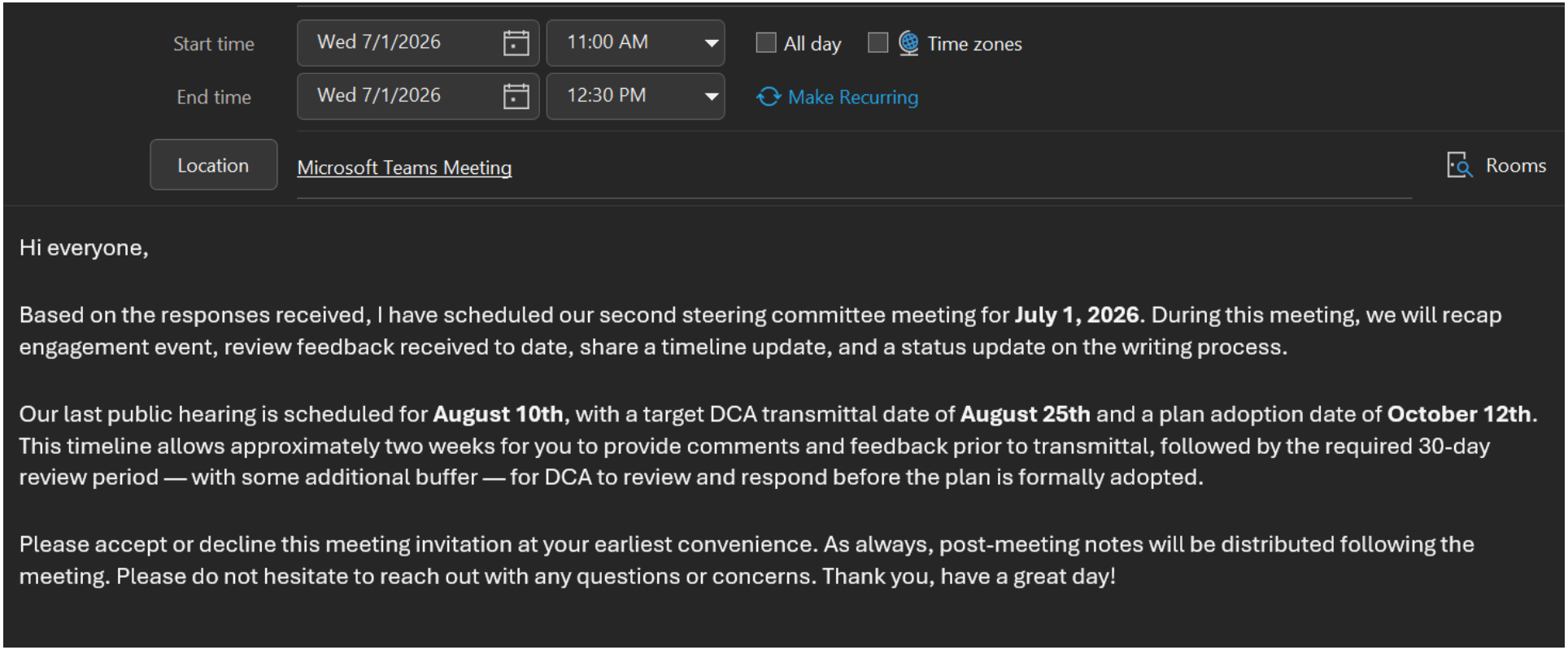





OPPORTUNITIES
Downtown Development
Industrial property Southern crescent
Placemaking/ local artists
17 Vacant properties in downtown
Bustling Downtown


THREATS
House Bill that caps Property taxes (income decrease)
OLD PROCESSES. NEW times
Historical Narrative
Limited Revenue Streams

Steering Committee Meeting #2



Hi everyone,

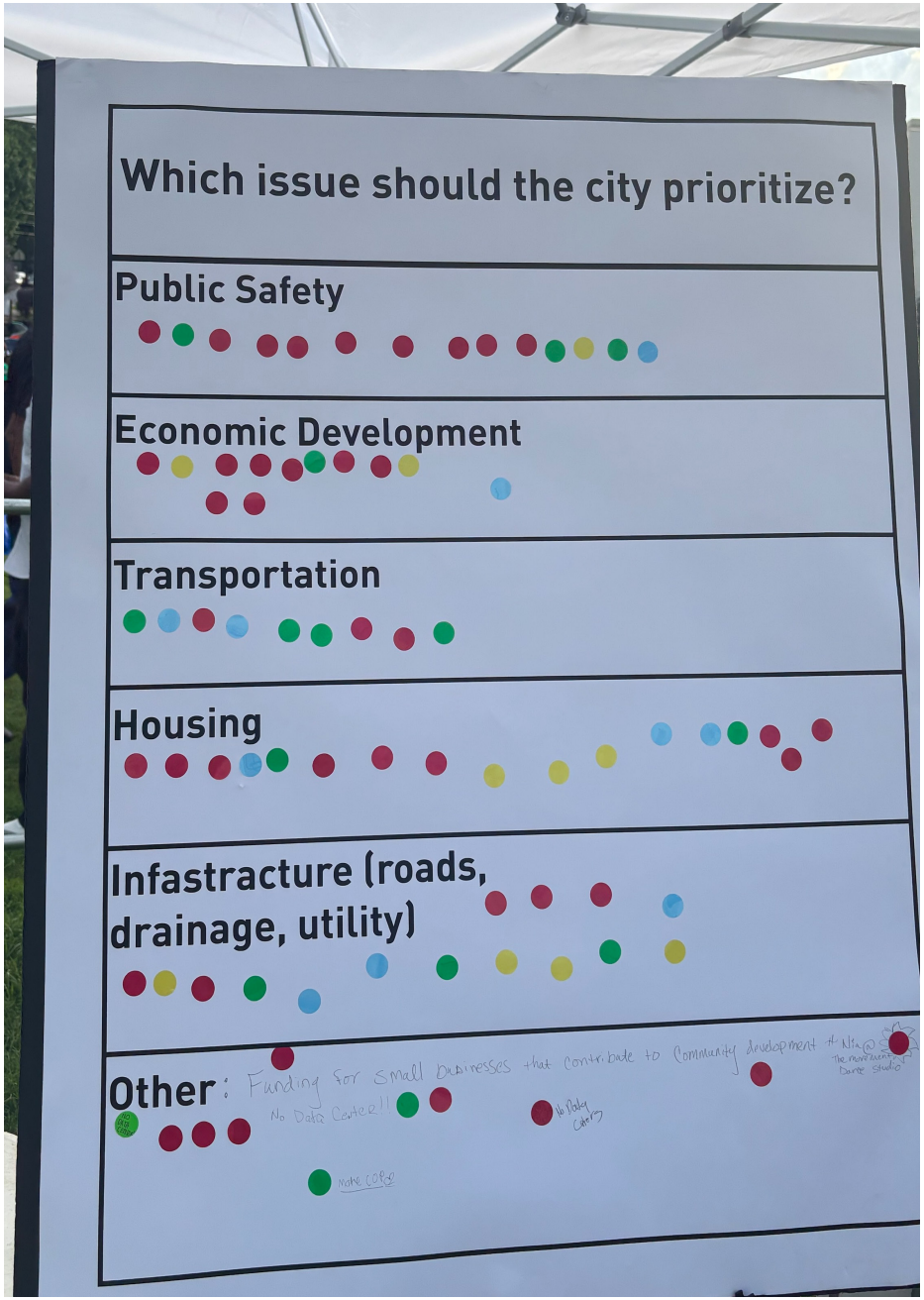
Based on the responses received, I have scheduled our second steering committee meeting for **July 1, 2026**. During this meeting, we will recap engagement event, review feedback received to date, share a timeline update, and a status update on the writing process.

Our last public hearing is scheduled for **August 10th**, with a target DCA transmittal date of **August 25th** and a plan adoption date of **October 12th**. This timeline allows approximately two weeks for you to provide comments and feedback prior to transmittal, followed by the required 30-day review period — with some additional buffer — for DCA to review and respond before the plan is formally adopted.

Please accept or decline this meeting invitation at your earliest convenience. As always, post-meeting notes will be distributed following the meeting. Please do not hesitate to reach out with any questions or concerns. Thank you, have a great day!

Juneteenth Community Engagement

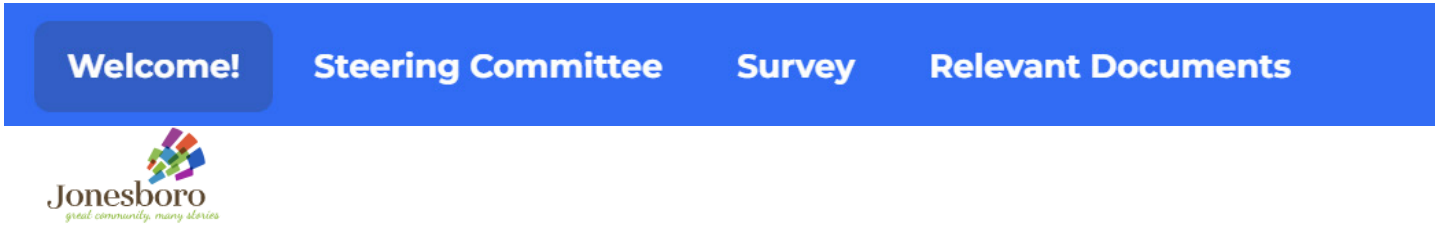




Survey Advertisement



Comprehensive Plan Website



Welcome to the City of Jonesboro's 2026 comprehensive plan update!

The city is currently updating its comprehensive plan to determine existing conditions, where it wants to go over the next five years, and document how to get there. The plan will include the following:

1. Data Review & Analysis (Demographic, Socioeconomic, Housing, Jobs, etc.)
2. Vision & Goals
3. Needs & Opportunities
4. Land Use & Future Development Map
5. Broadband
6. Economic Development
7. Transportation
8. Housing
9. Report of Accomplishments from the 2021 Comprehensive Plan
10. Community Work Program

Survey

Jonesboro 5-Year Comprehensive Plan Survey

Tell Us Your Thoughts & Help shape the future of Jonesboro.

This survey takes about 5 minutes.

Does this vision still reflect your priorities for Jonesboro?

"Jonesboro is a strongly connected community where individuals are valued. It elevates the arts, the environment, and civic participation while planning for growth and improving quality of life."

- ○ Yes
- ○ No
- ○ Unsure
- ○ Other

How has Jonesboro changed over the past 5–10 years?

- ○ Improved significantly
- ○ Improved somewhat
- ○ Stayed the same
- ○ Declined somewhat
- ○ Declined significantly
- ○ Not sure

What are the top 3 issues Jonesboro should focus on? (Select up to 3)

- [ ] Economic development / jobs
- [ ] Affordable housing
- [ ] Traffic and transportation
- [ ] Public safety
- [ ] Infrastructure (roads, drainage, utilities)
- [ ] Downtown improvements
- [ ] Parks and recreation
- [ ] Managing growth
- [ ] Other

What housing types should Jonesboro focus on in the future? (Select up to 2)

- [ ] Affordable housing
- [ ] Workforce housing
- [ ] Single-family homes
- [ ] Townhomes/duplexes
- [ ] Apartments/condos
- [ ] Senior housing
- [ ] Housing rehabilitation/preservation
- [ ] Other

What should downtown Jonesboro focus on most? (Select up to 2)

- [ ] Restaurants and nightlife
- [ ] Retail and shopping
- [ ] Housing (mixed-use)
- [ ] Preserving historic character
- [ ] Events and community spaces
- [ ] Office and job space
- [ ] Other

As Jonesboro grows, what approach should be prioritized?

- ( ) Focus on redevelopment
- ( ) Balance growth and preservation
- ( ) Preserve existing character
- ( ) Not sure

What transportation improvements should be the highest priority? (Select up to 2)

- [ ] Road maintenance
- [ ] Reducing traffic congestion
- [ ] Sidewalks
- [ ] Safer intersections
- [ ] Bicycle infrastructure
- [ ] Public transit
- [ ] Parking
- [ ] Other

How concerned are you about the following?

	Not A Conern	Minor	Moderate	Major
Infrastructure maintenance	○	○	○	○
Economic development	○	○	○	○
Housing affordability	○	○	○	○
Public safety	○	○	○	○
Government transparency	○	○	○	○

Do you have any concerns not mentioned above?

2000 characters remaining

If the City could invest in only 3 areas, what should they be? (Select up to 3)

- [ ] Infrastructure improvements
- [ ] Parks and trails
- [ ] Economic development
- [ ] Housing
- [ ] Public safety
- [ ] Arts and placemaking
- [ ] Community events
- [ ] Other

Demographics

This last set of questions will help us gauge who we are and are not reaching with our engagement efforts. It will be utilized to tailor future engagement opportunities to reach the whole community.

Which of the following best describes you? (Select all that apply)

- [ ] Live in City of Jonesboro (Do you have a City of Jonesboro Trashcan)
- [ ] Work in Jonesboro
- [ ] Own a business
- [ ] Visit frequently

How long have you been connected to Jonesboro?

- ( ) <1 year
- ( ) 1–5 years
- ( ) 6–10 years
- ( ) 10+ years

Age range

- ○ Under 18
- ○ 18–34
- ○ 35–54
- ○ 55+
- ○ Prefer not to say

What else should we know about the future of Jonesboro?

6500 characters remaining

Your name (optional)

Name

Email

Email

Comment

Post Publicly

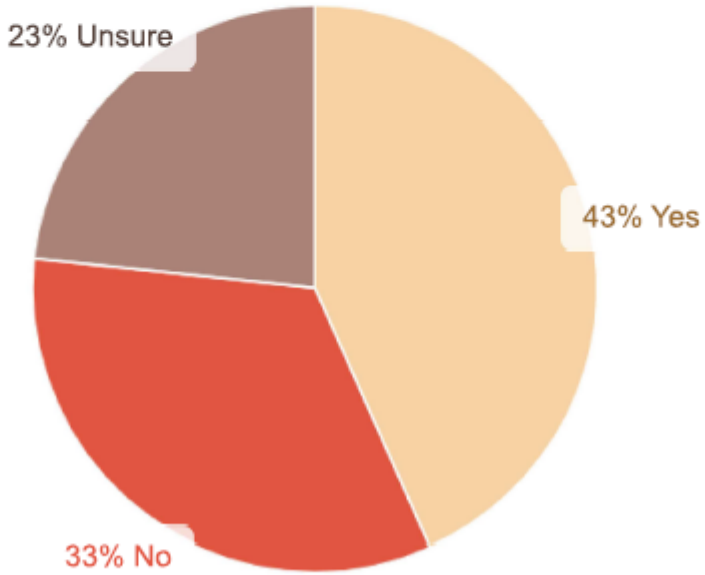
2026 Jonesboro Comprehensive Plan Update

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
166	32	648	21

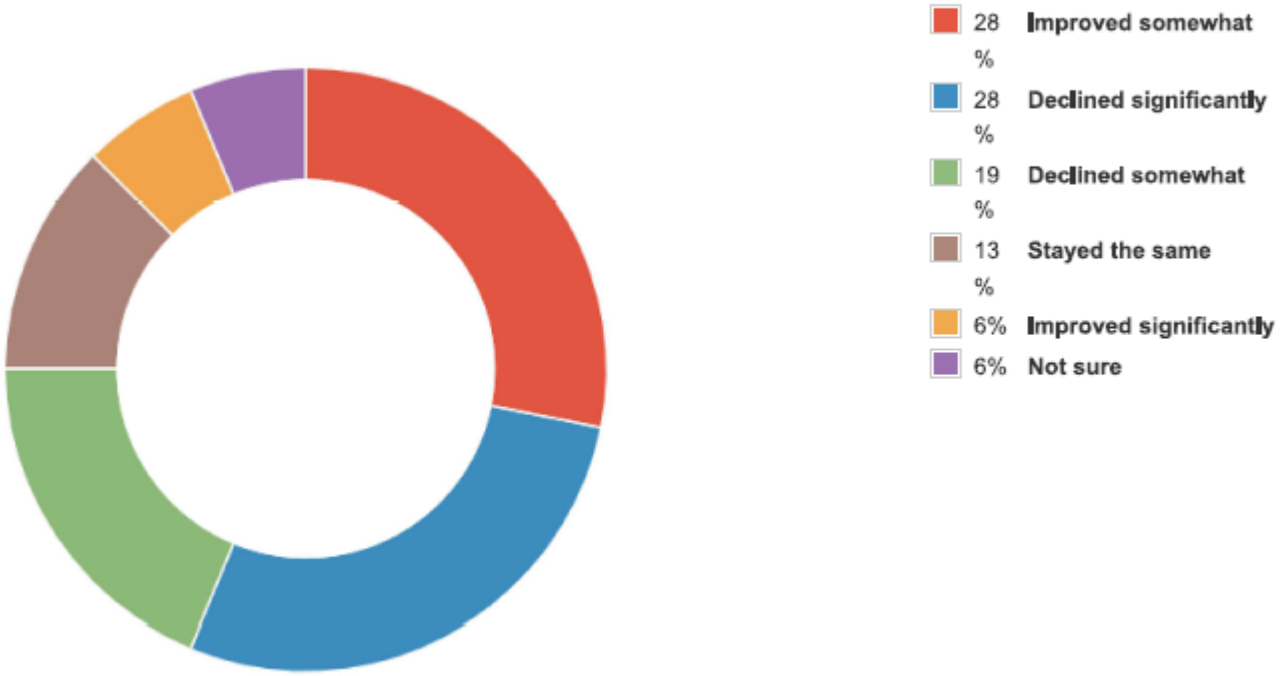
Does this vision still reflect your priorities for Jonesboro?

"Jonesboro is a strongly connected community where individuals are valued. It elevates the arts, the environment, and civic participation while planning for growth and improving quality of life."

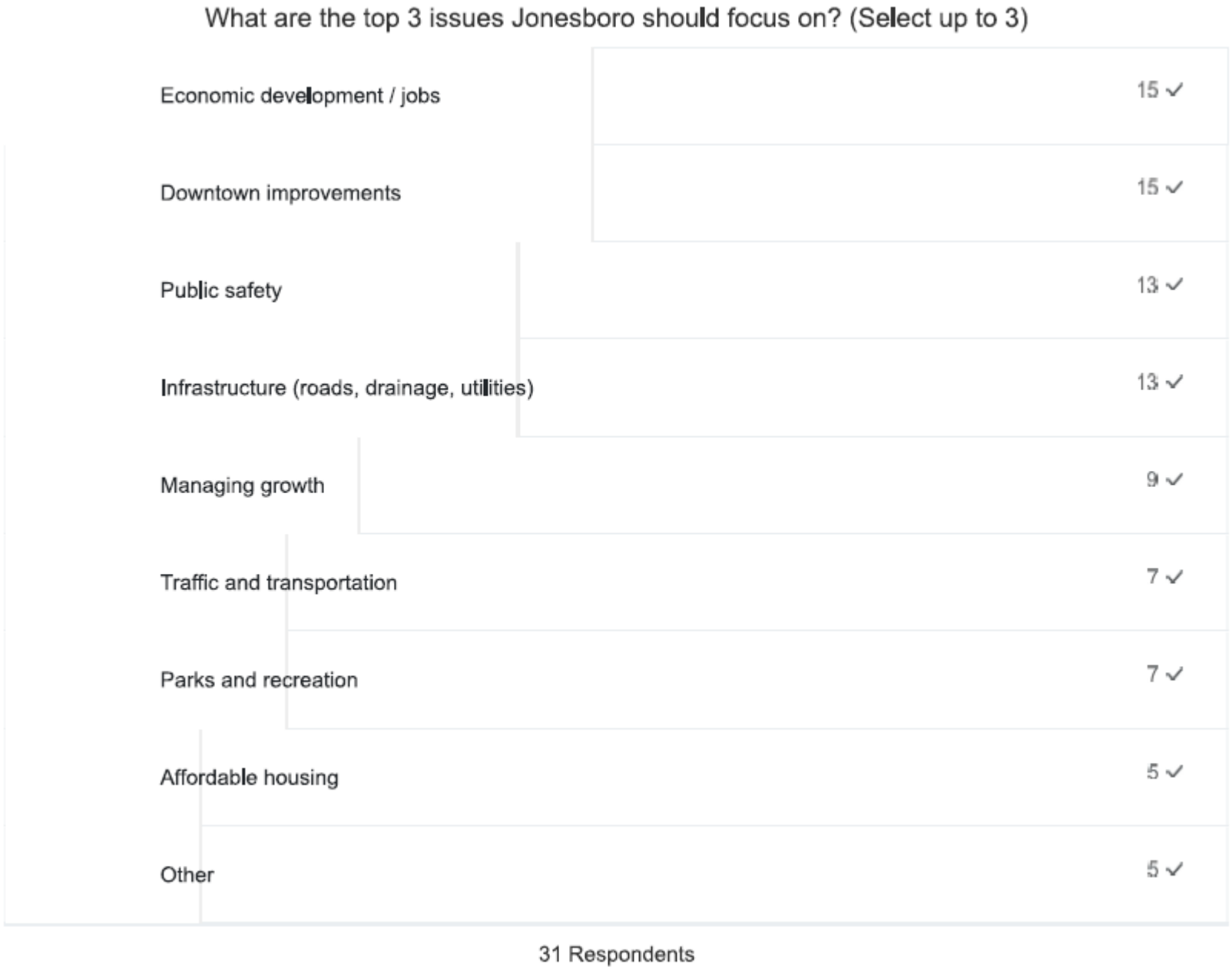


30 respondents

How has Jonesboro changed over the past 5–10 years?

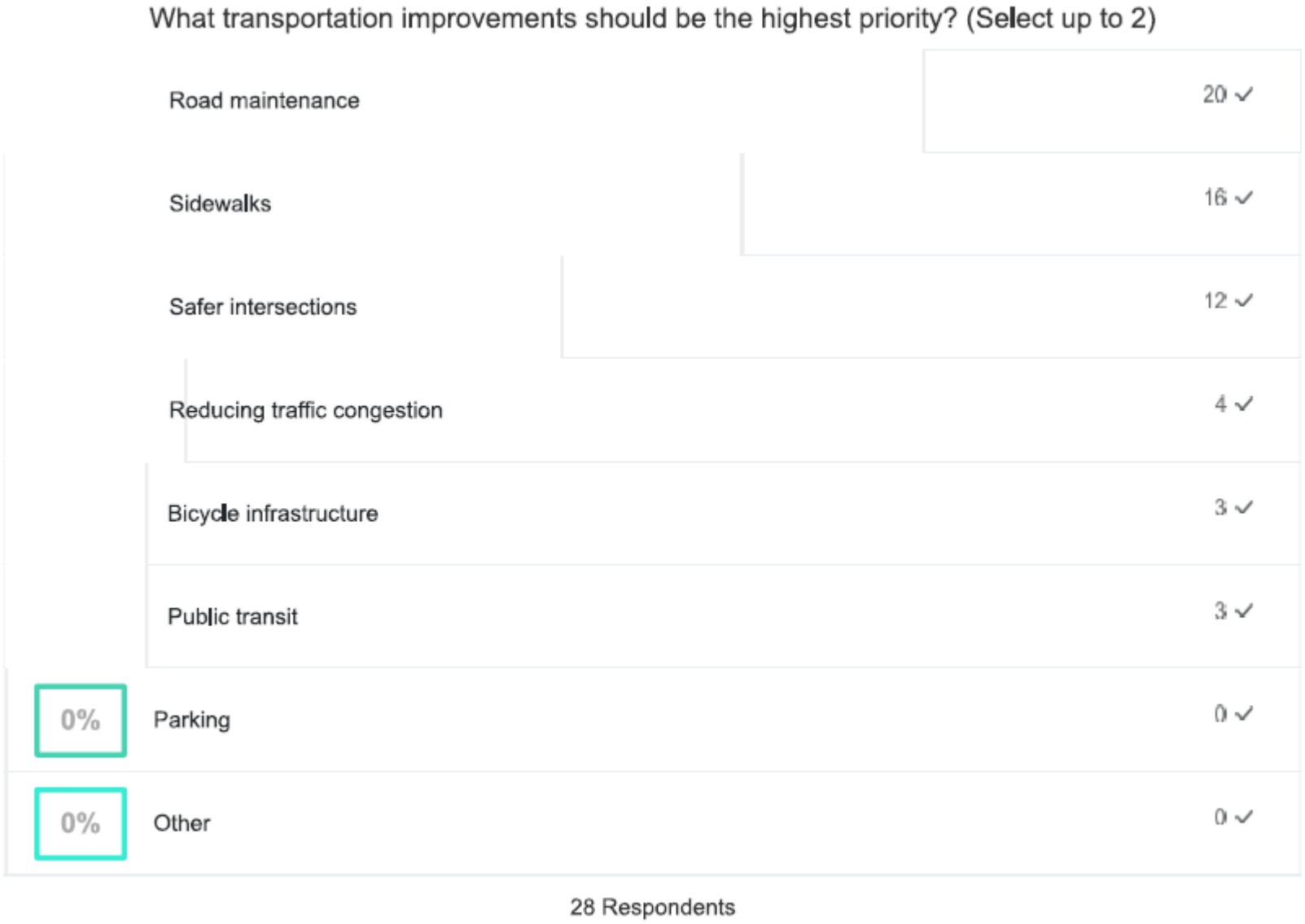


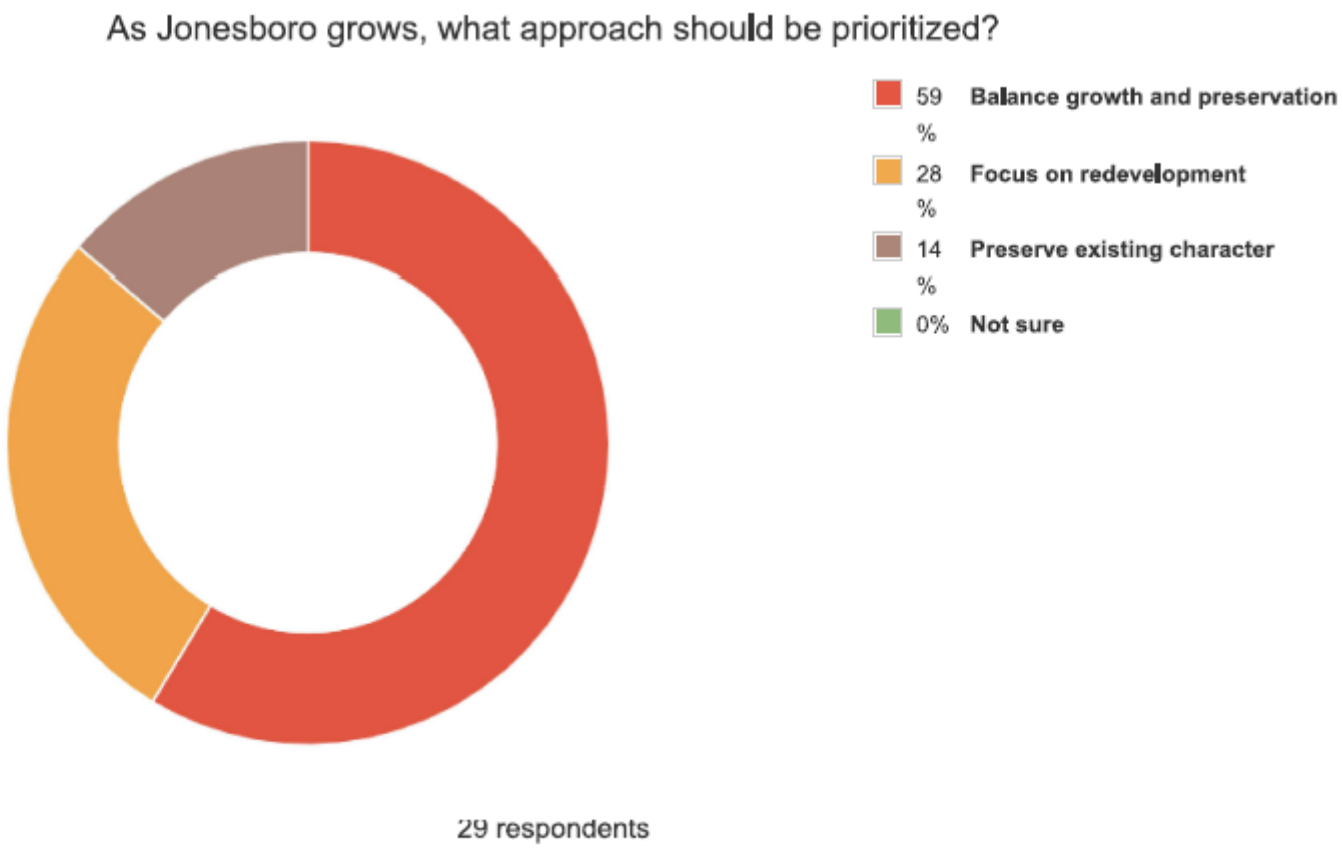
32 respondents


What are the top 3 issues Jonesboro should focus on? (Select up to 3)
Economic development / jobs
15 ✓
Downtown improvements
15 ✓
Public safety
13 ✓
Infrastructure (roads, drainage, utilities)
13 ✓
Managing growth
9 ✓
Traffic and transportation
7 ✓
Parks and recreation
7 ✓
Affordable housing
5 ✓
Other
5 ✓
31 Respondents


What housing types should Jonesboro focus on in the future? (Select up to 2)
Single-family homes
24
Affordable housing
12
Housing rehabilitation/preservation
12
Senior housing
5
Workforce housing
3
3%
Townhomes/duplexes
1
3%
Apartments/condos
1
0%
Other
0
29 Respondents


What should downtown Jonesboro focus on most? (Select up to 2)
Restaurants and nightlife
17
Retail and shopping
12
Preserving historic character
11
Events and community spaces
6
Housing (mixed-use)
3
Office and job space
2
Other
2
28 Respondents


What transportation improvements should be the highest priority? (Select up to 2)
Road maintenance
20
Sidewalks
16
Safer intersections
12
Reducing traffic congestion
4
Bicycle infrastructure
3
Public transit
3
0%
Parking
0
0%
Other
0
28 Respondents


As Jonesboro grows, what approach should be prioritized?
59 % Balance growth and preservation
28 % Focus on redevelopment
14 % Preserve existing character
0% Not sure
29 respondents

How concerned are you about the following?

Infrastructure maintenance	- Not A Conern	14% Minor	21% Moderate	66% Major
Economic development	7% Not A Conern	3% Minor	34% Moderate	55% Major
Housing affordability	10% Not A Conern	10% Minor	34% Moderate	45% Major
Public safety	- Not A Conern	3% Minor	21% Moderate	76% Major
Government transparency	- Not A Conern	- Minor	21% Moderate	79% Major

29 responses

Do you have any concerns not mentioned above?

Better street cleaning and yard debris

6/22/2026 3 Agree

Better clean up and yard debris service

6/6/2026 3 Agree

Street resurfacing and painting new lines in the roads that do not have any. Cut the house taxes to bring more affordable homes that people on disability can afford.

6/22/2026 2 Agree

Yes the increase of propity taxes. These high taxes have forced long times resident out of. Their homes . Promte to the homeowner about tree lim pick up and leave bag pick up. Promotion of large trash pick up or drop off. Offering more jobs in jonesboro

6/28/2026

1 Agree

The storm water system is in great need of maintenance, it's not uncommon for streets to be unpassable to to water accumulation from clogged storm drains. This also leads to the buildup of trash along our streets. Also, although I respect the sanitation workers immensely for the service they provide, it is not uncommon for trash cans to be left open to fill with water after being collected, or left out in the middle of the street after collection. It is also common place for the trucks to continuously lose their cargo as they go along, leaving piles of putrid trash at every spot they stopped and left to stain the streets and run down our aforementioned badly clogged storm drain system only to pool and get even more smelly.

Property taxes have more than doubled and city services seem to become of less quality and officials have less regard for the rampant wasting of our money. As a result, we are moving out of Jonesboro and Clayton County

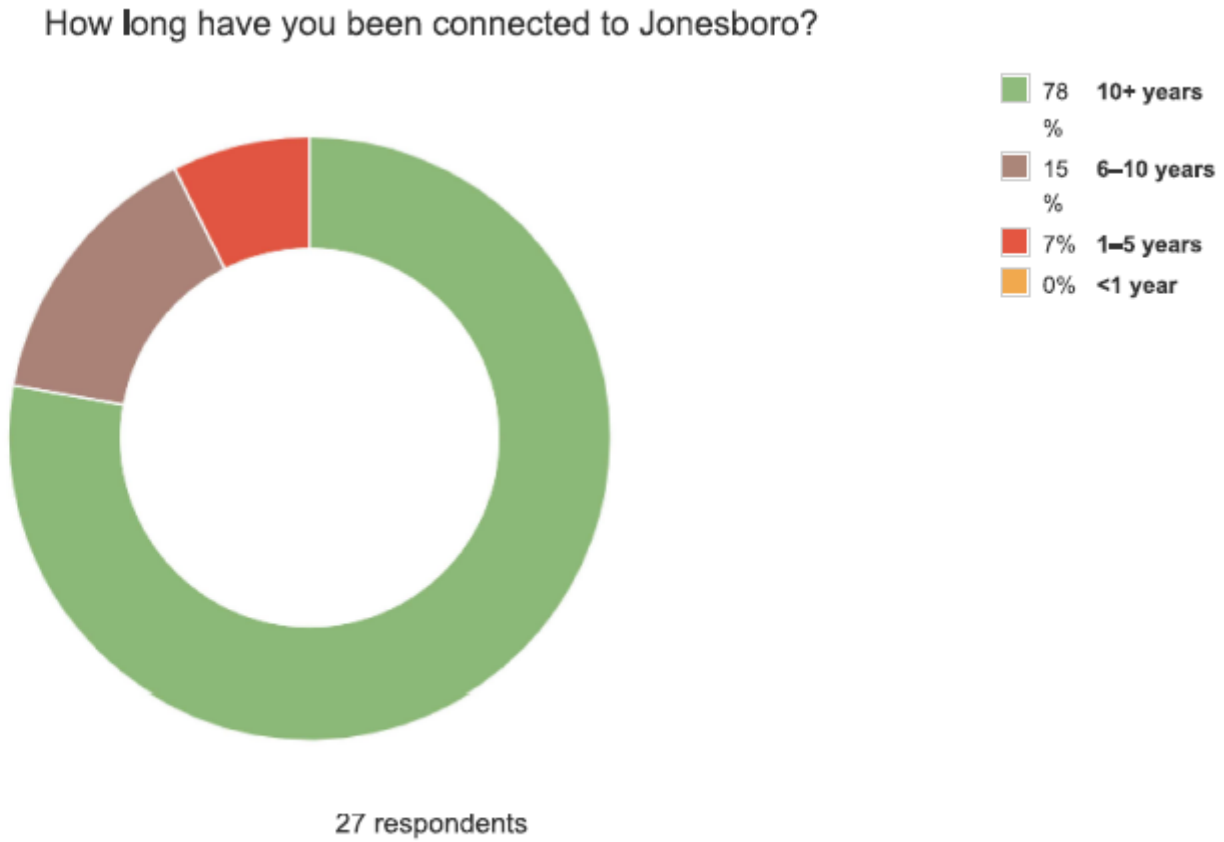
6/26/2026

1 Agree

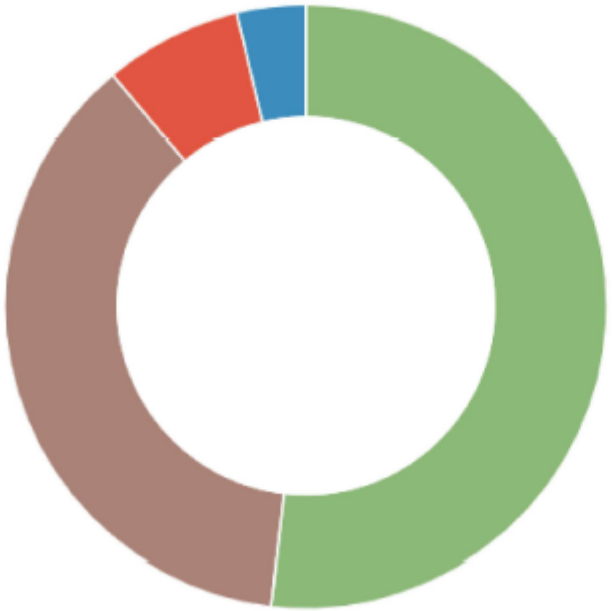
Which of the following best describes you? (Select all that apply)



27 Respondents


How long have you been connected to Jonesboro?
78 % 10+ years
15 % 6–10 years
7% 1–5 years
0% <1 year
27 respondents

Age range



52 % 55+
37 % 35–54
7% 18–34
4% Prefer not to say
0% Under 18

27 respondents

What else should we know about the future of Jonesboro?

Railroad crossing maintenance
Public safety..many people run red lights

6/24/2026

1 Agree

Cleaner streets and debris pickup.

6/22/2026

1 Agree

I've noticed over the years that a great many historical homes have not been maintained. For a city such as Jonesboro, historical preservation is of paramount importance.

7/3/2026

Do a better job keeping JONESBORO CLEAN.

6/30/2026

Lower city taxes

6/30/2026

Final Public Hearing Advertisement

Special Called City Council Meeting

Tuesday, August 25, 2026 09:00 AM

COUNCIL CHAMBERS - 1859 CITY CENTER WAY, JONESBORO, GA 30236

NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Clerk's Office via telephone (770-478-3800) should you need assistance.

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **ADOPTION OF THE AGENDA**

A. Council to consider adoption of the Agenda.

IV. **NEW BUSINESS**

A. **Public Hearing** regarding the 2026 Comprehensive Plan Update and its transmittal to the Atlanta Regional Commission for review.

V. **ADJOURNMENT**

Please note that this agenda is subject to change.

DRAFT Prepared by:

Atlanta Regional Commission