the city of

# FAIR GROVE

missouri  37.3839° N
93.1513° W

# Comprehensive Plan

# 2024 Update
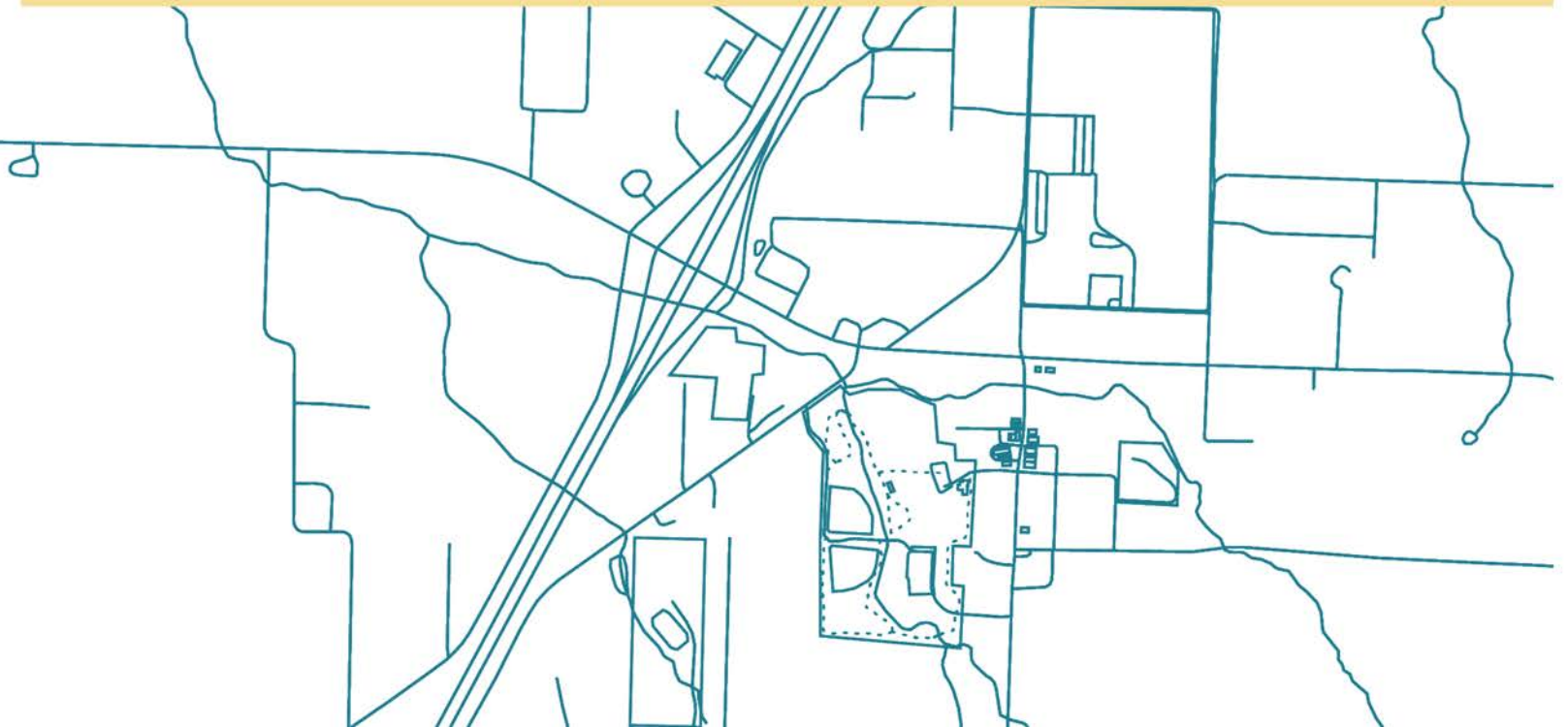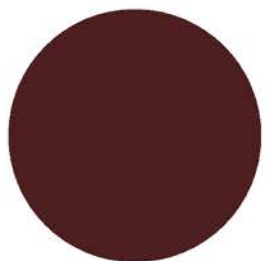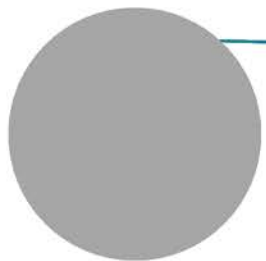
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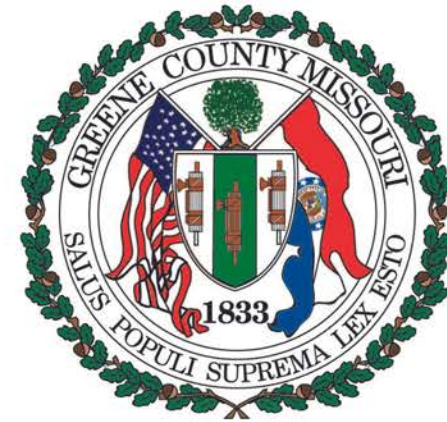
**2024 Comprehensive Plan for Fair Grove**
**September 12, 2024**

Fair Grove Community,

I am excited to be able to share the newly developed 2024 Comprehensive Plan, which marks a significant advancement from our orig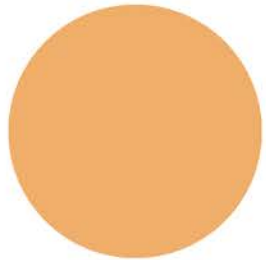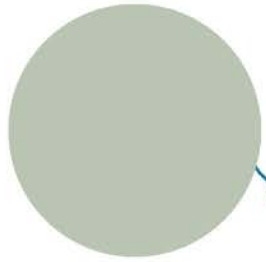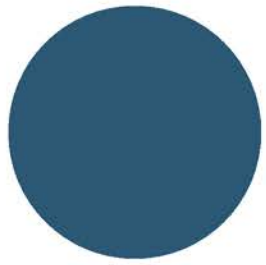inal 2017 plan. This updated vision for our city reflects the positive changes and growth we can achieve, this information is driven by your input and the invaluable data collected by the SMCOG groups.

One of the most exciting aspects of the new plan is its emphasis on community engagement with the data. We have listened to your feedback and incorporated it into our priorities, ensuring that this plan addresses the needs of our residents. The enhancements in areas such as cultural development, economic opportunities, and infrastructure are designed to foster an inclusive environment for all.

The data we analyzed has provided critical insights into our community's strengths and areas for improvement. By understanding these dynamics, we can make informed decisions that guide our council on various topics— from cultural initiatives that celebrate our heritage to economic strategies that support local businesses. This comprehensive approach will help us build a Fair Grove that supports its residents.

I want to express my heartfelt gratitude to everyone who contributed their thoughts and ideas during this process. Your engagement has been vital in shaping a plan that truly reflects our community's aspirations. Additionally, I would like to extend a special thank you to the SMCOG groups for their dedication in gathering and synthesizing the data that has been instrumental in creating this new plan.

Together, we are embarking on an exciting journey toward a brighter future for Fair Grove.

Thomas Voorhis
Mayor
City of Fair Grove

Signed Resolution

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# EXECUTIVE SUMMARY

## Purpose of a Comprehensive Plan

The **purpose** of this Plan is to serve as the city's **guide for the future**, providing vision through the identified goals and supporting objectives for updating existing policies and programs or implementing new ones.

This *advisory* Plan is intended to be the City's long-range document for the next **10 to 20 years.** By utilizing the identified actions to achieve each of the outlined goals and objectives. **This Plan was an update** of the previous 2017 Plan and developed in accordance with **RSMO. Chapter 89**, requiring municipalities to have this **non-legally binding document** in place to manage the uses of land.

It is recommended that the city consider **updating** this plan once roughly **80 percent of the strategies have accomplished**. The development of this plan involved community engagement, stakeholder, comprehensive planning committee meetings, and extensive data analysis, research, and information gathering.

This Plan is intended to aid in the **decision-making process**. The chapters are meant to be used as **quick guides** to help when addressing related issues. The plan addresses potential future land use and policy updates regarding planning and zoning. It does not change or inhibit existing uses, zoning codes, or other policies regulating land use within the existing city limits.

Decisions about future development proposals, zoning changes, and business approvals should be reviewed with this Plan to **ensure capability** with the community.

## USE THIS PLAN AS A PLAYBOOK FOR:

- **Prioritization:** Use the prioritization goals and objectives to identify the most urgent and impactful projects in the strategies. Consider factors such as funding availability, community needs, staff capabilities, and weight of the potential benefits.

- **Funding and Resources:** Explore the funding opportunities and grants mentioned in this plan or related new studies and plans that may support the various initiatives. This includes federal, state, and local funding sources.

- **Collaboration:** Engage with community members, local businesses, and regional partners to implement regionalism initiatives.

- **Implementation and Monitoring:** Implement the strategies according to the outlined objectives. Regularly monitor progress and update the plan as needed to ensure goals are being met effectively.

# INTRODUCTION

# ACKNOWLEDGEMENTS

## City Leadership

Thomas Voorhis, Mayor

## City Officials & Staff

Sara Davis, City Clerk
Kenny Hokanson, Public Works
Roy Howell, Chief of Police
Carey Breshears, Building/Code
Greg Porter, Emergency Management
Holly Dodge, City Attorney
Sherry Veach, Ward I
Mark Stewart, Ward I
Kelly Petty, Ward II
Dennis Roe, Ward II
Ben Lord, Ward III
Richard Icenhower, Ward III

## Planning & Zoning Commission

Thomas Voorhis, Mayor
John Hayes, Chairman
Don Brite, Co-Chair
Paul Foreman, Secretary
Chandra Scott, Clerk
Dennis Roe, Alderman
Travis Lee
Shawn McCormick
Darrin Moyers

## Comprehensive Planning Committee

Thomas Voorhis, Mayor
Dennis Roe, Alderman
Lisa Ritter, Chamber of Commerce
John Hayes, P&Z Chairman
Chandra Noteware, P&Z Clerk
Tammie Tucker, Realtor
Whitney Austin, Library/Manager
Brady Dickens, Community Member

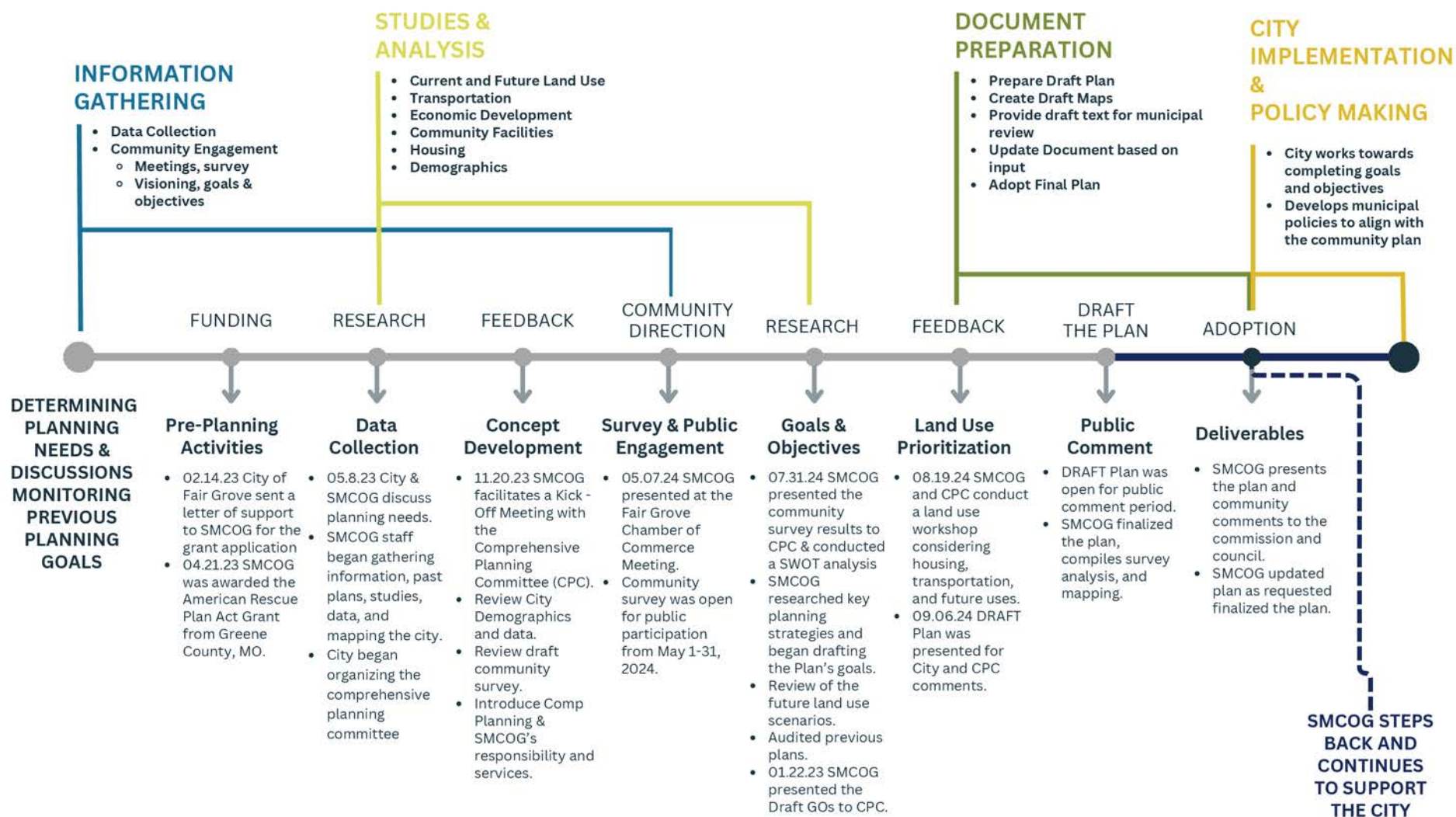## Southwest Missouri Council of Governments (SMCOG)

Jason Ray, SMCOG Executive Director
Jake Phillips, Program Director & Plan Design

MSU Geography, Geology, & Planning Interns:
Evan Cook, Planning/Graphics
Evan Schultz, GIS Analyst/Graphics
Mallory Vorel, Plan Design

COMP PLAN 2024

## PLANNING PROCESS

In **2023** the **City of Fair Grove** began **collaborating** with **Southwest Missouri Council of Governments (SMCOG)** with the goal of updating the city's comprehensive plan. This document includes everything that was part of the planning process including site visits, data collection, community engagement events and public outreach events. Over a 20 month process, SMCOG worked with Fair Grove city officials and residents and gathered input from the community which helped to **update** the goals and objectives of this Plan which are also supported by action items or strategies that will help achieve the goals and objectives. The community engagement portion of the planning process is the most important because it helps shape a vision for the future of the community.

### INFORMATION GATHERING
- Data Collection
- Community Engagement
  - Meetings, survey
  - Visioning, goals & objectives

### STUDIES & ANALYSIS
- Current and Future Land Use
- Transportation
- Economic Development
- Community Facilities
- Housing
- Demographics

### DOCUMENT PREPARATION
- Prepare Draft Plan
- Create Draft Maps
- Provide draft text for municipal review
- Update Document based on input
- Adopt Final Plan

### CITY IMPLEMENTATION & POLICY MAKING
- City works towards completing goals and objectives
- Develops municipal policies to align with the community plan

**Timeline markers:** FUNDING → RESEARCH → FEEDBACK → COMMUNITY DIRECTION → RESEARCH → FEEDBACK → DRAFT THE PLAN → ADOPTION

**DETERMINING PLANNING NEEDS & DISCUSSIONS MONITORING PREVIOUS PLANNING GOALS**

**Pre-Planning Activities**
- 02.14.23 City of Fair Grove sent a letter of support to SMCOG for the grant application
- 04.21.23 SMCOG was awarded the American Rescue Plan Act Grant from Greene County, MO.

**Data Collection**
- 05.8.23 City & SMCOG discuss planning needs.
- SMCOG staff began gathering information, past plans, studies, data, and mapping the city.
- City began organizing the comprehensive planning committee

**Concept Development**
- 11.20.23 SMCOG facilitates a Kick - Off Meeting with the Comprehensive Planning Committee (CPC).
- Review City Demographics and data.
- Review draft community survey.
- Introduce Comp Planning & SMCOG's responsibility and services.

**Survey & Public Engagement**
- 05.07.24 SMCOG presented at the Fair Grove Chamber of Commerce Meeting.
- Community survey was open for public participation from May 1-31, 2024.

**Goals & Objectives**
- 07.31.24 SMCOG presented the community survey results to CPC & conducted a SWOT analysis
- SMCOG researched key planning strategies and began drafting the Plan's goals.
- Review of the future land use scenarios.
- Audited previous plans.
- 01.22.23 SMCOG presented the Draft GOs to CPC.

**Land Use Prioritization**
- 08.19.24 SMCOG and CPC conduct a land use workshop considering housing, transportation, and future uses.
- 09.06.24 DRAFT Plan was presented for City and CPC comments.

**Public Comment**
- DRAFT Plan was open for public comment period.
- SMCOG finalized the plan, compiles survey analysis, and mapping.

**Deliverables**
- SMCOG presents the plan and community comments to the commission and council.
- SMCOG updated plan as requested finalized the plan.

**SMCOG STEPS BACK AND CONTINUES TO SUPPORT THE CITY**

## COMMUNITY VISION STATEMENT

*"Embracing innovation while maintaining the charm of small-town living, our vision is to be a community that embraces creativity, entrepreneurship, and preserves a strong sense of community by celebrating Fair Grove's heritage through restoration, preservation, and community improvements."*

# COMMUNITY ENGAGEMENT

## 2024 COMMUNITY SURVEY

A community survey was conducted during the initial phase of this Plan. This survey was proposed by SMCOG the comprehensive planning committee (CPC) after the orientation meeting helped identify key socioeconomic and demographic information. The CPC finalized the survey before distributing for public feedback. This survey was distributed to non-students and students in the Fair Grove school district. Fair Grove School's administration were instrumental in approval and the distribution of the survey which collected a total of 137 responses (58 students in Fair Grove Schools and 79 non-students). **See Appendix** for full survey results and comments.

The community survey for this Plan was a critical tool used to gather input from various stakeholders, including residents, visitors, and students. The survey helps identify the community's preferences, needs, and priorities regarding future development. Key focus areas of this survey included:

1. **Demographics:** Collecting data on the community's composition to better understand who is being served and how their needs may differ.

2. **Land Use Development:** Understanding community preferences for how different areas of the city should be developed or preserved.

3. **Economic Needs and Desired Businesses:** Identifying the types of businesses and economic activities the community wants to attract and support.

4. **Community Facilities and Infrastructure:** Gathering feedback on the adequacy of existing facilities such as emergency services (EMS, law enforcement, fire services), parks, and public buildings, and identifying needs for new or improved infrastructure.

5. **Housing Needs:** Determining the types and sizes of housing units that are most desired by the community, including single-family homes, apartments, and preffered housing type or size.

6. **Transportation Needs:** Assessing the need for new transportation projects, including sidewalks, road alignments, and public transit options.

# 2024 SURVEY KEY INSIGHTS

## FAIR GROVE IN 20 YEARS

Most respondents (58%) favor slight to moderate growth, with more families and businesses moving in. While (21%) prefer the community to either stay the same or little change. Overall, there is a stronger inclination toward growth, especially moderate expansion to occur internally through infill of undeveloped land or the revitalization of underutilized properties. In context growing moderately implies a noticeable but not drastic change. A steady increase of new families and businesses moving in but Fair Grove would likely retain much of its character and day to day feel. Significant growth would likely be noticeable and impact the how the city is viewed. This would have potential impacts on a residents interaction with local roads and business.

## RESIDENTIAL OUTLOOK

- **Household Size:**
  1. Explore opportunities for smaller homes (400-800 sq. ft.), addressing the trend toward affordability and compact living.
  2. There will new homes constructed within the 1,500-2,500 sq. ft. range to meet community preferences of space and comfort.
  3. Explore options for larger homes in excess of 2,500 sq ft to cater to growing families and individuals seeking homes in this market.

- **Household Type:** There is a strong demand for more single-family homes (27% combined) and multi-family housing (24% combined), reflecting a desire for diverse housing options. The need for duplexes (15% combined) and senior living facilities (15% combined) suggests that the community is looking for more variety in living arrangements, particularly for different family sizes and age groups. The low demand for small homes (9%) may indicate a preference for larger living spaces overall but opportunity for downsizing and starter homes to meet the limited demand.

## GROWTH MANAGEMENT & VISION:

While many residents recognize the need for growth to support local services and utilities, there is a strong desire to maintain the town's small-town character. Concerns were raised about potential overdevelopment that could compromise the community's identity.

Survey respondents articulated a clear vision for how Fair Grove should grow and develop:

- **Balanced Development**: Residents want growth that is thoughtful and deliberate, aimed at attracting new families while preserving the town's charm. Suggestions include introducing new local businesses and services that cater to residents' needs without overwhelming the community infrastructure.

- **Community Initiatives**: There is strong support for initiatives that enhance community interaction, such as events and programs that encourage local engagement. Residents want more opportunities for involvement in local governance and decision-making processes.

- **Improved Infrastructure**: Many responses indicated a desire for better transportation options, including sidewalks and trails that connect neighborhoods to community areas. Improved accessibility can help foster a more integrated community and encourage walking and biking.

- **Preservation of Values**: As Fair Grove considers future development, maintaining its core values of safety, community spirit, and local pride should be prioritized. Respondents indicated that decisions impacting growth should reflect the collective will of the community, ensuring that developments align with the small-town values that residents cherish.
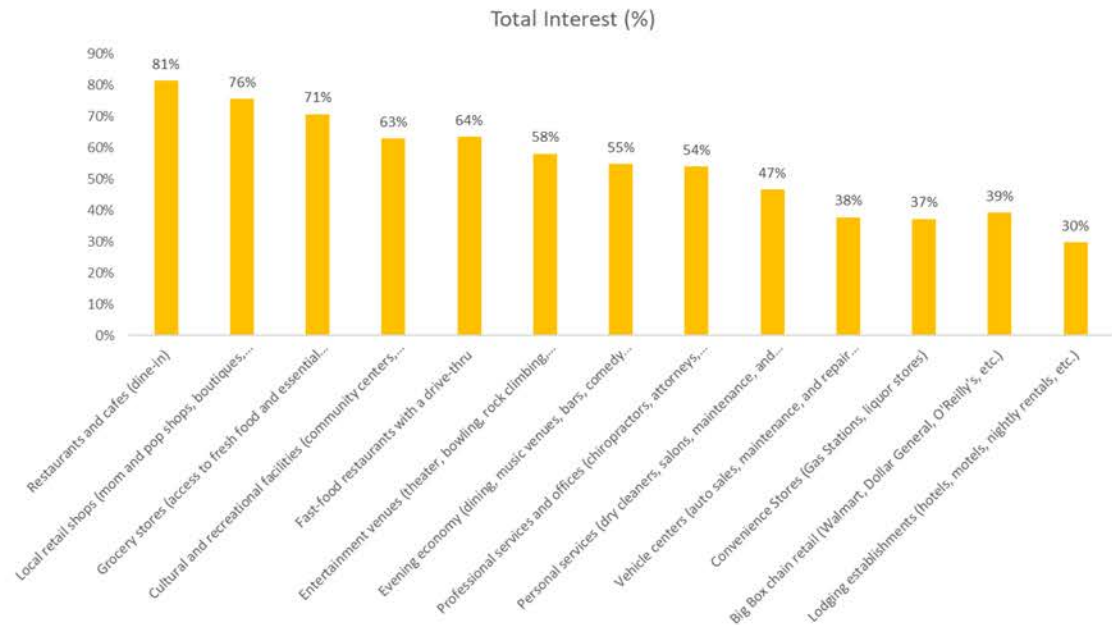
# 2024 SURVEY KEY INSIGHTS, CONTI.

## FUTURE CITY DEVELOPMENTS

- **Commercial (Youth Perspective)**: There is strong interest in restaurants, fast-food options, entertainment venues, and grocery stores. While, Big box chain stores, convenience stores, and lodging establishments face more resistance, with a significant portion of the community expressing disinterest.

- **Type of Development (Weighted Score)**: Residential developments and medical and healthcare facilities are the top priorities for redevelopment, indicating a strong community desire for more housing options and improved healthcare access:

  - **Top-Level Focus**: Residential and medical uses

  - **Mid-Level Focus**: Parks and recreational trails and educational facilities are also valued, suggesting an interest in enhancing community amenities and services.

  - **Lower Priority**: Mixed-use developments, government/institutional facilities, and commercial developments are ranked lower, indicating these may not be immediate needs for residents. Industrial development received the lowest score, reflecting limited interest in expanding industrial or manufacturing spaces in the community.

## PREFERRED COMMERCIAL DEVELOPMENT:

Total Interest (%)

| Category | Percentage |
|---|---|
| Restaurants and cafes (dine-in) | 81% |
| Local retail shops (mom and pop shops, boutiques,...) | 76% |
| Grocery stores (access to fresh food and essential... | 71% |
| Cultural and recreational facilities (community centers,... | 63% |
| Fast-food restaurants with a drive-thru | 64% |
| Entertainment venues (theater, bowling, rock climbing,... | 58% |
| Evening economy (dining, music venues, bars, comedy... | 55% |
| Professional services and offices (chiropractors, attorneys,... | 54% |
| Personal services (dry cleaners, salons, maintenance, and... | 47% |
| Vehicle centers (auto sales, maintenance, and repair... | 38% |
| Convenience Stores (Gas Stations, liquor stores) | 37% |
| Big Box chain retail (Walmart, Dollar General, O'Reilly's, etc.) | 39% |
| Lodging establishments (hotels, motels, nightly rentals, etc.) | 30% |

# 2024 SURVEY KEY INSIGHTS, CONTI.

## HOUSING

- **Youth Perspective**: Multi-family housing is the most mentioned need, suggesting an opportunity to diversify housing types. Single-family homes also remain a priority, which aligns with the desire for traditional housing options. The need for senior living facilities highlights an interest in accommodating the aging population.
  - **Size**: The majority of respondents student (77.1%) prefer homes ranging between 800-2,000 sq. ft., indicating a preference for moderately sized starter homes or apartments. There is a notable interest (14.8%) in smaller homes (400-800 sq. ft.), reflecting a trend toward affordability and compact living.

- **Residency**: A significant portion of respondents (55.6%) has lived in Fair Grove for less than 10 years, suggesting a relatively newer population. Nearly a third of respondents (26.7%) have resided in the city for 11-20 years, indicating some long-term stability within the community. The percentage of long-term residents (21+ years) is relatively low, emphasizing the potential for community turnover and the introduction of new perspectives or lack of involvement from older generations.

- **Living Situation**: A significant majority of residents own their homes, with over half having a mortgage, indicating a strong investment in the community. Homeownership without a mortgage accounts for nearly a quarter of respondents, suggesting financial stability among a segment of the population. The small percentage of renters (6.5%) indicates that homeownership is more prevalent in the area, which may influence community engagement and long-term residency. Future community actions should explore options to expand rental housing availability and affordability, catering to those who may prefer renting as well as starter home development.

- **Fair Grove Housing Satisfaction**: *Housing Conditions* show mixed results, with nearly 60.9% of respondents satisfied to some degree, indicating a need for improved maintenance and upkeep awareness. *Property Conditions* also highlight a similar trend, with 56.7% expressing satisfaction, yet 17.9% still somewhat dissatisfied. *Affordable Housing* remains a concern, as 25% are satisfied, but 25% express dissatisfaction or neutrality. *Community Character* appears relatively satisfactory, with 58.2% satisfied, suggesting a generally appealing environment. *Housing Variety* indicates a need for improvement, with 30.9% dissatisfied or neutral. *Neighborhood Safety* reflects some dissatisfaction, with 25.3% feeling dissatisfied, suggesting a focus area for improvement.

- **Respondent's Home Satisfaction**: A majority of residents are satisfied with their home condition with over (80% satisfaction) in all categories. However, significant **dissatisfaction** exists regarding **sidewalks and crosswalks** (46.8% dissatisfied), indicating an area needing attention. Energy efficiency and affordability received mixed responses, suggesting that while many are satisfied, improvements could be made.

- **Preferred Home Size**: The majority of respondents prefer homes between 1,500 sq. ft. and 2,500 sq. ft., with 48 respondents (67.6%) selecting this range. A significant number of participants (23 respondents, 32.4%) indicated a preference for homes larger than 2,000 sq. ft. Very few respondents prefer smaller homes under 1,000 sq. ft., with a total of only 6 participants (8.5%) choosing this range. There is a clear demand for medium to larger home sizes in Fair Grove, indicating a preference for spacious living environments. The 1,500-2,500 sq. ft. range appears to align well with community expectations, suggesting a potential target for future housing developments. These responses show a clear divided between established residents who likely have secure jobs verse the youth population entering the workforce and begin to establish themselves as individuals or new families.

# 2024 SURVEY KEY INSIGHTS, CONTI.

## COMMUNITY

Residents demonstrated a significant level of involvement in local activities, particularly through schools and community events. Many respondents participate in or support local sports and extracurricular activities, illustrating a strong commitment to youth engagement and community connection.
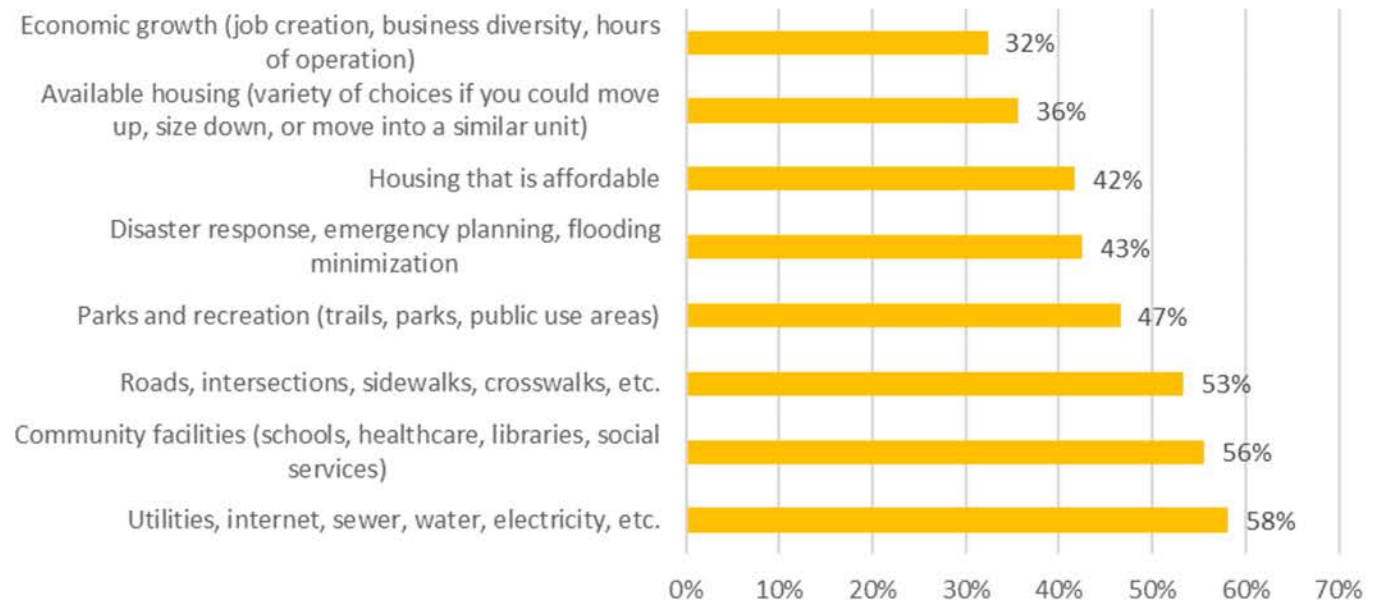
Events like the Fall Festival serve as vital community touchpoints, fostering relationships among residents. Additionally, a recurring sentiment is the desire for local businesses and amenities, which reflects residents' commitment to supporting the local economy.

- **Ideal Community Elements**: The weighted analysis confirms that safety and security (#1) is the most important aspect of an ideal community, followed by access to quality education (#2) and availability of jobs and work opportunities (#3). Being close to family (#4) and recreational opportunities (#5) hold mid-level importance, while sense of community (#6), entertainment (#7), and people of similar age (#8) rank lower in priority.

- **Youth Involvement**: Nearly half of the students feel disconnected from Fair Grove's decision-making process. There is an opportunity to improve student engagement and make them feel more included in shaping the city's future.

## COMMUNITY DEVELOPMENT

The findings suggest that Fair Grove residents prioritize essential infrastructure and community services as the foundation for future growth and development. The focus on utilities, transportation, and community facilities indicates a desire for a well-rounded, accessible, and safe environment. While economic growth is valued, the community seems to believe that it should follow improvements in basic infrastructure and services.

### Total Importance (%)

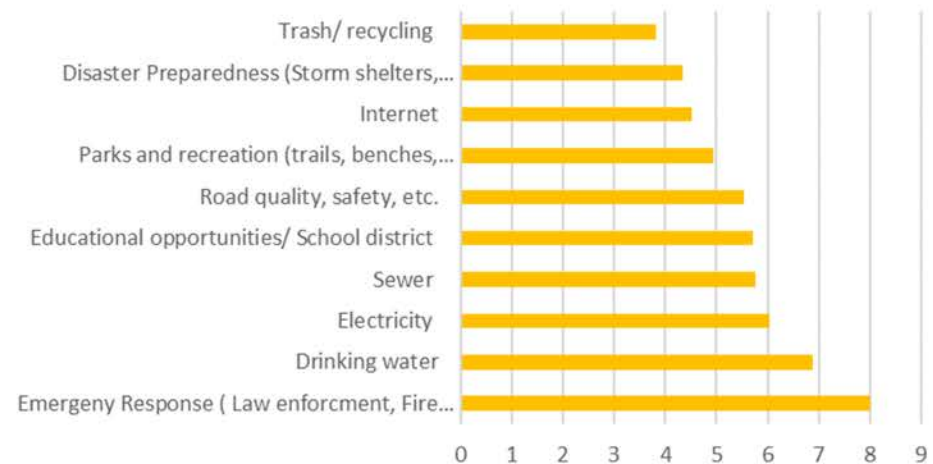| Category | Value |
|---|---|
| Economic growth (job creation, business diversity, hours of operation) | 32% |
| Available housing (variety of choices if you could move up, size down, or move into a similar unit) | 36% |
| Housing that is affordable | 42% |
| Disaster response, emergency planning, flooding minimization | 43% |
| Parks and recreation (trails, parks, public use areas) | 47% |
| Roads, intersections, sidewalks, crosswalks, etc. | 53% |
| Community facilities (schools, healthcare, libraries, social services) | 56% |
| Utilities, internet, sewer, water, electricity, etc. | 58% |

# 2024 SURVEY KEY INSIGHTS, CONTI.

## COMMUNITY SERVICES

Findings suggest that Fair Grove resident satisfaction with some services can be address and should prioritize addressing issues involving with key pedestrian infrastructure and law enforcement.

- **Sidewalks (45.8% dissatisfied)**: This indicates a significant concern for pedestrian infrastructure. Improving sidewalks could enhance safety and accessibility within the community.

- **Law Enforcement (32.8% dissatisfied)**: A notable number of residents express dissatisfaction with law enforcement services, signaling a potential need for improved community engagement and safety initiatives.

- **Internet Services (32.0% dissatisfied)**: There is dissatisfaction with internet access, speeds, and quality, which highlights the need for upgrades or better service options in the area.

- **Roads (25.0% dissatisfied)**: Residents have concerns regarding road conditions, which may require maintenance or upgrades to ensure safe travel.

- **Flooding Issues (22.5% dissatisfied)**: Residents are concerned about flooding, which suggests the necessity for improved drainage systems and emergency preparedness measures.

- **Ambulance Services (18.0% dissatisfied)**: While not a major concern, there is still dissatisfaction, indicating that enhancements to emergency medical services could be beneficial.

- **Ideal Community Elements**: The weighted analysis confirms that safety and security (#1) is the most important aspect of an ideal community, followed by access to quality education (#2) and availability of jobs and work opportunities (#3). Being close to family (#4) and recreational opportunities (#5) hold mid-level importance, while sense of community (#6), entertainment (#7), and people of similar age (#8) rank lower in priority.

- **Involvement**: Nearly half of the students feel disconnected from Fair Grove's decision-making process. There is an opportunity to improve student engagement and make them feel more included in shaping the city's future.

### Weighted Priority

| Category | Value |
|---|---|
| Trash/ recycling | ~4 |
| Disaster Preparedness (Storm shelters,...) | ~4.5 |
| Internet | ~4.5 |
| Parks and recreation (trails, benches,...) | ~5 |
| Road quality, safety, etc. | ~5.5 |
| Educational opportunities/ School district | ~5.5 |
| Sewer | ~5.5 |
| Electricity | ~6 |
| Drinking water | ~6.5 |
| Emergeny Response ( Law enforcment, Fire...) | ~8 |

## CITY PROJECT PRIORITIES

Prioritizing these projects according to the weighted scores will help the city allocate resources effectively, ensuring that the most pressing community needs are addressed first. This approach can guide funding decisions, project implementation, and overall community development strategy.

# 2024 SURVEY SUMMARY, CONTI.

## RESPONDENT PROFILE

The survey engaged a diverse cross-section of Fair Grove residents including student and non-students (not enrolled in Fair Grove Schools) reflecting a variety of perspectives and experiences within the community. Respondents included long-term residents and newer arrivals, with many expressing a strong connection to the town's history and values. The demographics suggest a mixture of families with children, retirees, and young professionals, contributing to a vibrant community culture.

- **Age:** The majority of respondents are 18 & under (54.01%), indicating that the survey captured significant input from youth, possibly students. The 30-39 age group is the next largest segment, accounting for about 19.71%, suggesting active engagement from young adults and middle-aged participants. There is lower representation from older age groups (50-59, 60-64, and 65+), each constituting less than 6% of the total responses.

- **Employment**: Full-time employment is the next largest category at 30.66%, showing strong engagement from working adults. Self-employed and part-time employment make up a smaller portion, with 11.68% and 10.22%, respectively. Very few respondents are retired or not actively seeking employment, and there is no representation from college, trade, or technical students, which may indicate an area to target for future outreach.

- **Workforce:** The education sector is the most represented, indicating a strong presence of educators in the community. Retail and sales, along with agriculture, also constitute significant portions of the workforce. Construction and manufacturing sectors have no representation, which may highlight a lack of opportunities or workforce in those areas.

- **Youth Plans:** Nearly half (47.6%) of respondents intend to attend college or university, suggesting a strong interest in pursuing higher education. While 16.2% are planning to start working full-time, additionally, 23.8% were still unsure or are considering traveling. Notably, 8.6% plan on seeking a vocational or trade, demonstrating a desire for apprenticeships or technical programs. A significant portion of respondents (31.0%) are very unlikely to stay in Fair Grove, while 24.1% are unsure, reflecting a considerable uncertainty about future residence.

- **Youth Industry Interest**: Healthcare dominates as the preferred industry, likely due to its stable job prospects and high demand. A significant portion (16.7%) is drawn to professional services, reflecting interest in skilled, high-education roles. As well 15% chose other as their specific field of interest was not listed. There is a broad range of interest, with some fields like transportation showing no appeal among respondents.

Overall, a majority of student respondents either do not intend to or are uncertain about staying in Fair Grove as adults, indicating a potential challenge in retaining young residents. Citing that nearly half (47.4%) consider searching for better job opportunities as the primary reason for potentially moving away, followed by education and housing availability including affordability.

# 2024 SURVEY SUMMARY, CONTI.

## WHAT RESIDENTS ENJOY MOST

Responses express a strong appreciation for the friendly, tight-knit community, often mentioning that they enjoy knowing their neighbors and the supportive nature of the people in Fair Grove. Phrases like "everyone knows everyone" and "the quality of people" highlight the strong social bonds. Some key terms include:

- **Small Town Atmosphere**: Many respondents cherish the small-town feel, emphasizing its safety, calmness, and the sense of belonging it provides. The phrase "homey kind of feeling" is common, along with comments about the town being quiet and pleasant to live in.

- **Involvement and Activities**: The community's involvement in local events, sports, and schools is noted as a significant positive aspect. Events like the Fall Festival and the engagement in extracurricular activities at schools are mentioned frequently, showcasing a vibrant community life.

- **Safety and Quality of Life:** The safety of the community and the low crime rate are repeatedly highlighted as major benefits of living in Fair Grove. Residents feel comfortable in their environment, which contributes to their overall happiness and sense of well-being.

- **Educational Opportunities**: Many respondents commend the school district and the educational opportunities available, indicating a pride in the local schools and their role in the community.

- **Local Amenities and Convenience**: While appreciating the small-town amenities, there are calls for improved local services, such as grocery stores and pharmacies, that could enhance the living experience without necessitating long drives to larger cities.

## FACTORS INFLUENCING LIVING INSIDE CITY LIMITS

- **Desire for Proximity**: Many respondents express a wish to live closer to schools, jobs, and friends.

- **Utility Concerns**: There are significant concerns about utilities and the overall cost of living within the city limits.

- **Space and Land Size**: A preference for larger properties and more land (e.g., 5 acres or more) is common, with some valuing their current rural living situation.

- **Lifestyle Preferences**: Several individuals appreciate the small-town feel and express a reluctance to leave their current rural settings.

- **Housing Options:** The availability of affordable housing options, such as downsized or suitable properties within city limits, would influence their decision. Other influencing factors included job opportunities and proximity to other regions.

- **Community Amenities**: Some mention the need for additional amenities, like fast food options, as a factor in considering a move. However, it is apparent if opportunity arose a rural setting and short distance to town would still be preferred.

Overall, the desire for space, utility concerns, and the importance of community amenities heavily influence opinions on moving within Fair Grove's city limits.

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# COMMUNITY SURVEY COMPARISON

Community engagement is a crucial and necessary aspect of creating a comprehensive plan due to **the opportunity given to the citizens of a community to let their voice be heard** regarding what change they would like to see within their community. With this in mind, the results from the community survey that was conducted along with this comprehensive plan in **2024** were **compared** to the results of the previous survey from **2017** that was conducted as part of the process of creating a comprehensive plan for Fair Grove.

The results were compared to ensure that the goals, objectives and strategies that are included in this plan are consistent with the wants and needs of the community itself. Comparing the results of both surveys also presents the opportunity to further identify any key issues or themes. One of the main **differences between the two surveys** is that the survey that was conducted in 2017 did not include a specific **student version** of the survey for high school students to take part in whereas, the 2024 survey did include a specific student version. The intent of including the student version was to also **receive feedback from a younger demographic that may have a very different perception of the community** as a whole.

After analyzing the surveys, it was clear that **Fair Grove continues prefer** to **grow moderately**, focusing on attracting new businesses and **welcoming new families**. Both surveys indicated that this growth should primarily occur **through infill development**, using the available land within the existing city limits.

There is also a **strong desire for medical facilities**, as none currently exist in the community. Following this, the demand for more dining options is prominent, with the **2017 survey** emphasizing **fast-service restaurants**, while the **2024 survey** showed a growing **interest in sit-down restaurants**. Additionally, **both surveys** highlighted the need for **more general retail** options, with a preference for smaller, local businesses over larger corporations.

The surveys also revealed a significant concern about the **lack of sidewalks**, with many residents expressing frustration about not being able to walk within the community. **It is important to note, the city has been successful in securing funding and implementation of three sidewalk projects since the 2017 plan.** This continued issue has become a major source of dissatisfaction over time and the **city continues to address** the community concerns.
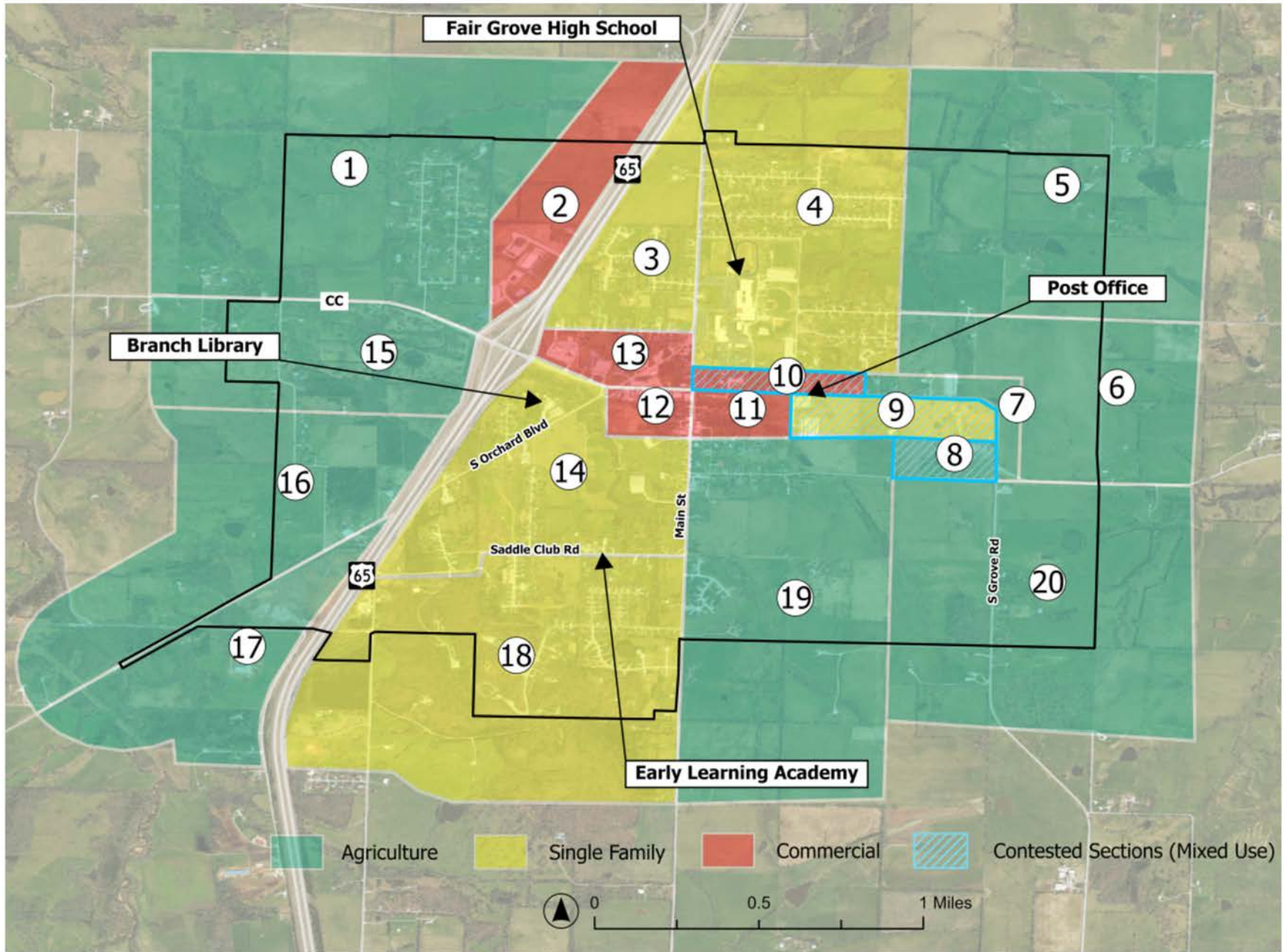
While the 2017 and 2024 surveys are largely similar, there are a few key differences. In 2024, residents felt slightly more positive about housing affordability but expressed greater dissatisfaction with emergency services, indicating for **improved law enforcement, fire, and ambulance services**. These shifts will lead to minor adjustments in the updated plan compared to its 2017 version.

**Using the map, please envision the future development of Fair Grove by indicating the preferred land use for each numbered section on the map. Considering your preferences for development, please indicate your most preferred land use category for each block on the map.**

**The community survey** for the Fair Grove comprehensive plan included this question intended to **help determine future land uses within the community.** The city was divided into 20 different sections based on a variety of factors such as roads, landmarks, and existing uses and the map on the next page shows the most suggested use for each of those 20 sections. The map also included future growth areas which were considered in the future land use map to anticipate any type of growth. The feedback that was received for this question on the community survey was used to help influence the future land use map of Fair Grove so that it aligns with what the public desires and the goals of this comprehensive plan.

This page includes a table that shows the full results for each land use and each block. The cells in the table that are highlighted green are the most desired land use for that given block and the red were the least desired land use for each section. The yellow cells represent the total percentages varying in value based on the different levels of total interest.

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Agriculture** | 56.8% | 20.2% | 7% | 16.2% | 53.1% | 55.1% | 26.1% | 29% | 15.1% | 11.3% | 12.2% | 8.3% | 5.3% | 16.3% | 28.4% | 36.1% | 36% | 18.6% | 45% | 57.8% |
| **Single-Family** | 14.4% | 21.2% | 48% | 43.4% | 15.6% | 13.3% | 19.6% | 16.1% | 28% | 22.7% | 15.3% | 17.7% | 17% | 30.4% | 22.1% | 15.5% | 16% | 47.4% | 26% | 12.7% |
| **Multi-Family** | 6.3% | 8.1% | 24% | 14.1% | 4.2% | 6.1% | 13% | 8.6% | 9.7% | 13.4% | 13.3% | 12.5% | 16% | 15.2% | 9.5% | 17.5% | 6% | 10.3% | 9% | 9.8% |
| **Mixed Use** | 7.2% | 18.2% | 11% | 18.2% | 9.4% | 8.2% | 20.7% | 26.9% | 24.7% | 22.7% | 26.5% | 16.7% | 13.8% | 23.9% | 15.8% | 14.4% | 12% | 11.3% | 5% | 5.9% |
| **Commercial** | 4.5% | 31.3% | 9% | 6.1% | 10.4% | 6.1% | 16.3% | 11.8% | 18.3% | 26.8% | 31.6% | 55.1% | 43.6% | 8.7% | 16.8% | 10.3% | 12% | 10.3% | 7% | 4.9% |
| **Industrial** | 10.8% | 1% | 1% | 2% | 7.3% | 11.2% | 4.3% | 7.5% | 4.3% | 3.1% | 1% | 1% | 4.3% | 5.4% | 7.4% | 6.2% | 6% | 2.1% | 8% | 8.8% |

Fair Grove High School

65

1

2

3

4

5

cc

Branch Library

15

Post Office

13

10

12      11          9      7

16      16

S Orchard Blvd

14

Main St

Saddle Club Rd

8

6

S Grove Rd

19

20

65

17          18

Early Learning Academy

Agriculture          Single Family          Commercial          Contested Sections (Mixed Use)

0          0.5          1 Miles

# COMMUNITY ASSESSMENT

## TRENDS & CONDITIONS

The information in this chapter is meant to provide a **snapshot** of the existing conditions within the Fair Grove community.  This information will help to provide insight into the community by providing information and statistics that are relevant to the planning process which considers residential demographics pertaining to income, households, families, local economy and workforce, land use statistics, and more. It is important to note that the data and information included in this chapter **will change over time** however, this information can still be used to identify key trends and themes in a community over a period of time.

### Past Planning Activities

The following plans were reviewed to consider any additional circumstances and previous planning activities that could further support Fair Grove. It should be noted that planning activities **not described** below may have also been completed, including those focused on historical, cultural, and economic aspects. This may include engineering reports related to infrastructure as well as local and state studies on water quality.

### Fair Grove Comprehensive Plan, 2017

In 2017, in collaboration with Southwest Missouri Council of Governments (SMCOG) the city of Fair Grove created a comprehensive plan. The plan was created through various methods of research and community engagement to help create a product that aligns with the community's vision and needs. The first community engagement event was a SWOT analysis that took place on **March 3rd, 2017**, and identified the strengths, weaknesses, opportunities, and threats within the community. A community survey was then conducted to receive more feedback from the community and was distributed mostly online through the city website and through social media platforms, there were also paper copies available. There were also two **open house events** held on **April 22, 2017**, at a PTA-hosted father, daughter dance as well as a high school theater performance, an additional 70 responses were recorded. The plan goes over general information regarding housing, environment, transportation, economic development, community infrastructure, and land use. Each chapter of the plan was also accompanied by a set of goals with supporting objectives and action items with the land use chapter also including a future land use map along with supporting designations for each specified use.

23
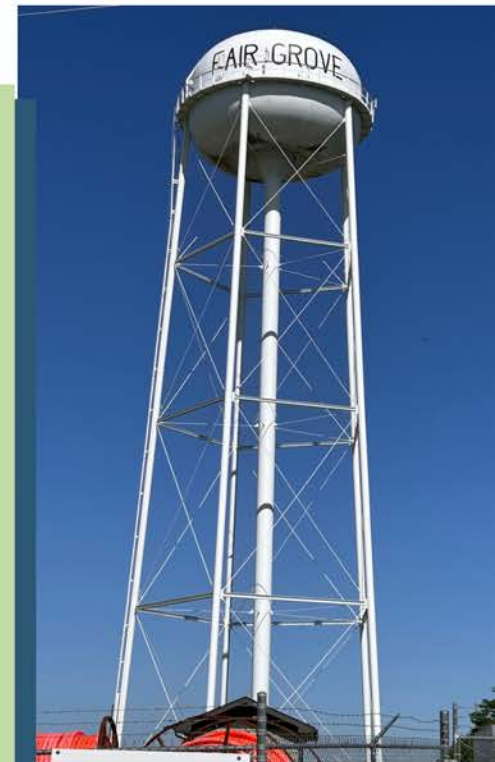
### Greene County Hazard Mitigation Plan, 2020-2025

The 2020-2025 Greene County Hazard Mitigation Plan is designed to help **reduce or eliminate long-term risk and damage to people and property**. This plan was updated from the previous 2015 editions. The plan was updated to ensure that is met the requirements of the **2000 Disaster Mitigation Act**. This update also allows municipalities to apply for the Federal Emergency Management Agency's Hazard Mitigation Grants. The updated plan had several participants involved in the planning process including cities in Greene County and other local agencies. The plan includes an inventory of risks to Greene County and mitigation abilities to reduce hazard damages. The plan also emphasizes the changes that have occurred singe the last update. Some of the hazards in the plan are earthquakes, tornados, extreme temperatures, and dam failure.

### Fair Grove Wastewater Treatment Plan

The Fair Grove wastewater treatment plan was conducted in 2018 by **TREKK/Olsson** and covers the condition of Fair Grove's wastewater system. The plan covers the current system and defects or potential problems. The plan also outlines potential funding for repairs and expansion.

### Greene County Long Term Recovery Plan

The 2015 updated Springfield-Greene County recovery plan is prepared by the **Community Organizations Active in Disaster (COAD)** and includes all of Greene County. The plan establishes guidelines on how Greene County will restore critical functions, services, vital resources, and infrastructure following a natural or man-made disaster.

### Springfield-Greene County Emergency Operations Plan

The 2019 Springfield-Greene County Emergency Operations Plan helps establish policies and procedures that help coordinates community response to disasters. The plan covers several hazards categories such as natural, technological, and human-caused hazards. The plan also identifies resources available to the community.

## ON-GOING PLANNING ACTIVITIES

The following planning activities should be acknowledged by Fair Grove and partners as they may provide additional resources and information or consider the City's participation.

### Greene County Rural Housing Study, 2024

This housing study, facilitated by **Point Consultant** group and SMCOG was underway during the time of this Plan, which focused on Greene County's housing also specifically evaluated Fair Grove's housing conditions.

### Greene County Zoning Updates, *Tentative*

As identified in the strategies of this plan, the City of Fair Grove should collaborate with Greene County, that is tentatively planning to update county zoning regulations in the next few years. The City should specifically to address the potential growth areas surrounding Fair Grove city limits.

# REGIONAL SETTING

Fair Grove is located approximately 14 miles north of Springfield, Missouri in the northeast corner of Greene County. **Highway 65 runs north and south through the western half of Fair Grove** and provides a quick route to Springfield where many travel for employment among many other things.

**Highway 65 also intersects with State Highway CC in the center of Fair Grove,** with State Highway CC running east and west and providing access to neighboring communities such as Ash Grove. Inside of city limits State Highway CC is West Old Mill Road on the western side of Highway 65 and is South Grove Road on the eastern side of Highway 65.

Fair Grove is also located on the **Springfield Plateau** and is primarily surrounded by **agricultural farmland** that includes a lot of open space with some smaller forested areas as well. Most of Fair Grove is relatively flat with flat with some rolling hill. The highest point in the city is around 1,450 feet, with the lowest being 1,200 feet.
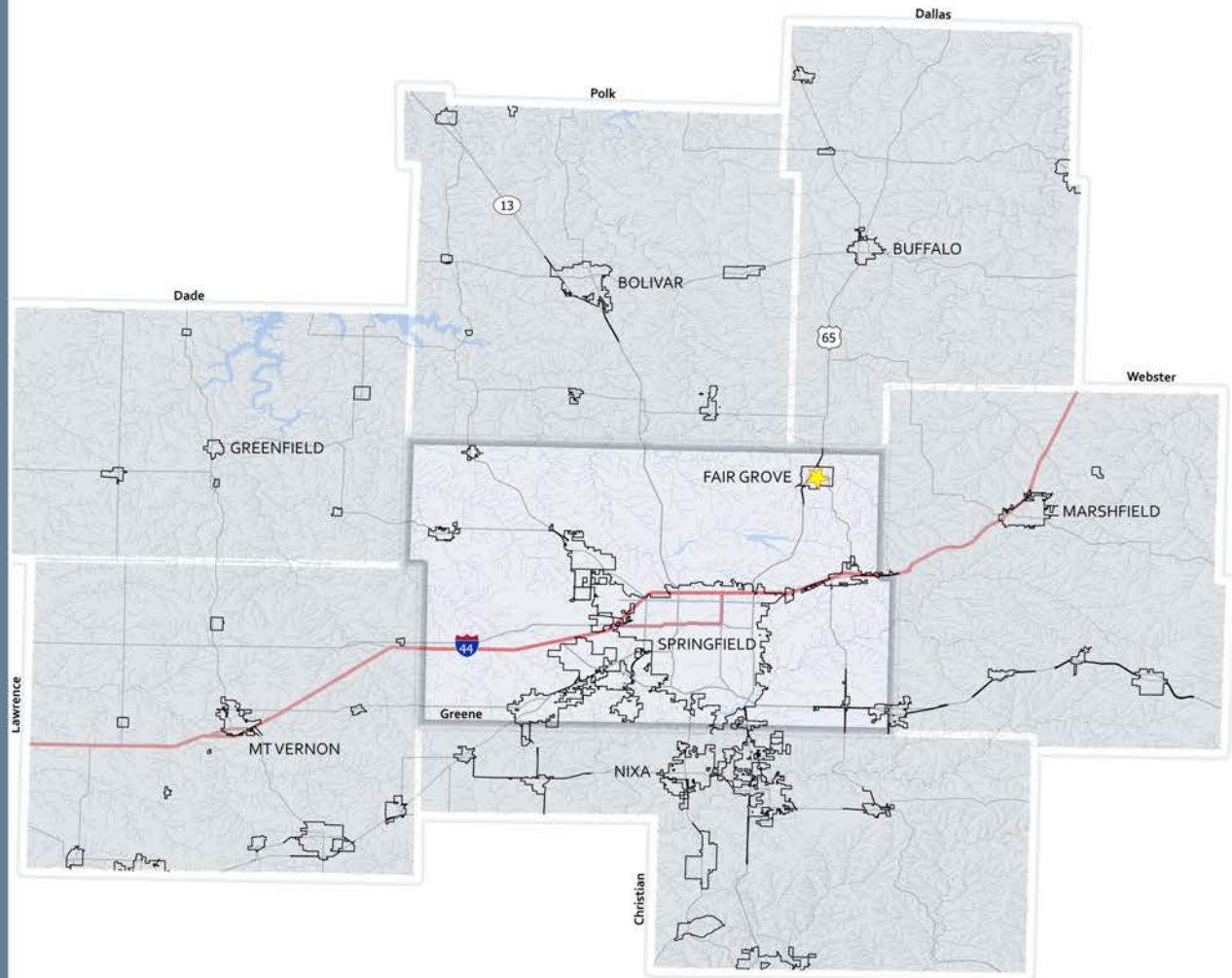
**TOTAL POPULATION:**

## 1,625

**AVERAGE ANNUAL GROWTH:**

## 2.11%

**AVG. GROWTH PAST 5 YEARS: 1.2%** ⬆
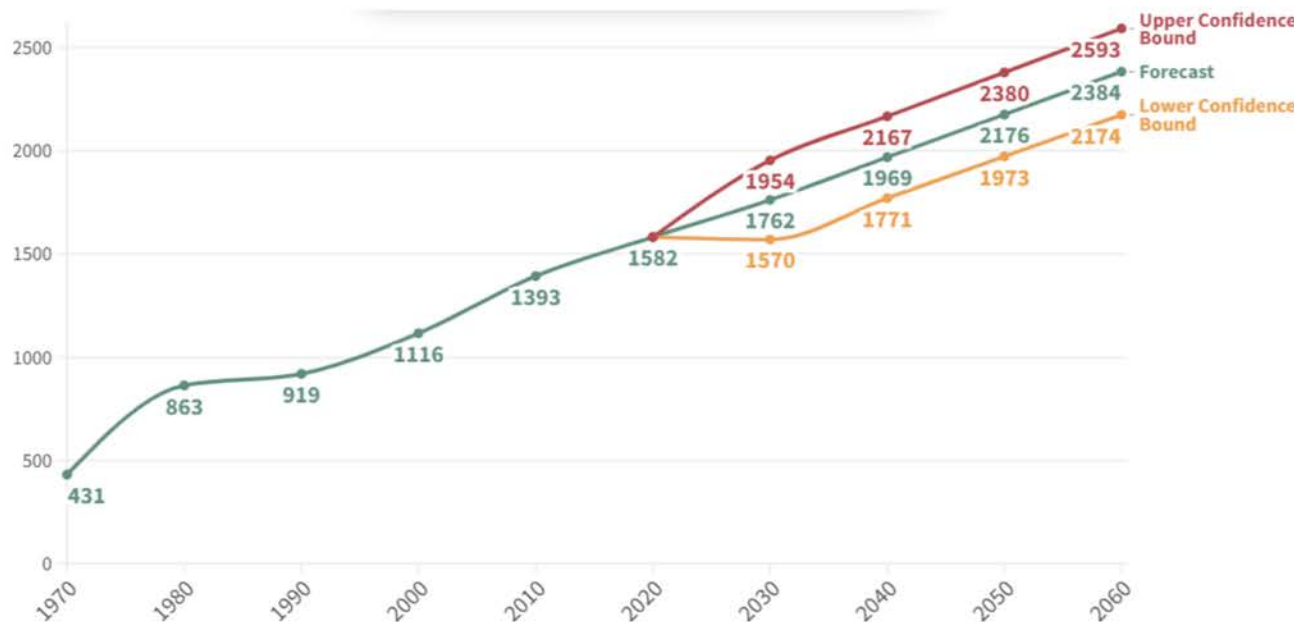**AVG. GROWTH PAST 10 YEARS: -1.07%** ⬇

## POPULATION TRENDS

Fair Grove's population more than **doubled** in one decade from **1970 to 1980** and has grown at a steady rate ever since. The current population is **1,625 people** but the city should anticipate growth due to the community's desire to grow moderately with a few new families and businesses moving in.
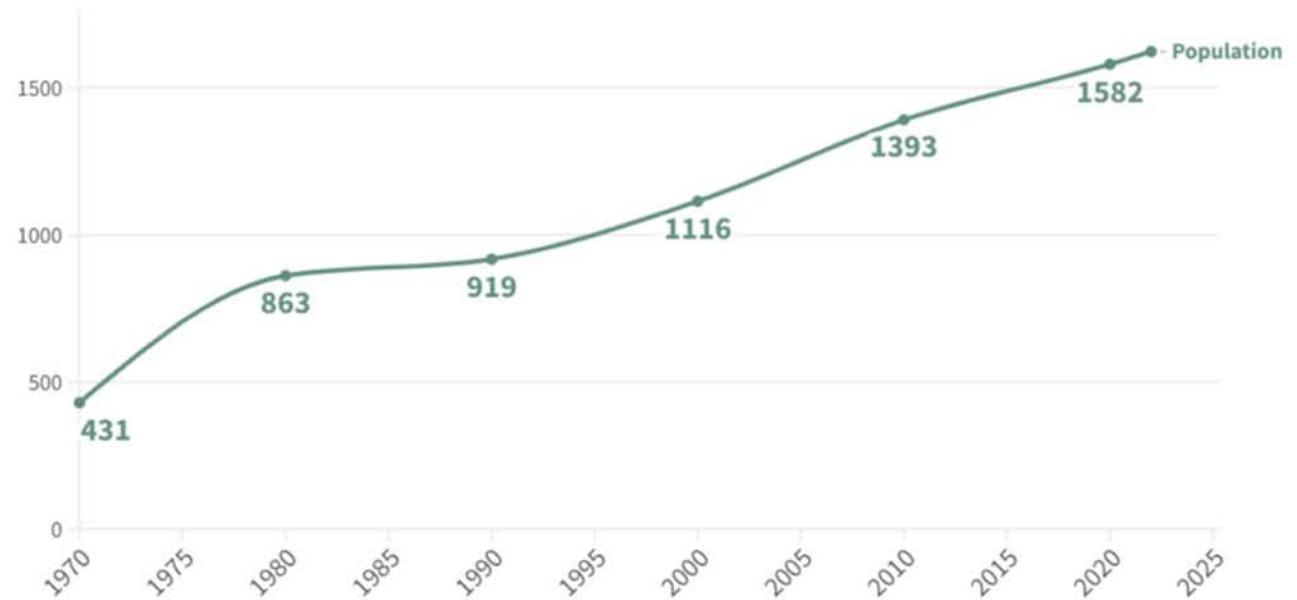


## POPULATION PROJECTION

The population forecast for Fair Grove is show using the green line and is the most anticipated projection out of the three projections. The population forecast should be referred to mostly when updating, creating, or revising housing policies. The upper confidence bound is displayed using a red line and is best utilized when it comes to infrastructure improvements or transportation related improvements. The yellow line shows the lower confidence bound and should be referred to when it comes to things such as budgeting and ensuring economic stability.
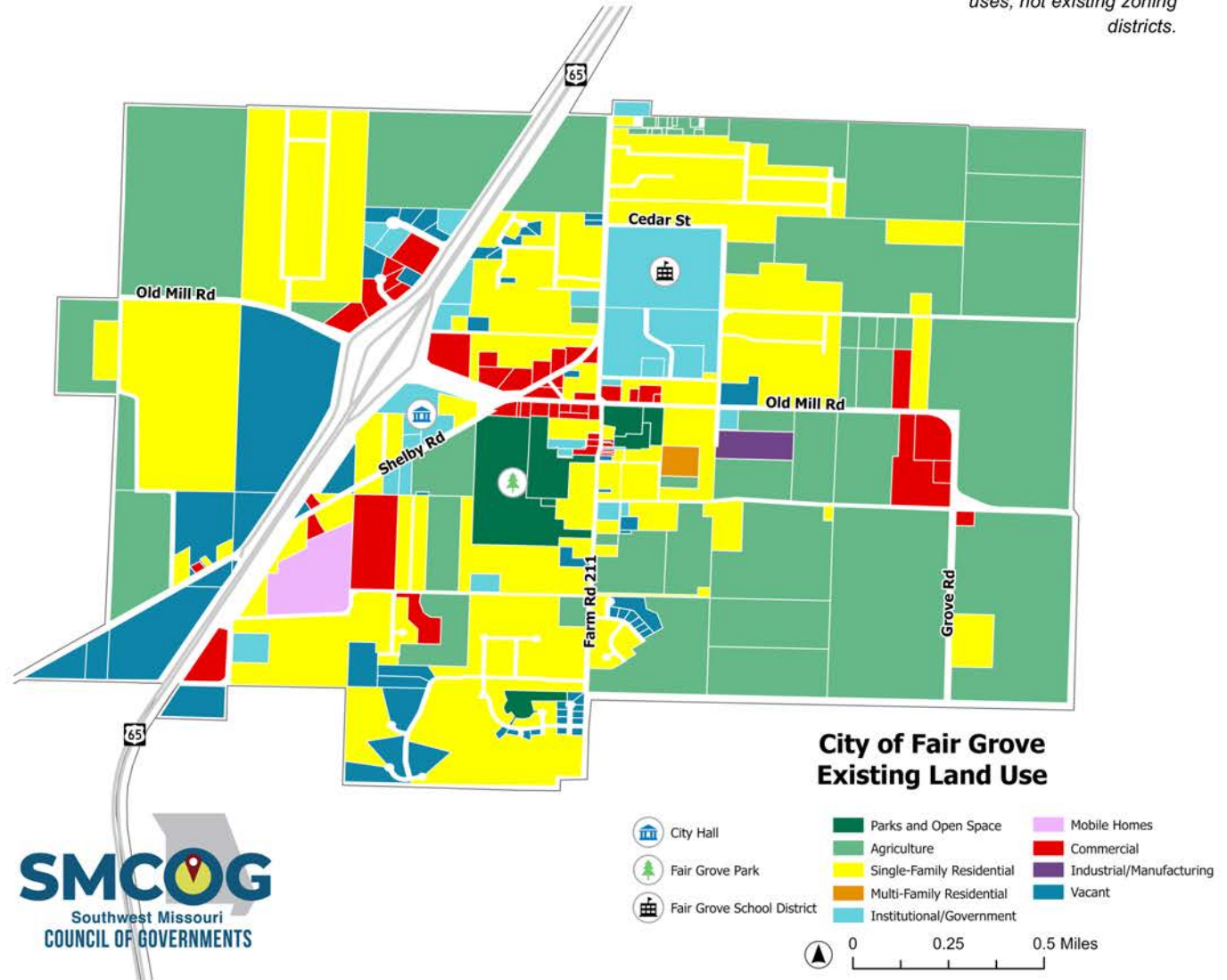


*Source: U.S. Census Bureau*

# EXISTING LAND USE MAP

*The existing land use map is a representation of categorized uses, not existing zoning districts.*

Land Use is one of the most important aspects of a comprehensive plan and acts as a long-term blueprint for development within a community as well as its analysis being required by state statutes. By analyzing and identifying the existing land uses, as well as any anticipated future uses, a municipality is able to implement zoning code and regulations that are consistent with the desires and needs of the community to help guide decisions within the community in order to realize the community's vision for future development.

It is important to explain the difference between land use and zoning since both of these concepts are so easily confused. **Land use refers to how the property is being used** and what activities take place and can change overtime.

**Zoning is policy and focuses on how a property is allowed to be used** based upon the rules and regulations enacted by a municipality. Zoning code must be altered through a series of specific actions whereas land use changes organically over time.

**City of Fair Grove Existing Land Use**

City Hall

Fair Grove Park

Fair Grove School District

Parks and Open Space

Agriculture

Single-Family Residential

Multi-Family Residential

Institutional/Government

Mobile Homes

Commercial

Industrial/Manufacturing

Vacant

0    0.25    0.5 Miles

**SMCOG**
Southwest Missouri
**COUNCIL OF GOVERNMENTS**

### Vacant/Undeveloped

Vacant lots can be defined as lots that have no clear use. This can be because the structures are severely dilapidated, overgrown, do not include any structures or simply do not have a clear use.

### Parks and Open Space

Parks are defined as areas of land that have been left mostly undeveloped with the intent of being used as a recreational space. These properties may not be developed in the future and are maintained and overseen by local government or park authorities.

### Institutional/Governmental

Institutional/Governmental is defined by a parcel of land being occupied by a governmental or institutional organization. Governmental can include police, city hall, social services, among other types of locations that include governmental activities. Institutional includes non-profits, churches, hospitals, and government lands.

### Agriculture

Agriculture is defined as being land that is used for farm related activities such as, livestock, row crops, grazing, hay cutting, and forestry. This designation may also include large homes and estates as well.

### Single Family Residential

Single-Family Residential is defined as single-unit homes, many of which my feature an attached garage and driveway. In some instances an adjacent vacant property may be under the same ownership as the home.

### Multi-Family Residential

Multi-Family Residential is defined as locations that includes multiple residential units. Examples of this can be apartment complexes, duplex, triplexes, townhomes, assisted living facilities as well as many more different types of housing developments.

### Mobile Homes

Mobile Homes are defined as homes that are able to move more than that of a manufactured home, which sit on a concrete foundation and are not intended to be moved. Mobile homes typically have a chassis and set of wheels that allow for transportation if needed.

### Commercial

Commercial is defined as places that specifically focus on activities such as business, profit generation, commerce, among other things. Some examples of commercial uses include restaurants, retail, offices, banks and more.

### Industrial/Manufacturing

Industrial/Manufacturing is defined as a use that may have a larger impact on the community such as utility usage or runoff production. Industrial or manufacturing facilities can include warehouses, power plants, among similar high intensity uses. These facilities are typically large and placed on larger parcels of land due to this.

# FUTURE LAND USE

## HOW TO USE THIS CHAPTER

The Future Land Use (FLU) chapter is a critical component of the Comprehensive Land Use Plan (CLUP), which is designed to be used as a guide for the community's future growth and development in a strategic and sustainable manner. This chapter is laid out in a structured and clean format to facilitate ease of use and application. *Here is how the chapter is organized:*

### Applying the Goals, Objectives, and Actions

**To use this chapter effectively, please review the prioritized goals, objective, and strategy is labeled with specific abbreviations to assist in navigation:**

- **2 Goals (G):  FLU 1, 2**
- **4 Objectives (OBJ): FLU 1.1, 1.2, 2.1, 2.2**
- **23 Strategies: FLU 1.1.1, 1.1.2, 1.1.3, 1.1.5, 1.1.6, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6, 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6**

### Key Themes

**Key findings regarding land use within Fair Grove indicate that the city wishes to grow at a moderate rate and primarily through infill development.** Although the city has shown that it has the desire to grow moderately it should be noted that along with this the city greatly values the small-town character and feel of the city and would like to preserve the **small-town charm and character.**

To grow yet preserve the character of the city the community has indicated that development through infill is the best way to go about this. **This means that the city should look to develop vacant and underdeveloped land.** It is recommended that the city develops these lots based on the needs of the community indicated a need to develop additional housing, medical facilities, and commercial developments.

# FAIR GROVE POSSIBILITIES

The Mapping Possibilities Illustration graphic represents how Fair Grove might look in the next 20 years. The Possibilities considered public feedback and proposed developments. The graphic incompasses the existing city limits and potential growth areas which incorporates key improvement area and opportunities for growth.

Future housing types and locations were also identified by the planning committee and city staff.

The key factors which influenced this visual aid were the downtown, roads, trails, floodplains, existing uses, future land uses, and community recommendations.

1  2  6  12  15  16  Single-Family

3  20  Mixed-Use, Single-Family

4  Mixed-Use, Duplexes, Multi-family, Townhomes

5  Manufactured Home Park

7  13  Senior Housing
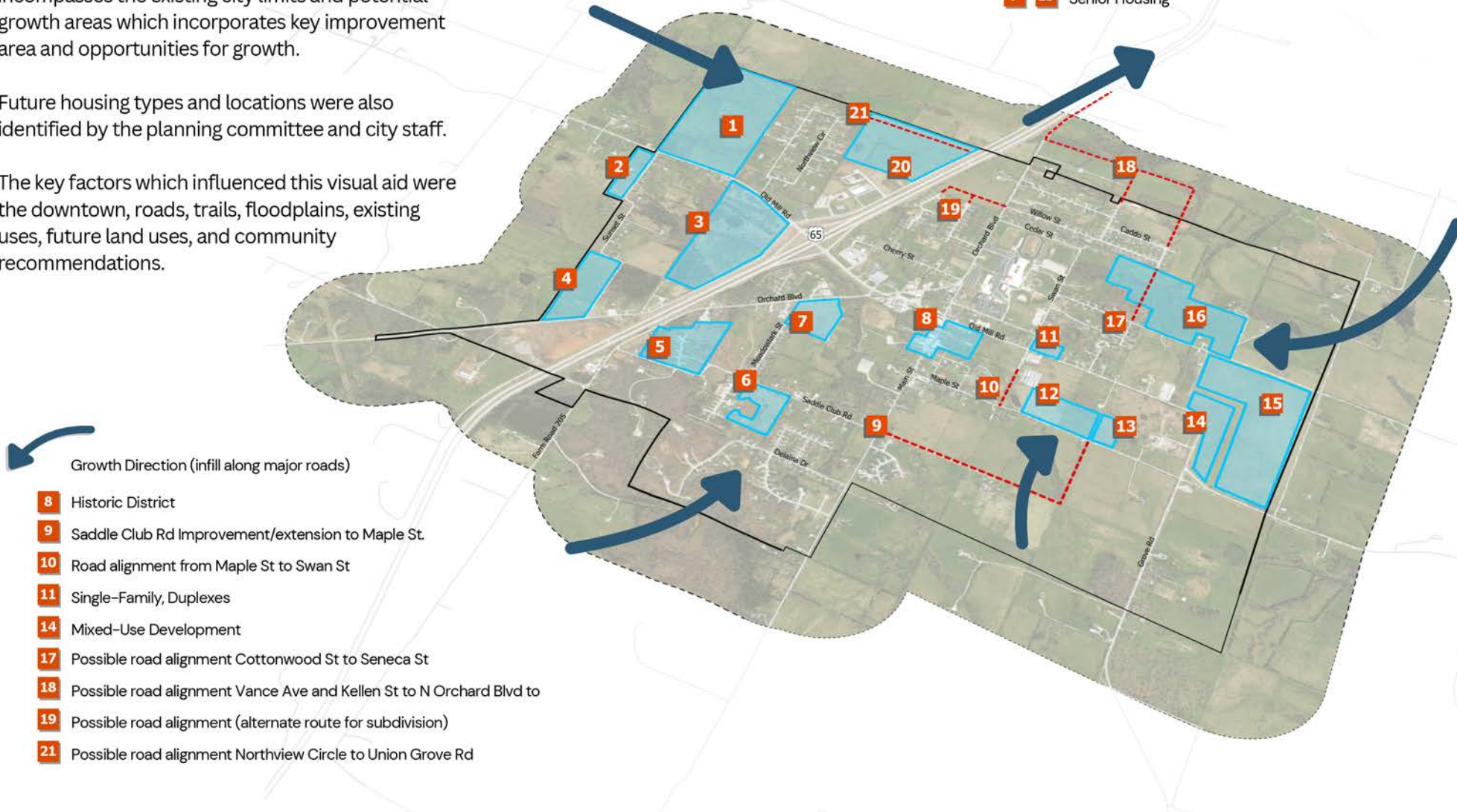


Growth Direction (infill along major roads)

8  Historic District

9  Saddle Club Rd Improvement/extension to Maple St.

10  Road alignment from Maple St to Swan St

11  Single-Family, Duplexes

14  Mixed-Use Development

17  Possible road alignment Cottonwood St to Seneca St

18  Possible road alignment Vance Ave and Kellen St to N Orchard Blvd to

19  Possible road alignment (alternate route for subdivision)

21  Possible road alignment Northview Circle to Union Grove Rd

*This graphic is for reference purposes only and does not include all of the city's possibilities or improvements.*
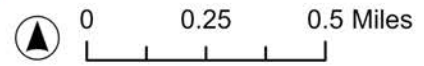
30

# FAIR GROVE FUTURE LAND USE MAP

The future land use map is not a zoning map. It should be used for advisory purposes when considering potential developments and annexations.

Northview Cir

Willow St

Cedar St

Old Mill Rd

Cottonwood St

Cherry St

Old Mill Rd

Shelby Rd

Main St

Maple St

Sunset St

Saddle Club Rd

Grove Rd

Delaina Dr

65
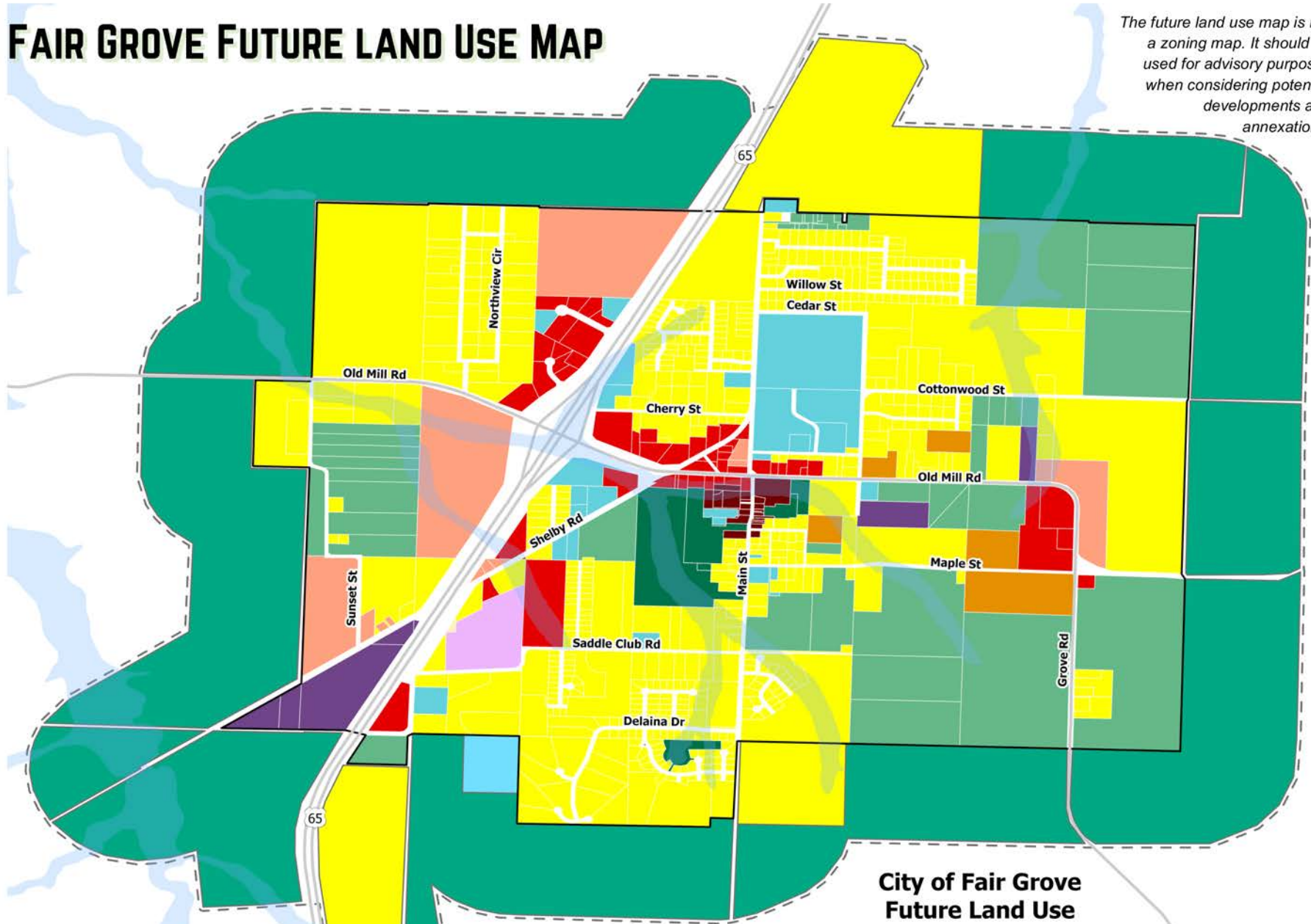
## City of Fair Grove
## Future Land Use

- Agriculture
- Parks and Open Space
- Single-Family Residential
- Multi-Family Residential
- Mixed-Use
- Historic Mixed Use
- Commercial
- Industrial/Manufacturing/Storage
- Institutional/Government
- 100-Year Floodplain
- Growth Area Boundary (1/4 mi)
- City Limits

**SMCOG**
Southwest Missouri
COUNCIL OF GOVERNMENTS
*Enhancing the quality of our communities through regional cooperation*

0    0.25    0.5 Miles

## Goal (G) FLU G1-
### ENSURE WELL PLANNED DEVELOPMENT FOR CURRENT AND FUTURE LAND USES WITHIN THE COMMUNITY.

## Objectives (OBJ) + Community Actions

**FLU 1.1 - Establish Clear Land Use Policies.**

- Coordinate with Greene County to define the City's urban growth area.
- Conduct a comprehensive city-wide rezoning based on a review of current zoning.
- Maintain the integrity of zoning ordinances and adhere to the land use plan.
- Create a development review process managed by a designated zoning administrator.
- Establish a zoning database to monitor and track zoning changes and permits over time.

**FLU OBJ 1.2 - Ensure Continuous Oversight and Engagement throughout this Plan's Implementation.**

- Form a Plan Implementation Committee to oversee the plan's actions.
- Develop a monitoring system with metrics for success and regular progress reports.
- Secure adequate funding and resources to implement the plan without impacting other municipal functions.
- Regularly update the comprehensive plan to ensure it reflects the community's needs.
- Engage in continuous communication with the community about the plan's progress.
- Promote the successful completion of projects from the plan to the community.

## FLU OBJ 1.1 - ESTABLISH CLEAR LAND USE POLICIES.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| **FLU 1.1.1 - Establish procedures and define the City's urban growth area with Greene County Planning Department.** | To ensure the City and Greene County collaborate processes and establish communication. Should the county undergo a zoning regulation updates, it would beneficial to be involved with this process in first two years of this Plan's implementation. | *Greene County* | *2 years or less* |
| **FLU 1.1.2 - Review the current zoning and complete a city-wide rezoning.** | To undertake a comprehensive approach to ensure that the city's zoning regulations are up-to-date, aligned with the community's needs, and consistent with the goals of the comprehensive plan. This strategy involves assessing the existing zoning code and making necessary adjustments across the entire city to reflect current land use priorities and future growth objectives. The following chapters provide further detail regarding zoning updates opportunities and districts: Housing | *Planners, SMCOG, Greene County, Engineers, MML* | *2 years or less* |
| **FLU 1.1.3 - Preserve integrity of zoning ordinances and land use plan.** | To utilize this Comprehensive Plan and its actions during zoning code updates, permits, annexations, and Planning Commission meetings. | | *On-going* |
| **FLU 1.1.4 - Establish a development review process through a designated zoning administrator.** | By creating a structured and efficient system for evaluating proposed developments to ensure they comply with zoning regulations, align with the comprehensive plan, and support the community's goals. This process evaluates proposed developments, including new construction, land subdivisions, and changes in land use, to ensure they meet all applicable zoning codes, ordinances, and other regulatory requirements and is commonly the role of a city official, planning and zoning chairperson, administration, consultant. This process may also require public hearings before the planning and zoning commission. | *Partners, Planners, Engineers, SMCOG, MML* | *On-going* |
| **FLU 1.1.5 - Develop a database for monitor zoning changes over time, tracking permits issued and zoning changes.** | To ensure regular reporting of land use developments align with the community's goals outlined in this Plan. This strategy is essential for maintaining oversight of land use patterns, understanding development trends, and making informed decisions regarding future land use planning and zoning adjustments. | | *On-going* |

## FLU OBJ 1.2 - ENSURE CONTINUOUS OVERSIGHT AND ENGAGEMENT THROUGHOUT THE PLAN'S IMPLEMENTATION.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| FLU 1.2.1 - Establish a Plan Implementation Committee. | This committee will help ensure progress with representation from the community, partners and City government including representation from Planning and Zoning, Board of Alderman, nonprofits, residents, school, and industry representation from economic development and housing. This committee's goal is to provide clear governance structure, with regular meetings, defined roles, and responsibilities for tracking progress, prioritizing actions, and coordinating with various departments and agencies. | City Council members, Local community leaders and stakeholders, Representatives from key sectors (e.g., business, housing, transportation), | Short-term (1-2 years) |
| FLU 1.2.2 - Establish a system for monitoring progress toward the plan's goals and objectives, including metrics for success and regular reporting mechanisms. | Develop key performance indicators (KPIs) and benchmarks to evaluate progress. Provide annual or bi-annual reports to the Board of Alderman, Planning Commission, and the public, highlighting achievements, challenges, and necessary adjustments. | City Administrator, Mayor, | Medium-term (2-3 years) |
| FLU 1.2.3 - Achieve sufficient funding and resources to implement the plan's actions without disrupting other municipal functions. | Secure funding and resources utilizing volunteer and free grant writing services from public and partners such as SMCOG and the Greene County library. This will help identify and secure the financial resources including municipal budgets, grants, private investments, public-private partnerships, and in-kind contributions. | Grant writers or funding consultants (SMCOG, Volunteers, Greene County), Local businesses and private investors | Medium-term (2-4 years) |
| FLU 1.2.4 - Keep the comprehensive plan up-to-date and aligned with the needs of the community. | Set a schedule for plan review (e.g., every five years) to assess progress, incorporate new information, and make necessary updates or portions of this Plan. Involve the community, businesses, and key stakeholders in the review process to ensure the plan remains relevant and responsive to local needs. | Plan Implementation Committee, Planner, City Council | Long-term (3-5 years) |
| FLU 1.2.5 - Maintain ongoing communication with the community. | Use various outreach methods, such as public meetings, workshops, newsletters, social media, and surveys, to engage residents and stakeholders in the implementation process. This will help prioritize projects and seek funding which will be supported by the community at that time. The community's preferences and direction can change, and the plan's focus should be directed in which it will receive support. | Community leaders and advocates, website developers and social media, City Communications | Short-term (1-2 years) |
| FLU 1.2.6 - Publicize the successful completion of projects identified in the plan to the community. | The community has provided essential feedback in this Plan and prior planning activities. To ensure residents and partners stay informed and their participation efforts do not go unnoticed the City will create an outreach process to inform when projects were completed or funding because of the participation in this Plan. This may include creating a standard plan updating process on social media, dedicated comprehensive page on the City's website, and a physical sign that can temporarily installed on-site of road, sidewalk, or other construction that is occurring because of this Plan. | Community organizations, Local media outlets and social media, Implementation Committee | Short-term (1-2 years) |

**Goal (G)**

## FLU G2-
## MINIMIZE ENVIRONMENTAL DEGRADATION OF EXISTING AND FUTURE DEVELOPMENT.

### Objectives (OBJ) ➕ Community Actions

**FLU 2.1 - Promote Infill Development that is Appealing and Consistent to Fair Grove's Community Character.**

- Discourage non-compatible land uses to minimize negative impacts on adjacent properties.
- Focus development within existing city limits to optimize land use.
- Implement flexible development standards in targeted infill areas, adjusting setbacks, parking, lot sizes, and building heights as needed.
- Encourage high-quality infill development that aligns with community needs.
- Collaborate with utility providers to streamline infrastructure extensions and development processes.
- Foster community support for infill projects by aligning them with local needs and preferences.

**FLU 2.2 - Encourage the Revitalization of Underused Sites and Improve Water Management to Protect and Support Community Growth.**

- Identify and address brownfield sites to ensure environmental safety.
- Collaborate with the Department of Natural Resources to complete Brownfield assessment phase I.
- Partner with regional organizations to secure funding for cleanup and remediation of contaminated sites.
- Develop a comprehensive stormwater management plan to address runoff and flooding.
- Promote low-impact development techniques to minimize environmental impact.
- Conduct a stormwater assessment to understand and mitigate potential issues.

## FLU OBJ 2.1 - PROMOTE INFILL DEVELOPMENT THAT IS APPEALING AND CONSISTENT TO FAIR GROVE'S COMMUNITY CHARACTER.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| **FLU 2.1.1 - Discourage non-compatible land uses and impacts on adjacent properties.** | To ensure site plan reviews and development approvals are weighed again zoning which also consider the proposed uses' operation to discourage noise, pollution, traffic congestion, and decreasing property values. | *Permit reviewers, Planning Commission, Zoning Administrator* | *On-going* |
| **FLU 2.1.2 - Prioritize development within existing city limits.** | Focusing and incentiving development of vacant or underutilized parcels within the city, seeks to make efficient use of existing infrastructure, support manageable growth, and being consistent with community interests to protect and preserve established neighborhoods. | *Local developers, City Council, Fair Grove Chamber, Partner Engineers* | *On-going* |
| **FLU 2.1.3 - Allow for more flexible development standards in targeted infill areas. This may include modifications to setbacks, parking requirements, lot sizes, and building heights to accommodate a variety of housing types and mixed-use developments on a case-by-case basis.** | Create special use design guidelines that ensure new infill developments are compatible with the architectural style, scale, and character of existing neighborhoods. To do this the City should work with planners, architects, and community members to draft guidelines that cover aspects like building heights, green buffers, facade materials, landscaping, and street orientation. These guidelines should be incorporated into the city's zoning code and review processes. This could be used to develop flexible densities in existing neighborhoods that may have site constraints or limited development. | *Permit reviewers, Planning Commission, Zoning Administrator* | *On-going* |
| **FLU 2.1.4 - Attract high-quality infill development that meets community needs.** | Establish a program that outlines the types of incentives and limitations of the city. If incentives can be made available, applicants and the projects should held to meet certain criteria to qualify. Prioritize projects that include starter homes, affordable housing, mixed-use developments, medical and healthcare facilities such as family doctors and pharmacies. | *Local business associations, Fair Grove Chamber, Real estate partners, Residents* | *Medium-term (3-5 years)* |
| **FLU 2.1.5 - Work with utilities providers to determine infrastructure extension and ease of process for development.** | To create a clear communication channel between the city, utility providers, developers, and the community to ensure all parties are informed about infrastructure plans, timelines, and development processes. This may include aligning plans such as utility and city infrastructure plans, creating MOUs or agreements, securing grants and funding for the operations or purchase of water and sewer infrastructure, public-private partnerships (PPPs), or impact and connection fees to fund improvements targeting labor and materials. | *Utility providers (water, sewer, electricity, etc.), Public Works, Local business and property owners* | *On-going* |
| **FLU 2.1.6 - Build community support for infill development by ensuring that projects are responsive to local needs and desires.** | Organize community workshops, charrettes, and meetings to gather input on desired types of infill development, design preferences, and potential locations. Incorporate community feedback into planning documents and review processes prior to a public hearing for approve of uses. In some cases feedback help help shed light on special requirements the community or adjacent property owners would like to see included and ease the process of review and permit approvals. | *Local residents and neighborhood associations, Local developers, City Planning and communications* | *On-going* |

# FUTURE LAND USE
# FLU

## FLU OBJ 2.2 - ENCOURAGE THE REVITALIZATION OF UNDERUSED SITES AND IMPROVE WATER MANAGEMENT TO PROTECT AND SUPPORT COMMUNITY GROWTH.

### ACTIONS
### 4 of 4

| Strategy | Why | Partners | Term |
|---|---|---|---|
| FLU 2.2.1 - Identify brownfields and correct issues. | Focus on identifying vacant, abandoned, or underused properties that have potential for redevelopment or repurposing. This may be achieved by conducting a city-wide survey to identify and catalog underused sites, noting their conditions, potential uses, and any barriers to redevelopment. | MoDNR, MDC, SMOCG, Community organizations, Property owners | Short-term (1-2 years) (Immediate Priority) |
| FLU 2.2.2 - Work with the Department of Natural Resources through the Brownfield assessment phase I. | This phase helps to identify and inventory brownfields throughout the community in order to plan a course of action to correct these issues. | MoDNR, MDC, SMOCG, Community organizations, Property owners | Short-term to Medium-term (1-2+ years) |
| FLU 2.2.3 - Collaborate with regional partners to secure funding and implementation of clean ups and remediation. | The city should work with agencies and partners in this field to help apply for grants and secure services for the implementation in a streamlined process while working the property owners. | MoDNR, FEMA, Southwest MIssouri Council of Governments, Engineers, Consultants | Short-term to Medium-term (1-2+ years) |
| FLU 2.2.4 - Complete a stormwater management plan. | To proactively manage stormwater, enhancing public safety, preserving natural resources, and ensuring that new development does not negatively impact existing infrastructure thereby reducing the risk of flooding, preventing erosion, protecting water quality, and managing stormwater runoff, and personal property. | MDC, MoDNR, FEMA, SMCOG, Engineers | Medium-term (2-3 years) |
| FLU 2.2.5 - Encourage developers to use low-impact development techniques. | This would include designation of responsibility for managing greene space set aside for stormwater management. Some policy to consider would include such as permeable pavements, rain gardens, and naturalized detention basins, to manage stormwater and reduce environmental impact as well as maintenance upkeep. | Plans reviewer, City Council, Developers | Medium-term (2-3 years) |
| FLU 2.2.6 - Conduct a stormwater assessment. | The purpose of this is to help with identifying and verifying areas that experience flooding. This can help minimize future policy and permitting decisions ensuring decision makers are equipped with update information. This assessment should include mapping existing drainage systems, evaluating their capacity, and identifying areas where improvements are needed. | Local water management agencies, MDC, MoDNR, Public Works | Short-term to Medium-term (1-2+ years) |

# HOUSING

## HOW TO USE THIS CHAPTER

The housing chapter of Fair Grove's comprehensive plan focus on **improving the quality of existing homes and neighborhoods,** as well as **diversifying the housing stock to meet future demands at a steady rate of construction.** This chapter is essential for ensuring that all residents and future families have access to safe, affordable, and well-maintained housing options that caterer to a larger variety of income levels.

### Applying the Goals, Objectives, and Actions

To use this chapter effectively, please review the prioritized goals, objective, and strategy is labeled with specific abbreviations to assist in navigation:

- 2 Goals (G): H 1, 2
- 4 Objectives (OBJ): H 1.1, 1.2, 2.1, 2.2
- 24 Strategies: H 1.1.1, 1.1.2, 1.1.3, 1.1.5, 1.1.6, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6, 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6

### Key Themes

The key themes regarding housing in Fair Grove indicate that residents feel that there is a lack of options throughout the city. Key findings indicate that not only is there a need for **additional housing variety,** but the city has a desire for more housing in general. There is a desire to continue to implement low-density single family housing options and to preserve this type of housing as the primary housing type within the city. **There is also a desire to incorporate additional multi-family and higher density housing developments of various kinds.**

The most desired home size ranged from **800 to 2,000** square feet which should be referenced as the city ensures the development of more housing to align with the community's desire to grow a at a moderate rate with more families moving in. It is important to note, the students entering the workforce in more in the next few years prefer **starter homes** and more **multi-family** while the established already in the workforce prefer more housing similar to the existing housing stock.

## Goal (G)

### H G1-
### PRESERVE EXISTING LOW-DENSITY DEVELOPMENT, AS DESIRED BY RESIDENTS

### Objectives (OBJ)

### + Community Actions

**H 1.1 - Protect Low-Density Residential Areas from High-Density Development.**

- Enforce buffer requirements between low-density residential areas and adjacent non-residential uses.
- Create an application checklist that includes a review of buffer requirements.
- Compile an inventory of vacant lots within neighborhoods and subdivisions.
- Consider revising zoning codes to support infill development with complementary scale and architectural style, offering diverse housing types.
- Minimize the impact of more intense developments on low-density neighborhoods to preserve their character.
- Update design regulations for housing entrances and driveway orientations to ensure consistency.

**H 1.2 - Preserve the Character of the Fair Grove's Neighborhoods.**

- Incorporate natural features into shared open spaces to preserve their character.
- Design and distribute open spaces with amenities like seating, sidewalks, and trails throughout the neighborhood.
- Establish a fee or land dedication process for land management and preservation.
- Protect existing trees larger than 6 inches in diameter during open space development, prioritizing those over 12 inches.
- Encourage the use of native plants in development plans and schedule planting for fall or spring; implement fees for tree replacement if necessary.
- Promote property and structure maintenance through supportive measures and regulatory initiatives.

# H OBJ 1.1 - Protect Low-Density Residential Areas from High-Density Development.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| H 1.1.1 - Enforce buffer requirements for adjacent non-residential land uses. | The purpose of this is to create a smooth transition between residential land uses and non-residential using and also preserving neighborhood character while mitigating the risk of nuisances due to non-compatible uses. | *Building inspector, Planner, Zoning Administrator, Plans Reviewer* | *On-going* |
| H 1.1.2 - Develop application checklist that includes buffer review. | Doing this helps the city to make sure that all development is attractive, fits the location, and does not conflict with non-residential uses. | *Building inspector, Planner, Zoning Administrator, Plans Reviewer* | *Short-term (1-2 years)* |
| H 1.1.3 - Create an inventory of vacant lots within neighborhoods and subdivisions. | Intended to make Fair Grove a more appealing place to develop housing and create more efficient development practices for both the city and developers by laying out infrastructure locations and materials needed to reach the site. | *Web developers, Engineers, GIS mapping services (Greene County and SMCOG)* | *Long-term (5 years)* |
| H 1.1.4 - Consider revising zoning codes to accommodate infill through complementary scale and architecture style offering a variety of housing types varying in size, bedrooms, focused on scale and conformity. | This helps promote housing options in relationship to the zoning district and permitted adjacent uses through the revision of zoning code to allow conditional uses through a special use permit process, to promote infill development aimed at mixed housing types that complement the existing neighborhood. | *Developers, Engineers, MML, American Planning Association - MO Chapter* | *Long-term (5 years)* |
| H 1.1.5 - Minimize the impact of more intense developments on low-density neighborhoods, maintaining their character | Transitional zones act as buffers between low-density and higher-density areas, helping to gradually change the building scale and density. Example structure types that might be appropriate include townhomes (multi-story or attached), duplexes (multi-story or side-by-side), small apartments (low-rise 10 units or less), cottage clusters (group of detached single-family homes with shared courtyard, usually considered medium density) and triplexes or fourplexes (three or four separate housing units, often designed to look similar to single-family homes from the street. These can provide a higher density option while still fitting into the residential character of a neighborhood.) Guest housing also referred to as accessory dwelling units (adus) may be utilized in higher density areas. | *Developers, HUD, CDBG* | *On-going* |
| H 1.1.6 - Update design regulations regarding housing entrance and driveway orientations. | This is meant to help preserve the existing character of neighborhoods and subdivisions throughout the city while also allowing more flexible residential structure types and orientations. Considerations may include variations in housing unit type in relationship to street frontage and parking standards such as parking in the rear, garage setbacks, or side entrances. This approach could be applied to other structure types. | *Building inspector, Planner, Zoning Administrator, Plans Reviewer* | *Medium-term (1-2+years)* |

# H OBJ 1.2 - PRESERVE THE CHARACTER OF THE FAIR GROVE'S NEIGHBORHOODS.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| H 1.2.1 - Preserve natural features by incorporating them into shared open spaces. | Natural features on a development site should be preserved as much as possible by integrating them into shared open spaces incorporating natural features into open spaces maintains the unique landscape and ecological characteristics of a neighborhood. It ensures that new developments retain the area's natural beauty and contributes to a sense of continuity and environmental harmony, enhancing the overall appeal and character of the community. | *Plans Reviewer, Building Inspector, Arborists, MDC, Missouri Prairie Foundation, Parks Board* | *Medium-term (2-3 years)* |
| H 1.2.2 - Design and distribute open spaces throughout the neighborhood with features like seating, sidewalks, and trails. | Well-designed open spaces that are evenly distributed and equipped with amenities enhance the functionality and attractiveness of the neighborhood. They encourage community interaction, promote outdoor activities, and create a more cohesive and inviting environment, which strengthens the neighborhood's character and livability. | *Arborists, MDC, Missouri Prairie Foundation, Surveyor, Parks Board* | *Medium-term (2-4 years)* |
| H 1.2.3 - Considering establishing a process to accept a fee of for land management or land dedication. | If deemed beneficial, with fees and common space use determined by the city. Public utility easements can cross open spaces for maintenance but won't count towards open space calculations. This approach provides flexibility in managing open spaces while ensuring that essential utilities can be maintained without compromising the quality of the open space. It allows the city to balance development needs with the preservation of functional and accessible common areas, supporting a well-planned and cohesive neighborhood environment. | *City legal, financial, and planning* | *Medium-term (1-2 years)* |
| H 1.2.4 - Protect existing trees larger than 6 inches in diameter during the development of open spaces, with priority given to those over 12 inches. | Preserving mature trees maintains the natural beauty and value of the neighborhood, providing shade, improving air quality, and enhancing the area's appeal. Larger trees, in particular, contribute significantly to the landscape's character. This could be implemented through establishing a tree board, undertaking a city wide tree inventory, monitoring and enforcement, offering alternatives and incentives in development guidelines. | *Park Board, Arborists, MDC, Missouri Prairie Foundation* | *On-going* |
| H 1.2.5 - Encourage native plant use in development plans and reduce enforcement by scheduling planting in fall or spring, with fees for any necessary tree replacement. | Native plants are adapted to the local climate and soil, reducing maintenance needs and supporting local biodiversity. By planting in optimal seasons, the city ensures healthier landscapes that require less oversight, fostering a more naturally beautiful and cohesive neighborhood appearance. Implementation tools may include: Develop guidelines and criteria for native plant use in site plan reviews and applications., set regulations that limit tree planting to the fall and spring to promote plant health and longevity., and create a policy requiring developers to pay a fee to the city for tree removal or establish a tree bank fund which is used to plant new trees elsewhere. | *Park Board, Local nurseries and gardening organizations, Local Developers, Missouri Department of Agriculture and Conservation* | *On-going* |
| H 1.2.6 - Promote well-maintained properties and structures through supportive measures and regulation initiatives. | By enforcing nuisance regulations, the city can prevent properties from falling into disrepair, which can negatively impact the overall appearance,safety, and property values of the neighborhood. Some approaches to consider strengthen code enforcement efforts by increasing staff, evelop programs that help property owners bring their properties into compliance, including financial assistance or community clean-up events, conduct regular rental inspections, establish a clear and accessible system for reporting. | *City code enforcement, community foundations, housing representatives* | *On-going* |

**Goal (G)**

**H G2-**

**IMPROVE HOUSING VARIETY TO ENCOURAGE GROWTH**

**Objectives (OBJ)**    +    **Community Actions**

**H 2.1 - Encourage Distribution of Multi-Family and Higher Densities.**

- Permit smaller lot sizes in large developments or require a portion of new developments to include starter homes.
- Promote higher density multi-family housing along Shelby Rd. and Maple St.
- Support the development of multi-generational housing throughout the city.
- Simplify residential zoning by consolidating zones, standardizing density and use requirements, and adjusting lot dimensions to allow a variety of housing types.
- Reduce side and rear setbacks and buffering requirements for residential areas.
- Establish a rental unit program to support diverse housing option

**H 2.2 - Ensure the Development of Diverse Housing.**

- Develop a comprehensive checklist for planning design that promotes health and equality.
- Collaborate with the Greene County Senior Service Fund to support housing needs for seniors.
- Integrate trails and trailheads within neighborhoods to ensure connectivity.
- Enhance green space and buffering between commercial uses and residential districts.
- Consider forming a housing commission to oversee diverse housing development.
- Increase housing options for special populations, including seniors, disabled individuals, and veterans.

## H OBJ 2.1 - ENCOURAGE DISTRIBUTION OF MULTI-FAMILY AND HIGHER DENSITIES.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| H 2.1.1 - Allow smaller lot sizes in large developments or mandate a portion of new developments be dedicated to starter homes. | To ensure starter homes varying in housing square footage are available in single-family housing districts, the city may allow smaller lot sizes in large subdivisions through a special permitting process or require that a percentage of a proposed housing subdivision be dedicated to smaller lot sizes. Areas where this may be effective and should be consider may be during the platting process, limited buildable areas, or where access drives may be a concerns. This strategy helps diversify housing options and makes homeownership more accessible, affordable, and addressing raising housing costs while maximizing land value overall supporting overall city growth. | Local real estate agents, Developers, Planning Commission, City Council | Medium-term (2-3 years) |
| H 2.1.2 - Encourage the development of a higher density multi-family housing development along Shelby Rd. and Maple St. | These areas were identified by the community and workshops as potential sites that could support multi-family and mixed use developments, expanding on higher density developments a crossed the city. A these areas have potential to serve families and potential tax credit incentives being nearest to Fair Grove Schools. The city may consider efforts targeting development in these areas to increase housing availability, business opportunity, and support infrastructure investments. | CDBG, HUD, Developers, SMCOG, Fair Grove Chamber, Community Organizations | Medium-term (2-3 years) |
| H 2.1.3 - Support development of multi-generational housing. | Multi-generational housing accommodates diverse family needs and can help address housing shortages. This is intended to encourage living in place, centered around the unique needs of different types of people and families. These housing units should be designed to support varying income levels as well to encourage living in place. Example structure features may include separate living spaces (suites up to several bedroom units), flexible layouts, accessibility, shared common rooms or grounds, enhanced safety (non-slip flooring, improved lighting, security), energy efficiency requirements, outdoor space requirements, have fair access to gardens, patios, and green space. | Local real estate agents, Developers, Planning Commission, City Council, State and Federal Housing Agencies | On-going |
| H 2.1.4 - Simplify residential zoning districts by consolidating similar zones, standardizing density and use requirements to promote a flexibility and ease the development application process. | Analyze the current residential zoning districts to identify overlaps and reducing complexity. This review should focus on understanding why multiple districts exist, the original intent behind each district, and how these intents align with current development trends and community needs. Current zoning code, limits development through complication and consistency's with allowable densities, setbacks, and structure types. The city may consider establishing low, medium, and high density residential districts with clear list of allowable structure types, minimum and maximum lot sizes, with reduce lot dimensions. | Local real estate agents, Developers, Planning Commission, City Council, State and Federal Housing Agencies | Medium-term (1-2 years) |
| H 2.1.5 - Reduce side and rear setback, and buffering requirements for residential uses. | Reducing these requirements can enable more efficient use of land and increase housing density, while creating more opportunity and diversifying the existing zoning districts. | Local real estate agents, Developers, Planning Commission, City Council, State and Federal Housing Agencies | Medium-term (2-3 years) |
| H 2.1.6 - Establish rental unit program. | This strategy aims at managing and understanding the rental market through policy and regulations holding landlords and property managers accountable for maintaining property to support occupant health on an annual, bi-annual basis or as needed based on staff capabilities. Options may include establishing a inspection process, community outreach, education materials, liens on continued problematic properties. | Planning Commission, City Council, Law Enforcement, Code Enforcer, Building inspector | Short-term (1-2 years) |

## H OBJ 2.2 - Ensure the Development of Diverse Housing.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| **H 2.2.1 - Create a comprehensive checklist to plan design for health and equality.** | A comprehensive checklist ensures that housing designs consider important factors related to health and equality, such as accessibility, environmental quality, and affordability. This promotes equitable living conditions and supports diverse needs within the community. This process is intended to help the city track housing quality, owner vs rental occupied housing, families, and workforce. By staying informed the city can work with the school and stay informed regarding increasing population and assisting future residents communicate housing needs to developers. | *Health and social equity experts, Transportation Planners, Planners, Fair Grove Schools* | *On-going* |
| **H 2.2.2 - Partner and work with the Greene County Senior Service Fund.** | Partnerships can enhance resources and support for senior housing and other diverse needs. Establish formal agreements and collaborate on housing initiatives with the fund. | *Greene County, Senior Center, Residents* | *On-going* |
| **H 2.2.3 - Ensure neighborhoods are connected by integrating trails and trailheads within neighborhoods.** | Add trails and trailheads to connect neighborhoods to the north of the city to parks and community centers to the south. This will help provide improved connectivity, promoting walkability, neighborhood integration, and equality. | *Community organizations and neighborhood associations, Regional trail planning groups, Park Board* | *On-going* |
| **H 2.2.4 - Increase green space and buffering requirements for commercial uses against residential districts.** | Additional green space and buffering reduce conflicts and improve residential quality of life. Update zoning and site design standards to require more green space and buffering for commercial developments. | *Planning Commission, Planners, City Council* | *Medium-term (2-3 years)* |
| **H 2.2.5 - Consider establishing a housing commission.** | A housing commission can provide focused oversight and support for diverse housing initiatives and fair development practices. Form a committee to assess housing needs, develop policies, and coordinate with other agencies and stakeholders. | *Planning Commission, Planners, City Council, Housing experts, Residents, Developers* | *Medium-term (2-3 years)* |
| **H 2.2.6 - Increase the availability of housing options for special populations, such as seniors, disabled individuals, and veterans.** | Partner with local organizations to develop specialized housing projects for seniors, disabled individuals, and veterans. Through collaboration with foundations, volunteers, and organizations the city may be able to provide or direct developers or individuals to grants or low-interest loans to developers of specialized housing for special populations. | *Local senior centers, disability advocacy groups, and veteran organizations, developers and builders specializing in accessible housing, HUD, CDBG* | *Medium-term (2-3 years)* |

# TRANSPORTATION

## HOW TO USE THIS CHAPTER

The Transportation Chapter aims to provide recommendations for **continued sidewalk improvements**, enhancing walkability, and maintaining and upgrading the road system in Fair Grove. This chapter addresses the need for better sidewalk accessibility, improved road conditions, and the development of a comprehensive transportation master plan to guide future projects.

### Applying the Goals, Objectives, and Actions

To use this chapter effectively, please review the prioritized goals, objective, and strategy is labeled with specific abbreviations to assist in navigation:

- **2 Goals (G):** TN 1, 2
- **4 Objectives (OBJ):** TN 1.1, 1.2, 2.1, 2.2
- **24 Strategies:** TN 1.1.1, 1.1.2, 1.1.3, 1.1.5, 1.1.6, 1.1.7, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6, 2.1.7, 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5

### Key Themes

Key findings regarding transportation in Fair Grove highlight the need for safe and efficient transportation systems within the city. It was found that the community desires and is in need of improved and expanding pedestrian accommodations and facilities. **The lack of sidewalks throughout the city makes travelling by foot particularly dangerous as well.** This can be paired with the lack of bicycle accommodations, making the transportation network within the city less than ideal for both pedestrians and bicyclists.
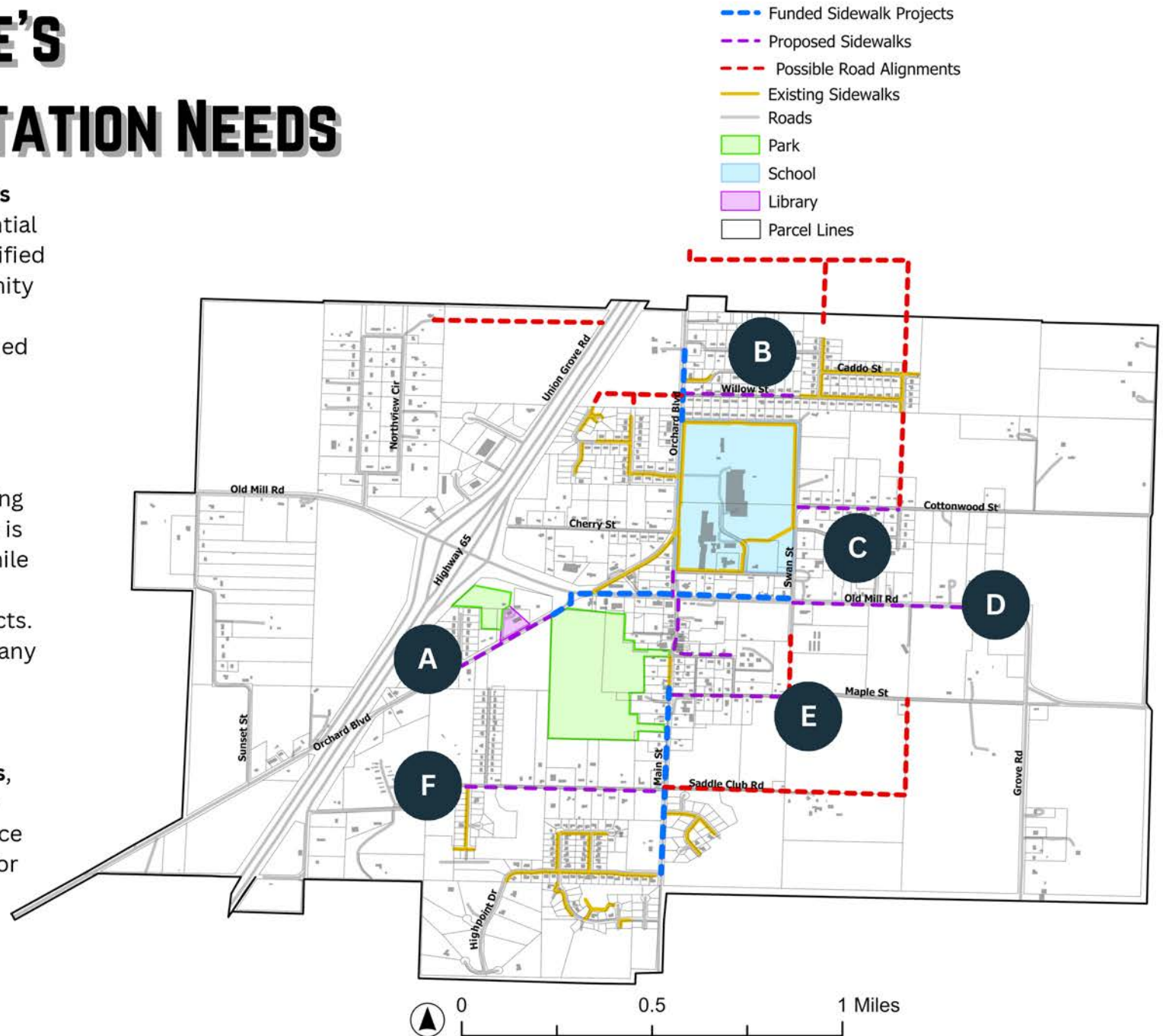
Along with this, it was found that regular maintenance and improvements to the street network to accommodate more vehicles is something that is not only desired but **necessary** for the growth of the community. Ensuring the efficient and effective implementation of road improvements in the city is vital to ensuring the city grows in a healthy manner.

# FAIR GROVE'S
# TRANSPORTATION NEEDS

The **Transportation Needs Illustration** depicts potential improvement areas identified by residents and community leaders. These needs are located on state maintained routes while others are potential for the city to undertake.

The **blue** routes are existing sidewalk projects the city is currently undertaking, while the **purple** routes were identified as future projects. **It should be emphasized** any **future road alignment** or extensions of new roads, shown in **red**, or would **require** additional **studies**, funding, and multiagency coordination. For reference see **page 52, TN OBJ 2.1** for additional strategies.



Legend:
- Funded Sidewalk Projects
- Proposed Sidewalks
- Possible Road Alignments
- Existing Sidewalks
- Roads
- Park
- School
- Library
- Parcel Lines

0    0.5    1 Miles

**Goal (G)** TN G1-
**DEVELOP AND MAINTAIN AN ADEQUATE ROAD NETWORK.**

**Objectives (OBJ)**    ✚    **Community Actions**

**TN 1.1 - Promote Connectivity Between Neighborhoods and Commercial Areas.**

- Enforce street classification and function systems for all new and proposed roads.
- Preserve rights-of-way along major arterials and corridors to ensure future expansion.
- Promote active transportation options such as biking and walking to reduce road congestion and support community health.
- Investigate and address parking issues in downtown areas.
- Conduct a street condition evaluation and cost analysis in collaboration with an engineering group.
- Require new subdivisions to have multiple access points to existing roads and discourage dead-ends and cul-de-sacs.
- Update setback requirements from the right-of-way and property lines for improved planning.

**TN 1.2 - Integrate Proposed Streets and Improvements from Future Transportation Network.**

- Participate in local and regional transportation planning to ensure alignment with broader goals.
- Coordinate with Greene County and developers to clarify road maintenance and development responsibilities.
- Require traffic impact assessments for new large-scale developments to manage potential congestion.
- Review road widths and driveways along Shelby Rd. for possible improvements.
- Study the Walnut St. and Main St. intersection to identify and address any traffic issues (speeds, narrow streets, and traffic control alternatives)

## TN OBJ 1.1 - Promote Connectivity Between Neighborhoods and Commercial Areas.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| **TN 1.1.1 - Enforce street classification and function systems for all proposed and new roads.** | This is to ensure that Fair Grove has an adequate road network that functions as intended including addressing stormwater and flooding issues to mitigate property damage, loss of life, and improve overall functionality. This supports efficient resource allocation by ensuring roads are maintained and developed according to their function. To implement the city can do the following: categorize roads (arterial, collector, or local), update city road maps, designate future projects and classifications, review speed limits, conduct traffic counts, resource allocation and project planning. | *MoDOT, SMCOG* | *On-going* |
| **TN 1.1.2 - Preserve rights-of-way along major arterials and corridors.** | This is to ensure that Fair Grove can make any necessary improvements and long-term transportation capacity to support growth without having to go through planned development areas. This proactive approach can help persevere efforts for key corridors and support development. | *MoDOT, SMCOG* | *Medium-term (2-3 years)* |
| **TN 1.1.3 - Promoting active transportation options such as biking and walking reduces road congestion and supports a healthier community.** | This is intended to improve the connectivity of the roads within Fair Grove potentially alleviating congestion among other issues. This supports minimizing impacts to neighborhoods and major roads from restrictive entrances, which were a public concern during commuting hours. The | *MoDOT, SMCOG, Community foundations, Active transportation advocates, Park Board* | *On-going* |
| **TN 1.1.4 - Investigate solutions for parking issues downtown.** | The parking situation downtown is an issue for a variety of reasons including insufficient and problematic parking in its current state. The city needs to work with stakeholders downtown to help correct this issues. A parking study may be considered. | *MoDOT, SMCOG* | *Medium-term (1-2 years)* |
| **TN 1.1.5 - Work with engineering group to do a street condition evaluation and cost analysis.** | The intent of this is to gain a better understanding of how much repairs to the streets will cost as well as anticipating any necessary projects. | *City Council, Planning Commission, Partners, MoDOT* | *Long-term (3-5 years)* |
| **TN 1.1.6 - Require new subdivisions to include multiple access points to existing roads, discouraging dead-ends and cul-de-sacs.** | Connected streets reduce traffic bottlenecks and improve emergency response times, helping create a more efficient road network. | *City Council, Planning Commission* | *On-going* |
| **TN 1.1.7 - Update setback requirements from the right-of-way/property line.** | To simplify current requirements can make the zoning code more understandable and easier to follow for property owners and developers. This will help provide a clearer and more straightforward regulation, making it easier for residents to comply with zoning requirements encouraging development. | *City Council, Planning Commission* | *Short-term (1-2 years)* |

## TN OBJ 1.2 - Integrate Proposed Streets and Improvements from Future Transportation Network.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| **TN 1.2.1 - Participation in local and regional transportation planning.** | To help the city secure funding for future transportation improvements, a representatives from the city should attend annual meetings with SMCOG and Greene County to serve on the Transportation Advisory Committee. It will be advantageous to identity local needs annually to be addressed for prioritization purposes. | *MoDOT, SMCOG , City representative* | *On-going* |
| **TN 1.2.2 - Coordinate with Greene County and developers to determine road responsibility.** | Collaboration between the city, county, and developers is vital for road network expansion. Clear responsibilities and coordination ensure efficient road improvements aligned with transportation goals. This approach minimizes conflicts, simplifies development, and meets current and future user needs. | *City Staff, Partner engineers, MoDOT, Safety Experts, SMCOG, Greene County, Developers, Property owners* | *On-going* |
| **TN 1.2.3 - Require traffic impact assessments for new large-scale developments.** | Understanding the potential traffic impacts of new developments ensures that the road network can handle additional loads and highlights any necessary improvements. | *City administration, Council, Planning Commission* | *On-going* |
| **TN 1.2.4 - Review road widths and drives along Shelby Rd.** | In alignment with the housing chapter, this is to help accommodate an increase in traffic due to development of multi-family housing and the industrial sector. | *City administration, Council, Planning Commission, MoDOT* | *Medium-term (2-3 years)* |
| **TN 1.2.5 - Study the Walnut St and Main St intersection.** | This intersection should be studied to evaluate possible solutions to address speeding and traffic controls to improve safety as well to identify minimum road widths. The city may explore taking advantage of the Traffic Engineering Assistance Program (TEAP) to study road in the historic downtown to address traffic issues, alignments, and potential alternatives. | *Transportation planners, Engineers, MoDOT* | *On-going* |

**Goal (G)**
**TN G2-**
**PROMOTE ALTERNATIVE MODES OF TRANSPORTATION**

**Objectives (OBJ)** **+** **Community Actions**

**TN 2.1 - Continue Securing Transportation Funds and Execute Identified Sidewalk Improvement Projects.**

- Gather public feedback to prioritize transportation projects, considering shared costs and development proposals.
- Apply for funding to enhance sidewalk infrastructure and pedestrian safety for the following projects:
  - Project A: Orchard Blvd.
  - Project B: Willow St.
  - Project C: Cottonwood St.
  - Project D: Old Mill Rd.
  - Project E: Maple St.
  - Project F: Saddle Club Rd.

**TN 2.2 - Improve the Connectivity, Accessibility, and Quality of All Pedestrian Modes of Transportation in Fair Grove.**

- Create a comprehensive Master Transportation Plan to guide long-term transportation network development and improvements.
- Promote compact, mixed-use developments near major intersections and areas with limited buildable space.
- Expand and encourage bike routes throughout the city.
- Add bike lanes along major roadways, particularly on the Trans-America route.
- Establish a process for considering sidewalk extensions in annexation requests.

## TN OBJ 2.1 - Continue Securing Transportation Funds and Execute Identified Sidewalk Improvement Projects.

**Actions**

| Strategy | Why | Partners | Term |
|---|---|---|---|
| **TN 2.1.1 - Facilitate public feedback to prioritize order of implementation, considering shared costs and development proposals.** | The following strategies identified potential sidewalk and pedestrian improvements which can referred to in this plan to help secure funding. These projects are not listed in order of recommended priority. it will be helpful to gain support of the community by using micro surveys and public meetings to determine order of TAP grant applications, other considerations may be involved in the prioritization. | *Community, City Council, SMCOG* | *Medium-term (6-12 months)* |
| **TN 2.1.2 - Apply for funding to fund sidewalk infrastructure and pedestrian safety for Project A, Orchard Blvd. (See Transportation Needs Illustration)** | This is to provide a connection between City Hall, the library, and senior center to the park. | *MoDOT, SMCOG* | *Medium-term (1-2 years)* |
| **TN 2.1.3 - Apply for funding to fund sidewalk infrastructure and pedestrian safety for Project B, Willow St. (See Transportation Needs Illustration)** | This is to provide residents along Willow St., north of the school access to safer routes, completing sidewalk north of the street and existing TAP projects along N Orchard. | *MoDOT, SMCOG* | *Medium-term (1-2 years)* |
| **TN 2.1.4 - Apply for funding to fund sidewalk infrastructure and pedestrian safety for Project C, Cottonwood St. (See Transportation Needs Illustration)** | This is to provide a connection to Fair Grove schools and residents to the east. This area should also consider potential pedestrian crossings with possible road alignments. | *MoDOT, SMCOG* | *Medium-term (1-2 years)* |
| **TN 2.1.5 - Apply for funding to fund sidewalk infrastructure and pedestrian safety for Project D, Old Mill Rd. (See Transportation Needs Illustration)** | This is to provide sidewalk extension further east in alignment with the future land use plan and potential housing development, providing access to downtown and community parks. | *MoDOT, SMCOG* | *Medium-term (1-2 years)* |
| **TN 2.1.6 - Apply for funding to fund sidewalk infrastructure and pedestrian safety for Project E, Maple St. (See Transportation Needs Illustration)** | This is to provide new sidewalk connections to Main St, connecting current residents and future housing along Maple St. This area should also consider potential pedestrian crossings with possible road alignments. | *MoDOT, SMCOG* | *Medium-term (1-2 years)* |
| **TN 2.1.7 - Apply for funding to fund sidewalk infrastructure and pedestrian safety for Project F, Saddle Club Rd. (See Transportation Needs Illustration)** | This is to provide a connection between Main St and residents to the west, providing safe routes to downtown. | *MoDOT, SMCOG* | *Medium-term (1-2 years)* |

# TN OBJ 2.2 - Improve the Connectivity, Accessibility, and quality of all pedestrian modes of Transportation in Fair Grove.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| **TN 2.2.1 - Develop a comprehensive Master Transportation Plan to guide the long-term development and improvement of the city's transportation network.** | To create a comprehensive transportation master plan through collaboration with SMCOG and other agencies, ensuring coordinated development and addressing future transportation needs. | *SMCOG, MoDOT, City Staff* | *Long-term (3-5 years)* |
| **TN 2.2.2 - Promote compact, mixed-use developments near major intersections and sites with limited buildable area.** | To focuses on encouraging development that maximizes land use efficiency and supports vibrant, walkable communities. Specifically at key intersections providing limited drive access, reducing congestion, and serving as a connection between residential and commercial activities. | *SMCOG, MoDOT, City Staff, Commercial developers* | *On-going* |
| **TN 2.2.3- Encourage and expand bike routes.** | This will help to provide additional options and address safety issues for cyclists. To implement the city should first engage with resident cyclists and engage with the biking community. From here the city can begin to address improvements which may include adding traffic calming measures and safe crossings, integrate bike lanes and signage into major road improvements. | *SMCOG, MoDOT, City Staff, Bike community represenation* | *On-going* |
| **TN 2.2.4 - Incorporate bike lanes along major roadways along the Trans-America route** | This is to ensure biker safety along the roads in Fair Grove as well as create accommodations in order to capitalize on the Trans-America route. Fair Grove is part of a nationwide route that spans from Oregon to Virginia providing an excellent recreational and tourism opportunity the city should look to capitalize on. | *SMCOG, MoDOT, City Staff, Bike community represenation* | *Long-term (3-5 years)* |
| **TN 2.2.5 - Outline a process considering sidewalk extensions during annexations requests.** | Doing this will help the city to better prioritize and allocate funding to ensure the implementation of a better sidewalk network as the city expands. | *City, MoDOT* | *On-going* |

# PUBLIC REALM
# HOW TO USE THIS CHAPTER

The Public Realm chapter focuses on ensuring the safety, well-being, and health of the community, as well as maintaining and improving public facilities and infrastructure. This chapter addresses **the need for adequate emergency services, infrastructure planning for growth, and enhancements to recreational and technological capabilities.**

## Applying the Goals, Objectives, and Actions

To use this chapter effectively, please review the prioritized goals, objective, and strategy is labeled with specific abbreviations to assist in navigation:

- **2 Goals (G): PR 1, 2**
- **4 Objectives (OBJ): PR 1.1, 1.2, 2.1, 2.2**
- **26 Strategies: PR 1.1.1, 1.1.2, 1.1.3, 1.1.5, 1.1.6, 1.1.7, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6, 1.2.7, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6, 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6**

## Key Themes

Key findings regarding the public realm of Fair Grove indicated that the community values safety and security and has the desire to ensure both of these things moving forward. **The community has expressed that there is a great desire to incorporate a medical facility of some kind since the city currently lacks one.** Along with this, ensuring the emergency services have adequate training, facilities, and systems in place to effectively keep the community safe is a necessary improvement that the community would like to see.

**The community also would like to see improvements in relation to utility and trash services.** The community has indicated that current services are overpriced and inefficient. As the city continues to grow to it is important that the city can also ensure clean and safe drinking water along with robust water and sewer systems in order to support the desired growth.

# STREAMS, WATER, AND FLOODWAYS

The following illustrates the locations of streams, ponds, or other bodies of water in relationship to parcels that may have a portion of the floodway. Property in the floodway can impact development and increased insurance costs for property owners. The blue line represents the location for water runoff.

According to FEMA, a 100-year floodplain is an area that has a 1% chance of flooding in any given year. This suggests there is minimal probability of experiencing a flood of that magnitude. The 100-year floodplain is delineated by government agencies like FEMA (Federal Emergency Management Agency) in the United States. It's used in planning, insurance, and building regulations to manage and mitigate flood risks.

According to The Federal Emergency Management Agency (FEMA), a key highlight is over 30 years (a typical mortgage term), there's about a 26% chance of experiencing such a flood if within the floodway. Flood hazard data is updated roughly every five years by FEMA and adjusting these areas as needed.
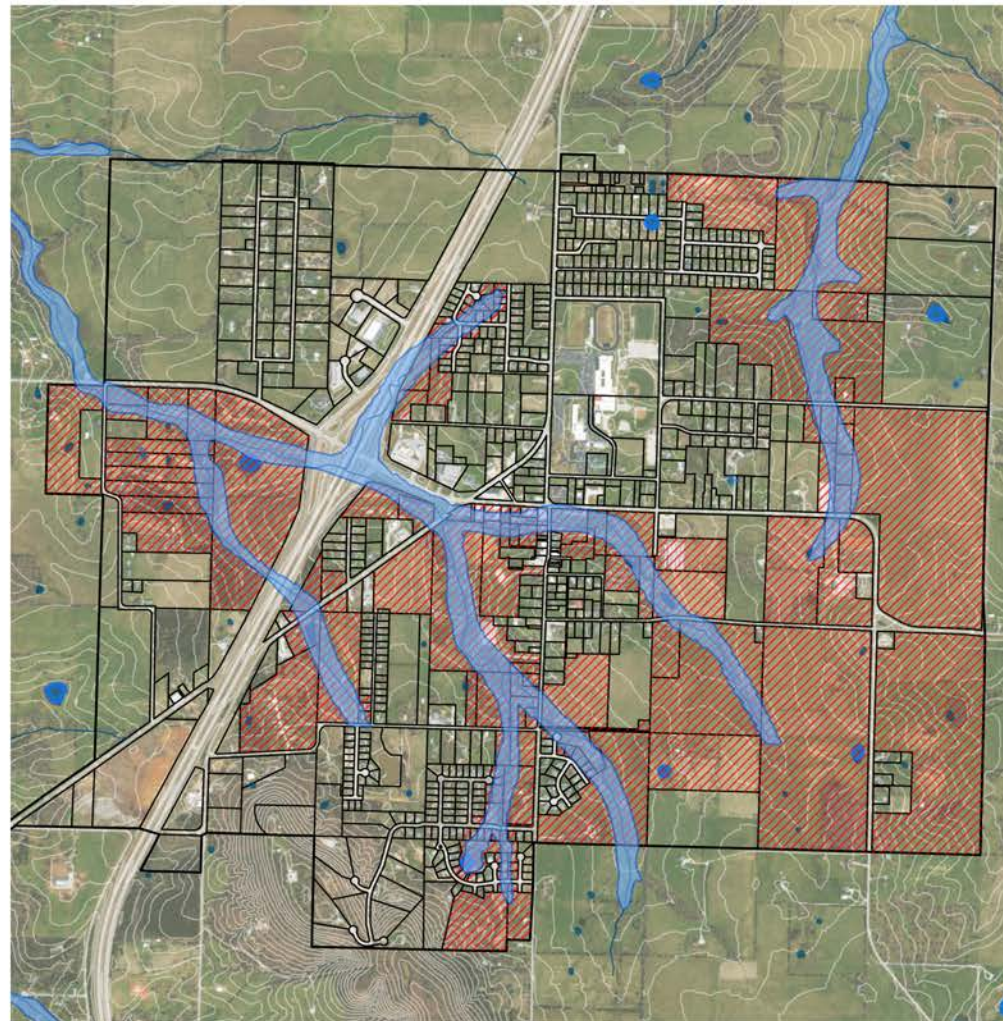


**City of Fair Grove Floodplain and Water Features**

Legend

- 100- Year Floodplain (1% Annual Chance)
- Streams, Ponds and Other Water Features
- Parcels Within the Flood Plain
- 30 Ft Contours

0    0.25    0.5 Miles
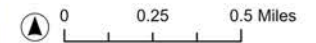
*Regulatory floodways are reserved areas of land that disperse flood water so that it does not exceed a designated height.

**SMCOG**
Southwest Missouri
COUNCIL OF GOVERNMENTS

*Source: FEMA, Greene County Assessor, TIGER, ESRI*

**Goal (G)**
**PR G1-**
**ENHANCE COMMUNITY WELL-BEING THROUGH SUPPORT FOR PARKS, EMERGENCY SERVICES, AND EDUCATION.**

### Objectives (OBJ) ➕ Community Actions

**PR 1.1 - Continue to Support the Parks System and the Development of Equitable and Inclusive Parks.**

- Acquire additional parkland and trails in underserved areas of the community.
- Continue improving park equipment and amenities throughout the city.
- Collaborate with playground manufacturers and disability professionals to design inclusive equipment.
- Enhance park accessibility to make them more inclusive for everyone.
- Incorporate shaded areas and equipment in parks for added comfort.
- Support the Park Board in securing funding for the Fair Grove Parks Master Plan and future updates.
- Develop a city-wide master trails and park plan to guide future development and improvements.

**PR 1.2 - Continue Support For Emergency Service and the School District.**

- Continue participating in Greene County's Hazard Mitigation Planning to strengthen city resilience.
- Develop a comprehensive city emergency plan to ensure preparedness.
- Expand the police force and construct a larger facility to accommodate necessary equipment.
- Organize annual emergency management events to promote community awareness and preparedness.
- Promote dual-enrollment programs by building relationships with local technical colleges and universities.
- Publicize Jr. Firefighter and Police Explorer programs to encourage youth involvement in public safety.
- Establish a local Disaster Action Team (DAT).

| Strategy | Why | Partners | Term |
|---|---|---|---|
| **PR 1.1.1 - Acquire additional parkland and trails near underserved areas within the community.** | The intent of this is to ensure that parks within the city are equitable and accessible for individuals throughout the entire city, connecting residents north of MO 125 (Old Mill Rd) and plan for connecting to the west over the interchange. | *MDC, MoDNR, Ozark Greenways, Community groups, Park Board* | *Long-term (3-5 years)* |
| **PR 1.1.2 - Continue to develop and improve park equipment and amenities throughout the city.** | To ensure that the city has quality parks and park facilities, it is crucial that the city continues to develop the parks with up to date and inclusive equipment that is also safe. First tool for this will be to inventory and all equipment and find key features to restore or replace. This will become a regulatory process for managing parks that might need dedicated staff for upkeep and planning activities, programs, budgeting and day-to-day maintenance. | *MDC, MoDNR, Ozark Greenways, Community groups, Park Board* | *Ongoing (3+ years)* |
| **PR 1.1.3 - Work with local playground manufacturers and disability professionals when designing new equipment.** | The intent of this is to involve the city in the park equipment making process and to involve disability professionals to ensure that the implementation of inclusive equipment is practical and can be designed in a way to best fit the city's needs and budget | *Local Manufactures, MDC, MoDNR, Universities and colleges, Ozark Greenways, Community groups, Park Board* | *Medium-term (1-3 years)* |
| **PR 1.1.4 - Update parks to be more inclusive and accessible for all.** | Making the parks more inclusive is intended to present individuals who may have a condition or disability the opportunity to use the park as well by including specialized equipment and amenities. The city should continue to plan and improve equipment, as such it will be advantageous to create a committee and tour the city with representing individuals to discuss improvements and identify problem areas. This strategy also include community gardeners, native planting, and sensory gardens each of which's location, size, and proximity to other areas should be considered. | *Local Manufactures, MDC, MoDNR, Universities and colleges, Ozark Greenways, Community groups, Park Board* | *Medium-term (2-4 years)* |
| **PR 1.1.5 - Incorporate shaded areas and shaded equipment.** | This is important especially during the summer months and is intended to create a space for people to cool off also provided shaded equipment. As many residents use playgrounds during the day, the summer heat limits the use of the playground to morning or evening hours. | *Landscape architects, Local playground manufactures, MDC, MoDNR, Ozark Greenways, Community groups, Park Board* | *Medium-term (1-2 years)* |
| **PR 1.1.6 - Support Park Board to secure funding for the implementation of the Fair Grove Parks Master Plan and future updates.** | The Park Board and the city should refer to this plan to secure funding for a pool, splash pad, trails, structures, courts, playgrounds, bike trials, and other park improvements. Potential funding that could be sought after may be provided from State and Federal agencies, but also local partnerships with local banks, businesses, and the schools. There may be opportunity to utilize volunteer groups for landscaping and groundwork. The can utilize SMCOG's free grant writing services as a partnering jurisdiction. | *SMOCG, Schools, Park Board, State and Federal Agencies, Local Businesses, Ozark Greenways, MDC, MoDNR* | *Medium-term (2-4 years)* |
| **PR 1.1.7 - Conduct a city wide master trails and park plan.** | The city wide plan will considered the new determine growth areas, potential housing developments, and utilizing of the floodways to create a vast network of multi-use trails, sidewalks, and access to connect all residents to parks and community centers. | *MDC, MoDNR, Ozark Greenways* | *Long-term (3-5 years)* |

# PR OBJ 1.2 - Continue Support For Emergency Service and the School District.

## Actions
2 of 4

| Strategy | Why | Partners | Term |
|---|---|---|---|
| PR 1.2.1 - Continue to participate in Greene County's Hazard Mitigation Planning. | City and School district participation in county-wide hazard mitigation planning helps the city address potential risks more effectively by coordinating with regional efforts. This can lead to more mitigation strategies and potential equipment needed to support the city including eligibility for state and federal funding if there was active participation. | Greene County, Fair Grove schools, SMCOG, City representative, | Ongoing (typically repeats every 5 years) |
| PR 1.2.2 - Create a city emergency plan. | A city should be prepared and notify residents of potential threats and how to handle those situations. This can be implemented by organizing preparedness events that includes emergency drills, educational workshops, demonstrations of emergency response techniques, and contingency plans to address failing infrastructure, loss of personal property, human caused or natural disaster events. | FEMA, Red Cross, Fair Grove Schools, City and County emergency management, Residents, SMCOG | Short-term (1-2 years) |
| PR 1.2.3 - Increase police force, construct larger facility to accommodate necessary equipment. | The city should explore funding options and determine need for increasing services implementing a public safety sales tax through CDBG facilitate grant programs and other state or federal law enforcement organizations. | CDBG, SMCOG, Law Enforcement agencies, | Long-term (3-5+ years) |
| PR 1.2.4 - Plan an annual emergency management events. | To improve relations with the city's services and community, through a city wide campaign effort meeting with local residents to educate on city policy, home, and life safety measures. This may be established by creating a committee of local and county emergency management and organizing community events, drills, residential safety recommendations, or cookouts. | Red Cross, Greene County OEM, Local Police, Fire, Residents, City Council | Short-term (1 year) |
| PR 1.2.5 - Encourage dual-enrollment program through relationships with local tech colleges and universities. | This program is a create way for students to receive training and learn about future professions at an early stage and should continue to be supported. This may be implemented to enhance education through collaboration with local technical colleges and universities to establish formal agreements allowing high school students to enroll in college-level courses. This may also link students to Fair Grove strengthening the workforce. | Fair Grove Chamber, Fair Grove Schools, City Council, Police and Fire, Local universities and colleges | Medium-term (2-3 years) |
| PR 1.2.6 - Publicize Jr. Firefighter and Police Explorer programs. | Publicizing these programs will help to introduce this opportunity to many kids who would like to one day go into police or fire services later in life. | Fair Grove Chamber, Fair Grove Schools, City Council, Police and Fire, Local universities and colleges | Short-term (1 year |
| PR 1.2.7 - Establish a Disaster Action Team (DAT). | To ensure the community has a group of volunteers that are prepared to address emergency situations until additional supportive services and agencies can be on scene. The city should work with the community and Red Cross to designate volunteers to provide support to local families and begin recovering from the event. | Red Cross, Volunteers, Emergency Management | On-going |

**Goal (G)** PR G2-
**INCREASE THE EFFECTIVENESS AND EFFICIENCY OF CITY SERVICES AND INFRASTRUCTURE.**

**Objectives (OBJ)** ➕ **Community Actions**

**PR 2.1 - Improve City Services and Utilities to better Serve the Community.**

- Collaborate with the electric company to identify and address any service gaps.
- Enhance internet and broadband services throughout the city.
- Research and adopt animal control policies based on practices from benchmark cities.
- Consult with a natural gas provider to explore service options.
- Implement a single city-wide trash hauling service for efficiency.
- Introduce online payment options for residents to streamline services.

**PR 2.2 - Maintain Infrastructure to prepare for growth.**

- Collaborate with the water district and sewer management to identify service gaps.
- Identify barriers to water and sewer expansion through strategic partnerships.
- Coordinate with the water district to expand water/sewer services to all annexed properties.
- Maintain regular testing of the city's water supply and implement treatment if necessary.
- Develop a comprehensive master infrastructure plan to guide future development.
- Update the annexation policy and application to reflect current needs and processes.

## PR OBJ 2.1 - Improve City Services and Utilities to better Serve the Community.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| PR 2.1.1 - Work with electric company to identify any gaps in service. | This is to help identify any underserved areas or issues with the the current service including the affordability of it which many citizens have expressed they are not content with. This may be done by collaborating with the electric providers to conduct a comprehensive audit of current service coverage, identifying areas with frequent outages, poor service, or lacking infrastructure. In this process gathering residential feedback and facilitating community engagement may be beneficial to address overall improvements identified and supporting policy. This process should be undertaken during the master infrastructure planning process. | Local real estate agents, Developers, Planning Commission, City Council | Medium-term (2-3 years) |
| PR 2.1.2 - Improve internet and broadband services within the city. | High-speed internet is essential for education, business, and access to services. Improving broadband ensures all residents and encourage economic growth to promote remote work and attract businesses. It is important the city open discussions with the internet providers and Department of Broadband to study the reliability and speed of current infrastructure for future planning processes. This process should be undertaken during the master infrastructure planning process. | SMCOG, Missouri Department of Broadband, | Medium-term (2-3 years) |
| PR 2.1.3 - Research and implement animal control policies and practices based on benchmark cities. | Doing this will help the city to understand what practices regarding animal control are most applicable to Fair Grove as well as creating systems to deal with these issues. This will help ensure effective animal control policies protect residents from potential dangers posed by stray or unvaccinated animals, reducing the risk of disease and injury. | Local real estate agents, Developers, Planning Commission, City Council, State and Federal Housing Agencies | On-going |
| PR 2.1.4 - Setup consultation with a natural gas provider. | The consultation is to explore options regarding natural gas in order to identify the best way to provide gas to all homes and future development within the city. Expanding access improves residents' quality of life and supports future development. This process should be undertaken during the master infrastructure planning process. | Local real estate agents, Developers, Planning Commission, City Council, State and Federal Housing Agencies | Medium-term (1-2 years) |
| PR 2.1.5 - Incorporate a single city-wide trash hauling service. | This is intended to reduce the number of trucks on the road, leading to less wear and tear on infrastructure at varying time of week. With careful negations, the bulk pricing for city-wide service can result in lower costs for residents and the city, compared to multiple providers. The cost of this may be included in the water and sewer bill and this is intended to improve trash services within the city by using a single provider as well as ensuring more efficient trash services. | Local real estate agents, Developers, Planning Commission, City Council, State and Federal Housing Agencies | Medium-term (2-3 years) |
| PR 2.1.6 - Create an online pay options for residents. | Work with utilities and water providers to help alleviate stress and create flexibility with residents by offering online-paying options for city bills for services, utilities, and other fees associated with the account. This may also help streamline the financial process and improve efficiency by reducing for in-person administrative costs and increasing the time residents have access to do so. The city can partner with a payment processing company to develop a secure online payment portal for city services, including utilities, permits, and taxes. | Website managers, social media, Online-payment platform companies, Community development software for permits | Short-term (1 year) |

# PR OBJ 2.2 - MAINTAIN INFRASTRUCTURE TO PREPARE FOR GROWTH.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| PR 2.2.1 - Work with water district and sewer management to identify gaps in service. | It is important to identify areas that may not have adequate service or infrastructure as well as identify any issues regarding billing and general service. | Local water provider, MoDNR, Engineers, Public Works | On-going |
| PR 2.2.2 - Identify any barriers to expansion of water and sewer system through partnerships. | Doing this will help the city to prioritize improvements and expansions of the water and sewer systems to accommodate anticipated growth of the city while informing developers and first time single-build constructions. | Environmental consultants, Local water provider, MoDNR, Engineers, Public Works | Medium-term (2-3 years) |
| PR 2.2.3 - Plan with water district to expand water/sewer service to all annexed properties. | Working with the water district to expand services and infrastructure will help to ensure that this is an efficient and effective process. This will help ensure a smooth transition for annexed areas, avoiding service gaps and infrastructure issues. | Local water provider, MoDNR, Engineers, Public Works | On-going |
| PR 2.2.4 - Continue regular testing of the City's water supply and implement water treatment if needed. | Testing the city's water supply regularly is necessary to ensure that the city has adequate service and clean water for all residents throughout the city. | Local water provider, MoDNR, Engineers, Public Works | On-going |
| PR 2.2.5 - Develop a master infrastructure plan. | A master infrastructure plan provides a clear framework for future investments and improvements, aligning infrastructure development with this Plan's growth and needs. It will be essential to collaborate with internet, gas, and water providers tin the process. This plan will help prioritize and allocate resources effectively, minimizing poor investments and stream line developments, particularly focused on housing and creating an improved central business district. A starting tool to implement this is to conduct an assessment of existing infrastructure, identify existing needs, and establish priorities for improvements and expansions. | City Council, Planners, SMCOG, Legal Local water provider, MoDNR, Engineers, Public Works, Fair Grove Chamber | Medium-term (2-3 years) |
| PR 2.2.6 - Update annexation policy and application. | Updating the annexation policy and application process ensures that both applicants and city staff have a clear understanding of the requirements, reducing confusion and administrative delays.The city may implement a policy where newly annexed properties are initially zoned as agriculture (or another least-intense land use) to maintain adjacent property protections and creating a clear separation from County zoning. There may need to be additional modifications the annexation application to include all necessary information, such as the preferred zoning of the annexed property, property owner signatures, and any other required documentation. | City Council, Planners, SMCOG, Legal | Short-term ( 1-2 years) |

# ECONOMIC DEVELOPMENT

## HOW TO USE THIS CHAPTER

The Economic Development chapter of Fair Grove's comprehensive plan aims to attract new businesses while supporting existing ones, enhancing the economic vitality of the city. **This chapter focuses on fostering local entrepreneurship, promoting community events, revitalizing downtown, and creating a robust and diverse economic enviroment.**

### Applying the Goals, Objectives, and Actions

**To use this chapter effectively, please review the prioritized goals, objective, and strategy is labeled with specific abbreviations to assist in navigation:**
- **2 Goals (G): ED 1, 2**
- **4 Objectives (OBJ): ED 1.1, 1.2, 2.1, 2.2**
- **25 Strategies: ED 1.1.1, 1.1.2, 1.1.3, 1.1.5, 1.1.6, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.6, 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6, 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6**

### Key Themes

Key findings regarding economic development in Fair Grove indicate that the city would like to improve the economy in a way that ensures the city retains its small town feel yet creates an economy that is more robust and active than it is in its current state.

Increasing the number of job and training opportunities is also something that Fair Grove would like to improve with the intent of retaining local talent and business. This aligns with the community's desire to grow moderately with more businesses moving in. Along with this **there is a desire for additional dining options throughout the city with emphasis on more fast service restaurants.** Additionally increased commercial opportunities are desired as well mainly focusing on growing and retaining local businesses as opposed to big box stores.

# ED OBJ 1.1 - ATTRACT TARGETED INDUSTRIES TO STIMULATE JOB GROWTH.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| ED 1.1.1 - Conduct a market studies. | This will help assessing the local economic landscape will provide data-driven insights into growth opportunities and gaps, helping to attract suitable industries. | Springfield Regional Economic Partnership (SREP), SMCOG, local business owners, investors | Short-term (2 years or less) |
| ED 1.1.2 - Identify and attract industries that align with local talent pools and geographic advantages. | By conducting feasibility studies, economic impact reports, and market analyses, the city can provide valuable data to entrepreneurs, investors, and economic development organizations. This data-driven approach helps to identify industry gaps, encourages innovation, and supports successful business ventures, ultimately strengthening the local economy. | Springfield Regional Economic Partnership (SREP), SMCOG, local business owners, investors | On-going |
| ED 1.1.3 - Partner with educational institutions for workforce training. | Developing tailored training programs will ensure that the local workforce meets the needs of targeted industries, improving employability and industry integration. | Springfield Regional Economic Partnership (SREP), SMCOG, local business owners, investors | On-going |
| ED 1.1.4 - Offer business development assistance for desired industries. | Providing support and ease of permitting to new industries will facilitate their establishment and growth within the city, boosting local economic development. | City Staff, City Council, Planning Commission | On-going |
| ED 1.1.5 - Focus industrial zoning to the southwest of Highway 65. | Concentrating industrial zoning in this area will optimize land use, reduce conflicts with residential areas, and existing uses in the county. This is so that the land uses and zoning better align in a way to better support community preferences. | Springfield Regional Economic Partnership (SREP), SMCOG, local business owners, investors | Medium-term (2-5 years) |
| ED 1.1.6 - Coordinate efforts with the Chamber to ensure the development of the economy. | This is to help strengthen the Chamber of Commerce. There is also the opportunity to add any businesses that are new to Fair Grove. Collaborating with the Chamber will help streamline economic development efforts, fostering a cohesive approach to business growth and community engagement. | Springfield Regional Economic Partnership (SREP), SMCOG, local business owners, and investors, Chamber | On-going |
| ED 1.1.7 - Integrate new developments and interested business proposals with the Chamber of Commerce. | Ensuring that new business ventures are included in the Chamber's network will enhance their visibility and support, contributing to a vibrant local economy. | SMCOG, local business owners, investors, Chamber | Short-term (2 years or less) |

# PR OBJ 1.2 - PROMOTE TOURISM AND ENHANCE COMMUNITY EVENT.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| ED 1.2.1 - Enhance community engagement and promote the city's image. | This can be achieved by creating a city marketing plan which aims to increase the City's identity, attracts investment, and encourages increase tourism. By working with the community, the city can develop a plan to target key districts and highlight the community's goal which may include historical assets, culture, arts, or target natural beauty. | Stakeholders, Chamber, Business, Fair Grove Schools | Short-term (1-2 years) |
| ED 1.2.2 - Work with stakeholders to create the community brand. | Input from the community regarding the community brand should help to ensure that the community brand is effective and representative of the community as a whole. Collaborating with the Chamber to help promote Fair Grove and develop merchandise to advertise business, local organizations, nonprofits and Fair Grove Schools. | Stakeholders, Chamber, Business, Fair Grove Schools | Immediate-term (less than 12 months) |
| ED 1.2.3 - Hire a part-time/volunteer communications position. | Hiring a part-time or volunteer communications position will enhance the city's ability to effectively share information, engage with residents, and promote community events and initiatives. This role will ensure timely and consistent communication, improving transparency and fostering a stronger connection between the city government and its residents. | Local job boards, volunteer organizations, city HR, City administrator | Immediate-term (less than 12 months) |
| ED 1.2.4 - Create spring festival event, ensuring an established event within five years. | An established event within five years will build a sense of tradition and pride among residents while providing a platform for local businesses and artists. This will aid in distributing Fair Grove's tourism revenues and capitalizing on an additional seasonal family friendly community event. The city should collaborate with local municipalities and the Chamber to best determine non-competing dates with other events in the region. | Local event planners, community groups, local businesses, Stakeholders, Chamber, Businesses | Long-term (3-5+ years) |
| ED 1.2.5 - Open discussions with state and regional film organizations to promote downtown and other surrounding city assets. | Engage with the Missouri Film Commission and Ozarks Film Foundry to boost the city's visibility, attract tourists, and promote economic growth by showcasing the downtown area. Establish an application process and necessary procedures. | Stakeholders, Chamber, Business, Fair Grove Schools | On-going |
| ED 1.2.6 - Implement a monument sign off US 65, which serves as a unique landmark to the region. | A monument sign off US 65 will serve as a distinctive landmark that enhances the city's visibility and identity, especially for visitors and commuters passing through the area. It helps to establish a sense of place and promotes the city as a welcoming, potentially boosting local tourism and business interest. | MoDOT, Marketing, Sign design companies, Chamber | Long-term (3-5+ years) |

## Goal (G)
### ED G2-
### ENCOURAGE MIXED-USE DEVELOPMENT.

## Objectives (OBJ) ➕ Community Actions

**ED 2.1 - Promote mixed-use development along major corridors and intersections.**

- Create a mixed-use zoning district to facilitate diverse development opportunities.
- Implement design guidelines for mixed-use districts to ensure cohesive and attractive developments.
- Allow vertical mixed-use buildings with retail or dining on the ground floor and office or residential spaces above.
- Collaborate with business owners to expand family-oriented shopping and dining options.
- Develop mixed-use projects in the northwest area of US 65 to enhance regional growth.

**ED 2.2 - Develop a Downtown Historic Preservation Plan.**

- Conduct a cultural study of downtown and surrounding areas to understand and enhance local character.
- Establish downtown as a local historic district to preserve its historical significance.
- Leverage downtown revitalization and façade grants to improve the appearance and functionality of properties.
- Explore creative financing options for funding downtown improvements.
- Evaluate the feasibility of creating a more walkable downtown with shared parking solutions.
- Develop design guidelines that support historic preservation while accommodating new developments.
- Permit vertical mixed-use developments with retail and dining on the ground floor and office or residential spaces above.

# Economic Development                                    ED

## ED Obj 2.1 - Promote mixed-use development along major corridors and intersections.

### Actions
### 3 of 4

| Strategy | Why | Partners | Term |
|---|---|---|---|
| ED 2.1.1 - Create a mixed use zoning district. | A zoning overlay district can streamline the approval process for mixed-use developments and ensure that new projects meet specific design and use criteria. | Planners, City Staff, City Council, Planning Commission, Chamber | Short-term (1-2 years) |
| ED 2.1.2 -Implement design guidelines for mixed use districts. | Establishing design guidelines helps ensure that mixed-use developments are aesthetically pleasing and functionally effective, enhancing their appeal and integration into the community. | Planners, City Staff, City Council, Planning Commission | Medium-term (2-5 years) |
| ED 2.1.3 - Allow vertical mixed-use with retail/dining at ground levels and office/residential above. | Vertical mixed-use developments increase land efficiency and offer diverse amenities, contributing to a dynamic and walkable environment. Sites may have constraints as such proposed lighting and impeding adjacent views should be considered during plan review. | Planners, City Staff, City Council, Planning Commission | On-going |
| ED 2.1.4 - Work with business owners to expand family oriented shopping or dining. | Enhancing offerings tailored to families can increase support local businesses. | Planners, City Staff, City Council, Planning Commission | Medium-term (2-3 years) |
| ED 2.1.5 - Establish mixed-use development to the northwest of US 65. | Developing mixed-use areas in strategic locations can enhance accessibility, boost local businesses, and create vibrant community spaces. This type of development may focus land intensive commercial, two-three storey residential with higher densities near the highway while extending away density and residential types may transition into medium and low density. | Planners, City Staff, City Council, Planning Commission | On-going |

## ED OBJ 2.2 - DEVELOP A DOWNTOWN HISTORIC PRESERVATION PLAN.

| Strategy | Why | Partners | Term |
|---|---|---|---|
| ED 2.2.1 - Conduct a cultural study of the downtown and surrounding areas. | This study will help identify key areas that would be considered historical by reviewing architecture, materials, and periods of significance. The city should collaborate with MoDNR, universities, historians, and other state or federal departments. | MoDNR, Local universities, Historians, Fair Grove's Historic Society, and other state or federal departments. | Short-term (1-2 years) |
| ED 2.2.2 - Establish downtown as a local historic district. | This process will help the city gather public feedback, define the district boundary, and partner with local organizations to determine the community's historic resources, economic advantages, and values in order to develop appropriate tools to protect the areas character and address additional revitalizing strategies. | National Trust for Historic Preservation, MoDNR, Chamber, Historic Society, | Medium-term (2-3 years) |
| ED 2.2.3 - Utilize downtown revitalization and facade grants. | Collaborate with property owners, regional, and state departments to explore funding mechanisms and partnerships. These may include CDBG downtown façade improvement funding or the Federal Historic Preservation Tax Incentive program for renovating historic buildings. The city may explore additional funding to to address dated stormwater, sewer, and water infrastructure. | CDBG, SMCOG | On-going |
| ED 2.2.4 - Considering implementing creative financing for downtown improvements. | A financing tool option might be establishing a Tax Increment Financing (TIF) district for the downtown. This can be used for driving economic revitalization by upgrading infrastructure, preserving historic buildings, enhancing public spaces, and attracting new businesses. Key improvements would include street repairs, sidewalk expansions, upgraded lighting, and utility enhancements, all aimed at promoting redevelopment and stimulating growth. | Legal, Community, Chamber, Businesses Crowdfunding, Public-Private Partnerships, Legal, | Medium-term (2-3 years) |
| ED 2.2.5 - Evaluate the possibility of creating a more walkable downtown capitalizing on shared parking. | Before finalizing plans for parking improvements at the park, the city may consider removing, moving, or established additional parking to support community events and businesses. | MoDOT, SMCOG, Public Works, Local businesses, Chamber, Parks Board | Medium-term (2-3 years) |
| ED 2.2.6 - Develop design guidelines that balance historic preservation. | Ensure new developments or renovations in the downtown area align with the community's small-town charm. Current policy updates may consider staff capabilities to administer the following example design guidelines including streetscape elements (sidewalks, lighting, benches, trees, and landscaping), storefront appearance (materials and entry ways), building materials (wood, brick, stone verse metal and modern materials), and structure (heights, setbacks, and blended architecture). | SMCOG, Planning Consultants, City Council, Planning Commission | Medium-term (2-3 years) |
| ED 2.2.7 - Allow for vertical mixed-use, including retail and dining at ground levels with office or retail, and residential spaces above. | Allowing vertical mixed-use development would help maximize limited land area by consolidating various uses within a single building and higher density structures with shared walls or zero setbacks, and small lots. This approach not only increases density and creates a more walkable area but enhances the overall appearance of downtown, making it more attractive to both residents and visitors. By prioritizing retail and dining at the ground level, with office and residential spaces above, the city can create a lively atmosphere that encourages economic growth, community interaction, and ensures a visually appealing streetscape. The current land use codes in downtown permit space-consuming and unsightly uses such as automotive repair shops and sales, drive-in, car washes, and similar which detract from the aesthetic and functional appeal of the area. These uses often require large parking lots, generate noise, and diminish the pedestrian-friendly environment that is essential for a vibrant downtown. | SMCOG, Planning Consultants, City Council, Planning Commission | Short-term (1-2 years) |

# FUNDING

| Funding | Organization | Description |
|---|---|---|
| Smart Growth Action Grant | National Association of Realtors | Supports state and local realtor associations' efforts to advance programs, policies, and initiatives aligned with one of more than ten Smart Growth principles |
| Clean Water Engineering Reports Grant-PUB2485 | Department of Natural Resources | Assists small communities serving a population of 10,000 or less with engineering costs. |
| Clean Water State Revolving Fund (CWSRF) | Environmental Protection Agency | A federal-state partnership that provides communities a permanent, independent source of low-cost financing for a wide range of water quality projects. |
| Neighborhood Assistance Program (NAP) | Missouri Department of Economic Development | Implementation of a community and neighborhood projects that focus on job training, education, crime prevention, community services, and physical revitalization. |
| Emergency Operations Center (EOC) Grant program | FEMA | Intended to improve emergency management and preparedness capabilities by supporting flexible, sustainable, secure ,strategically located, and fully interoperable emergency operation centers with a focus on addressing identified deficiencies and needs. |

| Funding | Organization | Description |
|---|---|---|
| Transportation Alternatives Program (TAP) | MoDOT | Transportation enhancements such as, recreational trails, safe routes to school, and scenic byways |
| Transportation (TEAP) | MoDOT and LPA | Typical studies may include corridor safety and/or operational analysis, intersection(s) safety and/or operational analysis, speed limit review, sign inventory, pedestrian/bike route analysis, parking assessments, ADA transition plans, and other traffic studies. |
| Recreational Trails Program | Missouri State Parks | Restoration of existing recreational trails, development and rehabilitation of trailside facilities and trail linkages for recreational trails, construction of new trails , acquisition of easements and property for recreational trails or recreational trail corridors, and assessment of trail conditions for accessibility and maintenance. |
| Active Transportation Infrastructure Investment Program (ATIIP) | U.S. Department of Transportation | To provide safe and connected active transportation facilities in active transportation networks or active transportation spines. |
| PeopleForBikes' Industry Community Grants program | PeopleForBikes | Supports bicycle related infrastructure projects and targeted initiatives that make it easier and safer for people of all ages and abilities to bike. |
| Placemaking Grant | National Association of Realtors | Realtor-association-led projects that create new, outdoor public spaces and destinations in a community on unused or underused sites. |

| Funding | Organization | Description |
|---|---|---|
| Pathways To Removing Obstacles To Housing (PRO Housing) | HUD | Removing barriers to affordable housing such as, outdated zoning, land use policies, or regulations; inefficient procedures; gaps in available resources for development; deteriorating or inadequate infrastructure, lack of neighborhood amenities; or challenges to preserving existing housing stock such as increasing threats from natural hazards, redevelopment pressures, or expiration of affordability requirements. |
| Property Assessed Clean Energy Programs (PACE) | State and Community Energy Programs | Allows a property owner to finance the up-front cost of energy or other eligible improvements on a property and then pay the costs back over time through a voluntary assessment. |
| HOME Investment Partnerships Program | HUD | Funds a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. |
| Home Energy Rebates | State and Community Energy Programs | Rebates to save money on select home improvement projects that have the intent to lower energy costs. |
| Safe Streets and Roads for All (SS4A) Grant program | U.S. Department of Transportation | Funds regional, local, and Tribal initiatives through grants to prevent roadway deaths and serious injuries. Over $3 billion is still available for future funding rounds |

| Funding | Organization | Description |
|---|---|---|
| Section 604(b) Water Quality Management Planning Grant | Department of Natural Resources | Aims to assist regional planning efforts for identifying water pollution developing/ implementing a source water protection plan. |
| Emergency Managment Baseline Assessment Grant Program | FEMA | Provides non-disaster funding to support developing, maintaining, and revising voluntary national-level standards and processes to assess, state, local, tribal, and territorial emergency management programs and professionals. |
| Staffing for Adequate Fire and Emergency Response (SAFER) | FEMA | Created to provide funding directly to fire departments and volunteer firefighter interest organizations to help them increase or maintain the number of trained "front line" firefighters available. |
| Safeguarding Tomorrow Revolving Loan Fund Program | FEMA | Provides capitalization grants to states, eligible federally recognized tribes, territories and the District of Columbia to establish revolving loan funds that provide hazard mitigation assistance for local governments to reduce risks from natural hazards and disasters |
| Community-wide Assessment Grant | Environmental Protection Agency | This is appropriate for communities that are beginning to address their brownfield challenges, as well as for communities that have on-going efforts to bring sites into productive reuse. |

# Appendix

## Community survey results

The following are the full community results with written responses. Non-students were asked questions 1,2, 19-44 with branching depending response. While student respondents answered questions 2-19, 43.

### 1. What is your age?

More Details

| | |
|---|---|
| ● 18 and under | 74 |
| ● 19-29 | 4 |
| ● 30-39 | 27 |
| ● 40-49 | 16 |
| ● 50-59 | 4 |
| ● 60-64 | 8 |
| ● 65+ | 4 |
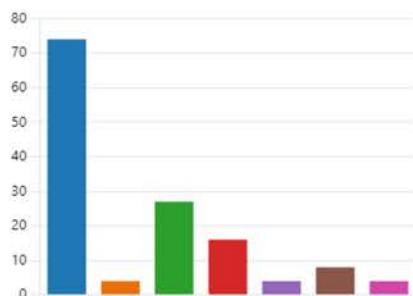


### 2. What is your current employment status?

More Details    💡 Insights

| | |
|---|---|
| ● Student (Fair Grove School Distri... | 58 |
| ● Self-Employed | 16 |
| ● Employed full-time | 42 |
| ● Employed part-time | 14 |
| ● Unemployed, seeking employm... | 0 |
| ● Unemployed, not seeking empl... | 1 |
| ● Retired | 5 |
| ● Student (College or University) | 0 |
| ● Student (Trade/Technical Certific... | 0 |
| ● Other | 1 |
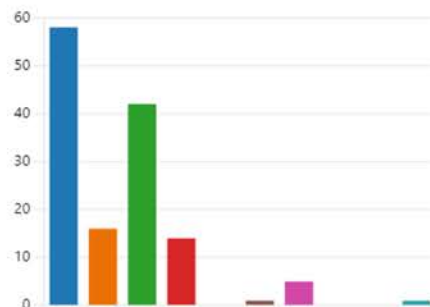


## Students (Questions 2-19)

### 3. What grade are you in?

More Details

| | |
|---|---|
| ● 9th | 17 |
| ● 10th | - - |
| ● 11th | |
| ● 12th | |



### 4. After high school, what do you think you might do next? (Select all that apply)

More Details

| | |
|---|---|
| ● Attend college or university | 50 |
| ● Join a vocational or technical pr... | 4 |
| ● Start working full-time | 17 |
| ● Take time to travel or explore ot... | 14 |
| ● Enlist in a military service | 2 |
| ● Pursue an apprenticeship or int... | 5 |
| ● Not sure yet, still deciding | 11 |
| ● Other | 2 |
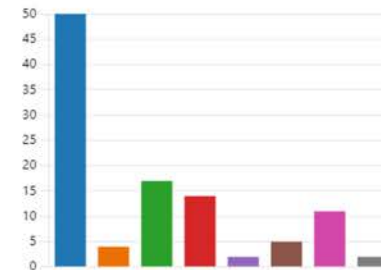
5. If you decide to live within the city limits of Fair Grove when you are older, what do you think would be your main reasons? (Select all that apply)

More Details

| Category | Value |
|---|---|
| Being close to family and friends | 45 |
| Job opportunities | 2 |
| Access to education and training | 3 |
| Affordability and low cost of livi... | 9 |
| Quality healthcare | 0 |
| Want to raise a family in Fair Gr... | 23 |
| Recreational opportunities | 0 |
| Other | 4 |
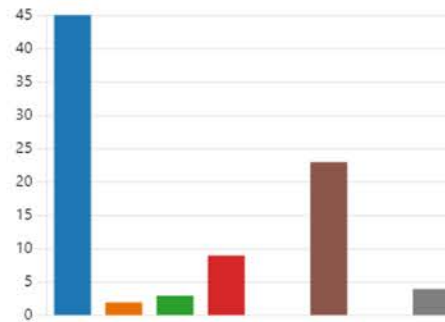


6. When you become an adult (18 years old or older), how likely do you think you will want to live and stay in Fair Grove?
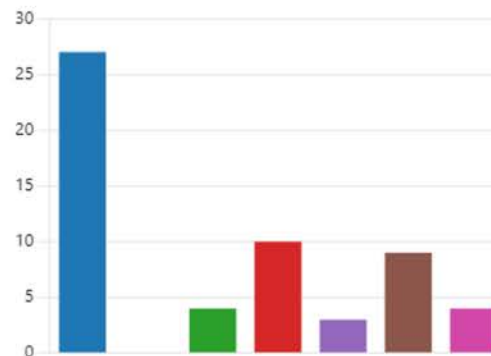
More Details

| Category | Value |
|---|---|
| Very likely | 6 |
| Somewhat likely | 11 |
| Unsure | 14 |
| Somewhat unlikely | 9 |
| Very unlikely | 18 |



7. If you decide to live somewhere else as an adult, what do you think would be the main reason?

More Details

| Category | Value |
|---|---|
| Better job opportunities in anot... | 27 |
| Closer to family and friends in a... | 0 |
| More recreational opportunities... | 4 |
| Pursuing higher education or sp... | 10 |
| Housing options and affordabili... | 3 |
| Access to more activities and en... | 9 |
| Other | 4 |

8. Please indicate how interested you would be in seeing the following types of new commercial development come to Fair Grove. (Select all that apply)

More Details

■ Extremely not interested  ■ Somewhat not interested  ■ Neutral  ■ Somewhat interested  ■ Extremely interested

Grocery stores (access to fresh food and essential household items)

Restaurants and cafes (dine-in)

Local retail shops (mom and pop shops, boutiques, antiques, clothing, etc.)

Fast-food restaurants with a drive-thru

Big Box chain retail (Walmart, Dollar General, O'Reilly's, etc.)

Convenience stores (Gas Stations, liquor stores)

Entertainment venues (theater, bowling, rock climbing, arcades etc.)

Cultural and recreational facilities (community centers, ball fields, art galleries, etc.)

Personal services (dry cleaners, salons, flower shops, etc.)

Vehicle centers (auto sales, maintenance, and repair services)

Lodging establishment (hotels, motels, nightly rentals, etc.)
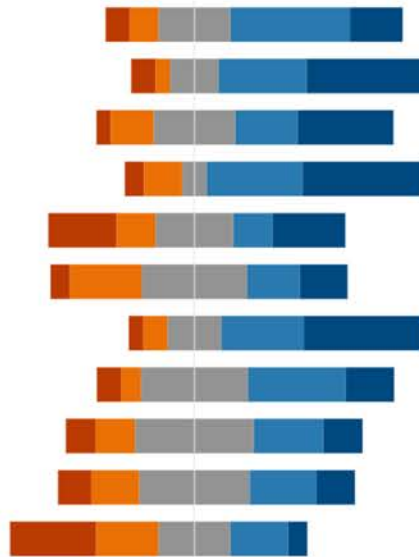
9. Which types of housing developments do you feel are lacking within the city limits? (Select all that apply)

More Details

● Small homes/tiny homes (400 s... 14
● Duplex or two-units (attached o... 20
● Multi-family (apartments, triplex... 31
● Manufactured or modular (built ... 10
● Mobile homes (Have a steel cha... 8
● Senior living facilities (55+ com... 20
● Single-family homes 25
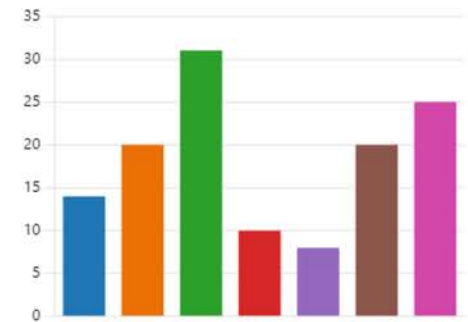
10. When you're ready to move into your first residence, whether it's a starter home or a rented apartment, what would be your preferred home size? (Please select the approximate square footage)

More Details

● Under 400 sq. ft. 2
● 400 - 800 sq. ft. 9
● 800 - 1,000 sq. ft. 17
● 1,000 - 1,500 sq. ft. 15
● 1,500 - 2,000 sq. ft. 15
● 2,000 - 2,500 sq. ft. 1
● Over 2,500 sq ft 2

73
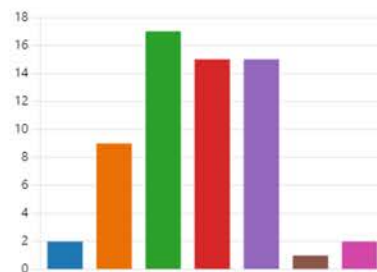
11. To the best of your ability, please select which type of industry **you would like** to work in?

More Details

- ● Government and public adminis... 3
- ● Non-Profit (clergy, religious, car... 2
- ● Agriculture, forestry, fisheries, w... 7
- ● Retail or sales (cashiers, salesper... 2
- ● Food and beverage (cooks, wait... 2
- ● Health care and social work (nur... 18
- ● Education (teachers, principals, ... 2
- ● Construction (framers, roofers, c... 2
- ● Professional (engineers, planner... 10
- ● Technical services (IT, HVAC, ele... 1
- ● Manufacturing, industrial, whole... 2
- ● Transportation and warehousing... 0
- ● Other 9
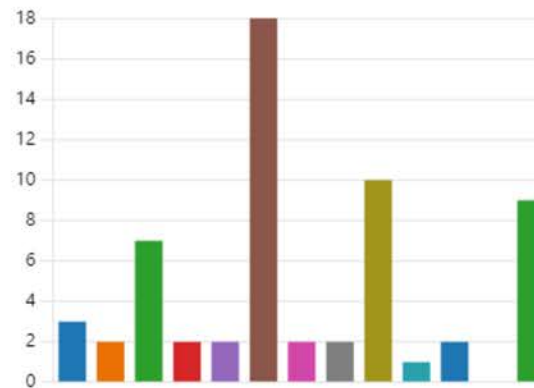
Other:
1. Psychologist
2. A librarian or author
3. Musician
4. Gamer
5. There's a lot of different fields I would like to work in. I'm still deciding.
6. Marine Biology (2 responses)

12. What is the most important aspect when you think of your ideal community? (With the top item being most important, and the bottom the least important)

More Details

1. Safety and security
2. Access to quality education
3. Availability of jobs and work op...
4. Being close to family
5. Recreational opportunities and ...
6. Sense of community and belon...
7. Entertainment and shopping
8. People my age
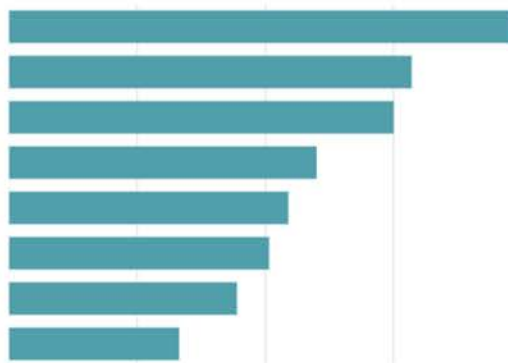
13. What size do you want the Fair Grove community to be in 20 years?

More Details

- Stay the same as it is now, no ch... 14
- Shrink slightly, with some peopl... 3
- Shrink moderately, with a decre... 0
- Shrink significantly, becoming a ... 1
- Not sure yet, still deciding 6
- Grow slightly, with a few more p... 14
- Grow moderately, with more fa... 20
- Grow significantly, becoming a l... 4
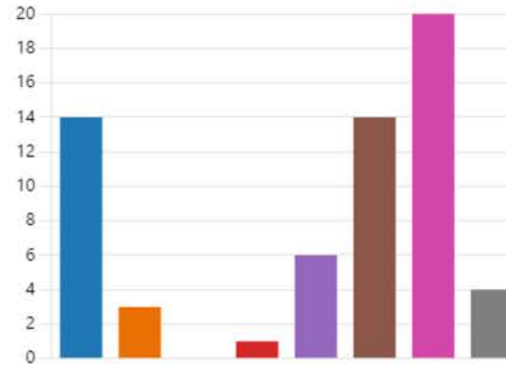


14. How safe do you feel using the following transportation options when traveling to and from school?

More Details

Legend: ■ Very unsafe ■ Somewhat unsafe ■ Unsure/ no concerns ■ Somewhat safe ■ Very safe

- School bus
- Pick up or drop off at the school
- Walking
- Bicycling
- Driving
- Riding with parent, guardian, friends
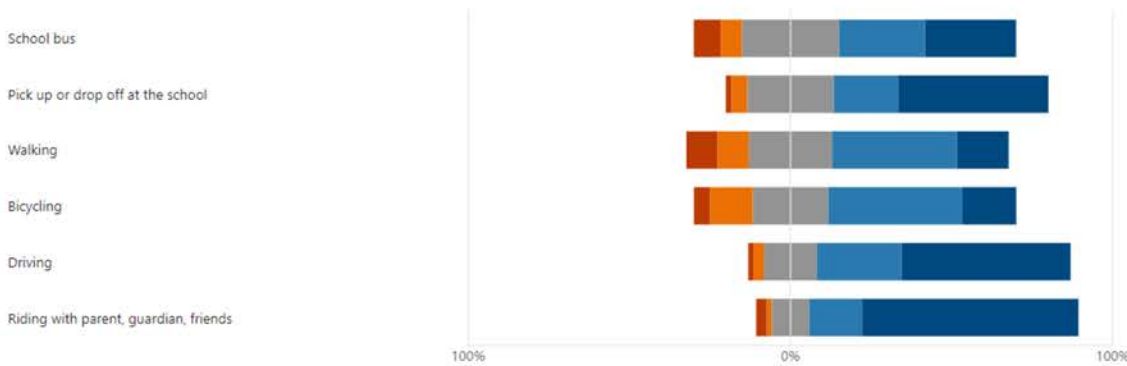


15. What improvements would you like to see to the Fair Grove School District? (Select all that apply)

More Details

- Additional extracurricular activiti... 26
- Safer and accessible transportati... 9
- Improved facilities and classroom 38
- Additional teachers and staff 17
- Expanded course options 42
- More accessible and available st... 16
- Expanded technical training pro... 18
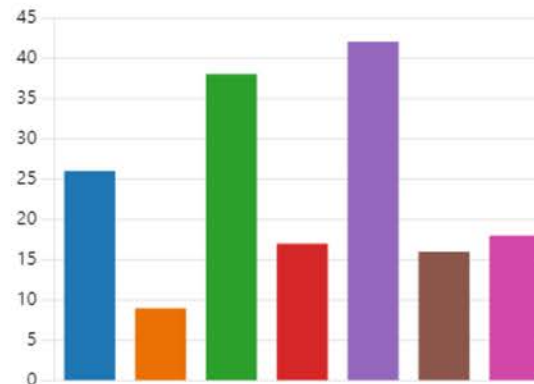
16. Do you participate in any of the following activities?

More Details

■ Yes, I am currently involved   ■ No, I am not involved   ■ I would like to get involved   ■ I don't know how to get involved

More Details (other):
1. Cleaning
2. Civil Air Patrol
3. Speech and Theatre
4. FFA



School sports teams or athletic clubs

Scholars

Community organizations or clubs (volunteer)

Church or religious groups

Charities or non-profits

Student organizations or clubs at school

Hobbies or special interest groups outside of school

100%                    0%
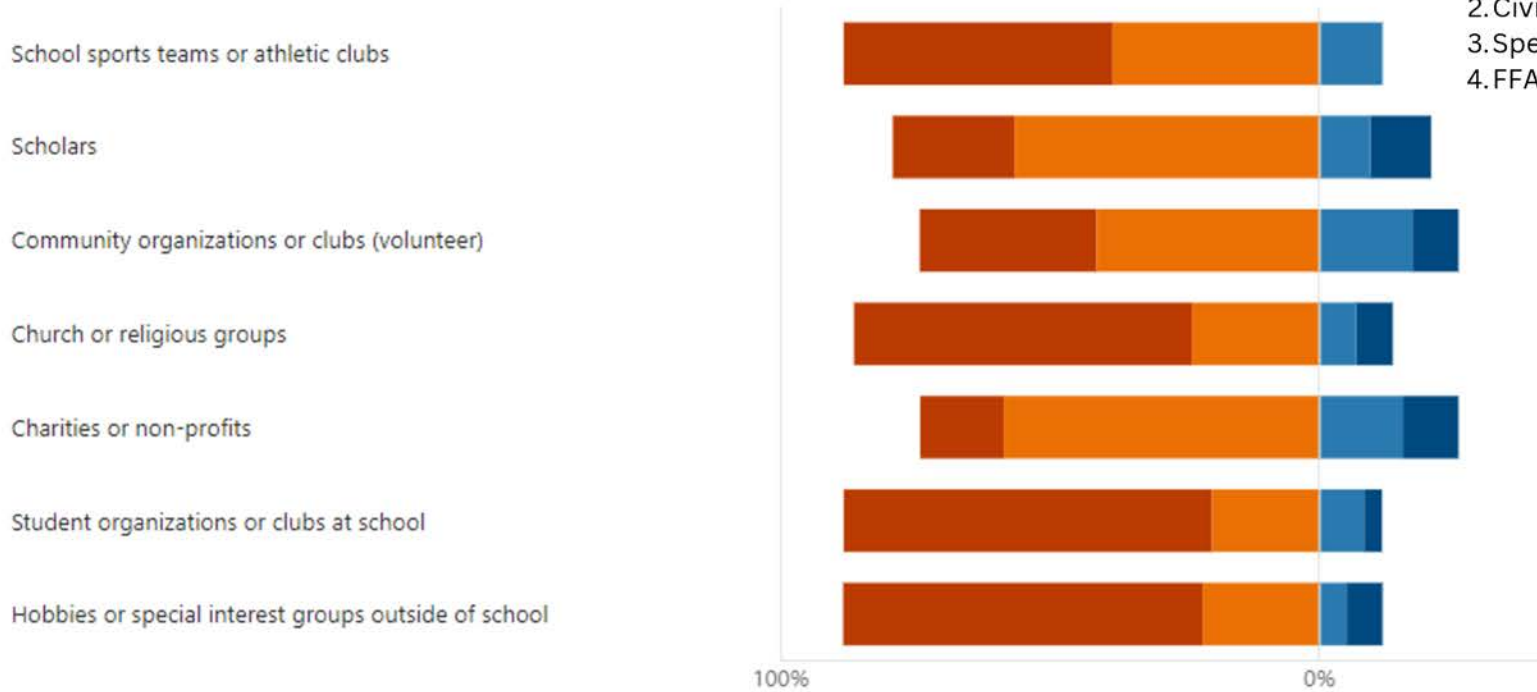
18. Do you currently feel like you play a role in your community, and that your opinions regarding the future of Fair Grove are considered in the City's decision-making process?

More Details

● Yes     13
● No      29
● Maybe    9
● Unsure   11

19. **Could you please share why you feel this way, and do you have any suggestions on how we could change that perception or improve community involvement?**
    1. The city does not care about businesses or housing in the community. If it grows they panic.
    2. I love our community and small town feel. With too much growth, that will start to diminish.
    3. The city refused to re hire Ben mcmains when half the city showed up to protest at City hall. Clearly the board of alderman doesn't care what the people want
    4. I feel like going to fair Grove school and being in this community allows me to better understand what it takes to be apart of a community.
    5. Everyone plays their own role in their own way.
    6. no (4 responses)
    7. Everyone is involved somehow in the community
    8. There's a lot of other people turning surveys in so I don't know if my will be over looked.
    9. I feel like I play a decent role in my community with sporting events
    10. I really don't have any suggestions how you could change the community besides getting more clubs and sports at school.
    11. I feel like I am good friends with lots of people and positively impact our school and help the community out through volunteer work.
    12. I'm a high school student so I feel like the adults make more of an impact.
    13. I am not an adult
    14. I'm not going to be living here much longer, so I am not inclined to care
    15. Because no one of higher power listens to other opinions.
    16. I don't know
    17. The reason I am unsure is because I don't really know what the future of Fair Grove holds, all I know is that I kinda think it's nice to have a small town. I would just ask to put in a waffle house.
    18. I'm involved and important to the groups I participate in. No suggestions.
    19. the reason I say no is because there's not much a single person can do to change things you'll need a group of people to help
    20. I'm very small compared to the group of people in fair grove.
    21. well, I have never tried to change it. (A tennis court would be nice)
    22. I am
    23. Not a lot to do around here and product prices are terrible due to lack of competition.
    24. I'm fifteen, I'm not grown.
    25. I just don't have the time and I don't do good in big groups of people.
    26. Not much you can do about it
    27. I'm not really sure if I do anything for the community. There isn't any suggestions.
    28. idk
    29. I'm not involved in much, because I don't really want to be. It's too much effort into something that will change anyway.
    30. Fair Grove has an amazing community
    31. I love our community and there should be no chanhes

20. To the best of your ability, please select which type of industry you work in?

More Details

- Government and public adminis... 5
- Non-Profit (clergy, religious, car... 3
- Agriculture, forestry, fisheries, w... 8
- Retail or sales (cashiers, salesper... 11
- Food and beverage (cooks, wait... 6
- Health care and social work (nur... 5
- Education (teachers, principals, ... 14
- Construction (framers, roofers, c... 0
- Professional (engineers, planner... 6
- Technical services (IT, HVAC, ele... 4
- Manufacturing, industrial, whole... 0
- Transportation and warehousing... 4
- Other 6
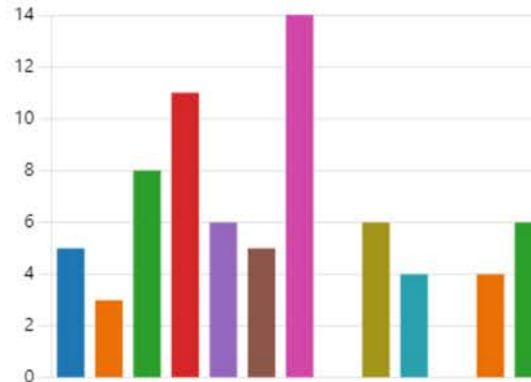
More Details (other):
1. Stay at home mom
2. Fire Fighter, Police Officer, ex military, John Deere Heavy Equipment Mechanic
3. Tree trimmer
4. Real estate
5. Hospitality
6. Hospitality and travel

21. Please select from the following which best describes the highest level of education you have achieved.

More Details

- Less than High school (No diplo... 11
- High School Graduate (Diploma... 7
- Some College/no degree 14
- Vocational/Trade or Technical/C... 3
- Associate degree 5
- Bachelor's degree 19
- Graduate or Professional degree 15
- Other 1
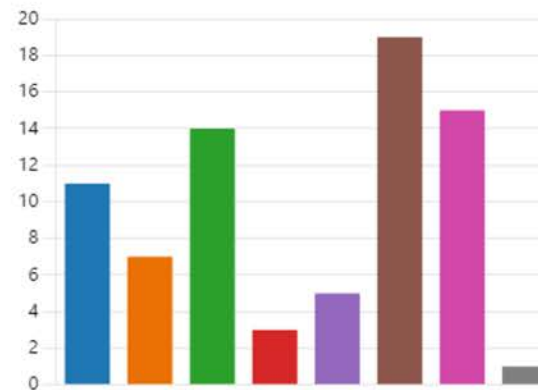
More Details (other):
1. PhD

# NON-STUDENT SURVEY RESULTS

## 22. Do you have any dependents in the Fair Grove School District?

More Details

- 🔵 Yes — 32
- 🟠 No — 35
- 🟢 I will in the next 5 years — 8

## 23. Do you live or work within city limits?

More Details

- 🔵 Live only — 25
- 🟠 Work only — 13
- 🟢 Both — 14
- 🔴 Neither — 23
- 🟣 Previously lived — 0

**24. In a few words, please explain what factors would make you consider moving within the city limits of Fair Grove.**

1. We've always lived in Fair Grove but not within the city limits. Love having our space.
2. The electric company. Overly priced tiny homes.
3. Business Owner
4. I would love to move us closer to the school but we bought a house inside the limits of Fair Grove near Crestview Lane but over the Dallas County line probably 8-10 minute drive into town. We're locked into our mortgage for quite awhile longer.
5. None. We are happy living in the country outside of town.
6. I wouldn't live in city limits. I love the small town but want to live in country
7. I live just outside of city limits and would not move into city limits due to utilities and being in town.
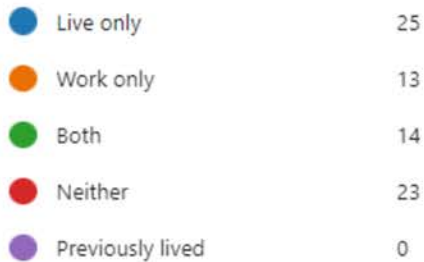8. I have no reason to move inside the Fair Grove city limits I live in the area where I can attend the Highschool and when I graduate next year I will be moving
9. none (2 responses)
10. Fast Food (3 responses)
11. The small town feel, closer to my job, and friends
12. I currently live outside city limits but have Fair Grove address. Would move within limits if we downsized.
13. I live a few hundred feet outside city limits so unless someone made me an offer I couldn't refuse for my house I would not move.
14. More land. Houses with 5 acres plus
15. The city leaves greene county and goes to Dallas county.
16. Only if I could no longer live on my acreage

## 25. What is the approximate distance in miles, that you commute from your residence to your place of work or study?

More Details

- 🔵 Less than 1 — 2
- 🟠 1-5 — 3
- 🟢 6-10 — 7
- 🔴 11-20 — 14
- 🟣 21-30 — 8
- 🟤 More than 30 — 1
- 🩷 Telework/remote work from ho... — 2
- ⚫ Other — 0
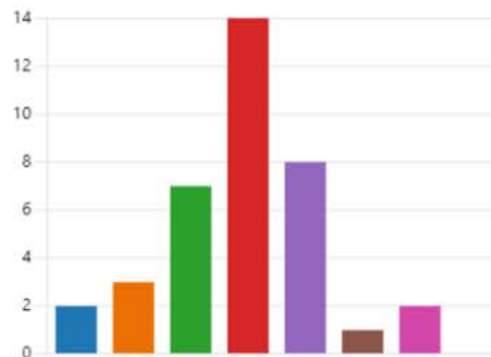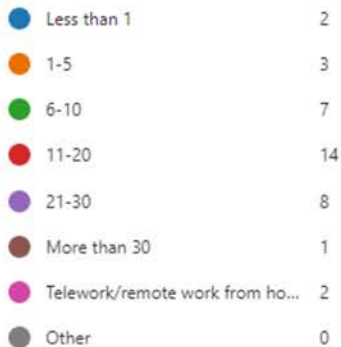
26. If you currently live or have lived inside city limits, how many years have you resided within the city?

More Details

- Less than 5 years    16
- 5-10 years    9
- 11-20 years    12
- 21-30 years    4
- More than 30 years    4



27. Why did you choose to live inside the city limits? (Select all that apply)

More Details

- I grew up here    9
- Low cost of living    5
- Essential amenities (medical faci...    1
- Recreational amenities (parks, tr...    3
- Local shops and businesses    4
- School district and education    24
- Sense of belonging    11
- Rural, small-town character    21
- Other    5
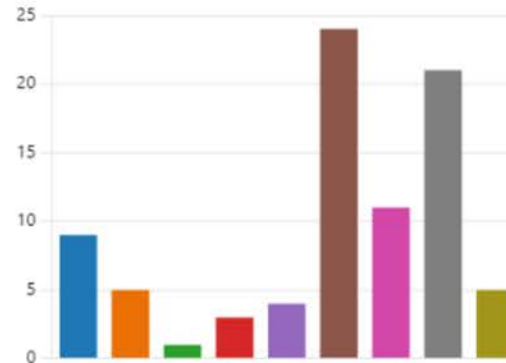


More Details (other):
1. Close to my husband's hometown and in between our work.
2. Spouse grew up here.
3. Business Owner.
4. City water and sewer.
5. I work here.

28. Please select the option that best describes your living situation while you were or are currently residing within city limits.

More Details

- Own a home with a mortgage    26
- Own a home without a mortgage    11
- Rent a home/apartment    3
- Live with friends or family (no m...    5
- Other    1
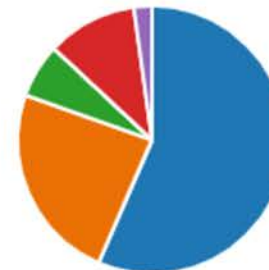


More Details (other):
1. Business Owner

29. For those who currently reside or previously resided within city limits, how satisfied were you with the following aspects of *your* housing situation:

More Details

■ Very dissatisfied  ■ Somewhat dissatisfied  ■ Neither satisfied nor dissatisfied  ■ Somewhat satisfied  ■ Very satisfied



*Home* condition (maintenance and upkeep, structure integrity)

Location of your home (Enjoy where you live in relation to your daily routine and lifestyle)

Size of your home (square footage, number of rooms, enough space)

Energy efficiency

Affordability of your home (income vs expenses and the ability to have extra to spend on other things)

Neighborhood safety and security

Street lighting

Sidewalks and crosswalks (availability and conditions)

Traffic signage (signals, visibility, traffic control)

Neighborhood curb appeal (overall general visual appeal and tidiness of your main street)

100%        0%        100%

30. *Overall*, how satisfied are you with the various aspects pertaining to housing inside the city limits?

More Details

■ Very dissatisfied  ■ Somewhat dissatisfied  ■ Neither satisfied nor dissatisfied  ■ Somewhat satisfied  ■ Very satisfied



*Housing* conditions (maintenance and upkeep)

*Property* conditions (maintaining of lawns, trash, and debris)

Affordable housing (Reasonably priced homes)

Community character and appeal (home design, siding materials, porches, fencing, etc.)

Housing variety (single-family, townhouses, apartments, tiny homes, duplexes, etc.)

Neighborhood Safety and framework (street lighting, sidewalks, signage, speed bumps, and traffic control)
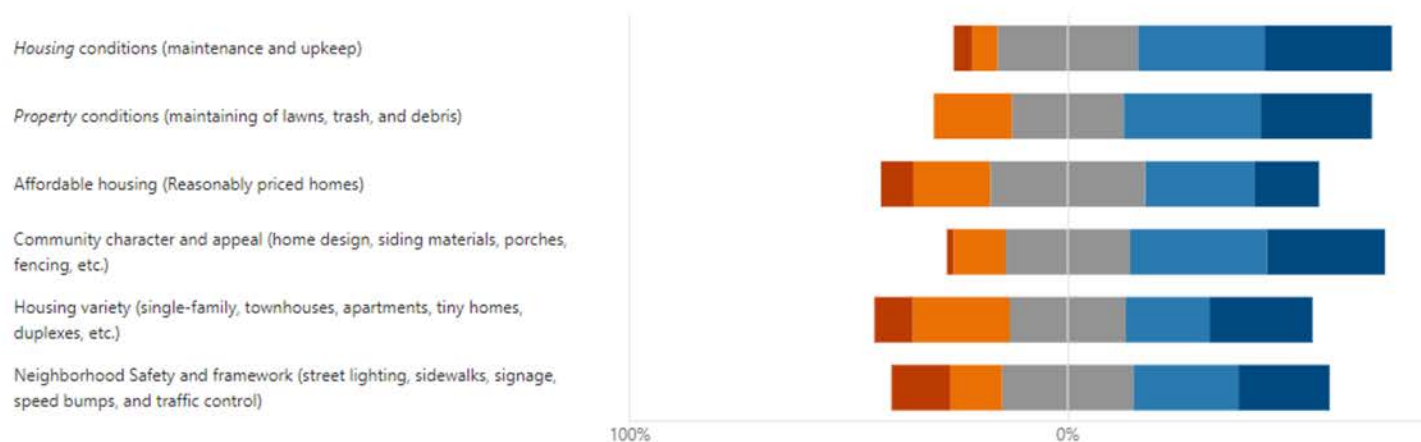
100%        0%

**31. What is your preferred home size? (Please select the approximate square footage)**

More Details

| | |
|---|---|
| ● Under 400 sq. ft. (average "tiny"... | 0 |
| ● 400 - 800 sq. ft. | 2 |
| ● 800 - 1,000 sq. ft. | 4 |
| ● 1,000 - 1,500 sq. ft. | 6 |
| ● 1,500 - 2,000 sq. ft. | 23 |
| ● 2,000 - 2,500 sq. ft. | 25 |
| ● 2,000 - 2,500 sq. ft. | 25 |
| ● Over 2,500 sq. ft. | 11 |
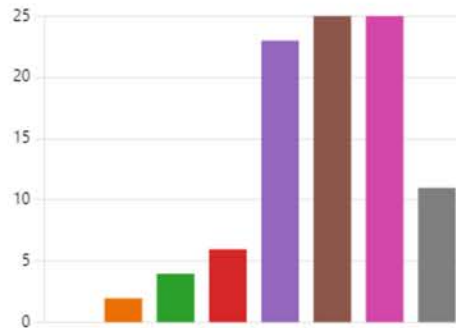
**32. Which type of housing developments do you feel are lacking within the city limits?**

More Details

| | |
|---|---|
| ● Small homes/tiny homes (400 s... | 4 |
| ● Duplex or two-units (attached o... | 10 |
| ● Multi-family (apartments, triplex... | 16 |
| ● Manufactured or modular (built ... | 1 |
| ● Mobile homes (Have a steel cha... | 1 |
| ● Senior living facilities (55+ com... | 9 |
| ● Single-family homes | 27 |
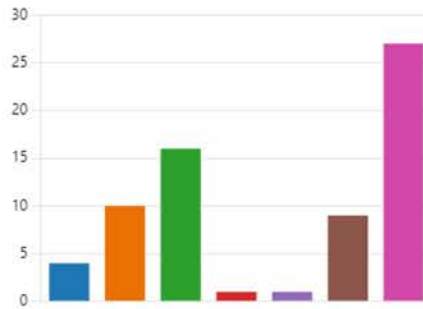
**33. What size do you want the Fair Grove community to be in 20 years?**

More Details

| | |
|---|---|
| ● Stay the same as it is now, no ch... | 15 |
| ● Shrink slightly, with some peopl... | 4 |
| ● Shrink moderately, with a decre... | 0 |
| ● Shrink significantly, becoming a ... | 1 |
| ● Not sure yet, still deciding | 4 |
| ● Grow slightly, with a few more p... | 11 |
| ● Grow moderately, with more fa... | 35 |
| ● Grow significantly, becoming a l... | 4 |
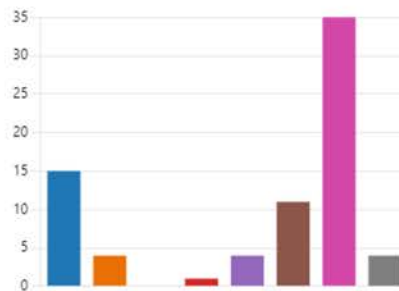
**34. What do you think should be the most important change in how Fair Grove grows and develops in the next 20 years? (Select all that apply**

More Details

| | |
|---|---|
| ● Remain the same (little to no ch... | 14 |
| ● Grow by spreading out (expand ... | 21 |
| ● Grow by infill (develop empty s... | 35 |
| ● Grow upward (build more in exi... | 5 |

35. Please prioritize the following types of new or redevelopment, if any, that you would like to see, with the top item being the highest priority and the bottom the lowest priority.

More Details

1  Medical and healthcare facilities...
2  Residential (housing developme...
3  Parks and recreational trails (incl...
4  Educational and training facilities
5  Mixed Use (multi-use developm...
6  Government/institution (commu...
7  Commercial (single-use, big box...
8  Industrial, manufacturing, wareh...

36. More specifically, please indicate how interested you would be in seeing the following types of businesses inside city limits.

More Details

■ Extremely Not Interested  ■ Somewhat not interested  ▨ Neutral  ■ Somewhat interested  ■ Extremely interested

Grocery stores (access to fresh food and essential household items)

Restaurants and cafes (dine-in)

Fast-food restaurants with a drive-thru

Local retail shops (mom and pop shops, boutiques, antiques, clothing, etc.)

Big Box chain retail (Walmart, Dollar General, O'Reilly's, etc.)

Convenience stores (Gas Stations, liquor stores)

Entertainment venues (theater, bowling, rock climbing, arcades etc.)

Cultural and recreational facilities (community centers, ball fields, art galleries, etc.)

Personal services (dry cleaners, salons, flower shops, etc.)

Vehicle centers (auto sales, maintenance, and repair services)

Lodging establishment (hotels, motels, nightly rentals, etc.)

Evening economy (dining, music venues, bars, comedy clubs, local breweries, etc.)

Professional services and offices (chiropractors, attorneys, financial offices, realtors, etc.)

100%                    0%                    100%

37. In terms of *new development*, how important are the following items to you?

More Details

Legend: ■ Extremely not important  ■ Somewhat not important  ■ Neutral  ■ Somewhat important  ■ Extremely important



Items (top to bottom):
- Economic growth (job creation, business diversity, hours of operation)
- Available housing (variety of choices if you could move up, size down, or move into a similar unit)
- Housing that is affordable
- Utilities, internet, sewer, water, electricity, etc.
- Roads, intersections, sidewalks, crosswalks, etc.
- Parks and recreation (trails, parks, public use areas)
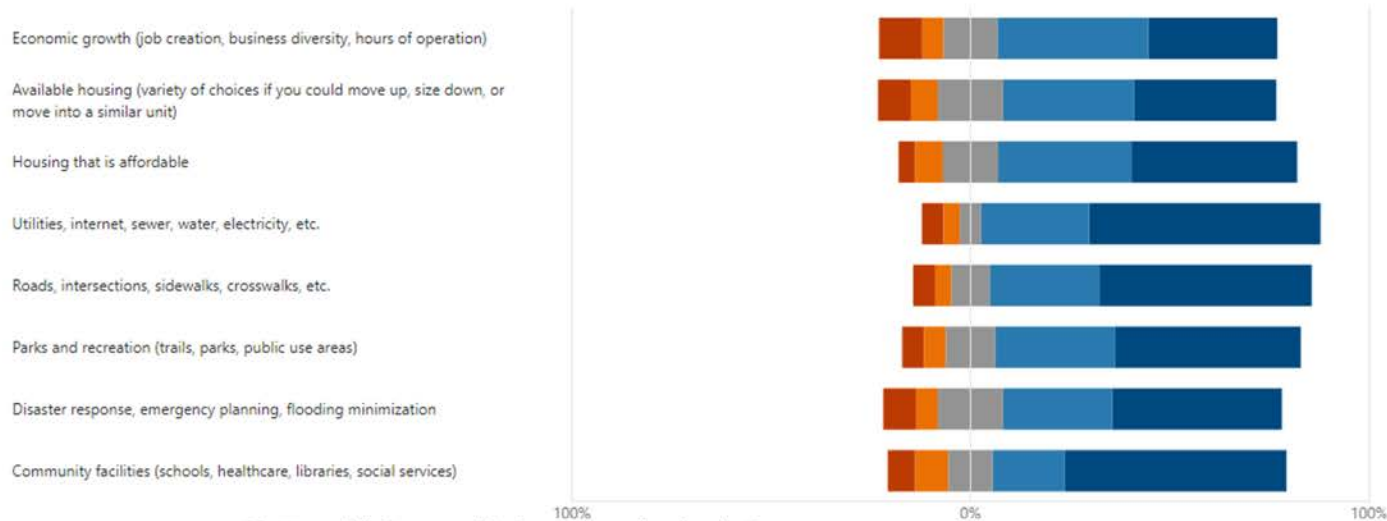- Disaster response, emergency planning, flooding minimization
- Community facilities (schools, healthcare, libraries, social services)

(Axis: 100% — 0% — 100%)

38. How satisfied are you with the current quality of service?

More Details

Legend: ■ Very dissatisfied  ■ Somewhat dissatisfied  ■ Neither satisfied nor dissatisfied  ■ Somewhat satisfied  ■ Very satisfied



Items (top to bottom):
- Drinking water
- Sewer
- Sidewalks
- Roads
- Law enforcement
- Ambulance services
- Fire protection
- Trash and recycling
- Public parks, green spaces, trails
- Internet (access, speeds, quality)
- Flooding issues

(Axis: 100% — 0% — 100%)
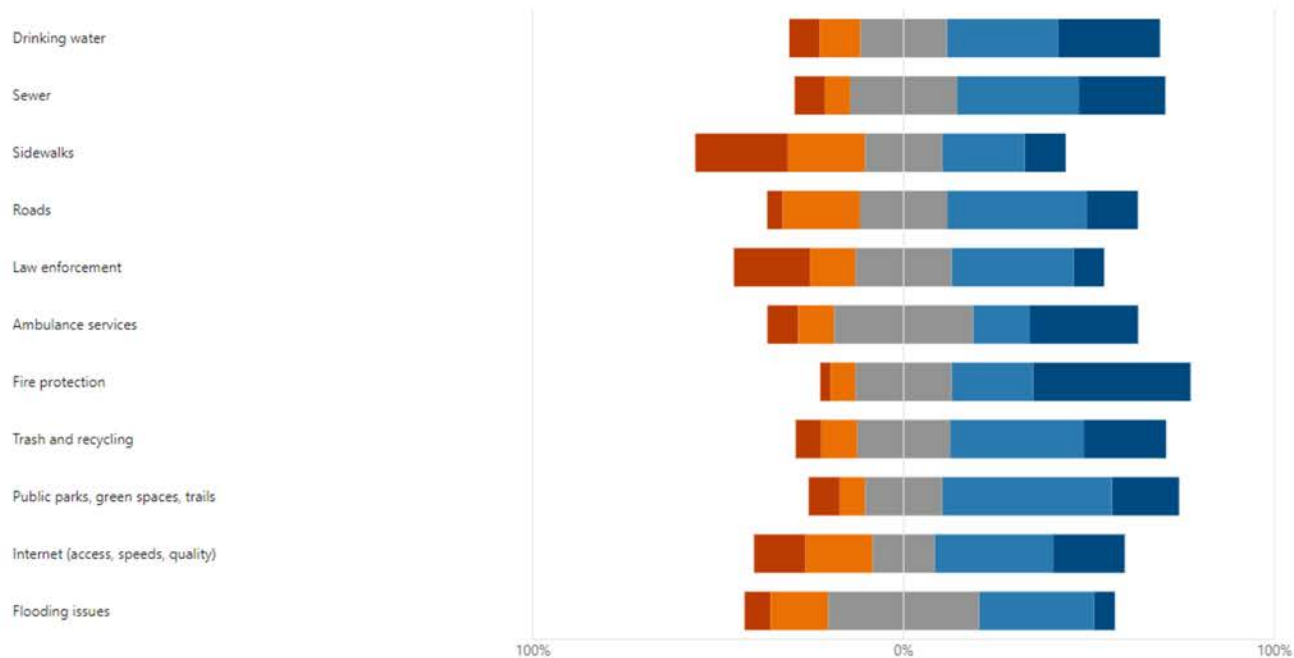
39. Imagine the city has identified several project areas, but due to resource limitations, they need to prioritize which ones to address first.

    *(DRAG AND DROP) Please move each option up or down with top being what you think should be the top priority for the city to fix.*

    **Top being having the highest priority, and bottom having the least priority.**

    More Details

    | | |
    |---|---|
    | 1 | Emergency Response (Law enfor... |
    | 2 | Drinking water |
    | 3 | Electricity |
    | 4 | Sewer |
    | 5 | Educational opportunities/Scho... |
    | 6 | Road quality, safety, etc. |
    | 7 | Parks and recreation (trails, ben... |
    | 8 | Internet |
    | 9 | Disaster Preparedness (Storm sh... |
    | 10 | Trash/recycling |

40. Think about roads, sidewalks, intersections, and other related issues in Fair Grove. With limited resources, the city needs help to decide what to focus on first.

    *(DRAG AND DROP) Please move each option up or down with top being what you think should be the top priority for the city to fix.*

    **Top being having the highest priority, and bottom having the least priority.**

    More Details

    | | |
    |---|---|
    | 1 | Maintenance of existing roads a... |
    | 2 | Improving pedestrian access an... |
    | 3 | Widening roads or adding lanes |
    | 4 | Implementing traffic calming m... |
    | 5 | Improving bicycle access (bike-s... |
    | 6 | Improving street lighting for saf... |
    | 7 | Limited parking (not enough sp... |
    | 8 | Electrical vehicle charging statio... |

**41. Using the map, please envision the future development of Fair Grove by indicating the preferred land use for each numbered section on the map. Considering your preferences for development, please indicate your most preferred land use category for each block on the map.**

*Only one option may be selected for each block of the city.*

**See pages 21 and 22 for land use summary and graphic.**

**42. When thinking about sidewalks and the walkability of Fair Grove, where would you like to see improvements and what improvements would you like to see?** *Ex: Possible improvements that could be suggested including widening, extending, improved quality, increased connectivity, etc.*

1. Since they basically are none, it can only improve. There should be a sidewalk along old mill and main. Someone could get killed.
2. I would like to see the upkeep of the sidewalks around the school
3. sidewalk along town
4. Please add sidewalks next to popular roads. Someone is going to get killed.
5. Around Main Street
6. side walks going to the school
7. Widening the roads a little bit, including bike lanes and or to the sidewalk to make it safe for people to walk or ride bikes.
8. putting more sidewalks throughout town
9. Widen roads for runners
10. Crosswalk behind the baseball field near the bus barn and across from the greenhouse
11. Many neighborhoods need better sidewalks. Willow Street does not have sidewalks on the west side and too many people park on the road! The road needs widening. Chestnut also has no sidewalk
12. Mainly around the school and shopping allowing for safety.
13. I think it would be good for the town to put in a high visibility crosswalk from.. shoot the road that bisects town, coming from the overpass to the other half of town where Time Travel and the other small shops are located. I think allowing the kids to get from the school and into town at a designated crosswalk would be very helpful. I think we also need to get a pedestrian Lane on the overpass any eldery or nondrivers on the western end of the overpass are essentially stuck on an island and can't easily walk into town.
14. From Main Street to Mill Street
15. Sidewalks on Cottonwood Street!, Sidewalks in every neighborhood, wider streets, increased connectivity
16. Widening, hard to move farm equipment
17. Sidewalks along the main stretch through town and up the hill to downtown
18. Adding more sidewalks especially from Main Street down to Meadow Woods
19. Connectivity throughout from all "developed" neighborhoods and main roads to the park and commercial areas.
20. It would be nice to have sidewalks from and through while also then connecting the community with safe sidewalks.
21. Additional sidewalks to access all businesses such as post office, grocery store, etc.
22. Extending and connectivity
23. Increased connection, sidewalks on most streets. Need a 4 way stop at Main St and 125!
24. Extending
25. Putting a sidewalk in throughout the city limits
26. Sidewalks should connect the entire city and all its amenities. Sidewalks and trails that are wide and comfortable as well as desirable to walk by having trees to provide safe and benches to rest.
27. 125
28. Sidewalks through town that connect to surrounding neighborhoods, leading to the school and park. Improvement in park with more fun things for families (Pool/splashpad/etc).
29. more sidewalks and wider roads
30. Possible improvements are improving the quality of the sidewalks.
31. It's ok
32. Increased connectivity
33. nothing or N/a (6 responses)

**42. When thinking about sidewalks and the walkability of Fair Grove, where would you like to see improvements and what improvements would you like to see?** *Ex: Possible improvements that could be suggested including widening, extending, improved quality, increased connectivity, etc. conti.,*

34. i honestly don't care since i live outside city limits

35. more sidewalks

36. I don't care

37. Have more sidewalks in the town

38. More sidewalks along road

39. Yes we need to add a lot more sidewalls along the main road because its so dangerous. Me and my brother were walking home and we couldn't even walk safely without tripping in a ditch.

40. more sidewalks throughout fair grove

41. not realy anything the walks are nice.

42. I would like to see more sidewalks and cross roads because during band parades I couldn't walk across the street to get back to the parade

43. more bike friendly zones

44. MORE SIDEWALKS ASAP

45. More signs to help with disabled people, and easier walk space for them to get by

46. More connecting side walks on the highway.

47. increased connectivity

48. putting sidewalks and crosswalks all across town and not just a little strip of sidewalk going to nowhere

49. I think that a sidewalk could be added to the space along side the little school and salon.

50. Extending

51. Sidewalks are good how they are

52. A real park and a gym

53. nicer sidewalk

54. I would extend sidewalks into the neighborhoods of Fair Grove. The one next to the school had very few sidewalks and it makes it irritating to walk to and from school.

55. I would like more sidewalks through the middle or town.

56. bigger roads and much more sidewalks to get to places safely

57. Its good

58. Increased connectivity, specifially around the school and to local businesses that are frequented (ex Main Street & Kum & Go)

59. Consistent sidewalks and crosswalks from housing areas to the school.

60. everywhere,better sidewalks, better roads, better America,used are tax dollars properly

61. Adding sidewalks to Main Street and saddle club rd, paving tails at the park

62. Sidewalks on Main St & Old Mill

63. Bike/walking lane to cross over 65

64. Sidewalks on main and old mill

65. More sidewalks throughout 4

**42. When thinking about sidewalks and the walkability of Fair Grove, where would you like to see improvements and what improvements would you like to see?** *Ex: Possible improvements that could be suggested including widening, extending, improved quality, increased connectivity, etc. conti.,*

66. Sidewalks from Main Street extended all the way to the neighborhoods to the south (Magen St.?) to allow access from those neighborhoods to the parks, restaurants, school, etc. without having to walk on roads

67. Fair Grove needs to connect the existing sidewalks before adding sidewalks to other streets. Our neighborhood has only pieces of sidewalk throughout our street and kids have to ride in the street to get to the next section of sidewalks.

68. Moresidewalks

69. We need more Fast food

70. Extending

71. Need more sidewalks especially along Hwy 125 in the business area

72. Sidewalks on CC, North and South Orchard, SaddleClub and Main up past the church.

73. Sidewalks in downtown areas, and increased connectivity

74. Sidewalk from Meadow Woods to park

75. Crosswalks, increased sidewalk

76. The sidewalks that exist are fine. The ordinance requiring residents to take care of them is not.

77. Add additional sidewalks on S. Orchard up to the city limit sign.

78. We desperately need a sidewalk on Main street from the entrance of Meadow Wood subdivision to the Square!

79. sidewalks from downtown, south on main street to the meadow woods subdivision.

80. From pricecutter to main street

81. better walkability thru FG Main St, I know the widening of the street is nearly impossible.

43. How would you like for Fair Grove to communicate with you? (Select your top 3)

More Details

| | | |
|---|---|---|
| ● Social media (Facebook, Instagr… | 101 | |
| ● Newspaper/articles | 9 | |
| ● Flyers/posters | 18 | |
| ● Radio | 14 | |
| ● US Mail | 43 | |
| ● Email | 57 | |
| ● Messaging board at City Hall | 3 | |
| ● City Website | 45 | |
| ● Other | 10 | |
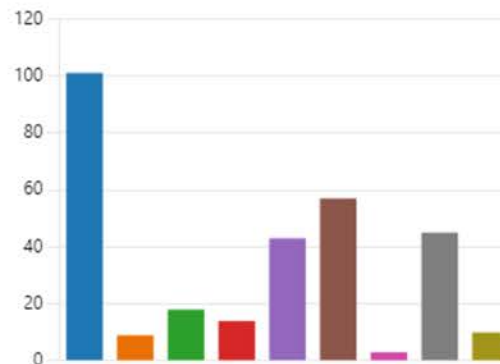
More Details (Other):
1. I feel like distributing these things at school would also be nice for students to be involved too. :)
2. no thank you
3. none
4. Carrier Pigion
5. I don't mind general info being on media but if you have to contact me personally Mail or e mail preferred.

**44. Please briefly describe what you enjoy most about Fair Grove.**

- It's a friendly, safe, and tight knit community.
- The small town atmosphere
- Fair Grove is the kind of place people are proud to live in. Not like Buffalo where everyone hates it or Springfield where everyone is trying to move out of. Fair Grove needs to grow some but not too much either. We don't want it to end up like Republic
- People
- I enjoy the community and how they are alwayss involved it everything at the schools
- I love Fair Grove. It is so great.
- Fall fest
- We're good at sports
- Mostly everything is local and contained
- How the people will be there to help if it is needed
- it's calm and the people in the school are nice
- nothing
- I like the small town feeling and a sense of community
- Summer
- I enjoy the people and the kindness that we bring in the fair grove community.
- What I most enjoy about Fair Grove is the small community
- Not being surveyed
- The quality of people and the feeling of belonging with many great people and opportunities at Fair Grove High School
- The community
- I enjoy the golf team
- I would say the lake, but that's not in city limits
- We regret moving here. We moved here to get out of Springfield but this town is just as bad in other ways. They don't want growth, which is against the best interest of everyone who lives here in terms of utilities and what not. The people are small minded and rude. Our house was notn built properly in 2001. There was probably a lack of building inspectors. One family runs this town and honestly the town needs audited. Not everyone pays a water bill. They can't keep a police force. The only reason we are still here is becuase we buight out house for 99k and then inflation went through the roof. The school systems harbors bullies and only cares about sports.
- It's a beautiful and friendly town full of great people. We have a lot to be thankful for with a good school and shopping opportunities yet close to commute to a larger city
- The tight nit small community
- Small town feel and Community. We live here, want our kids to go to school here and own a local small family owned business here because of the small town feel. I dont want it to grow, I feel it will loose its reputation the larger it gets and the dollars wont be staying local either.
- Please do not grow this town, we want our kids to go to a small school and keep money local with LOCAL business and LOCAL business owners. Liberty Electric needs to go and Southwest needs to be brought in, Liberty is more than most mortgages in this town
- It's a lovely small town and I am very happy that my son and daughter are Eagles. I love imagining ways it could GROW but still be a pleasant place to live.

**44. Please briefly describe what you enjoy most about Fair Grove. conti.,**

- The strong sense of community
- The strong feeling of community
- The small rural community
- Small town agricultire community
- Small quiet town, yet with some amenities and parks
- The small community. We've lived several places and because the community is small and family based it is a safer place and a great place to raise kids.
- The school, parks, sense of community, and city leaders that care.
- The community! Fair Grove is full of wonderful people!
- The community is amazing!
- Small town, country, traffic isn't to bad amazing fire department, good schools
- It's quiet and normally I don't have to leave town for much. I live and work here. My kids go to school here.
- I love the school and the small town businesses and restaurants.
- The small town atmosphere but is still only a short drive to Springfield. But some growth would be great so I don't have to drive to Springfield as much.
- The residents
- It is a great place to live. I believe the older generation is scared of growth and are holding back the town. If they would get out of the way and let growth happen, it would be good and attract more families.
- The family feel and support of the school and community.
- The small town, close knit community feel.
- The community
- I enjoy the people in Fair Grove
- It's good
- I enjoy that it's small and safe
- the fall festival
- LOL general chicken
- LOL general chicken
- LOL general chicken
- Community
- Fair Grove is not that good bc you need to take suber out and put in bragger kig
- I really enjoy the school, this is my third high school and I have preferred it over my other two. The people are a lot nicer and I love how quiet the town is! I hope it stays small and quiet but with just a handful of more businesses and restaurants.
- It's a small community but still includes many types of people. The people here are kind and considerate.

**44. Please briefly describe what you enjoy most about Fair Grove. conti.,**

- The community, The teachers, the non- gossiping people, the Administration, the conservative morals, and
- what I enjoy the most about fair grove is that most of everyone know everyone
- The great community
- How it is smaller then most towns and how the school district is but I would also like some thing improved
- Nice town, mostly nice people
- Its small
- At some events when the community works together we can overcome the lack of funding and resources and I think that's **great**
- Fair Grove has a homey kind of feeling to it. It's a classic small town, everybody knows everybody town.
- School
- The smallness
- It's not absolute garbage yet and there isn't too much crime
- My favortie thing about Fair Grove is the little events that go on like the Fall Festival
- Becauses it's a great place
- The community
- not much going on so nothing to worry about
- The kind people, and people around here know everyone so its always nice to stop and talk. The small town vibe is really nice
- it is nice
- I enjoy the calmness in Fair Grove. It's quiet but not eerily quiet. It's a really peaceful place.
- How involved everybody is in sports and extra curricular activities out of school.
- Kum & go
- I love all the people and that its clsoe enough to make a late trip to Springfield
- how small it is
- the people, businesses, schools, students and culture
- The school disctrict is amazing
- Just the people
- Small town rural feel with a strong school system
- We love the locaiton of Fair Grove, it is close to a big city but feels more safe and quiet. We love the community events for kids.
- Small town sense of community. Very quiet and limited crime. Availability of most services with full availability 15 minutes away
- Small town family feel. Safety/low crime

**44. Please briefly describe what you enjoy most about Fair Grove. conti.,**

- I love the small town feel, but we need a pharmacy and more food options.
- Small town atmosphere
- Its home
- I enjoy the small size and the safety of the community.
- Small town atmosphere with good school district. Enough amenities to provide what is needed. Close enough to Springfield to be convenient. Do not feel more development is needed to attract more residents or large businesses, as that would impact the current appeal. Accessibility (sidewalks, trails, etc.) could be a big benefit to connect neighborhoods to main community areas
- Small town feel and close proximity to larger towns in surrounding area
- At one point in time Fair Grove offered a real sense of community. Now, because of social media, that community keeps getting ripped apart one piece at a time. I believe that the "dirty laundry issues" that keep popping up on social media platforms should cease. Those sites should promote the city, the school, the community and the parks. If people want to discuss issues that they oppose they should have to go to the meetings that are posted for each of those groups. We need to stop letting people that are too afraid to show their faces at these meetings a platform to stand on.
- Small town atmosphere, rural yet has living communities, easy access to Springfield, solid educational system
- Small population
- The people that are community based and open to others coming and enjoying their their town.
- Small town vibe. No big box retail.
- People, small town atmosphere
- Friendly environment, small town.
- Not too big. Nice people
- Small town community feel, school system and cleanliness. Oh, and kicking the maroon team's butt in athletics
- The small town community and values
- Quiet country living where almost everybody knows your name
- I like that we are not too big and that you know your local business, but we need to grow and that our residetns will shop local and support business
- I love the small town feel of Fair Grove and how much our community cares. I think it would be almost perfect if we could bring in a grocery store that has better quality of things like produce and doesn't jack up the prices like ours does (maybe an Aldi) and utilize the open land we have to build nice neighborhoods instead of adding houses to tiny lots and crowding the current neighborhoods. Some of the current lots don't seem big enough to build quality houses without them sitting on top of each other with almost no yard and I would really like to know how the city decides that.
- That you know almost every person here
- The community
- no