

APPENDIX B: Henry County Comprehensive Plan Survey

HENRY COUNTY COMPREHENSIVE PLAN SURVEY RESULTS 759 Surveys Mailed (Random Sample) 226 Surveys Returned 30% Return Rate

1. How important is each of the following characteristics to the county or your community? (**Circle one reply per each characteristic**)

	<u>VERY IMPORTANT</u>	<u>SOMEWHAT IMPORTANT</u>	<u>NOT IMPORTANT</u>
a. standard residential subdivisions.....	41%	41%	15%
b. a variety of housing types and styles....	40%	46%	11%
c. bicycle and running paths.....	23%	38%	37%
d. open public spaces (parks, trails,)....	38%	38%	22%
e. tree lined streets..	33%	43%	21%
f. sidewalks, curb, gutters.....	52%	36%	11%
g. public services.....	57%	34%	7%
h. private sector services.....	38%	49%	9%
i. diversity of people.	25%	43%	27%
j. "community feeling".	50%	37%	9%
k. historical feel of a neighborhood.....	28%	47%	21%
l. safe streets.....	88%	10%	0.4%
m. affordable housing..	31%	15%	4%
n. employment opportunities.....	73%	23%	2%
o. proper land usage..	72%	23%	2%
p. other (list _____)	List of "other characteristics" to be formulated		

2. What level of density for single family dwelling units do you recommend for areas within CITIES AND VILLAGES? (**Circle one reply**)

a. 1 acre lot (1 unit/acre)	10%
b. 1/2 acre lot (2 units/acre)	30%
c. 1/3 acre lot (3 units/acre)	19%
d. 1/4 acre lot (4 units/acre)	23%
e. 1/5 acre (5 units/acre)	5%
f. don't know	

3. What level of density for single family dwelling units do you recommend for areas within the UNINCORPORATED portions of Henry County? (**Circle one reply**)

a. 1 unit per 40 acres	10%
b. 1 unit per 20 acres	5%
c. 1 unit per 10 acres	7%
d. 1 unit per 5 acres	25%
e. 1 unit per acre	42%
f. don't know	10%

4. Would you favor higher density housing in your community if it were to occur in one of these forms:

	<u>YES</u>	<u>NO</u>	<u>DON' T KNOW</u>
a. smaller lots for single family homes.....	36%	48%	8%
b. duplexes.....	36%	45%	9%
c. condominiums/Town Houses	52%	32%	9%
d. apartments.....	37%	44%	12%
e. mobile Home Park.....	18%	65%	8%

5. Do you feel communities with higher housing densities (dwelling units per acre of land) are more likely than lower densities to have:

	<u>YES</u>	<u>NO</u>	<u>DON' T KNOW</u>
a. traffic congestion.....	77%	12%	6%
b. affordable housing.....	55%	29%	10%
c. higher crime rates.....	63%	22%	11%
d. lower property values..	55%	29%	11%
e. diverse neighborhoods..	56%	24%	14%
f. more efficient services	32%	48%	14%
g. other _____	<i>List of "other" to be formulated</i>		

When answering question 6, refer to the following Henry County geographic areas:

- Planning Area 1=** Ridgeville, Freedom, Napoleon, and Harrison Townships
- Planning Area 2=** Liberty, Washington, and Damascus Townships
- Planning Area 3=** Flatrock, Monroe, and Pleasant Townships
- Planning Area 4=** Richfield, Bartlow, and Marion Townships
- Planning Area 5=** The City of Napoleon

6. For each of the following types of growth, rank the geographic areas (**one, highest priority**, through **four, lowest priority**) where you feel each type of growth should occur in Henry County:

a. RESIDENTIAL growth:	<u>High Priority</u>	<u>Low Priority</u>
Planning Area 1=	2.22 avg./2 mode	
Planning Area 2=	2.35 avg./2 mode	
Planning Area 3=	2.54 avg./3 mode	
Planning Area 4=	2.53 avg./3 mode	
Planning Area 5=	1.69 avg./1 mode	
b. COMMERCIAL/RETAIL growth:	<u>High Priority</u>	<u>Low Priority</u>
Planning Area 1=	2.22 avg./2 mode	
Planning Area 2=	2.37 avg./2 mode	
Planning Area 3=	2.52 avg./3 mode	
Planning Area 4=	2.47 avg./2 mode	
Planning Area 5=	1.49 avg./1 mode	
c. AGRICULTURAL use:	<u>High Priority</u>	<u>Low Priority</u>
Planning Area 1=	1.70 avg./1 mode	
Planning Area 2=	1.61 avg./1 mode	
Planning Area 3=	1.58 avg./1 mode	
Planning Area 4=	1.56 avg./1 mode	
Planning Area 5=	2.90 avg./4 mode	

d. **INDUSTRIAL/MANUFACTURING** growth:

	<u>High Priority</u>	<u>Low Priority</u>
Planning Area 1=	2.17 avg./2 mode	
Planning Area 2=	2.32 avg./2 mode	
Planning Area 3=	2.39 avg./3 mode	
Planning Area 4=	2.35 avg./3 mode	
Planning Area 5=	1.49 avg./1 mode	

7. Please rank from 1 through 3, the most important principles that government should embrace for guiding growth(1 being **most important** and 3 being **least important**).

Development should be based on:

	<u>Most Important</u>	<u>Least Important</u>
a. where existing infrastructure is located	1.44 avg./1 mode	
b. local general plans	1.85 avg./2 mode	
c. minimizing the cost of providing services to the developed area	1.75 avg./2 mode	
d. other (list _____)	List of "other" to be formulated	

8. Should local government provide financial incentives to any of the following for building in designated growth areas?

	<u>YES</u>	<u>NO</u>	<u>DON'T KNOW</u>
a. residential developers.....	25%	62%	10%
b. home buyers.....	27%	58%	11%
c. commercial/industrial developers..	54%	32%	9%

9. Should development inside villages & cities be encouraged before building outside their limits?

<u>YES</u>	<u>NO</u>	<u>DON'T KNOW</u>
77%	13%	8%

10. Should selective agricultural and other "significant natural resource areas" be preserved?

<u>YES</u>	<u>NO</u>	<u>DON'T KNOW</u>
83%	9%	5%

11. How much of a sales tax increase, if any, would you be willing to pay for the purchasing of development rights to preserve these agricultural and natural resource areas?(**Circle one reply**)

1/8 OF A CENT PER \$1.00	20%
1/4 OF A CENT PER \$1.00	13%
1/2 OF A CENT PER \$1.00	8%
NONE, NO SALES TAX INCREASE	52%
OTHER (LIST _____)	List of "other" to be formulated

12. How important is agriculture to the local economy? (**Circle one reply**)

VERY IMPORTANT	77%
SOMEWHAT IMPORTANT	14%
NOT IMPORTANT	2%
DON'T KNOW	-0-

13. How important is it to have working farms or value-added agricultural activities in Henry County? (**Circle one reply**)

VERY IMPORTANT	71%
SOMEWHAT IMPORTANT	18%
NOT IMPORTANT	3%
DON'T KNOW	0.9%

14. In general, how do you feel about the following types of development?

	<u>FAVOR</u>	<u>OPPOSE</u>	<u>NO OPINION</u>
a. residential	69%	6%	16%
b. industrial	69%	10%	13%
c. commercial/retail services	68%	9%	14%
d. home based business	52%	13%	26%
e. mixed use neighborhoods	27%	36%	27%

15. Should roads linking communities be planned by:

	<u>FAVOR</u>	<u>OPPOSE</u>	<u>NO OPINION</u>
a. the county.....	27%	21%	44%
b. each community.....	20%	24%	48%
c. both the county & communities.	75%	2%	15%
d. other (list _____)	<i>List of "other" to be formulated</i>		

16. Where should future commercial development be encouraged:

	<u>FAVOR</u>	<u>OPPOSE</u>	<u>NO OPINION</u>
a. continue commercial development along the highway corridor.....	67%	9%	2%
b. develop regional commercial centers throughout the county..	40%	24%	23%
c. in downtowns/business districts in each community....	63%	10%	12%
d. dispersed small scale commercial/retail throughout neighborhoods.....	17%	42%	22%
e. other (_____)	<i>List of "other" to be formulated</i>		

17. For the following questions indicate if you Strongly Agree (**SA**), Agree (**A**), have No Opinion (**NO-OP**), Disagree (**DA**), or Strongly Disagree (**SDA**) with each statement.

a. Limiting residential & commercial uses to certain areas of the county will preserve our quality of life...	SA	A	NO-OP	DA	SDA
	36%	31%	7%	14%	4%

b. Preserving agricultural lands prevents necessary development in our County.....	SA	A	NO-OP	DA	SDA
	17%	17%	8%	31%	20%

c. The county should be more proactive in directing growth through the use of a regional water and sewer district..	SA	A	NO-OP	DA	SDA
	21%	36%	20%	10%	3%

d. Developers should build homes of various price ranges..

SA	A	NO-OP	DA	SDA
25%	51%	12%	6%	0.9%

e. Transit (bus) service should be developed to serve the entire county..

SA	A	NO-OP	DA	SDA
8%	9%	23%	38%	16%

f. Henry County should encourage or pay for water and sewer lines for residential development in unincorporated areas of the county..

SA	A	NO-OP	DA	SDA
8%	24%	11%	28%	21%

g. The roads in Henry County meet our present needs..

SA	A	NO-OP	DA	SDA
12%	55%	8%	14%	5%

h. Local governments should develop plans for affordable housing in their communities to accommodate younger families & senior citizens..

SA	A	NO-OP	DA	SDA
20%	41%	16%	12%	4%

18. **Other concerns:**

Please feel free to discuss any issue concerning Henry County that is important to address in the comprehensive plan.

**PLEASE RETURN THIS SURVEY BY FEBRUARY 8 IN THE SELF
ADDRESSED STAMPED ENVELOPE.**

**FOR ADDITIONAL SURVEYS OR QUESTIONS, PLEASE CONTACT THE HENRY COUNTY PLANNING
COMMISSION AT (419) 599-7370.**