

Woodstone

A Strategic Neighborhood Plan

2014

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Introduction

Woodstone is a private, gated neighborhood located off of East Oakland Avenue providing direct access to the Bristol Highway, North State of Franklin Road, and North Roan Street. Woodstone is conveniently located near Johnson City's leading shopping centers and restaurants, the Johnson City Medical Center, banks, and service businesses.

Situated on approximately 44.5 acres atop one of Johnson City's highest peaks, Woodstone offers a quiet atmosphere with impressive scenic views of the city. Development of this unique mountainside community began in the late 1970s and continued through the 1980s. The grounds are well maintained and later properties were developed to match the existing physical characteristics of the neighborhood.

Based on feedback from a neighborhood survey, Woodstone residents take pride in the quiet and scenic nature of their community. The community has a low crime rate and a neighborhood watch. Amenities include a swimming pool and tennis courts.

This document hopes to serve as a framework for future planning in Woodstone by establishing a positive relationship between community residents and the Johnson City Planning Division.

Organization of the Plan

- Section I - Purpose of the Plan explains the intent of this neighborhood plan.
- Section II - Neighborhood Character provides a general description of the neighborhood's homes, property, and amenities.
- Section III - Existing Conditions contains information about the neighborhood's current state.

- Section IV – The Plan contains recommendations on how to address issues and concerns within the community.
- Section V – Implementation provides a framework for how the recommendations should be implemented.
- Section VI – Appendices contains maps and data pertaining to the community.

Purpose of the Plan

The Woodstone plan is a working document, which addresses the concerns of neighborhood residents, property owners, and business interests in an attempt to preserve the livability and long-term viability of this neighborhood.

The foundation of this plan is based on citizen involvement and informed decision-making. With the input of residents, this plan is more effective in meeting the particular needs of this neighborhood and stands a better chance of being implemented.

The plan provides an analysis of a wide range of factors which collectively foster Woodstone's physical and socioeconomic environment while positively affecting its capacity to continue to function as an integral part of Johnson City's neighborhood composition.

Neighborhood Character

Many survey participants responded positively about the conditions of the grounds. Landscaping, mowing, and general upkeep are sources of pride within the community. Respondents indicated that they enjoy the privacy of this wooded location. Amenities include tennis courts and a swimming pool. Respondents left favorable comments about the latter.

Existing Conditions

Physical Conditions

Woodstone is zoned RP-3 (Planned Residential). Woodstone Dr., the primary street that connects the neighborhood to E. Oakland Ave., is in good condition. The secondary streets, however, are in poor condition. Being a private community Woodstone is responsible for paving the neighborhood roads. Many of the residents would like to see the city take over this responsibility. The neighborhood provides its own snow and leaf removal services, and landscaping and mowing services. Respondents expressed satisfaction with these services. Residents also enjoy Woodstone's convenient location citing its close proximity to area retail and grocery shopping and medical services.

Animal Control

Some residents of Woodstone also noted the need for pet control particularly the failure of dog owners to properly clean up after their pet.

Police Patrols

Though Woodstone is a quiet community with a low-crime rate, several residents expressed that they would like to see a greater police presence in the neighborhood particularly in the swimming pool parking lot at night.

Lighting

Woodstone residents enjoy the neighborhood's secluded environment. However, some residents would like to see more and better quality street lighting.

Pedestrian Access

Some respondents feel that pedestrian access throughout the community is poor, expressing a desire for more sidewalks and bike trails as presently there are no sidewalks or bike trails along primary travel routes.

Front Privacy Gate

Residents are divided on the effectiveness of the front privacy gate. Some claim the gate is annoying stating that it “interferes with emergency vehicles”. Other residents like the privacy that the gate provides.

Tennis Courts

Based on information received from the surveys, there does not appear to be much use or demand for the tennis courts. Some respondents would like to see the tennis courts replaced with a community meeting space and picnic area.

Homeowners Association (HOA)

Some residents feel that the HOA should have more and stricter regulations and should be more vigilant in enforcing their existing regulations.

Recommendations

The Woodstone Neighborhood Plan identifies priorities and devises action steps that meet the current and future needs of the neighborhood. The set of strategies, action steps and recommendations in this plan were developed to assist in preserving the existing conditions that Woodstone residents currently enjoy and to initiate the process to address some of the issues that the residents would like to see improved.

1. Physical Conditions

The community has expressed a special interest in continuing to foster the current state of conditions within Woodstone. Neighborhood communication is a key element in this process. Lines of communication need to be open within the neighborhood itself and with the city. As problems arise, they should be communicated to the association and if necessary, to the city as well. Problems may be addressed more efficiently this way.

- Justification: Residents are proud of the current condition and characteristics of their community
- Cost: Time, materials

- Time Table: On-going
- Responsible Party: Residents

2. Police Patrols

Increasing police presence is an effective way to deter crime. Patrolling of the pool parking lot area could alleviate concerns of illegal activity occurring at night. The Johnson City Police Department agreed to increase the number of patrols in Woodstone.

- Justification: To maintain the low-crime rate in Woodstone and to help prevent crime in the community particularly in the pool parking lot.
- Cost: None
- Time Table: Immediately
- Responsible Party: Johnson City

3. Plan More Neighborhood Events

Scheduling neighborhood events is a great way to raise awareness of community issues. Since Woodstone is a private community it is even more important that the residents communicate regularly to address and prioritize these issues. Neighborhood events and meetings would be a great way to begin addressing these issues mentioned in the “Existing Conditions” section of this report: animal control, lighting, sidewalks and biking trails, the future of the tennis courts, creating a “green” community area, and the role of the Homeowners Association.

- Justification: To address and prioritize issues confronting the community.
- Cost: Dependent on nature of the planned event
- Time Table: At the neighborhood’s discretion
- Responsible Party: Residents

4. Street Maintenance

Some residents want the city to take over street maintenance in the neighborhood. If a majority of the neighborhood wants this, then the Neighborhood Association should begin the process of communicating with the city to see what steps should be taken to begin the street dedication request process.

- Justification: To improve road conditions.

- Cost: Dependent on whether road needs improvements for street acceptance.
- Time Table: At the neighborhood's discretion
- Responsible Party: Residents and City

Implementation of the Plan

Guidance offered in the Woodstone Neighborhood Plan should be referred to during relevant decision-making processes concerning this area. To the extent that this Plan charts a course for Woodstone's future, the strategies and recommended actions should be followed and carried out by the Neighborhood Association, the city and other agencies as referenced in the Plan. Residents are crucial in the implementation phase.

Plan Implementation

The true measure of a plan's acceptance may best be described in terms of the degree to which it is used and supported during relevant decision-making processes. The residents of Woodstone and City of Johnson City both have important roles in this process.

The residents of Woodstone play a very critical role in participating in and monitoring the use of their Plan's provisions. The Woodstone Neighborhood confirms its support for its Plan by including the recommendations in their Neighborhood Associations activities and structure.

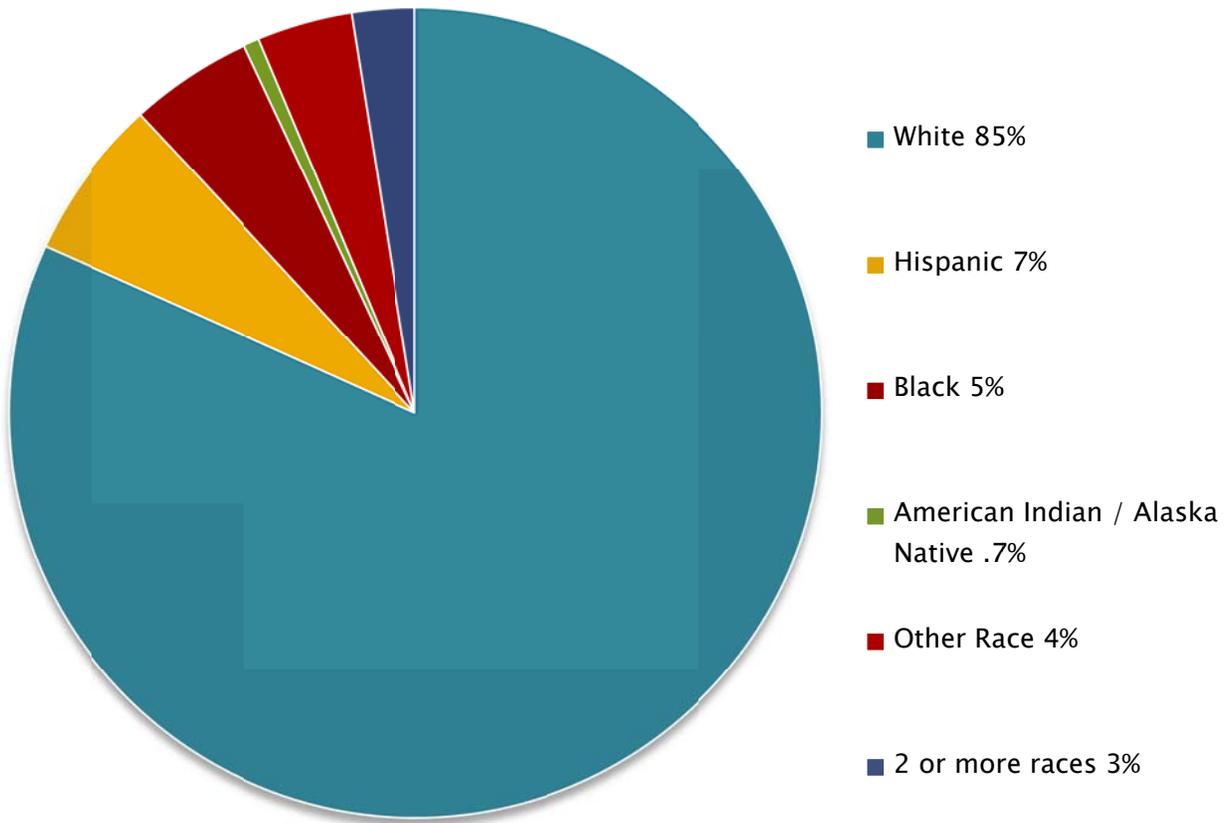
The city demonstrates its support for the Woodstone Plan by acknowledging the Plan's strategies and encouraging timely implementation. The specific city departments must commit to implementing this Plan by incorporating the recommendations into their work programs within the recommended timetable.

Conclusion

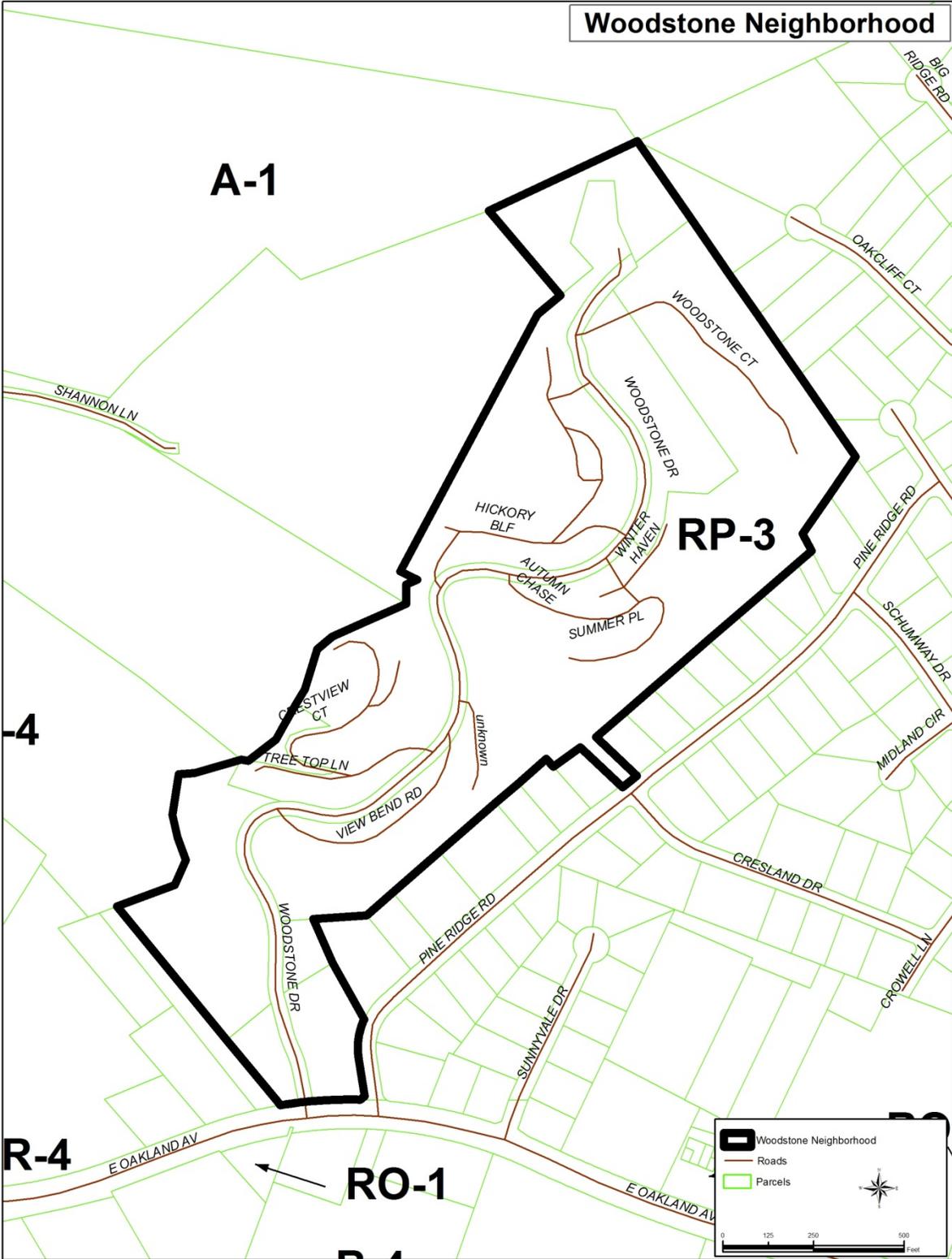
The Woodstone Plan identifies the issues and concerns of the neighborhood, the tasks involved in addressing them, a time frame in which the strategy or action should be implemented, and the various parties involved in resolving them.

Implementation is by far the most difficult phase of any process, but this Plan will continue to offer its residents the opportunity to plan proactively for the future of their neighborhood.

Woodstone Demographics (Population 152)



Woodstone Neighborhood



Woodstone Neighborhood

