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DOUGLAS COUNTY BOARD OF COMMISSIONERS

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September 10, 2018

Atlanta Regional Commission
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

Douglas County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Mr. Ronald Roberts, Jr AICP, Planning & Zoning Manager at 678/838-2060.

Sincerely,

Chairman Dr. Romona Jackson Jones
Douglas County

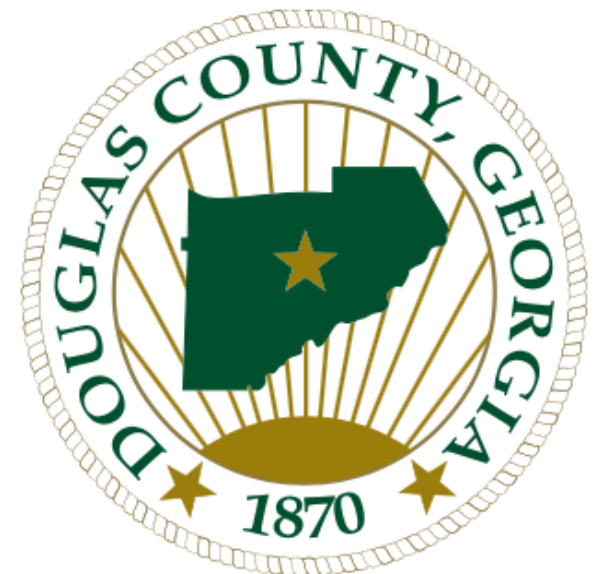
Enclosures

web site: CelebrateDouglasCounty.com

e-mail: boc@co.douglas.ga.us

Persons With Hearing Or Speech Disabilities Who Need To Contact Douglas County May Place Their Call Through The Georgia Relay Center At (800) 255-0056 (Text Telephone) Or (800) 255-0135 (Voice Telephone).

Douglas County, Georgia Comprehensive Plan Update



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

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Acknowledgments

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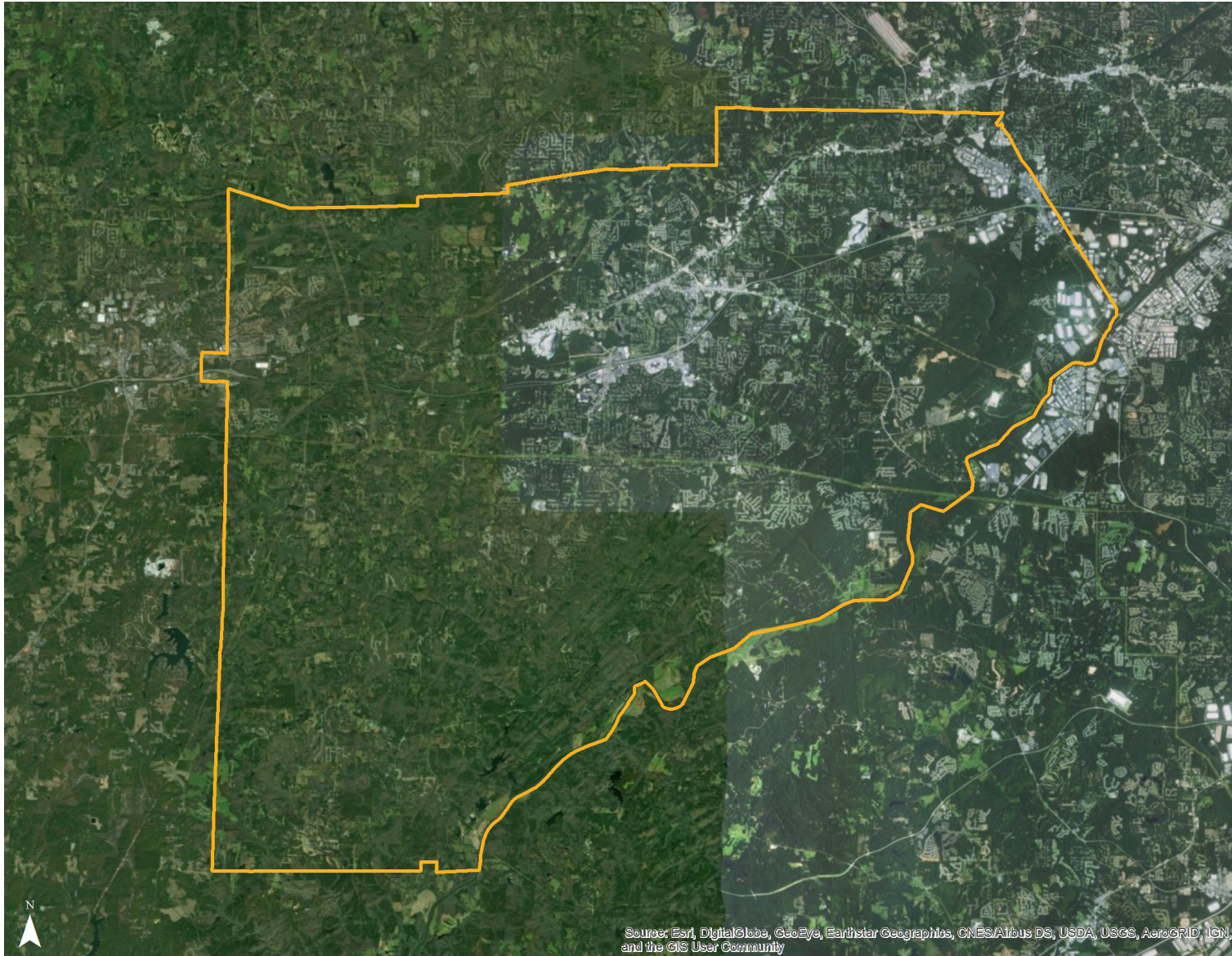
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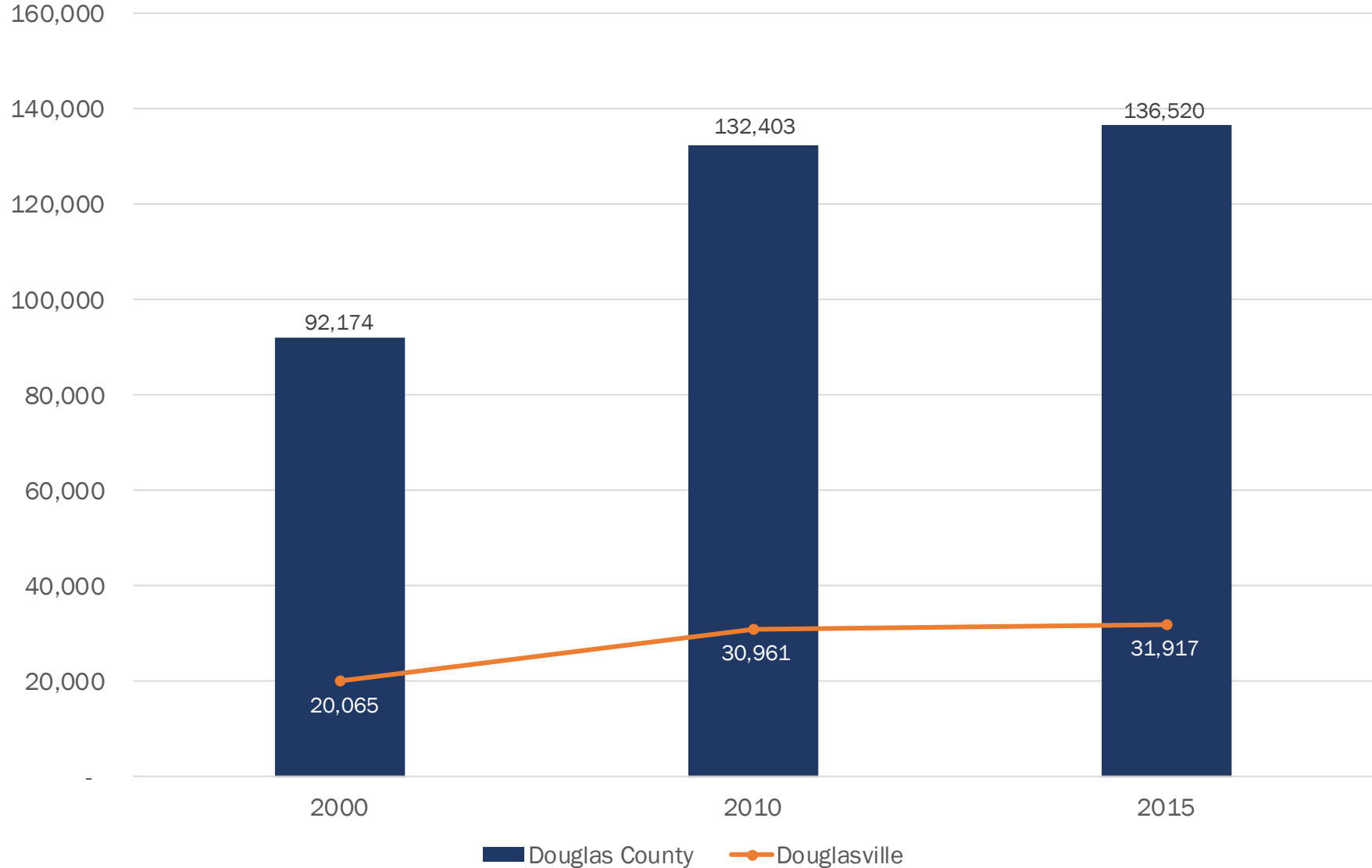
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Data & Demographics



Douglas County, Georgia

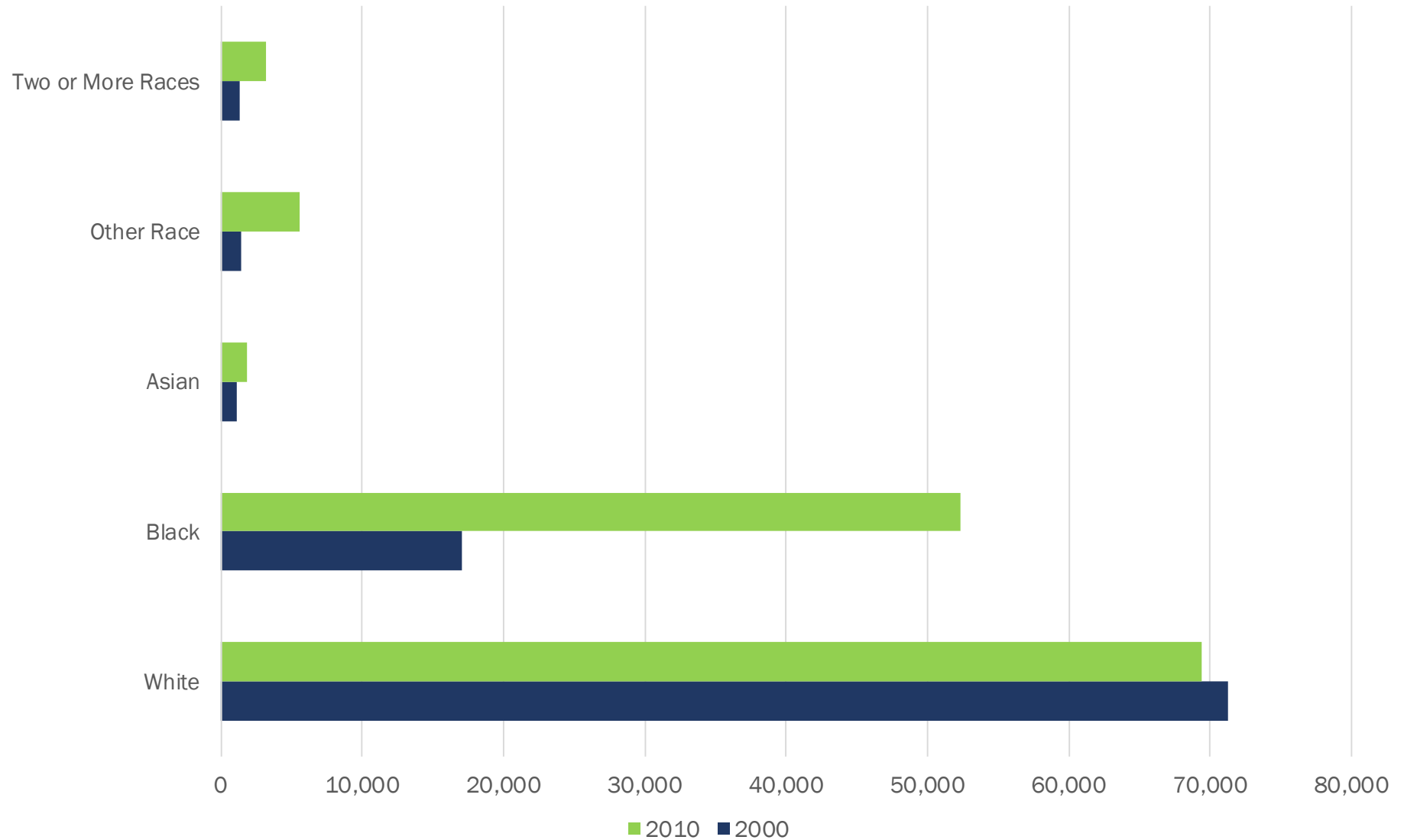
Population



Both Douglas County and Douglasville have experienced population growth over the past fifteen years. According to ARC's population forecasts, in 2040, Douglas County is projected to see an increase in their population size by 60,000 people.

Source: U.S. Census (2000 & 2010), American Communities Survey, Annual Population Estimate (2012-2016).

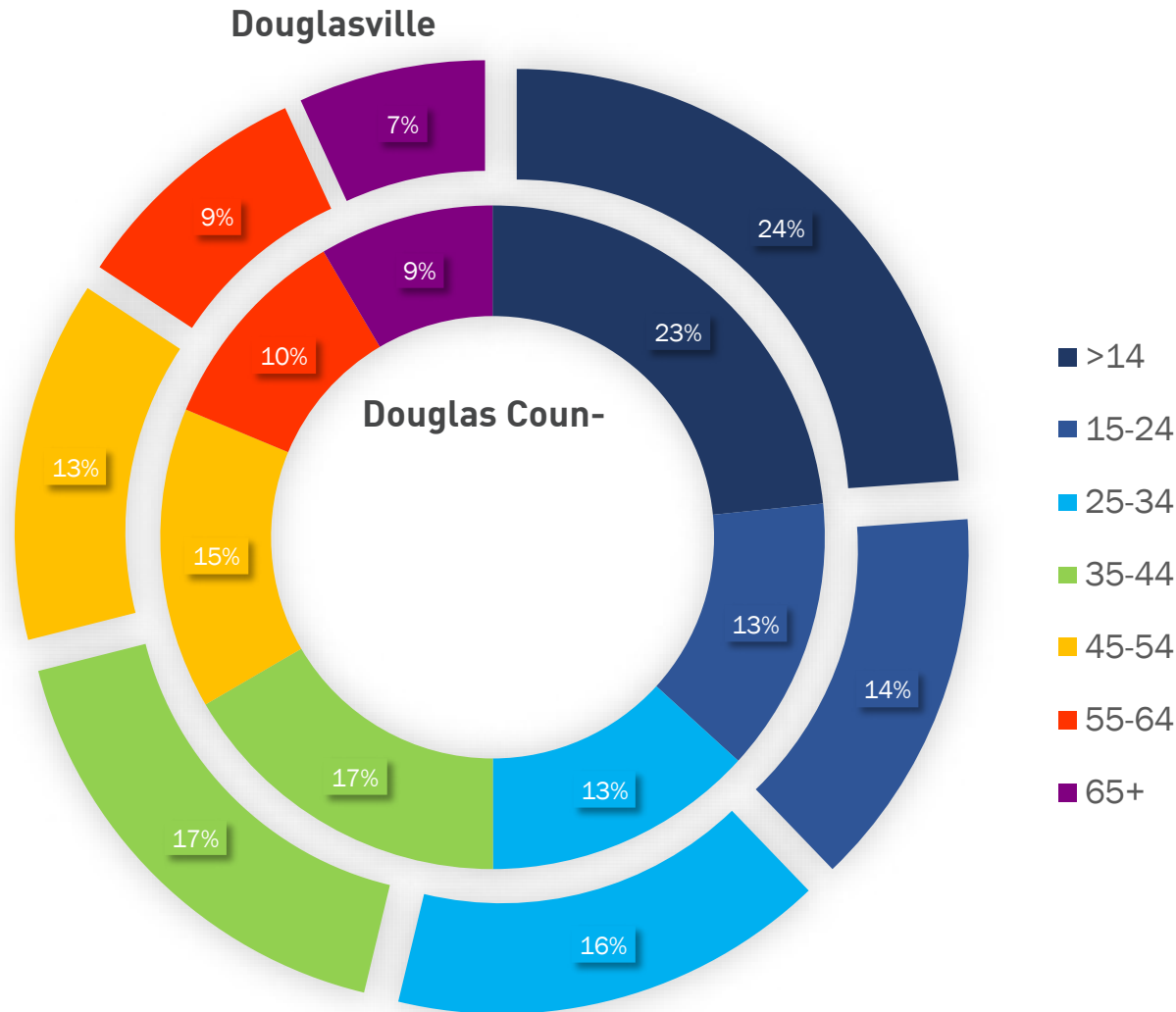
Race



Between 2000 and 2010 Douglasville saw a decrease in their population of White individuals. In turn, there was an increase in individuals of other races.

Source: U.S. Census American FactFinder Profile of General Population and Housing Characteristics (2000, 2010).

Age

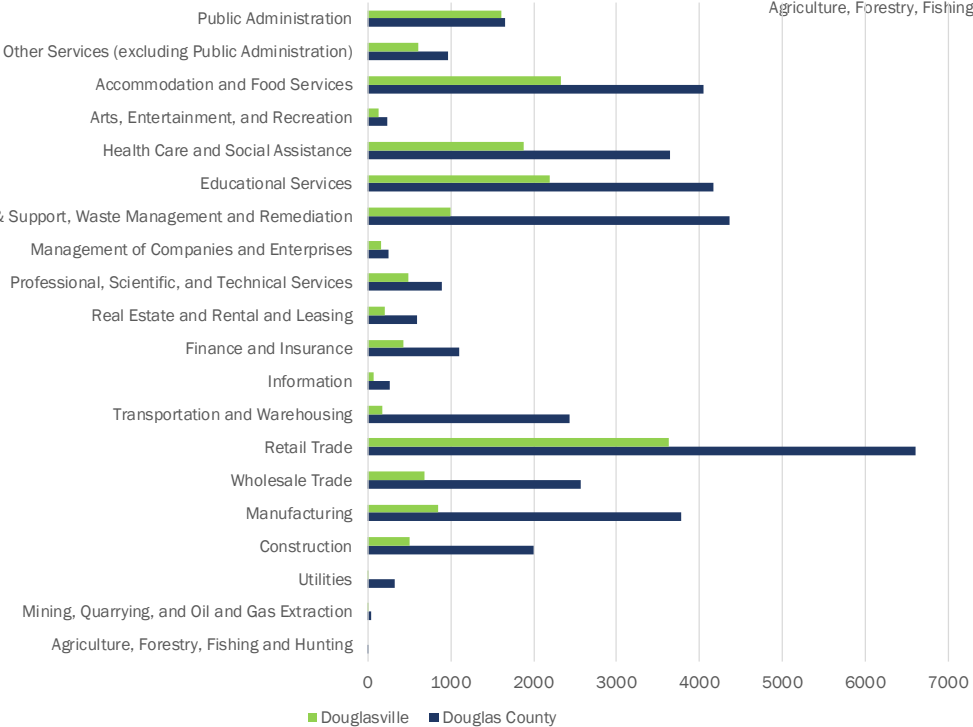


At the time of the 2010 Census, the age distributions in Douglasville and Douglas County were quite similar, though Douglasville has a slightly greater percentage of individuals under the age of 35. The median ages during this time were 33 in Douglasville and 35 in Douglas County.

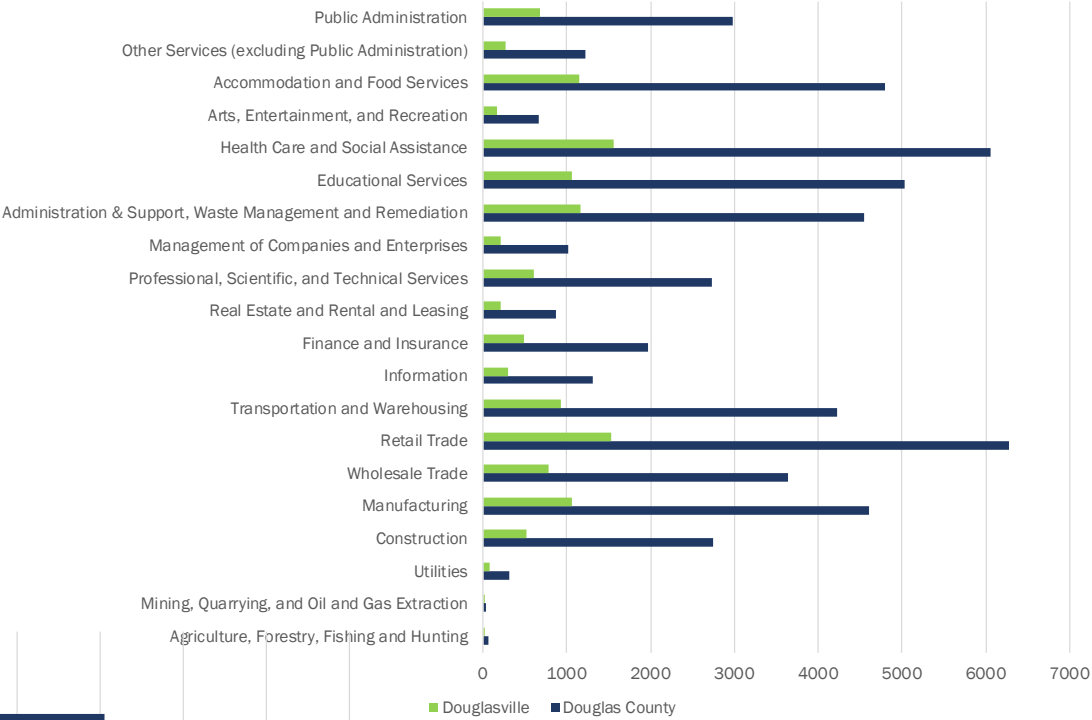
Source: U.S. Census (2010).

Employment

WORKPLACE AREA



RESIDENT AREA

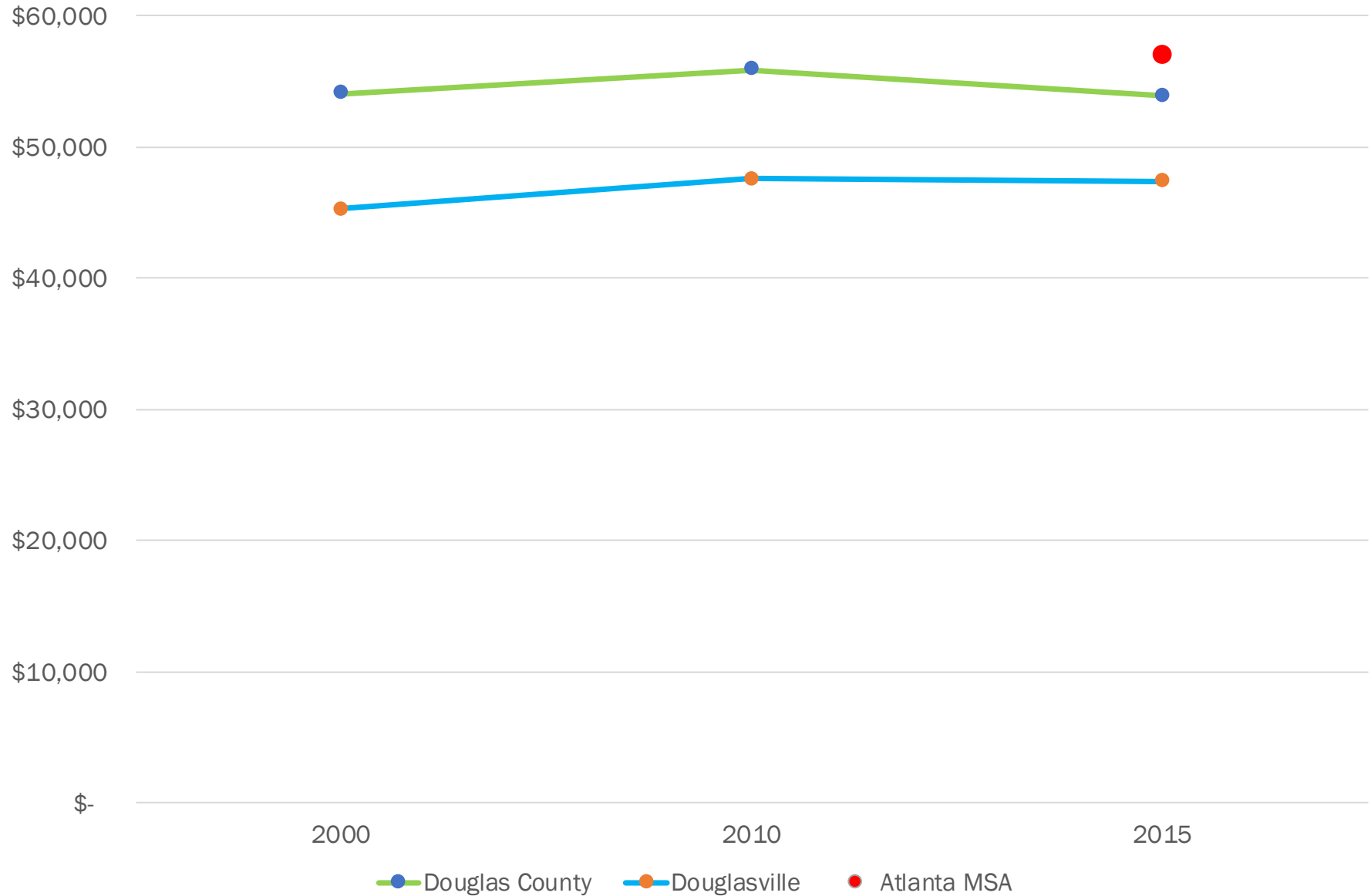


Resident Area Characteristics (RAC) describe the industry that Douglas and Douglasville residents do for a living. The most popular industries are Retail Trade and Health Care and Social Assistance.

Workplace Area Characteristics (WAC) describe the jobs that are available within a given study area. Most jobs in Douglas and Douglasville are available in Retail Trade.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis 2015.

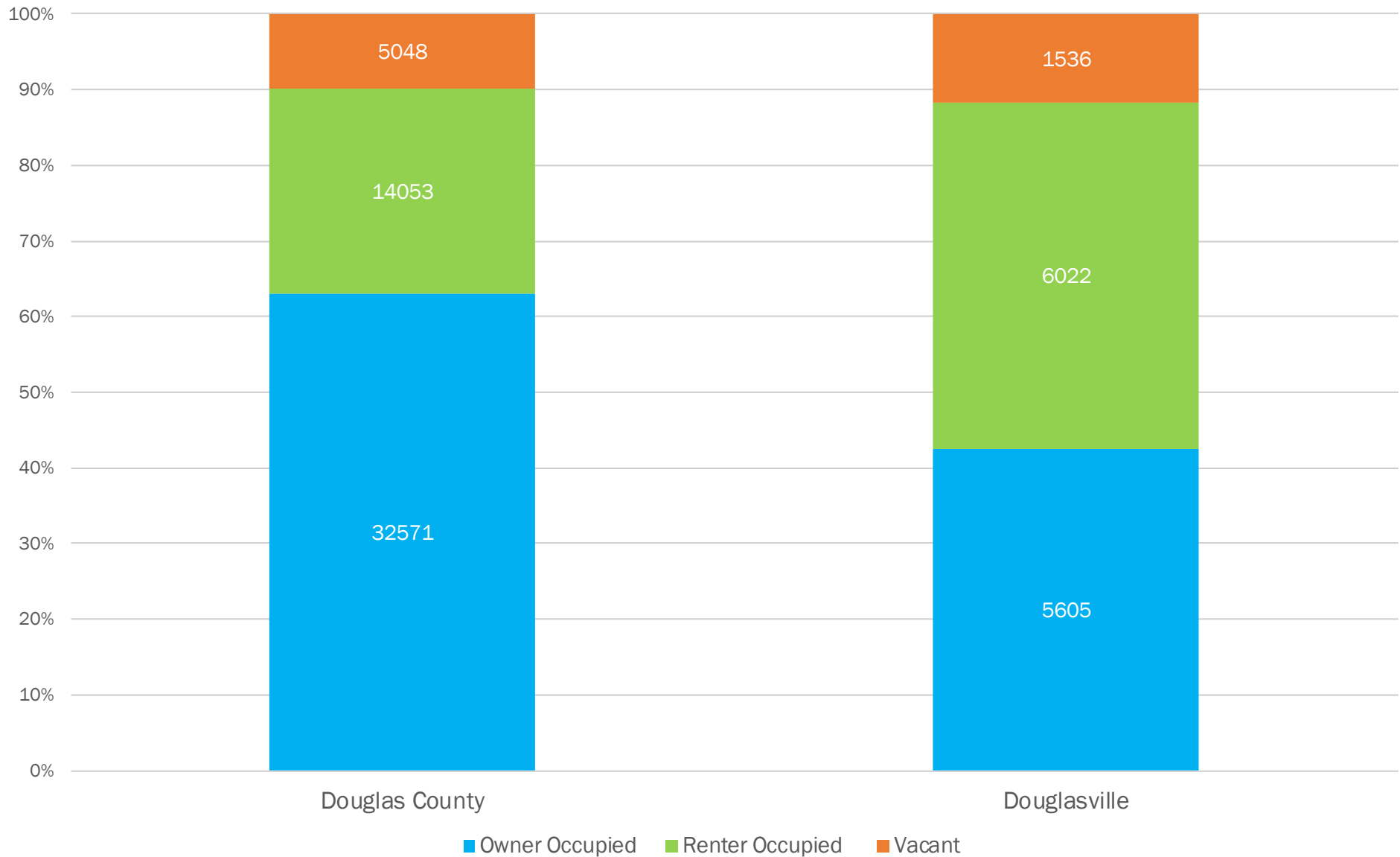
Income



The median household income in both Douglas County and Douglasville have stayed relatively stable over the past 15 years around \$55,000 and \$47,000 respectively.

Source: U.S. Census 2000 & 2010. 2012-2016 American Community Survey 5-Year Estimates.

Housing Trends



In 2010, just over 40% of the housing stock in the City of Douglasville was renter occupied, compared to 27% in Douglas County. Both Douglas County and Douglasville have vacancy rates near 10%.

Source: U.S. Census (2010).

Housing Values

Median Selected
Monthly Owner Costs

\$1,302/MO

\$1,433/MO

Median Home Value

\$121,300

Douglas County

\$134,000

City of Douglasville

Median Monthly
Rent

\$949/MO

\$929/MO

Source: U.S. Census American Communities Survey, Annual Population Estimate (2012-2016).

Community Vision

The Community Vision provides the long-term goal for Douglas County's future growth. The foundation is based on a reviewed and updated vision from the 2013 Comprehensive Plan. The process included community input, staff input and a review of vision statements from recent plans.

Douglas County is a place of history, heritage and diversity that values family, culture and education. Responsible, transparent and accountable government maintains public facilities and programs through a solid and reasonable tax base. Communication with citizens, governments, and community partners will preserve the legacy of Douglas County as an attractive place to raise a family, conduct business and invest in the future.

This vision aligns with the value proposition in the 2018 marketing study for the Douglas County Chamber of Commerce:

"Located just 20 miles due west of downtown Atlanta and 20 miles northwest of the world's busiest airport, Douglas County, Georgia offers companies and residents easy access to big-city amenities in a diverse, affordable and safe small-town environment."



Assets & Challenges

This section includes the assets and challenges and opportunities that Douglas County intends to address over the next five years. They are tied to the Vision Statement and are addressed with programs listed in the Community Work Program. Starting with the Assets and Challenges from 2013 Comprehensive Plan, input was gathered during the community engagement process to determine the assets and challenges for the next five years. Many are the same as 2013, but several new challenges have surfaced in the past 5 years

ASSETS

LOCATION: Douglas County has an ideal location in the metro region, with good access to transportation, employment centers, and the Hartsfield Jackson Atlanta International Airport.

WATER RESOURCES: Douglas County has put in place appropriate growth mechanisms to ensure water quantity and quality, and planned for conservation of land in areas that conserve water supply and groundwater recharge.

GROWING CULTURE/RECREATION AREAS: Douglas County residents benefit from access to excellent opportunities for Arts, Culture and Recreational Pursuits in their community.

SMALL TOWN CHARACTER/REGIONAL SHOPPING MALL: The cities and community centers in Douglas County create opportunities for metropolitan amenities in while preserving small town character.

VARIED HOUSING CHOICES: In addition to preserving its existing neighborhoods, Douglas County provides options for a variety of housing choices for individuals and families of diverse incomes and age groups.

CHALLENGES

WORKFORCE DEVELOPMENT: Douglas County needs to encourage job growth to provide opportunities for residents within the county and mitigate the need for commute trips outside of the county. Also, Douglas County needs to develop the skilled workforce to match available jobs by encouraging workforce training programs, improving transportation access to existing employers, and targeting industry sectors that are suited to local resources and regional assets.

PRESERVE RURAL AREAS WHILE ALLOWING FOR GROWTH: Douglas County will continue to plan for areas of growth and areas of conservation to balance livability and environmental quality now and in the future.

PROVISION OF SENIOR SERVICES: Douglas County needs to improve provisions for senior services.

Future Land Use & Narrative

Urban Design Goals

Overview

Urban design refers to the dynamic relationship of land uses and how they are connected within the built environment. More specifically, urban design strategies determine the configuration of buildings, massing and density, the appearance and character of places, open spaces, parks and plazas, transportation networks (pedestrian and automotive), as well as the relationships among land uses and the linkages within the community as a whole. Ultimately, urban design is about creating a sense of place that achieves the community's desired vision.

At the scale of “the village or center,” urban design elements such as lighting, signage, landscaping, street furniture and architectural guidelines, create the visual character and identity of a place, making it recognizable and distinct from other areas. When applied within a comprehensive system of connected streets, sidewalks, greenways, and open space, urban design has the power to transform intersections into walkable districts, and subdivisions into neighborhoods.

At the scale of “the county,” urban design focuses on the linkages between communities and their relationships to one another. Thus, at the level of a comprehensive plan, urban design strategies focus less on the visual appearance of buildings and streets and more on the organization of neighborhoods, commercial areas and open spaces and their connectivity to one another within a larger framework.

Architectural Themes

A carefully developed set of design guidelines can be an ideal tool for bringing visual and spatial unity to an existing or developing area. Design guidelines should respond both to the conditions of the built environment and to the expressed goals of the community. In areas featuring a well-defined concentration of mostly historic structures, design guidelines can focus on restoring the buildings to a dominant or common period of their past. In new communities, or in communities whose historic character is not a priority, design guidelines can foster a particular atmosphere or image by creating an entirely new look. Communities that have adopted this rather extreme approach, such as Helen, Georgia, often feature an architectural style that has no historic precedent but creates visual unity. The building stock of many communities—including Douglas—falls somewhere in the middle, combining traditional storefronts and residences with later construction which may differ considerably in terms of form and function. These conditions present a challenge to the development of comprehensive design guidelines, but the task is not an impossible one.

Douglas is typical of communities that possess a diminished stock of historic structures, but have expressed a desire to project an image that respects the community's overall desire to preserve its small town feel. Situations vary, but a common approach is to research, identify, and restore the area's remaining landmarks to their original appearance or to their appearance during a unifying, influential period. The materials, proportions, and character-defining details of this influential period then become the basis for design standards for the area as a whole. New construction is then executed in forms and materials that are compatible with an overall theme in order to create a visually unified area "signature."

Comprehensive Plan Context

There are a variety of ways to achieve the County's vision for the future. From an urban design standpoint, the key is to avoid dispersed development projects that are unrelated to one another and exist in isolation at random locations. Instead, by focusing appropriate development within distinct character areas, corridors and centers and arranging these areas within a comprehensive circulation system that incorporates multiple modes of transportation.

As a first step in creating an appropriate development atmosphere, the County has developed "Community Character Areas." In the context of the Comprehensive Plan, urban design through distinct character areas describes a classification of development patterns, their distinct differences and their relationship to one another as the County continues to grow.

Quality of New Development

All new public buildings, institutional buildings, residential and non-residential private developments should be characterized by high-quality architectural design and construction and should reflect Douglas County's unique community image and character. These types of improvements help us create an identity or sense of place for the business community and will ultimately set Douglas County apart from other communities and provide our residents and businesses a reason for investing in Douglas County.

Residential Development

The Comprehensive Plan anticipates that Douglas County will continue to be primarily a single-family low-density residential community, and that its neighborhoods and subdivisions be enhanced as important community assets. To address diversity and special housing needs within the county, transitional areas have been designated to accommodate and incorporate medium density and mixed housing types. New residential development should reflect the overall quality and character of the Douglas County community vision, and compatibility as an integral part of the surrounding neighborhoods and character areas.

Considerations in evaluating new residential development should include:

- Compatibility with adjacent and nearby uses;

- The availability of public services and facilities;
- The character of the landscape;
- The continuity of local roads, walkways, pathways and opens spaces;
- Protection from traffic and other undesirable impacts.

The County's adopted Unified Development Code outlines several quality enhancements for new residential construction, such as the developments of open space, recreational amenities and sidewalks in every subdivision over 25 units, landscaping requirements and a minimum house size. The UDC also encourages master planned and open spaced subdivisions whenever possible. These developments would utilize innovative techniques such as traditional neighborhood design, human scale development and pedestrian linkages. All quality objectives within the plan aim to create a "sense of place" within communities.

The following additional enhancements that would further the development of communities should be added whenever possible:

- Internal multi-use trail system should be incorporated into the design of large residential developments to increase bicycle and pedestrian accessibility to schools, public faculties, employment and shopping areas and parks and open spaces, and connected where possible to the County's Planned Trail System.
- Site planning within new residential development should include the use of effective and attractive buffers to protect residential areas from adjacent arterial roadways and non-residential developments
- An "anti-monotony" code should be considered for major subdivisions to promote diversity among housing products, densities and site development characteristics.

The designation of land for residential uses recognizes the need to provide land for support services to the individuals living in the area. Uses such as schools, parks and churches are compatible with the residential designations. However, in introducing such additional related uses into these residential environments, it is intended that they be designed, located and maintained with full and complete regard for the surrounding residential environment. In addition, to ensure that quality is an integral component in residential development, infrastructure should be adequate to support residents' needs.

Non-Residential Development

The Comprehensive Plan promotes high quality commercial and business development with Douglas County during the next 20 years emphasizing non-residential in order to enhance the County's tax base, create new jobs, and provide convenient shopping opportunities for local residents.

Commercial and other non-residential uses have been separated into several character areas according to intensity, locational requirements and land use compatibility.

By establishing these guidelines the County proposes to encourage several important public and private objectives:

- Improve the quality of physical alterations to commercial corridors and village centers.
- Enhance the quality of the pedestrian experience along a commercial corridor and within a village by providing a pleasant shopping experience for business patrons.
- Enhance economic investment for business and property owners.
- Protect, preserve or create neighborhood communities and architectural character.
- Promote community awareness of the physical environment.
- Encourage flexible and individual creativity rather than anonymous uniformity.

Commercial corridors often lack a sense of organizational structure, and this confusion reflects poorly on the community. Retail and service establishments should be designed to resemble town squares of varying intensities. The “Main Street” concepts incorporating internal circulation patterns for both automobiles and people surrounding public spaces such as small pocket parks, squares, and plazas should be encouraged. “Main Streets” are envisioned as a collection of retail shops, specialty shops and private offices along tree-lined sidewalks that promote and a sense of identify. Villages should become centers for community interaction where you would “usually run into someone you know, or the friends of someone you know while hanging around there.” Commercial strip development is discouraged in all areas of the county.

Workplace and Commerce Centers should be developed as self-sustainable town centers that provide multi-services to its residents and employees. A sense of entry or arrive should be created at primary entryways into the development. Building placement, landscaping, gates, entry monuments, specialty lighting and other design elements can be used to create this design effect. These are large-scaled employment generators that should be designed to create pleasant work and play environments with an integrated design and circulation plan.

Design Guidelines

The guidelines presented in this section are intended to enhance the value of public and private properties by promoting a distinctive architectural design quality and to help ensure that new buildings blend in with the natural character of the landscape, the semi-rural character of Douglas County, and the overall intent of the designated character areas.

Site Design

Site design of commercial development is one of the most critical aspects of a successful project. Development proposals will be reviewed with respect to their response to physical characteristics of the site and to the contextual influences of the surrounding area. Both the physical site characteristics and contextual influences should be considered early and throughout design development:

Environmental—existing vegetation, topographic features, minimally undisturbed natural areas, and drainage.

Visual—view sheds, view corridors and primary views from on-site and off-site.

The patterns, character and scale of existing and planned development in the immediate area.

Potential connections and other relationships with adjoining development—i.e., pedestrian access points, shared driveways, off street vehicular connections, open space systems and landscape buffers and service corridors.

Perimeter open spaces and buffer zones to provide for a smooth transition to lower intensity uses.

All building frontages and sides of buildings oriented to the street or other public areas should incorporate a combination of arcades, pedestrian level display windows, storefronts, and entrances.

Linear “strip” development must incorporate variation in building height, building mass, roof pitch, and changes in wall planes in order to mitigate the linear effect of a development. Particular attention should be made to building design when the building is adjacent to residential property or within any public view.

Materials

Materials such as brick, stone, glass and clapboard should be encouraged as the dominant exterior cladding. These materials should be used on all four sides of new public and non-residential buildings.

Concrete block, sheet metal and stucco may be considered as accent features; however, these should not be used as predominate building materials.

Earthtones in red, buff, cream, white, and gray color ranges should be encouraged on the exteriors of new buildings.

A single building or development or multiple buildings within a development must maintain a consistent style/architectural theme. Architectural design, building materials, colors; forms, roof style and detailing should all work together to express a harmonious and consistent dosing. This includes all “pads” within retail development as well as gasoline pump canopies or other accessory structures.

Accessory buildings or structures, which are not compatible and consistent with the materials and design of the main building, are discouraged.

Public Spaces

Development of a project of greater than 5 acres should include a publicly accessible outdoor space, such as a pedestrian plaza, pavilion or courtyard. A water feature, fountain, sculpture, or other art features may be considered in lieu of a larger outdoor space. Amenities such as specialty paving, specialty lighting and street furniture are required throughout the development.

Infrastructure

All developments should provide safe and pleasant vehicle and pedestrian circulation patterns. The County requires sidewalks along all rights of way to encourage interconnectivity between land uses.

Shared driveways, internal vehicular circulation system linking properties and linkages of interior pedestrian systems to adjoining sites are encouraged.

Trees can define the character of a roadway corridor and unify the diverse elements that make up the corridor's visual experience. Trees and natural vegetation should be used extensively throughout the development.

Ensure that at least some part of the development of a site contributes to the liveliness of the street.

Buildings placed along sidewalks shall have windows and doors facing the street, and should incorporate other architectural features.

Parking

Alternatives to traditional street-side parking are encouraged when site conditions allow it (side, rear, courtyard, etc.). In shopping centers, buildings shall be placed along the sidewalk so that at least 15% of the building has "street" presence.

While off-street parking is essential for all but the smallest commercial projects, screening and buffering techniques can be used to effectively hide such areas and soften the visual effects associated with vast wastelands of asphalt.

By delineating the edge of a project, landscaping actually serve to increase a projects visibility and hence its viability in the competitive setting of the corridor.

Commercial developments are encouraged not to exceed parking requirements within the UDC and to seek opportunities and incorporate features intended too reduce the dependence on the automobile (i.e. enhanced accessibility to transit and pedestrian connectivity).

Future Land Use

Development Patterns

These “Community Character Areas” are intended to ensure compatible and unified development within specified areas of the county. The Future Land Use Map is broken into the following Community Character Areas:

- Rural Places
- Suburban Living
- Urban Residential
- Transitional Corridor
- Neighborhood Village Center
- Community Village Center
- Mixed Use Corridor
- Workplace Center
- Commerce Corridor
- Intensive Industrial

As described in the next section, these Community Character Areas define the overall land use characteristics in generalized areas of the County, such as density, land use, economic development, natural and historic resources and types of community facilities. In addition, as outlined on the land use table, each character area identifies associated zoning districts for each character area. Character area designations and characteristics are designed to guide zoning decisions.

Douglas County staff, the Planning Commission, the Board of Commissioners, and other boards in reviewing specific proposals for new development and major renovation proposals should use the outlined “Quality of Development Guidelines” and “Character Area Standards”. Architects, property owners, and developers should also use the guidelines as a reference as they prepare plans for projects for the Douglas community. These guidelines cannot predict the unique potential and/or constraints for each project. Thus, the following guidelines are intended to establish a general direction and a base level of development quality and compatibility with surrounding areas.

It is recommended that Douglas County adopt a two-step growth management strategy that begins with the effort to define the character of a place (Community Character Areas) and ends with establishing the regulatory measures (such as adopted design guidelines by area, zoning districts or overlays) required to protect that character.

In order to get to step 2 the County should engage in developing urban design plans for individual nodes and corridors within the county. Typically, a natural outcome of an urban design plan is the recommendation to formulate design guidelines and implement regulatory controls to speak to specific development characteristics such as site planning, massing, scale, and density. This can be achieved several ways, one of which is to add the requirement for a concept plan for all applications during the rezoning process. Another method is the use of zoning overlay districts that supplement current zoning provisions and safeguard the designated area from development patterns that perpetuate sprawl. By implementing this type of control measure, Douglas County can continue to support Community Character Areas and Development Patterns

This Plan provides pro-growth policies while remaining confident about maintaining its desired character and pride of place. At a later time the County might consider an Architectural Review Committee to review, monitor and work with developers, architects and builders in implementing the guidelines.

Future Land Use Plan Categories

The intent of the Land Use Element is to identify the most desirable pattern of land use in Douglas. This pattern is represented on the Future Land Use Plan map, which indicates areas appropriate to the various land use categories. These use categories are defined in this Section. The plan map is a representation of the Comprehensive Plan's goals and policies and, to a great extent, reflects current development patterns and trends, as well as current zoning approvals. The map designations indicate the predominant type of land use in the general areas identified. Guiding concepts for future land use in Douglas include:

- Ensure that future land use and development decisions are consistent with long range planning goals and policies and that such decisions promote social and economic well-being.
- Implement a land use plan that articulates a physical policy for a compact urban area and assures the availability of infrastructure concurrent with development that achieves the desires of the community's vision;
- Encourage and promote clean, high tech industrial development that strengthens the economic base of the community and minimizes air and water pollution.
- Promote development that is pedestrian-oriented, community centered and minimizes vehicular trips.

Future Land Use Plan Map

The Future Land Use map is a representation of the plan's goals and policies and indicates where various types of land uses are permitted. The plan map designations indicate predominant types of land uses, which are described below.

The Future Land Use Plan map was developed to illustrate the most desirable pattern of land use in Douglas. The Future Land Use Plan map was developed taking into consideration the land use patterns illustrated on the County's Existing Land Use Plan Map, the Current Zoning Map, approved PUDs and other developments, topographic characteristics, natural resource sensitivity, the availability of infrastructure, and needs demonstrated by residential and employment forecasts. The needs and goals for each of the other chapters within the Comprehensive Plan were also used in development of the Future Land Use Plan map.

Interpretation

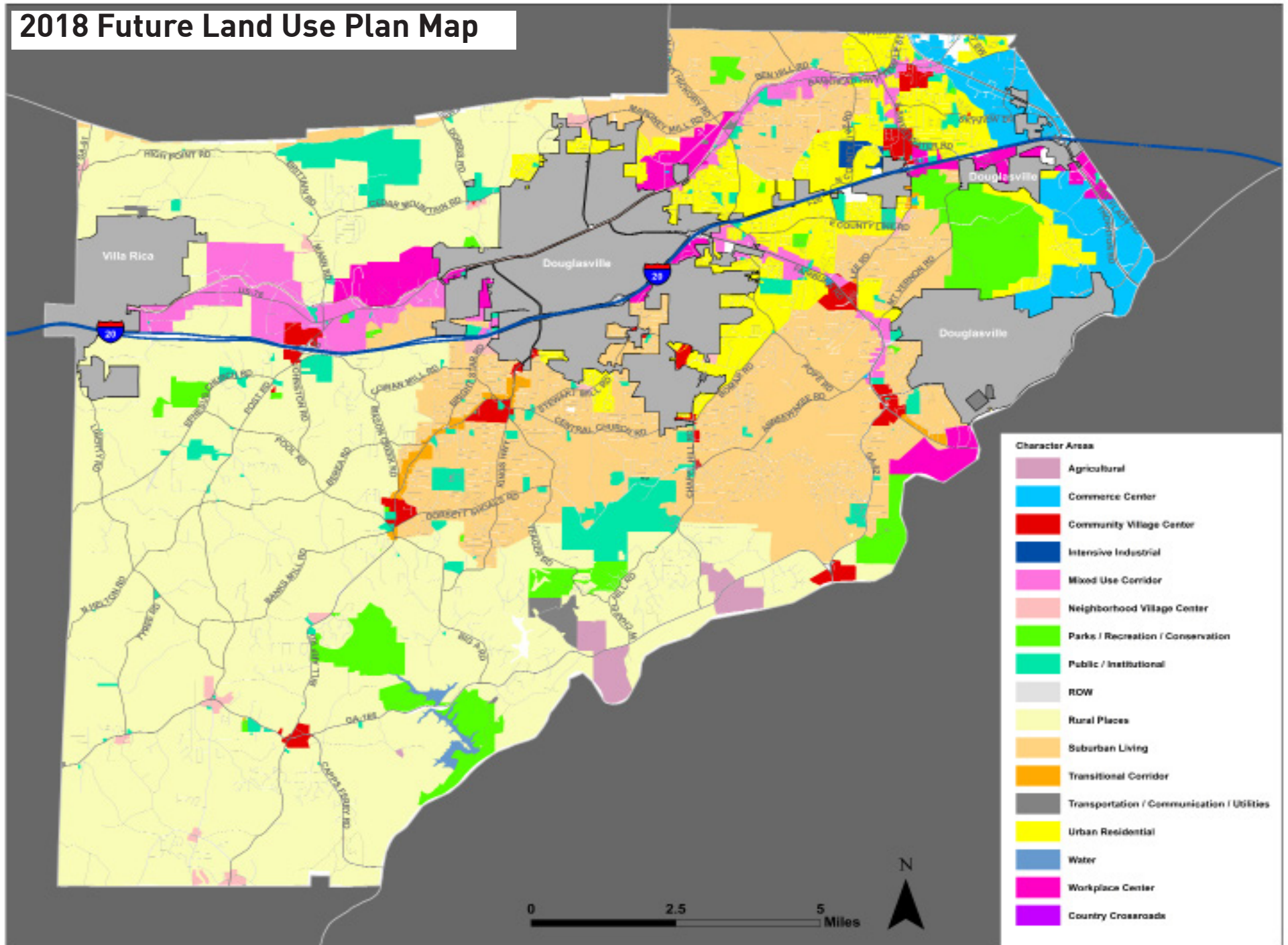
The plan is developed with the concept that the Future Land Use Plan map and the text are to be used as an integrated whole, with the map being a graphic representation of the text.

Interpretation of the Future Land Use Plan map is a process, which rests on the goals and policies expressed in the text. The land use designations on the map, both in terms of overall definition and intensity of land use types, require that policies and intent statements regulating the development and location of each land use type be evaluated and applied in the process of plan implementation.

Plan implementation is carried out through the application of regulations such as the Unified Development Code and through projects and programs outlined in the STWP. The Board of Commissioners administers it with input from the Planning Commission and planning staff. The procedure, once the plan is adopted, will involve checks for plan and ordinance consistency as part of the review for issuance of subdivision approvals and development and building permits.

If a specific land use or development project is proposed for an area but is not consistent with the designated use or density on the Future Land Use Plan map, it cannot be approved. The initial contact for plan interpretation begins with the Douglas Development Services Development. It is at this point that the proposal is evaluated for its conformity and compliance with the Comprehensive Plan and functional plans. In the event a use or development proposal is inconsistent with the Future Land Use Plan map or Comprehensive Plan policies, an applicant may file for a Comprehensive Plan Amendment in accordance with the amendment procedures contained in the UDC.

2018 Future Land Use Plan Map



The Future Land Use Map is a tool to implement Douglas County's vision and to address the challenges and improve the assets of the county. Thirteen existing and proposed future land uses have been classified and mapped. Guidelines and recommendations for each of these categories are described as follows:

CHARACTER AREA	DESCRIPTION OF CHARACTER AND PREDOMINATE LAND USES	COMMUNITY FACILITIES	ZONING DISTRICTS	MASTER PLANNED DEVELOPMENTS (MPDs)
Rural Places	Outlying rural areas with active farming and scattered single-family housing on large lots. Preservation of sensitive natural resources. Commercial Activity Centers within this area will be designated as Crossroads Village Centers. Commercial development should only be developed as designated on the FLUM and within master planned developments.	Typically lacks public water & sewer is not planned. Very low level of services planned due to low-density nature of the area.	AG, RA, Designated Dog River Basin Area, and Bear Creek Overlay, Country Crossroads	Single-family, equestrian oriented and open space and master planned developments. Small integrated commercial as designated.
Suburban Living	Areas located outside identified centers that are experiencing a high volume of residential growth, primarily single-family houses. All non-residential development will be within designated corridors or master planned developments. Commercial Activity Centers will be designated as NVCs.	Public water available. Public sewer available or planned. Local public facilities.	R-LD, R-MD	Single-family and duplex, MPD with limited institutional uses & neighborhood commercial. Limited Community Commercial with a special use permit.
Urban Residential	Urbanized and growth oriented areas experiencing growth pressures and potential compatibility issues. This character area is a transition from potential commercial and high-density pressure from growing activity centers. Various types of residential dwellings, mixed-use developments, and transitional corridors. Commercial activity centers would include NVC, CVC, and Transitional Corridors.	Public water & sewer. Regional public facilities.	R-LD, R-MD, R-D, R-TC, R-ME, R-MH	MPD featuring mixed housing uses, neighborhood commercial. Community Commercial with a special use permit.
Transitional Corridor	This corridor is designed to allow for transition from residential uses to compatible non-residential uses along major arterials or along roadways where major transportation improvements are planned. This corridor is restrictive in order to allow a smooth transition to surrounding residential. Size, parking, and appearance standards apply to this district.	Linear transitional areas along major transportation corridors.	OI-L, C-N, C-C (limited)	Due to the linear nature of this corridor, and the potential abutment to single-family residential neighborhoods, master planned developments are not typically appropriate.

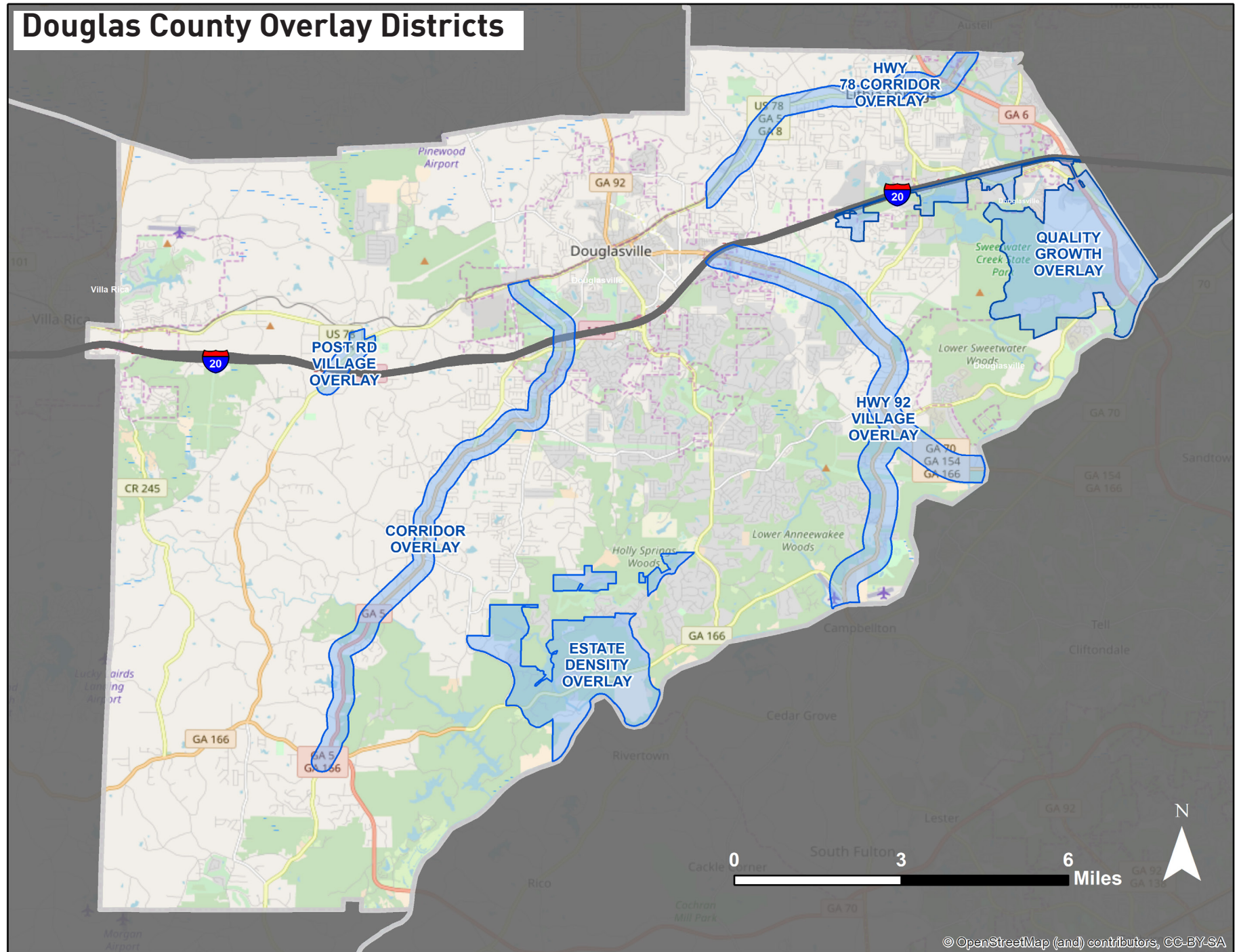
	Neighborhood Village Center	Located at key crossroad intersections. Small-scaled neighborhood commercial with access and size restrictions.	Public water & sewer may be available. Good transportation access.	C-N, OI-L	Mixed-use MPD encouraged. "Main Street" style mixed-use encouraged.
	Community Village Center	Higher intensity of commercial activity intended to serve more than one neighborhood, uses such as retail, office, and services.	Public water & sewer may be available. Arterial access. Regional public facilities.	OI-L, C-N, C-C, C-G (limited)	Mixed-use MPD encouraged. "Main Street" style mixed-use encouraged.
	Mixed Use Corridor	Designed as a redevelopment corridor for existing commercial/light industrial corridors, or new emerging corridors. Light industrial and heavy highway commercial uses are allowed only within the Bankhead Highway Redevelopment Area.	Public water & sewer may be available. Arterial access. Potential rail corridor access. Regional public facilities.	OI-L, C-N, C-C, C-G, C-H, LI, LI-R, R-MD, R-TC	Mixed-use and master planned developments are highly encouraged within this district. Additional design and site restrictions apply.
	Workplace Center	Intensive commercial retail and services, office, and high tech development along major highway corridors that are considered major employment generators with an emphasis on landscaping and aesthetics. Integrated office parks are highly encouraged. Residential developments are also encouraged to be integrated into the overall design.	Public water & sewer available or planned in the near future. Arterial access. Rail access. Regional public facilities.	OI-L, OI-H, C-C, C-G, C-R, LI-R, R-MD, R-TC	Urban design characteristics and unity are major characteristics within planned developments.
	Commerce Center	Industrial/office park development, employment generators, and interstate-oriented commercial development.	Public water & sewer. Major transportation access.	OI-L, OI-H, C-C, C-G, C-H, C-R, LI, LI-R	Mixed commercial and industrial uses are the preferred method of development.
	Intensive Industrial	Large scaled and high intensity users that have potential negative impacts on residential uses.	Major transportation access.	HI	Usually stand alone use, but could be incorporated within an industrial park.

In addition to the Character Areas included on the Future Land Use Map, Douglas County has established several overlay districts that provide an additional set of regulations over the base zoning districts. The “base” (or underlying) zoning district remains in place but the overlay adds additional provisions that override specific provisions of the base zoning district. Some of the major overlay districts are summarized below:

Overlay District	Description
O-ED Estate Density Overlay District	The O-ED overlay district is established to protect and promote a suitable environment for rural or “large lot suburban” family life, agriculture including the raising of livestock and poultry, and the development of natural resources and other uses requiring extensive areas of land. This overlay district is required to protect the future development of land in accordance with the comprehensive plan of the county.
O-EO Watershed Protection Overlay	The purpose of the O-EO Watershed Protection Overlay District is to establish measures to protect the quality and quantity of the present and future water supply of Douglas County, as well as the City of East Point and jurisdictions downstream from Douglas County; to minimize the transport of pollutants and sediment to the water supply; and to maintain the yield of water supply watersheds.
O-GW Groundwater Recharge Area Protection Overlay	The O-GW Groundwater Recharge Area Protection Overlay District is established to protect the quality of groundwater by regulating land uses within significant groundwater recharge areas. This is necessary to protect the public health, safety, and welfare, particularly those persons and communities who rely on groundwater as their source of potable water supply
O-WP Wetlands Protection Overlay	The O-WP Wetlands Protection Overlay District is established to promote the protection of wetlands in Douglas County, which are indispensable, fragile natural resources with significant development constraints due to flooding, erosion, and soils limitations. Furthermore, they provide habitat areas for fish, wildlife, and vegetation; water quality maintenance and pollution control; flood control; erosion control; opportunities for study and education; and open space and recreational opportunities.

Overlay District	Description
O-QGD Quality Growth Development Overlay	<p>The O-QGD Quality Growth Development Overlay District is established to promote high quality development in areas of the county that are largely undeveloped but in the path of rapid, substantial residential, commercial, or industrial development that is anticipated will radically change the character of the lands within the District boundaries. This District is designed to encourage high quality development by establishing restrictions and standards to protect the natural environment, promote optimum development, and so that investment values will be maximized and will not be endangered by unsightly, undesirable, or incompatible developments springing up on adjacent properties in the foreseeable future. The O-QGD includes the Sweetwater Master Plan Study Area.</p>
Highway 92 Village Overlay	<p>This overlay encourages a mixture of prominently sited office/institutional, commercial establishments, civic or community buildings and housing types to provide a balanced mix of activities and public spaces to support and encourage development as outlined in the Highway 92 LCI Plan.</p>
Post Road Village Overlay	<p>The Post Road Village Overlay serves as a development standard for the intersection of Post and I-20. This development standard provides for a uniform landscape and design theme along these roads. The specific design and land use policies are a comprehensive plan for the Post Road area. The Post Road Village Overlay calls for a pattern of commercial and office buildings constructed in eighteenth and nineteenth century architectural styles.</p>

Douglas County Overlay Districts



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Transportation

The 2008 Douglas County Comprehensive Transportation Plan (CTP) was the first Douglas County CTP to include the cities of Douglasville, Austell, and Villa Rica. The purpose of the plan was to create a guide for development over the following 25-year period by looking at current and future demands for transportation. In this plan, programs, policies, strategies, projects, schedules, responsibilities, needs, costs, and funding sources are identified to ensure needs will be met for the 25-year period. To meet the identified needs, the CTP outlines a set of goals and objectives listed below:

GOAL: ENHANCE SAFETY AND MOBILITY FOR ALL TRAVELERS

- Objective: Incorporate multimodal facilities into transportation planning
- Objective: Provide safe, accessible, and efficient transportation facilities
- Objective: Prioritize and balance transportation projects with political and public support

GOAL: PRESERVE AND PROTECT NEIGHBORHOOD INTEGRITY

- Objective: Preserve existing neighborhood characteristics and aesthetics
- Objective: Maintain consistency with comprehensive land use plans
- Objective: Implement density appropriate facilities

GOAL: PRESERVE THE ENVIRONMENT

- Objective: Incorporate connectivity to greenways
- Objective: Identify priority environmental resources
- Objective: Sustain water quality
- Objective: Support alternative modes that reduce negative air quality impacts

GOAL: PROMOTE ECONOMIC DEVELOPMENT

- Objective: Focus new developments in economically depressed areas
- Objective: Locate transportation facilities near economic development activities

GOAL: ENCOURAGE PUBLIC INVOLVEMENT

- Objective: Provide updated information through various media in accessible locations
- Objective: Offer multiple opportunities for participation

Using the goals and objectives as guidance for project identification, the CTP identified 42 projects that fall into the spending categories of major, minor, safety, and bicycle/pedestrian projects. Within those categories are roadway capacity projects, new interchanges, bicycle parkways, and more. The project list is further broken down into the constrained, short-term, and long-term project lists. Below is the Constrained Project Action plan, which indicates the first set of projects that were addressed in Douglas County.

Constrained Project Action Plan

PROJECT NUMBER	PROJECT TITLE	TYPE	EXISTING LANES	PLANNED LANES
DO-282A	Metro Arterial Connector – SR 92 Realignment Phase I - Underpass	Roadway Capacity	0	6
DO-282B	Metro Arterial Connector – SR 92 Realignment Phase II	Roadway Capacity	0	6
DO-282C	Metro Arterial Connector – SR 92 Realignment Phase III	Roadway Capacity	0	6
DO-220A	Lee Road: Segment 2	Roadway Capacity	2	4
DO-220B	Lee Road (including bridge over I-20 West)	Bridge Upgrade	2	4
DO-022	Lee Road – Widening – Bankhead to I-20 and Bankhead to County Line	Roadway Capacity	2	43135
CTP-4	I-20 West at SR 6	Signing/Striping	N/A	N/A
CTP-7	SR 5/Kings Highway/Central Church Road	Modify Intersection	4	4
CTP-8	US 78 at Post Road/Mann Road	Modify Intersection	2	2
CTP-15	Adaptive Traffic Signal Pilot Program – Chapel Hill Road/SR 5/CBD area	Roadway Operations	N/A	N/A
CTP-21	SR 5/Bill Arp Road	Modify Intersection	4	4
CTP-44	Chapel Hill Road operational improvements	Operational Improvements	N/A	N/A
CTP-45A	Timber Ridge Road Widening	Roadway Capacity	2	4
CTP-53	Stewarts Mill Road operational	Operational Improvements	N/A	N/A

Past Plans

Since the adoption of the 2013 Comprehensive Plan, Douglas County has conducted or participated in several local, planning efforts that help to address some of the needs identified in this plan. Most of these plans included community input during their development. In addition, they often concluded with policy recommendations and in some cases, implementable projects. The input, policies, and projects from these plans will serve as supplemental information for the Community Work Program. Below is a summary of the major previous plans and projects are completed or underway since 2013.

DOUGLAS COUNTY COMMUNITY & ECONOMIC DEVELOPMENT STRATEGY

In 2017, Douglas County created the Community and Economic Development Strategy to foster greater economic vitality and prosperity for its residents. The vision statement is laid out as follows:

Douglas County is well known as a thriving business location, a destination for culture and nature lovers, and home to compassionate, collaborative people.

The plan has four pillars, which act as the foundation of the vision:

- I. CELEBRATE THE COMMUNITY: Douglas County celebrates its unique assets and shares its story with the world.
- II. INVEST WITH INTENTION: Douglas County makes purposeful investments that align with the community's vision, values, and targets.
- III. CULTIVATE TALENT: Douglas County nurtures its strong talent base with aligned educational programs and engaged employers.
- IV. BUILD BUSINESS SUCCESS: Douglas County has robust recruitment, business retention & expansion (BRE), and entrepreneurial programs that foster business success.




The strategy included three components: a competitive assessment; a brand research report; and a target cluster identification. To complete this project, they underwent a process of analysis, stakeholder engagement, and community feedback.

The competitive assessment benchmarked data for Douglas County's performance and economic position relative to other communities in the metro region, the state and the U.S. Additionally, included in the planning process were stakeholder interviews, focus groups and surveys. Their analysis is divided into four sections: context and drivers, SWOT analysis, deep dive, and survey results.

The context and drivers section speaks to the financial challenges Douglas County experienced after the great recession given that the primary sectors were Retail and Construction, which relied on consumer spending. Despite the financial challenges, Douglas County is rebounding with an amount of

college educated individuals that exceeds the national average. Additionally, the primary job growth in Douglas County has been in the Manufacturing, Trade and Transportation, Financial Services, and Education and Health Services sectors, which all provide wages which exceed the county average.

The SWOT analysis and the deep dive distilled the information from the context and drivers section into six categories: economic and demographic dynamism; education and workforce; innovation and entrepreneurship; infrastructure; quality of place; and equity. Some key opportunities for Douglas County are its affordability for attracting prospective residents, the undeveloped land, the young talent pool, venture capital funds available in the Atlanta Metro region, the potential for downtown Douglasville, the Chattahoochee River frontage, and more. The economic fragility, the dependence on outside workers, inaccessible public transit, and other challenges in Douglas County were seen as threats to the economy and vibrancy of the County. Lastly, while there was minimal education and income inequality between Black residents and White residents, however, there was significant inequality between the County’s Hispanic population and its non-Hispanic population. Survey respondents noted that the number one priority for area leaders should be to improve transportation and invest in infrastructure to help improve its competitiveness as a place to do business.

TARGET CLUSTER	NICHE SECTORS
 ADVANCED MANUFACTURING	Aerospace
	Fabricated Metal & Machinery Manufacturing
	Food Processing
	Medical Device Manufacturing
 PROFESSIONAL TECHNOLOGY SERVICES	Back Office Support
	Data Centers
	Finance & Technology
 MEDIA & ENTERTAINMENT	Digital Media, Advertising & Public Relations
	Film & Television Production
	Retail & Entertainment
	Outdoor Recreation

The target cluster identification report provides a more economically focused deep dive into who the economic development sectors currently are and who they could be. This report provides profiles for the different clusters, the global factors influencing those clusters, and past performance evaluation. Three target clusters identified were advanced manufacturing, professional technology services, and media and entertainment. These particular sectors were identified given their high-growth opportunities and their ability to contribute to the County’s resiliency. Regarding past performance, Government and Retail have historically been the largest clusters. However, according to the report, both sectors are declining. Three major growing clusters have been Back Office, Industrial Machinery, and Metalworking. Ultimately, the report concluded that while the employment in the County increased by 11%, the different clusters showed varied growth and decline between 2011 and 2017.

Lastly, to build on the successes of the County and to develop a succinct branding strategy, this strategic planning processes included a brand research report. This portion of the County Community and Economic Development Strategy addresses brand development questions of what is the County’s local identity, and how does the County differ from its competitors in a meaningful way. The results of this report suggest that Douglas County needs

focus on who its primary target audiences are and how to use unified branding and messaging to engage those groups.

In 2017, Douglas County created the Community and Economic Development Strategy to establish a unified vision and direction for the County that results in greater economic vitality and prosperity for its residents. Through a series of community engagement strategies, the following vision for the County was determined:

- Douglas County is well known as a thriving business location, a destination for culture and nature lovers, and home to compassionate, collaborative people.

The plan has four foundational pillars, each with their own goal.

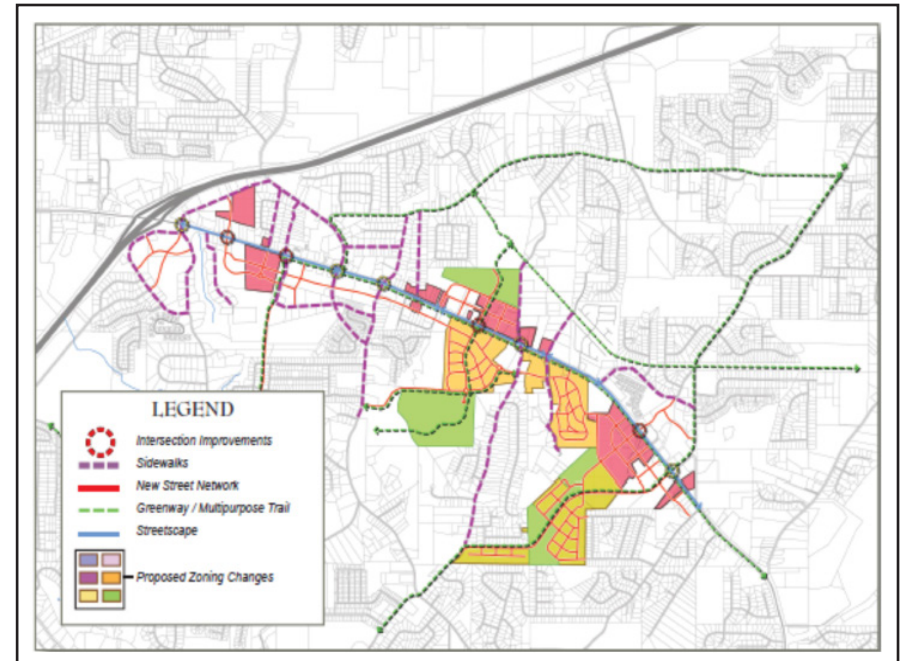
1. Celebrate the Community: Douglas County celebrates its unique assets and shares its story with the world.
 - Build community pride within Douglas County.
 - Share Douglas County's story with the rest of the world.
2. Invest with Intention: Douglas County makes purposeful investments that align with the community's vision, values, and targets.
 - Intentionally plan and invest in infrastructure that supports target cluster needs.
 - Dedicate resources to quality of life amenities that align with the community's vision and values.
3. Cultivate Talent: Douglas County nurtures its strong talent base with aligned educational programs and engaged employers.
 - Engage local businesses in workforce development and education initiatives.
 - Continue to develop world-class PK-12 and higher education programs.
 - Raise awareness of local job opportunities.
4. Build Business Success: Douglas County has robust recruitment, business retention & expansion, and entrepreneurial programs that foster business success.
 - Recruit target clusters to locate in Douglas County.
 - Support existing businesses through a robust business retention and expansion program.
 - Develop support systems for entrepreneurs and startups.

The target clusters identified as key sectors for economic development are advanced manufacturing, professional technology services, and media and entertainment.

Highway 92 LCI

In 2008, Douglas County underwent a Livable Centers Initiative study for the Highway 92 corridor. The purpose of the LCI projects are to improve livability through multimodal and mixed-use development alongside robust policy recommendations. The 6 main project priorities in the 2008 LCI study were pedestrian enhancements and streetscape; a new street network; intersections; transit; open space, trails and greenways; and land use. Additionally, the recommendations are categorized into three distinct locations: The Lee Road Intersection; The Bomar Road Intersection; and The Hillcrest Drive/Midway Road Intersections.

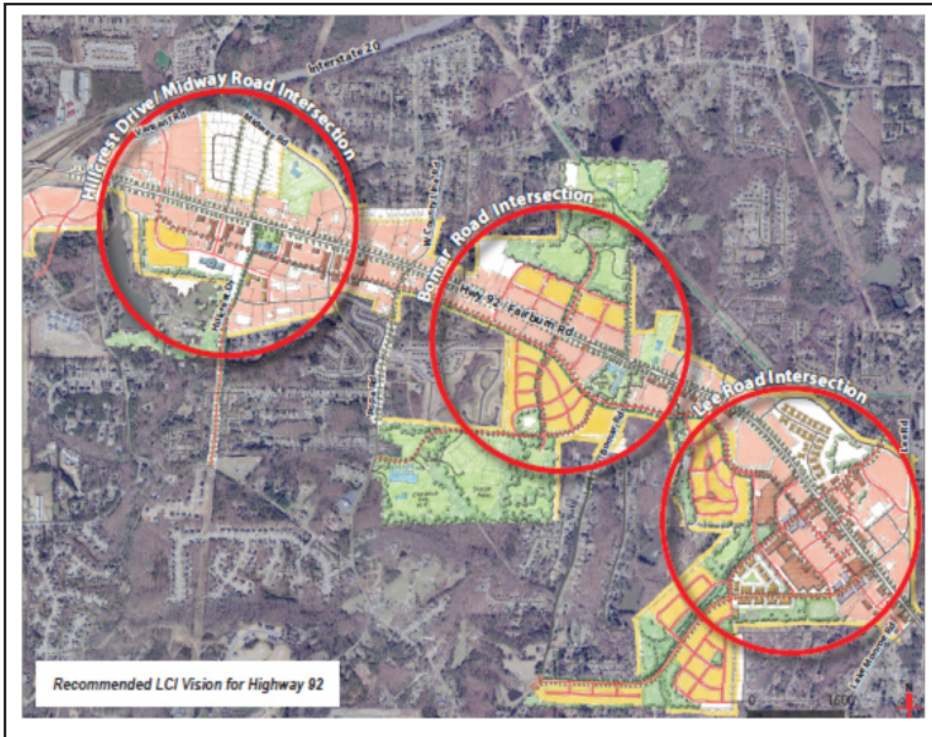
During the time of this plan the Lee Road intersection area was experiencing significant new development. The corridor development required a collective vision to ensure that green spaces were considered where development



occurred. The recommendations first included a series of new commercial development, connectivity features, a local access street, residential uses, new master-planned urban neighborhoods and streetscaping.

The Bomar Road Intersection is the middle section along the Highway 92 corridor and is where many of the schools are located. This section lacked the proper connectivity facilities such as sidewalks to make the areas adjacent to the schools pedestrian friendly. Similar to the Lee Road intersection, the recommendations for this intersection focus on guiding development to be a pedestrian oriented mixed-use corridor. This plan recommends redeveloping the Cagle property, a primely located property, as residential to help establish neighborhood connectivity to the schools. Additionally, it's recommended that two new street networks and new sidewalks be developed.

The final location was the Hillcrest Drive and Midway Road Intersection Area where the development pattern was primarily auto-oriented. Imagining the potential of this area led to the suggested redevelopment



of a new city municipal building, new sidewalks, road connections, and an area with maximized connectivity in this historically car dependent section.

In addition to the three primary development nodes, this plan recommended an overall street connectivity framework, design standards, and development guidelines. Included after the recommendations section is an implementation plan and a set of priorities. To build on the previously mentioned development strategies, the 2009 supplemental study aimed to further the visioning process and priority setting for the original study. A strategy is outlined to pursue high visibility and short time frame projects first which will be funded by some of the following sources: Transportation Investment Generating Economic Recovery (TIGER), Transportation Enhancement Grants, a Community Improvement District, SPLOST funding, and Impact fees.

Lee Road Extension

In 2011, Douglas County embarked on a planning process to extend Lee Road from its existing end at Highway 92 through Pope Road as a four-lane boulevard. The purposes of this extension, which is part of the Highway 92 LCI, were to facilitate economic development along the corridor, reduce congestion, support a walkable corridor, provide improved connectivity, and provide access to key land parcels. This corridor has been identified as suitable for the development of a variety of housing types within walking distance of activity centers. The Lee Road Extension is seen as a priority project within the LCI vision of creating walkable, mixed-use centers along Highway 92. The plan notes the official designation of this area as an Economically Depressed Area (EDA), and points toward the potential of the corridor as an economically diverse activity center.

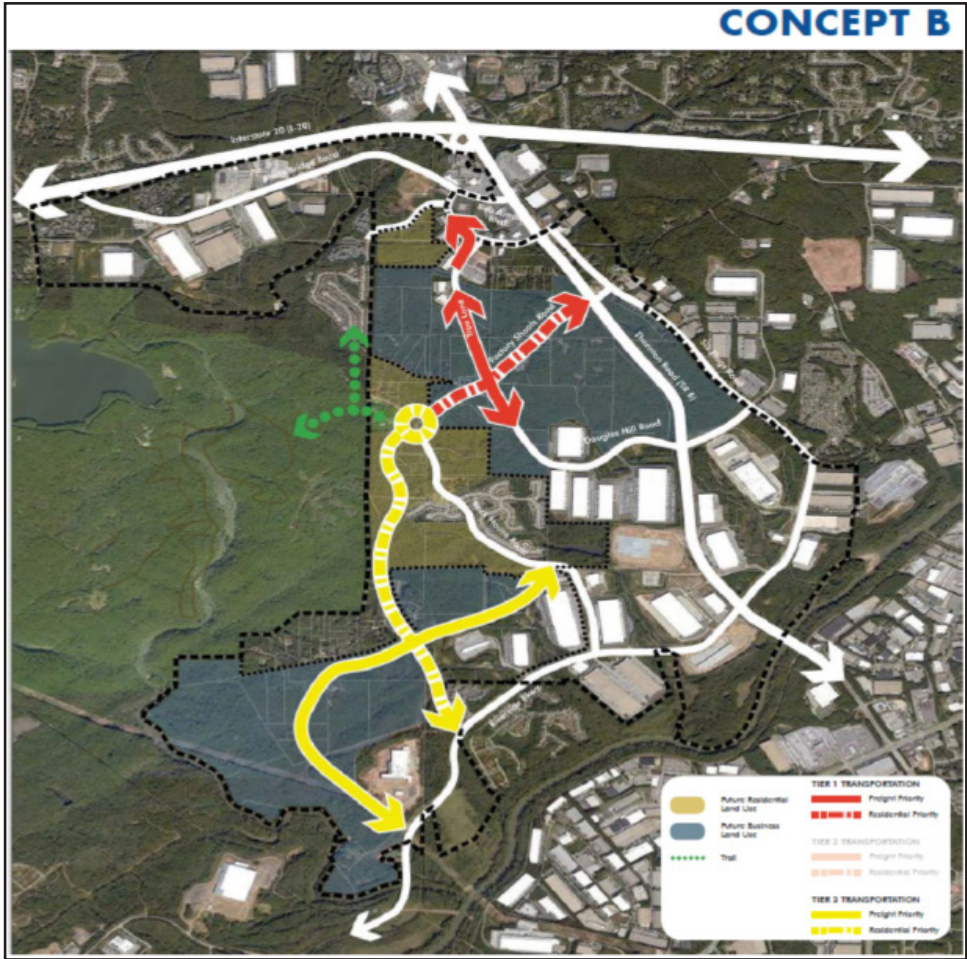
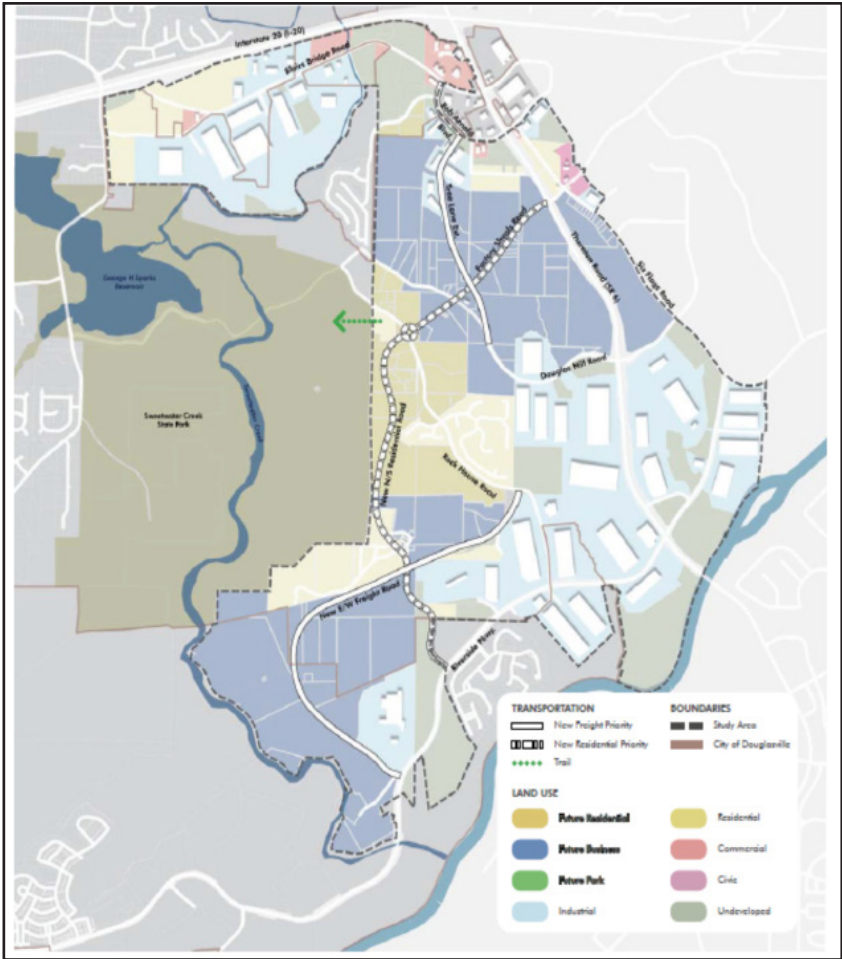
Sweetwater Master Plan

The Sweetwater Master Plan document outlines a plan to guide the development within the 3,700-acre study area, which includes Sweetwater Creek State Park, Cobb County, Chattahoochee River, and Interstate 20. The impetus for this study was to understand and strategically guide growth in the study area given its prime location for industrial uses, as an employment center, and given that it is already a Community Improvement District (CID). The plan includes an existing conditions assessment, a community vision, a market analysis, a master plan, and an implementation strategy.

When the assessment was performed in 2017, just over half of the land was undeveloped, a third was used for businesses, and the rest (12%) was left for residential. Two major arterial roads, four minor arterial roads, and other local roads fall within the study area for this plan. The community visioning sessions resulted in recognizing the need to find a more harmonious approach to business and residential colocation. Three main focus areas for finding that balance were emphasizing greenspace; addressing transportation concerns to reduce conflict between competing transportation modes; and fostering quality amenities to support residents and employees in the study area. Additionally, three priority development types that are compatible with the community vision were identified as residential, hospitality and retail, and industrial. From the community vision, the plan created concept plans that prioritizes a residential corridor mixed in with the businesses and industry.

The master plan segment of this document dives into the remedies for mediating between the different land uses. Two concepts are explored to fulfill the vision. Concept A creates two truck loops to support industrial development, and a new residential roadway that connects existing neighborhoods and future residential development. Additionally, it proposes land use changes that alter from the existing future land use map. Concept B builds off Concept A, but addresses the concerns about the long-term costs by altering the proposed railway systems.

To implement the master plan, another section covers prioritized action steps to begin the realization of this vision. The four priority action items are: establish technology district toolkit; amend zoning; adopt guiding land use policies; and promote economic impacts.



Concept B for the development of the Sweetwater study area

2018 Douglas County Community Work Program

The Community Work Program identifies projects that Douglas County will undertake to implement the Vision and address the Assets & Challenges of the plan. The following pages identify the projects that Douglas County will undertake in the next five years.

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
Natural and Historic Resources									
1	Work with the Chattahoochee Hill Country Alliance to continue the development of a multi-county greenway system	X	X	X	X	X	\$200,000.00	P&Z, Parks and Rec./ DCDOT	Local, Private, SPLOST
Community Facilities - Libraries									
1	Create a task force to investigate the feasibility of withdrawing from the West Georgia Regional Library System to form a Douglas County Public Library System		X	X			Staff Time	Library	Local
2	Construct/ renovate a library to replace/ upgrade the existing facility on Selman Drive, including compliance with ADA accessibility and state of the art resources.			X	X	X	\$8,000,000.00	Library	Bond/ Local/ State

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
3	Create an outreach librarian position to increase promotion of the libraries throughout Douglas County and to serve as liaison between libraries and schools/ daycares/community groups.				X	X	\$40,000 annual salary	Library	Local
4	Renovate Selman Branch and Lithia Springs Branch with updated furniture, additional wiring, additional shelving, paint, and reconfigure office spaces to more effectively and efficiently serve the public				X	X	\$1,000,000.00	Library	Local/ State
5	Investigate the introduction of a materials collection agency, Unique Management Services to collect outstanding fines over \$50 and items that have been long overdue	X	X	X			\$10 per patron referred to collections	Library	Local
Community Facilities - Solid Waste									
1	Consider expansion of MSW Transfer Station				X	X	Unknown	SWD	Landfill Enterprise Fund - General Fund
2	Update Comprehensive Solid Waste Plan		X	X	X		\$25,000	SWD	Landfill Enterprise Fund

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
3	Expansion of the Field Services Facility re: Heavy Equipment Repair	X	X	X			\$300,000.00	SWD	Landfill Enterprise Fund - General Fund
Parks and Recreation									
1	Identify “neighborhood,” “community” and “regional parkland as identified in the Park & Recreation Master Plan	X	X	X			Staff Time	Parks and Rec	General Fund
Planning and Zoning									
1	Develop Hwy 92 LCI Implementation Plan	X	X				\$100,000	P&Z	Local/ ARC
2	Pursue installation of Hwy 92 Multi-Purpose Trail	X	X	X	X	X	\$3,000,000	P&Z, DCDOT	Federal/ State/ Local
3	Develop Corridor Management Plan for the South Douglas Scenic Byway	X	X	X			\$5,000	P&Z	Local/ ARC
4	Update Unified Development Code update				X		\$200,000	P&Z	Local
5	Work with Douglasville and ARC staff to determine if the Sweetwater Master Plan is eligible for LCI status or additional ARC program support.	X	X				\$9,800	P&Z	Local/ ARC
6	Freight Cluster Study		X	X			\$250,000	P&Z	Local/ State/ ARC
7	Bankhead West Study			X	X		\$200,000	P&Z	SPLOST

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
8	Prioritize and develop a time-line for the completion of the remaining land use and transportation recommendations from the Lee Road Extension Study.	X	X				Staff Time	P&Z, DCDOT	Local
9	Conduct a review of the UDC to determine if it would be more efficient to reduce the number of overlay district regulations and add those regulations to existing or new zoning districts.	X	X	X			Staff Time	P&Z	Local
10	Along the Highway 78 corridor between Douglasville and Villa Rica - Review the buffer requirements for the MUC and WC Character Areas where they abut the residential character areas.		X				Staff Time	P&Z	Local
Transportation									
1	Begin the Bomar Rd Connector/ Lee Rd Extension Project (Inner Southern Arc)	X	X	X	X	X	\$15,000,000.00	DOT	Local/ Federal
2	Traffic Control Center and Advanced Traffic Management System Expansion (SR 92, US 78, Chapel Hill Rd)	X	X	X	X	X	\$700,000	DOT	Local/ Federal

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
3	SR 5 Advanced Traffic Management System Expansion	X	X	X	X	X	\$870,000.00	DOT	Local/ Federal
4	Chattahoochee Hill Country Trail System Phase 2 (Boundary Waters Park to Sweetwater Creek State Park)	X	X	X	X	X	\$12,000,000	DOT	Local/ Federal
5	Safe Routes to School sidewalks as provided in the CTP.	X	X	X	X	X	\$1,500,000.00	DOT	Local/ Federal
6	Expand ridesharing opportunities and marketing, including continued participation in Commute Connections	X	X	X	X	X	\$500,000	DOT, DCR	Local
7	SR 92 Relocation, All Phases	X	X	X	X	X	\$80,000,000.00	DOT, City of Douglasville	Federal/ State/ Local
8	Lee Road Widening Project Construction	X	X	X	X	X	\$16,000,000	DOT	Federal/ State/ Local
9	Post Road Bridge at Dog River	X	X	X	X	X	\$3,500,000.00	DOT	State/ Federal
10	Maxham Rd from SR 6 to Tree Terrace Access Management and Operational Improvements Project	X	X	X	X	X	\$1,320,000	DOT	Local/ State
11	Stewart Mill Rd at Reynolds Rd Intersection Improvement Project	X	X	X	X	X	\$1,000,000.00	DOT	Local/ State

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
12	SR 166 at SR 92/SR 70 Intersection Improvement Project	X	X	X	X	X	\$3,000,000	DOT	Federal/ State/ Local
13	Dorris Rd/Bakers Bridge Rd at Sweetwater Church Rd Intersection Improvement Project	X	X	X	X	X	\$1,500,000.00	DOT, Paulding County DOT	Local/ State
14	Dorris Rd at Cedar Mtn Rd Intersection Improvement Project	X	X	X	X	X	\$500,000	DOT, Private	Local/ Private
15	SR 166 at Post Rd Intersection Improvement Project	X	X	X	X	X	\$5,000,000.00	DOT	Federal/ State/ Local
16	South Chapel Hill Rd Operational and Safety Improvements	X	X	X	X	X	\$2,800,000	DOT	Local
17	SR 5 at Alexander Pkwy	X	X	X	X	X	\$1,000,000	DOT	Local/ State
18	Bright Star Rd at John West Rd	X	X	X	X	X	\$500,000	DOT	Local
Economic Development									
1	Develop Community Gateway Signs		X	X	X		\$20,000	P&Z	Local
2	Prepare Overlay Districts for Lee Road and Chapel Hill Road	X	X	X			\$5,000 annually	P&Z	Local
3	Develop a Master Plan for Capps Ferry Road			X	X		\$50,000	Development Authority	Development Authority/ Local

Appendix A:

Community Engagement

Community Input Opportunities

The Douglas County Comprehensive Plan Update process was guided by a Steering Committee combined with citizens and elected officials from the county and the city of Douglasville. Both plan updates were conducted simultaneously since the jurisdictions share multiple boundaries and corridors. The committees, comprised of citizens, local business owners, elected officials and staff, provided direction and feedback at key points in the process, and all meetings were open to the public. There were additional opportunities for public participation at community meetings, as well as the regularly scheduled Board of Commissioners meetings where the plan was discussed. Meetings were advertised through local media outlets and on the county's social media sites.

Board of Commissioners Hearings

2017 - Monday August 28 Public Kick Off	Thursday August 30 Second Public Hearing	Day Month XX City Council
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Steering Committee Meetings

Tuesday March 27 Steering Committee	Thursday April 26 Steering Committee	Thursday May 24 Steering Committee
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Public Meetings

Tuesday June 12 Public Open	Thursday July 19 Public Open
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Community Input Techniques

During the plan update process a variety of techniques were used to gather community input. Most activities were first conducted at the Steering Committee Meetings. After the results and process feedback from the Steering Committee, the techniques were refined for the Public Meetings.

Below is a summary of the techniques and activities used:

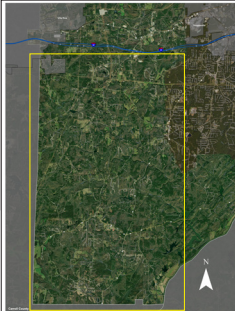
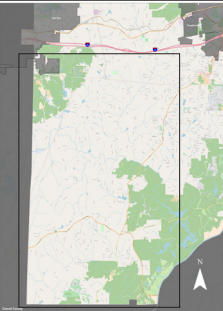
(All meetings were conducted in an open house format. Presentations were also used at the beginning of the Steering Committee meeting and in the middle of the Public Meetings)

Round 1 - First half of Steering Committee Meetings & Public Meeting #1

- **What Brings You Here** – Dots were placed on participant homes or business, to gain a sense of the geographic representation from throughout the community.
- **Comprehensive Plan Overview** – A board described the Comprehensive Plan Update process and DCA Regulations
- **Data and Demographics** - Information was presented as a snapshot of current population, housing, income and employment characteristics. Trends for the future were also included.
- **What is the Vision** – This activity stated a revised Vision Statement for both the County and the City. A draft of the Vision statement from the County Chamber of Commerce was also included. Participants were asked if they support the vision and what would they change.
- **Needs and Challenges** – Participants were asked to review the Needs and Challenges from the 2013 Comprehensive Plans. They were asked whether or not they were still relevant and what should be added in 2018.
- **Land Use and Development Exercise** – This activity identified areas of special attention within the community. Where are the areas that participants didn't want to see change, and where are the areas that they felt improvements were needed.
- **Community Work Program** – The Short Term Work Program from 2013 was shared with participants. Space was provided for comment on these items and to provide new items that they would like to see undertaken in the next 5 years.

DOUGLAS COUNTY		THE VISION
<p>This information is based on the Vision from the 2013 Douglas County Comprehensive Plan.</p> <p>Douglas County is a place of history, heritage and diversity that values family, culture and education. Responsible, transparent and accountable government maintains public facilities and programs through a solid and reasonable tax base. Communication with citizens, governments, and community partners will preserve the legacy of Douglas County as an attractive place to raise a family, conduct business and invest in the future.</p>		
<p>I Vote YES for this Vision:</p>	<p>I Vote NO for this Vision:</p>	
<p>Suggestions for Changes to the Vision:</p>		

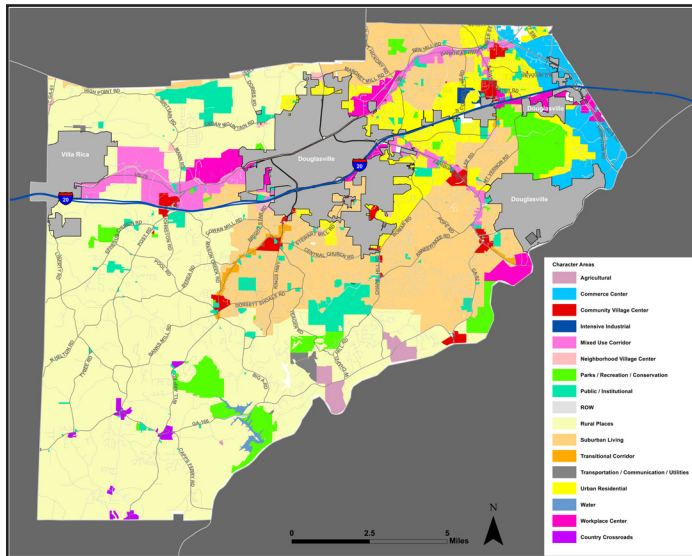
DOUGLAS COUNTY				ASSETS & CHALLENGES
ASSETS		AGREE	DISAGREE	COMMENTS
<p>LOCATION: Douglas County has an ideal location in the metro region, with good access to transportation, employment centers, and the Hartsfield Jackson Atlanta International Airport.</p>				
<p>WATER RESOURCES: Douglas County has put in place appropriate growth mechanisms to ensure water quantity and quality, and planned for conservation of land in areas that conserve water supply and groundwater recharge.</p>				
<p>GROWING CULTURE/RECREATION AREAS: Douglas County residents benefit from access to excellent opportunities for Arts, Culture and Recreational Pursuits in their community.</p>				
<p>SMALL TOWN CHARACTER/REGIONAL SHOPPING MALL: The cities and community centers in Douglas County create opportunities for metropolitan amenities in while preserving small town character.</p>				
<p>VARIED HOUSING CHOICES: In addition to preserving its existing neighborhoods, Douglas County provides options for a variety of housing choices for individuals and families of diverse incomes and age groups.</p>				
<p>WHAT ELSE?</p>				

Land Use / Development Exercise	
<p>West Douglas County</p> 	<p>Let Us Know Any of the Following:</p> <ul style="list-style-type: none"> What concerns do you have for this area? What would you like to see here in 20 years? Mark on the aerial the map or the comment section. 
<p>Comments</p>	

Round 2 - Second Half of Steering Committee Meetings & Public Meeting #2

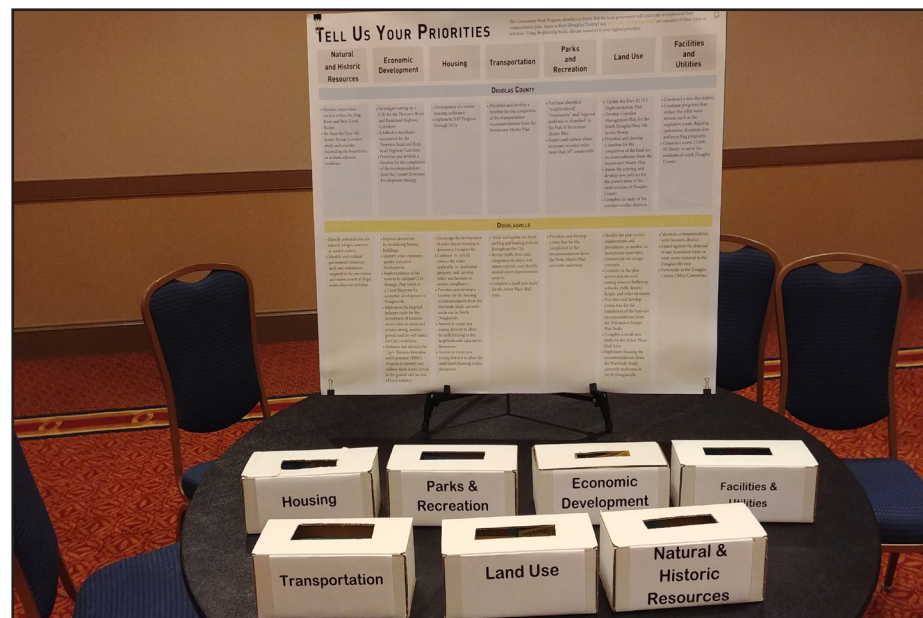
- **What Brings You Here** – Dots were placed on participant homes or business, to gain a sense of the geographic representation from throughout the community.
- **Comprehensive Plan Overview** – A board described the Comprehensive Plan Update process and DCA Regulations
- **Data and Demographics** - Information was presented as a snapshot of current population, housing, income and employment characteristics. Trends for the future were also included.
- **What is the Vision** – This activity stated a revised Vision Statement for both the County and the City. A draft of the Vision statement from the Chamber of Commerce was also included. Participants were asked if they support the vision and what would they change.
- **Future Land Use Map Exercise** – Feedback was collected on the Future Land Use Map and designations. A brief description of each future land use designation was included. Participants were asked to share any ideas that they had about the purpose, uses that should be included or excluded, preferred building type and scale, or potential changes to the boundaries.
- **Community Work Program Priority Allocation** – This exercise allowed participants to allocate funding to various types of projects in the Community Work Program according to their priorities by placing “planning dollars” into the appropriate boxes.

- **Lee Road Study** – Douglas County Staff & Consultants shared information on the Lee Road Study that was underway during the plan update process.




<p>RURAL PLACES Designed to accommodate rural living and scattered single-family housing on large lots. Preservation of rural landscape and agricultural land is a primary goal. Rural places are located in the unincorporated areas of the county. Rural places are designed to be flexible and adaptable to future growth.</p>	<ul style="list-style-type: none"> Typically built public water is sewer is not planned. Very low level of services planned due to low density nature of the area. High density agriculture and rural open space and master planned developments. Small single-unit commercial as designed. 	
<p>SUBURBAN LIVING Designed to accommodate suburban living and scattered single-family housing on large lots. Suburban living is located in the unincorporated areas of the county. Suburban living is designed to be flexible and adaptable to future growth.</p>	<ul style="list-style-type: none"> Public water available. Public sewer available or planned. Land public facilities. High density agriculture and rural open space and master planned developments. Small single-unit commercial as designed. 	
<p>URBAN RESIDENTIAL Designed to accommodate urban residential living and scattered single-family housing on large lots. Urban residential is located in the unincorporated areas of the county. Urban residential is designed to be flexible and adaptable to future growth.</p>	<ul style="list-style-type: none"> Public water is sewer. Regional public facilities. High density agriculture and rural open space and master planned developments. Small single-unit commercial as designed. 	
<p>TRANSITIONAL CORRIDOR Designed to accommodate transitional living and scattered single-family housing on large lots. Transitional corridor is located in the unincorporated areas of the county. Transitional corridor is designed to be flexible and adaptable to future growth.</p>	<ul style="list-style-type: none"> Public water is sewer. Regional public facilities. High density agriculture and rural open space and master planned developments. Small single-unit commercial as designed. 	
<p>COUNTY CROSSROADS Designed to accommodate county crossroads living and scattered single-family housing on large lots. County crossroads is located in the unincorporated areas of the county. County crossroads is designed to be flexible and adaptable to future growth.</p>	<ul style="list-style-type: none"> Public water is sewer. Regional public facilities. High density agriculture and rural open space and master planned developments. Small single-unit commercial as designed. 	
<p>NEIGHBORHOOD VILLAGE CENTER Designed to accommodate neighborhood village center living and scattered single-family housing on large lots. Neighborhood village center is located in the unincorporated areas of the county. Neighborhood village center is designed to be flexible and adaptable to future growth.</p>	<ul style="list-style-type: none"> Public water is sewer. Regional public facilities. High density agriculture and rural open space and master planned developments. Small single-unit commercial as designed. 	
<p>COMMUNITY VILLAGE CENTER Designed to accommodate community village center living and scattered single-family housing on large lots. Community village center is located in the unincorporated areas of the county. Community village center is designed to be flexible and adaptable to future growth.</p>	<ul style="list-style-type: none"> Public water is sewer. Regional public facilities. High density agriculture and rural open space and master planned developments. Small single-unit commercial as designed. 	
<p>MIXED USE CORRIDOR Designed to accommodate mixed use corridor living and scattered single-family housing on large lots. Mixed use corridor is located in the unincorporated areas of the county. Mixed use corridor is designed to be flexible and adaptable to future growth.</p>	<ul style="list-style-type: none"> Public water is sewer. Regional public facilities. High density agriculture and rural open space and master planned developments. Small single-unit commercial as designed. 	
<p>WORKPLACE CENTER Designed to accommodate workplace center living and scattered single-family housing on large lots. Workplace center is located in the unincorporated areas of the county. Workplace center is designed to be flexible and adaptable to future growth.</p>	<ul style="list-style-type: none"> Public water is sewer. Regional public facilities. High density agriculture and rural open space and master planned developments. Small single-unit commercial as designed. 	
<p>COMMERCE CENTER Designed to accommodate commerce center living and scattered single-family housing on large lots. Commerce center is located in the unincorporated areas of the county. Commerce center is designed to be flexible and adaptable to future growth.</p>	<ul style="list-style-type: none"> Public water is sewer. Regional public facilities. High density agriculture and rural open space and master planned developments. Small single-unit commercial as designed. 	
<p>INTENSIVE INDUSTRIAL Designed to accommodate intensive industrial living and scattered single-family housing on large lots. Intensive industrial is located in the unincorporated areas of the county. Intensive industrial is designed to be flexible and adaptable to future growth.</p>	<ul style="list-style-type: none"> Public water is sewer. Regional public facilities. High density agriculture and rural open space and master planned developments. Small single-unit commercial as designed. 	

RURAL PLACES	
SUBURBAN LIVING	
URBAN RESIDENTIAL	
TRANSITIONAL CORRIDOR	
COUNTY CROSSROADS	
NEIGHBORHOOD VILLAGE CENTER	
COMMUNITY VILLAGE CENTER	
MIXED USE CORRIDOR	
WORKPLACE CENTER	
COMMERCE CENTER	
INTENSIVE INDUSTRIAL	



Public Hearings - Douglasville

CITY OF DOUGLASVILLE
CITY COUNCIL REGULAR MEETING
Agenda - FINAL-REVISED


TUESDAY, SEPTEMBER 04, 2018
6:00 PM
Conference Center, 6700 Church Street

1. **Call To Order**
Mayor Rochelle Robinson
2. **Invocation**
Jr. Minister Noah Jones, Chapel Hill Christian Academy, The Marvelous Light Christian Ministries
3. **Pledge of Allegiance**
Mayor Pro Tem Richard Segal
4. **Acknowledgements - Presentations**
5. **Minutes Approval**
 - A. Minutes of the special meeting, legislative work session and executive session of August 16, 2018 and the regular meeting of August 20, 2018.
6. **Public Safety Committee - Chairman Sam Davis**
 - A. Item 20-18-42 - Hold a public hearing to consider a request for a change in agent outlet manager for the alcoholic beverage license for the retail package sale of wine and malt beverages at the following establishment:
Licensee: The Kruger Company
DBK-Kruger #448
Location: 3875 Chapel Hill Road
Current Agent Outlet Manager: James A. Whiton
Proposed Agent Outlet Manager: Michael Biggs
The requested fees have been paid into the Finance Department.
7. **Community & Economic Development Committee - Chairman Richard Segal**
 - A. Item 21-18-28 - Appoint an individual to serve as the Post 4 member of the Development Authority of the City of Douglasville to fill an unexpired term, expiring July 23, 2022.

City of Douglasville Page 1 Printed on 8/30/2018

Regular Meeting Agenda - FINAL-REVISED September 4, 2018

- B. Item 21-18-29 - Appoint an individual to serve as the Post 7 member of the Development Authority of the City of Douglasville to fill an unexpired term, expiring July 23, 2019.
8. **Planning & Development Committee - Chairman Mark Adams**
 - A. Item 22-18-64 - Hold a public hearing and authorize the Mayor to transmit to the Atlanta Regional Commission and the Department of Community Affairs, the City of Douglasville update of its Comprehensive Plan.
 - B. Item 22-18-65 - Hold a public hearing and consider a request for a variance to reduce the required 100-foot side yard setback in Subdivision 4.03.01 A, Table 4-2 of the Zoning Ordinance for a variance of 15 feet, for a remaining requirement of 85 feet on the northwest side of a lot of 1.88 +/- acres at 8602 S. Flat Rock Road in Land Lot 180, District 2, Section 5, Parcels 104 and 105. Application by P. Shari Jackson.
 - C. Item 22-18-66 - Consider a request for final plat approval for the purpose of subdivision into 9 lots, for 2.375 acres at Chicago Avenue & Land Lot 193, District 2, Section 10, Parcel 20. Application by Larry Nease.
9. **Parks & Recreation Committee - Chairman Chris Watts**
10. **Finance Committee - Chairman Mark Adams**
11. **Information Technology Committee - Chairman Terry Miller**
12. **Maintenance & Sanitation Committee - Chairman Mike Miller**
13. **Transportation Committee - Chairwoman LaShun B. Denley**
 - A. Motion to remove from the table Item 27-18-16.
 - B. Item 27-18-16 - Tabled from August 20, 2018 - Authorize the Mayor to sign an agreement with the Douglas County Board of Commissioners for the resurfacing of Cave Springs Road an approximate distance of 2,475 linear feet and South Flat Rock Road an approximate distance of 1,300 linear feet as part of Douglas County's 2018 SPLOST Resurfacing Program.
 - C. Item 27-18-17 - Authorize the Mayor to sign a construction contract with the qualified low bidder of Prime Foundation, LLC in the amount of \$70,750.00 for the Colgate Terrace road resurfacing project.
 - D. Item 27-18-18 - Authorize the Mayor to sign a construction contract with the qualified low bidder of Prime Foundation, LLC in the amount of \$101,740.00 for the Public Safety Community Center parking lot expansion project.
14. **Personnel & Organization Committee - Chairman Richard Segal**
 - A. Item 28-18-14 - Authorize payment of expenses for registration cost and reasonable travel expenses for Councilman Terry Miller and Councilman Sam Davis to attend the 2018 annual conference for the National League of Cities in amounts consistent with those established in the Administration Ordinance for pre-approved training events.

Public Hearings - Douglas County

AGENDA
DOUGLAS COUNTY BOARD OF COMMISSIONERS
Tuesday, December 5, 2017
10:30 AM – CITIZENS HALL

COMMISSION MEETING

CALL TO ORDER

INVOCATION - Benny Waldrop, Chief Appraiser

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT
Public Comment allows the board the opportunity to listen to the public.

PRESENTATIONS

- Recognition of Shuronda Richardson, Douglas County School Board her heroic actions.
- ACOG - Presentation of the Health and Wellness Grant

APPROVAL OF MINUTES

- Commission Meeting Minutes of November 21, 2017.
- Work Session Minutes of November 20, 2017.
- Executive Session Minutes of November 20, 2017.


PUBLIC HEARING

4. 2018 Proposed Budget

CONSENT AGENDA

- Authorization to fully fund the 2017 Retirement at the required income of \$6.1 million, and amend the budget.
- Authorization to approve Tax Exempt Financing for Columbia Gardens and authorize the Chairman to sign all related documents.
- Authorization to approve temporary contracts with Tim MacMillan, Talla Jerry Pittman, and Rita McDuffie for Juvenile Public Defender services final legal review.
- Authorization to accept a grant from Atlanta Regional Commission for Transportation Voucher program for the period November 1, 2017 through 30, 2018 and authorize the Chairman to sign all required documents.
- Approval of the formal kick-off of the Douglas County Comprehensive Land Use Plan update for 2018 as required by the Georgia Department of Community Affairs and Atlanta Regional Commission.

CITY OF DOUGLASVILLE
CITY COUNCIL REGULAR MEETING
Agenda


MONDAY, OCTOBER 16, 2017
6:00 PM
Conference Center, Auditorium, 6700 Church Street

1. **Call To Order**
Mayor Rochelle Robinson
2. **Invocation**
Heather Corn of City Manager's Office
3. **Pledge of Allegiance**
Mayor Pro Tem Larry Yockey
4. **Acknowledgements - Presentations**
5. **Minutes Approval**
 - A. Minutes of the legislative work session of September 28, 2017 and the regular meeting of October 2, 2017.
6. **Consent Agenda**
 - A. Item 20-17-32 - Authorize the Mayor to sign a Service Agreement for Building Automation System with Trane U.S. Inc. for heating and air conditioning services at the City's Public Safety and Municipal Court Building.
Public Safety Committee / Chairman Samuel Davis
 - B. Item 20-17-33 - Authorize the Mayor to sign a contract with Meggit Training Systems, Inc. for purchase of upgrades to the Police Department gun range.
Public Safety Committee / Chairman Samuel Davis
 - C. Item 21-17-32 - Appoint Phillip Sisk from the Development Authority of the City of Douglasville to serve on the Urban Redevelopment Agency.
Community & Economic Development Committee - Chairman Mark Adams

Regular Meeting Agenda October 16, 2017

- D. Item 21-17-33 - Appoint Sherridon Pemberton from the City of Douglasville's Downtown Development Authority to serve on the Urban Redevelopment Agency.
Community & Economic Development Committee - Chairman Mark Adams
- E. Item 21-17-34 - Authorize the Mayor to sign a Sponsorship Agreement with Google, Inc. to present the 2017 Georgia County Games.
Community & Economic Development Committee - Chairman Mark Adams
- F. Item 21-17-37 - Adopt a resolution to update the City of Douglasville Comprehensive Plan and create a joint City/County Plan, working with Douglas County and the Atlanta Regional Commission.
Planning & Development Committee - Chairman Mark Adams
7. **Public Safety Committee - Chairman Sam Davis**
8. **Community & Economic Development Committee - Chairman Mark Adams**
9. **Planning & Development Committee - Chairman Mark Adams**
 - A. Item 22-17-58 - Consider a request for revised plat approval for Sunset Hospitality Group for the purpose of a division of property to create a lot being 7.5 acres at 1270 THORNTON RD. in Land Lot 679, District 18, Section 2, Parcel 01. Application by Yael-Paul, Osh Thornton Holdings LLC.
 - B. Item 22-17-59 - Consider a request for revised plat approval for Presley Place for the purpose of relocating a property line between Lots 2 & 3, for 6,797 acres at 532 & 532 PRESLEY PLACE in Land Lot 79, District 1, Section 5, Parcels 48 & 47. Application by Keaton Hudson Schwartz.
 - C. Item 22-17-60 - Consider a request for revised plat approval for Ruby Riley for the purpose of adding 0.912 acres to Tract 1, for a total of 3,169 acres at a vacant lot of CAMP ST. in Land Lot 28, District 1, Section 5, Parcel 106. Application by Ruby Riley.
 - D. Item 22-17-61 - Consider a petition to annex 35.84 acres at SUMMER LAKE RD in Land Lot 188, District 1, Section 5, Parcel 2. Application by ROCKRIVER RIDGE, LLC.
 - E. Item 22-17-62 - Hold a public hearing and consider a request for a change in zoning L-4C (Light Industrial with conditions/County) and R-A (Residential Agricultural/County) to COC (Design Concept Development) with a base area of 11.4 (Light Industrial District) for 35.84 acres at SUMMER LAKE RD in Land Lot 188, District 1, Section 5, Parcel 2. Application by ROCKRIVER RIDGE, LLC.
 - F. Item 22-17-63 - Consider a request for an amendment to the City of Douglasville's Future Land Use Plan from Commerce Center (County) to Mixed-Use Design for 35.84 acres at SUMMER LAKE RD in Land Lot 188, District 1, Section 5, Parcel 2. Application by ROCKRIVER RIDGE, LLC.
 - G. Item 22-17-64 - Consider a petition to annex 9.90 acres at 2820 BRIGHT STAR RD in Land Lot 163, District 2, Section 5, Parcel 2. Application by SL BRIGHT STAR II, LLC.

AGENDA
DOUGLAS COUNTY BOARD OF COMMISSIONERS
Thursday, August 30, 2018
10:00 AM – Board Room

WORK SESSION

CALL TO ORDER

PUBLIC COMMENT
Public Comment allows the board the opportunity to listen to the public.

PRESENTATIONS

- A presentation and hearing of the Joint City of Douglasville and Douglas County Comprehensive land use plan. (Ron Roberts)

APPROVAL OF MINUTES

- Commission Meeting Minutes of August 21, 2018.
- Work Session Minutes of August 20, 2018.
- Executive Session Minutes of August 20, 2018.

COUNTY ADMINISTRATOR BUSINESS

BUSINESS ITEMS

- Authorization to issue an invitation to bid for construction of restroom facilities at Bill Arps and Fairplay Parks to be funded through 2018 SPLOST as recommended by the Parks and Recreation Oversight Committee. (J. Dukes)
- Authorization to sign a Memorandum of Understanding between Good Georgia and the Douglas County Public Libraries for the purpose of supporting efforts of Goodwill of North Georgia Career Connector and Career Savers enhancing the Douglas County Library System outreach goals for patrons and job search support. (Liberty Moore)
- Authorization to approve the basic graphic design and color palette for Douglas. (Gary Watson)
- An amendment to approve a contract with The Collaborative Firm in the amount to exceed \$50,000 for Phase II Branding and public outreach efforts for Douglas for the remainder of 2018 as recommended by the Transportation Committee. (Gary Watson)
- Authorization to approve an agreement with Energy Solutions Southeast for the E-911 generator maintenance in the amount of \$975.00 and authorize Chairman to sign all related documents. (Greg Whitaker)

Steering Committee #1 - March 27



Douglas County and City of Douglasville Comprehensive Plan
Steering Committee Meeting #1
Douglasville Conference Center
March 27, 2018

AGENDA

1. Welcome and Introductions
2. Presentation on Plan Process, Data & Demographics
3. Interactive Exercise on Assets and Challenges
4. Land Use Overview and Discussion
5. Questions and Next Steps

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Atlanta, Georgia 30303



Douglas County & City of Douglasville
Joint Comprehensive Plan Update
Steering Committee Meeting
Sign In Sheet
Tuesday, March 27, 2018, 6:00 p.m.

Name	Organization	Email Address
Ziff Small	Atlanta West Jewish	AtlantaWestJewish@gmail.com
Quartt Po		whittscrew@gmail.com
Fabie Holloway		fabiegreen@bellsouth.net
Nyden Miller	DDA	nydenmiller@gmail.com
TERRY MILLER	CITY COUNCIL	
Rockelle Robinson	Mayor	
Ronna J. J. J.		
Chris Humphreys	Den both	chumphreys@denboth.com

Steering Committee #2 - April 26



Douglas County and City of Douglasville Comprehensive Plan
Steering Committee Meeting #2
Douglasville Conference Center
April 26, 2018

AGENDA

1. Welcome and Introductions
2. Interactive Exercise on Vision and Goals
3. Existing and Underway Plans
4. Feedback Activity
5. Questions and Next Steps

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Douglas County & City of Douglasville
Joint Comprehensive Plan Update
Steering Committee Meeting
Sign In Sheet
Thursday, April 26, 2018, 6:00 p.m.

Name	Organization	Email Address
Jim Summerbell	City of Douglasville	jim.summerbell@jacobson.com
ED CARTTON	CITIZEN	edcartton13@gmail.com
Roy SPARCS	CITIZEN	
Kerry Watson	CITIZEN	kwatsontw@gaia.com
Brian Keel	DDWSA	bkeel@ddwsa.com
Sabine Kelley	Citizen Alumni Community	sabine_kelley@bellSouth.net
Chris Pumphey	Dev. Auth	cpumphey@developsdouglas.com
John H. Miller	Magistrate of Douglasville	hml@cityofdouglasville.com

Steering Committee #2 - April 26



Douglas County & City of Douglasville
Joint Comprehensive Plan Update
Steering Committee Meeting
Sign In Sheet
Thursday, April 26, 2018, 6:00 p.m.

Name	Organization	Email Address
Michelle Wright	City of Douglasville	wrightm@douglasvillega.gov
Ren Roberts	Douglas County	
Jim FAVRET	CITY OF Douglasville	swinzelc@gmail.com
Erie Blacknell	Citizen's Academy	ebblacknell@gmail.com
Marilyn Clark	New Horizons (New North Side)	mission4god03@gmail.com
Gail Shearouse	WSA	gshearouse@ddcusc.org
Elena Hudson	DDA	hheelenahudson@gmail.com

Steering Committee #3 - May 24



Douglas County and City of Douglasville Comprehensive Plan
Steering Committee Meeting #2
Douglasville Conference Center
May 24, 2018

AGENDA

1. Welcome and Introductions
2. Recap of Previous Steps
 - a. Vision
 - b. Issues and Opportunities
 - c. Summaries of Past Plans
3. Community Work Program Interactive Exercise
4. Upcoming Meetings
 - a. Public Open House – June 12, 2018 at 6:00 p.m.
 - b. Steering Committee – June 26, 2018 at 6:00 p.m.
 - c. Public Open House – June 19, 2018 at 6:00 p.m.
5. Questions

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Douglas County & City of Douglasville
Joint Comprehensive Plan Update
Steering Committee Meeting
Sign In Sheet
Thursday, May 24, 2018, 6:00 p.m.

Name	Organization	Email Address
Michelle Wright	City of Douglasville	wrightm@douglasville.ga.gov
TERESA NOLES	DLP&Z	teresanoles@yahoo.com
Rex Roberts	Douglas County	
Andrew Caldwell	Magistrate Ct.	
Jim FAVRET	City of Douglasville	
Sabine Kelley	Douglas County	
Sara Ray	DC Chamber	ray@dcchamber.com
Larry Watson	LAE Watson Foundation	lwatsonfoundation@gmail.com
TERRY MILLER	Douglasville City Council	
Jim Summerville	Douglasville/Tucker	
Gil Shearman	WSA	gshearman@dksa.com
Brian Keel	WSA	bkeel@dksa.com
Ekene Hudson	DDA	ekenehudson@gmail.com

ED CARLTON CITIZEN

Steering Committee #3 - May 24



Douglas County & City of Douglasville
Joint Comprehensive Plan Update
Steering Committee Meeting
Sign In Sheet
Thursday, May 24, 2018, 6:00 p.m.

[illegible]

Steering Committee #4 - June 26



City of Douglasville & Douglas County Comprehensive Plan
Joint Steering Committee Meeting
June 26, 2018, 6:00 PM

AGENDA

1. Welcome and Overview
2. Presentation of Draft Comprehensive Plan
3. Questions and Next Steps

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Public Meeting #1 - June 12



Douglas County and City of Douglasville Comprehensive Plan
Public Meeting #1
Douglasville Conference Center
June 12, 2018, 6:00 PM

AGENDA

Open House Activities

The activities for this open house are designed to engage the community and gather feedback to inform the Comprehensive Plan Update. There will be additional opportunities for public feedback and comment throughout this process. The deadline to have the Comprehensive Plan Update completed is October 31, 2018.

- **What Brings You Here** – Please place a dot on your home or business, so we can have a sense of the geographic representation from throughout the community.
- **Comprehensive Plan Overview** – What are the elements of a local comprehensive plan? This board describes the information that will be included in the plan updates for Douglas County and the City of Douglasville.
- **Data and Demographics** – Information is presented as a snapshot of current population, housing, income and employment characteristics. Trends for the future are also included.
- **What is the Vision** – This activity states revised Vision statements for both the City and the County. A draft of the Vision statement from the Chamber of Commerce is also included. Do you support the vision? What would you change?
- **Needs and Challenges** – The City's and County's Comprehensive Plans included a public engagement process designed to solicit open and honest opinions from residents and business owners. These boards summarize the feedback received during that process and provide the opportunity for you to respond. Do you think these issues are still relevant? What else is on your mind?
- **Land Use and Development Exercise** – This activity will be used to identify areas of special attention within the community. Where are the areas that you don't want to see change, and where are the areas that you feel need to be improved?
- **Community Work Program** – The Short Term Work Program identifies activities that the local government will undertake to implement their comprehensive plan. Items in blue and gold are examples of previous items identified in the 2013 comprehensive plan. In the space in green, identify new items you would like to see undertaken in the next 5 years.

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Douglas County & City of Douglasville
Joint Comprehensive Plan Update
Public Meeting #1
Sign In Sheet
Tuesday, June 12, 6:00 p.m.

Name	Organization	Email Address
Richard Segal	Douglasville	Segalr@a-douglasville.ga.gov
Ron Roberts	Douglas County	
Newton Page	Douglas City	whittscrew@gmail.com
Nancy Cassell	Douglas Co.	
John Stone	Douglas Co.	
Elaine Stone	Douglas Co.	
Sim FAVRE	Douglasville	simfave@gmail.com
Marilyn Clark	Douglasville	mission4god05@gmail.com
* Pascal Namia	Douglasville	pnamia@901.com
* Jeff Champion	Douglasville	chamj1964@aol.com
June Keen	GA + Citizens of Douglasville	junebugkeen@att.net
Krista Toney	Douglas County	ktoney@co.douglas.ga.us
TERESA NOLES	Douglas County	teresanoles@yahoo.com

Public Meeting #1 - June 12



Douglas County & City of Douglasville
Joint Comprehensive Plan Update
Public Meeting #1
Sign In Sheet
Tuesday, June 12, 6:00 p.m.

Name	Organization	Email Address
TERRY MILLER	CITY OF DOUGLASVILLE	
Barbara Hall	MRDA	
Sabine Kelly	citizens academy	
Savinity Atkins	Douglas County BOC	
* ED. CARLTON	THE COMMITTEE	
* Anthony Briti	Citizen	180School@rpe@gmail.com
Dr. Remond Jones	Douglas County	
Rebecca Colvin	City of Douglasville	



Public Meeting #2 - July 19



Douglas County and City of Douglasville Comprehensive Plan
Public Meeting #2
Douglasville Conference Center
July 19, 2018, 6:00 PM

AGENDA

Open House Activities

The activities for this open house are designed to engage the community and gather feedback to inform the Comprehensive Plan Update. There will be additional opportunities for public feedback and comment throughout this process. The deadline to have the Comprehensive Plan Update completed is October 31, 2018.

- **What Brings You Here** – Please place a dot on your home or business, so we can have a sense of the geographic representation from throughout the community.
- **Comprehensive Plan Overview** – What are the elements of a local comprehensive plan? This board describes the information that will be included in the plan updates for Douglas County and the City of Douglasville.
- **Data and Demographics** – Information is presented as a snapshot of current population, housing, income and employment characteristics. Trends for the future are also included.
- **Future Land Use Map Exercise** – Provide feedback on the Future Land Use Map and designations. A brief description of each future land use designation is included. Share any ideas that you have about the purpose, uses that should be included or excluded, preferred building type and scale, or potential changes to the boundaries.
- **Community Work Program** – The Short Term Work Program identifies activities that the local government will undertake to implement their comprehensive plan. This exercise allows you to allocate funding to various types of projects in the Community Work Program according to your priorities by placing “planning dollars” into the appropriate boxes.
- **Lee Road Study** – Douglas County Staff & Consultants will share information on the Lee Road Study currently underway.

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Douglas County & City of Douglasville
Joint Comprehensive Plan Update
Public Meeting #2
Sign In Sheet
Thursday, July 19, 6:00 p.m.

Name	Organization	Email Address
Richard Segal	City of Douglasville	
Robin Naneix		naneix@aol.com
Gil Shearouse	WSA	
Jim FAVRET	Douglasville Zoning	
Sara Ray	DC Chamber	
Carol Moore	Custom Plastics & more	
Jennifer Dupond	Citizen	irongir/jenn@me.com
Daphane Simmons	Citizen: County	daphanesimmons@ BELLSOUTH.NET
David Nye	Citizen	David.A.Nye@gmail.com
Christina Kirby	Citizen	ckirby9222@gmail.com
Richard Nichols	Citizen	richard@artondisk.com
PATTY WENCK	WENCK TRAVEL	patty@wencktravel.com
ED. CARLTON	CITIZEN	edcarlton13@gmail.com

Public Meeting #2 - July 19



Douglas County & City of Douglasville
Joint Comprehensive Plan Update
Public Meeting #2
Sign In Sheet
Thursday, July 19, 6:00 p.m.

Name	Organization	Email Address
Brantley, TP	Phil Russell & Company SPACE Vendors	hdb@brantley.com chirussell.com
TERESA NOLES	P&Z-D.C.	teresanoles@yahoo.com
Mike S.	none	N/A
Margie Sanny Cale	—	—
Mark Clark	New Horizon (North Side)	mission4gid03@gmail.com
Tessie Knight	New Horizon	knightentess@gmail.com
Eddie Charham	None	WCha100157@aol.com
Liz Manno	DC Sentinel	liz@douglascountysentinel.com
Jayne Wilson Jenkins		jlwjenkins@yahoo.com
Phil Stokes	City of Douglasville	stokesp@douglasvillega.gov
Elizabeth H. H. H.		dachcity@comcast.net
Jim Jenkins		N/A
Donna Billups		dwbillups@yahoo.com



Douglas County & City of Douglasville
Joint Comprehensive Plan Update
Public Meeting #2
Sign In Sheet
Thursday, July 19, 6:00 p.m.

Name	Organization	Email Address
Shannon Belletti	Belletti Photography	
Sabine Kelley	Citizen Academy Alumni Group	
David Milner		
Harry Smith BESSIE Smith		bes409@att.net
Jim Summell	Isab	jimsummell@jrcs.com
Hane		
Lynn Johns		
John Rogers	New Horizon	
REGINA ROGERS	NEW Horizon	
Dr. Renee Jenkins	Douglas County Ga	
Patricia H. H.		
Anna Watson		
Daniel Kochan	Seasons 4	dank@seasons4.net

Public Meeting #2 - July 19

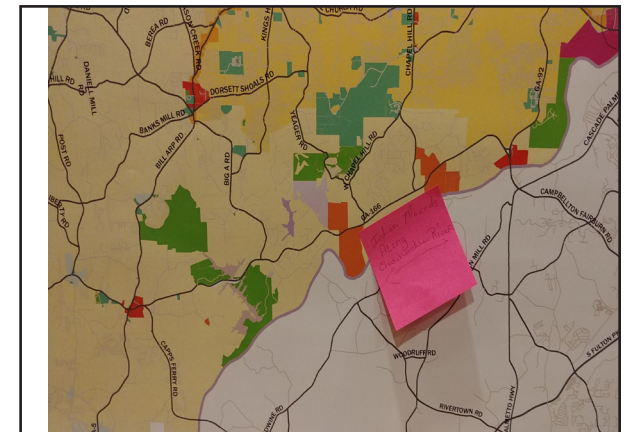
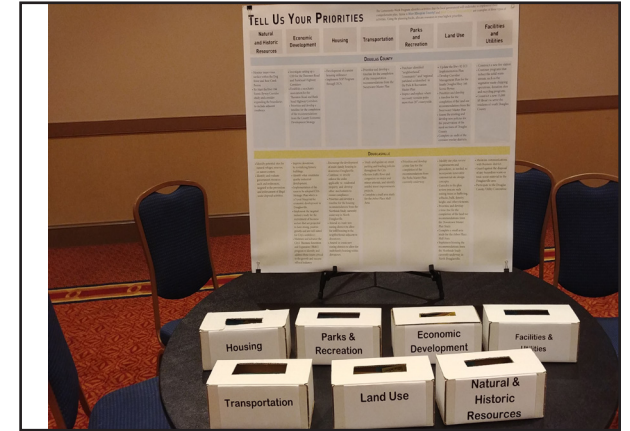
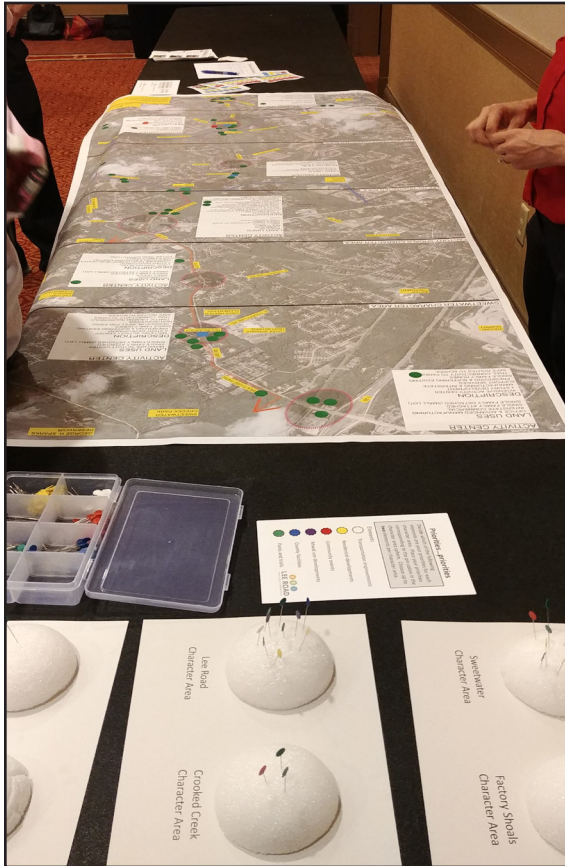


Douglas County & City of Douglasville
Joint Comprehensive Plan Update
Public Meeting #2
Sign In Sheet
Thursday, July 19, 6:00 p.m.

Name	Organization	Email Address
Sandy Gamble	Douglas Chamber	gamble@douglascountyga.com
Larry Lindsey		bunton740@yahoo.com
Jimmie Lindsey		
Mattie Hubbard	New Horizons	mattylinhubbard@gmail.com
Alicia Mylner		alicia@atlantadd.com
Chris Rumphrey	Dev. 4th	crumphrey@develop4th.com
Patrice R. Williams		
Tiffany Skarr-Starkley	Douglas County	



Public Meeting #2 - July 19



2018 Report of Accomplishments - Natural & Historic Resources										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County intends to undertake)	Comments
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	Expand recycling programs	X	X	X	X	X	N/A	SWD	Local	2018			This is an ongoing and routine function of government and has been removed from the work program.	
2	Continue back yard composting demonstrations	X	X	X	X	X	\$1,500 annually	SWD	Landfill Enterprise Fund	2018			This is an ongoing and routine function of government and has been removed from the work program.	
3	Continue recycling education programs	X	X	X	X	X	\$ 1,000 annually	SWD	Landfill Enterprise Fund	2018			This is an ongoing and routine function of government and has been removed from the work program.	
4	Work with the Chattahoochee Hill Country Alliance to continue the development of a multi-county greenway system	X	X	X	X	X	\$200,000	P&Z, Parks & Rec./CDOT	Local, Private, SPLOST		This item will be carried over into the new work program.			Brandi Peck with DOT was overseeing, no longer with county; design process estimated time of completion 3 years; 2018 submitting concept report, vetting process, holding stakeholder meetings and proposing layout. Public meetings and everything that they are going to be meeting on should be public, and will start to see signs along Fairburn, 166, etc. within the year.

2018 Report of Accomplishments - Economic Development										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	Comments
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	Continue the tree-planting program within the County along designated corridors.	X	X	X	X	X	20,000 yearly	Engineering	Local				This item is an ongoing, routine function of government and will be removed from the work program.	
2	Develop Community Gateway Signs	X	X	X	X	X	20,000	P&Z	Local			This item has been carried over into the new work program.		
3	Prepare Overlay Districts for Thornton Road, Lee Road and Chapel Hill Road		X	X	X		5,000 yearly	P&Z	Local		This item has been carried over into the new work program.			The Thornton Road Overlay is complete. The Lee Road and Chapel Hill Overlay have not been initiated.
4	Develop an economic development plan to target and market appropriate business	X	X				75,000	Development Authority	Local	Completed				
5	Develop a Master Plan for Capps Ferry Road	X					\$50,000.00	Development Authority	Development Authority/Local			This item has been carried over into the new work program.		The master plan will be revisited once construction is underway for the hotel and conference center at Foxhall.
6	Industrial Land Acquisition	X	X				100,000	Development Authority	Development Authority		This item has been carried over into the new work program.			Cost projected to be higher. Currently evaluating options and undertaking due diligence. Cost estimate increased to \$500,000.
7	Develop Streetscape Plan for Highway 166	X					N/A	P&Z	Local/Community Choices Program			This item has been carried over into the new work program.		

2018 Report of Accomplishments - Housing										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County intends to undertake)	Comments
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	Implement NSP 1 Program through DCA	X	X	X	X	X	\$400,000 yearly	P&Z	Federal/NSP Program Income	Completed				Based on a letter we received from HUD on NSP3 grant we have contacted DCA to see about closing out the NSP1 grant. DCA is in the process of putting together close out procedures to provide us.
2	Implement NSP 3 Program through DCA	X	X	X	X	X	\$16,000,000.00	P&Z	Federal	Completed				We have received notification from HUD that we have met the goals of this grant and are eligible to close it out. We are in the process of potentially finishing up another home and then closing out the grant. Anticipated that this will take about 5-6 months

2018 Report of Accomplishments - General Government										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County intends to undertake)	Comments
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	Continue to institute employee and department training programs	X	X	X	X	X	Based on Departmental Needs	HR	Local	2018			This is an ongoing, routine function of government and will be removed from the work program.	

2018 Report of Accomplishments - Library										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County Intends to undertake)	Comments
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	Continue to fund material collections within the libraries to meet current LOS standards and to meet replacement needs	X	X	X	X	X	\$350,000	Library	Local				This is an ongoing, routine function of government and will be removed from the work program.	This is a continual need. Funding was cut for 2018, but we have submitted for an increase of funds for 2019.
2	Create a task force to investigate the feasibility of withdrawing from the West Georgia Regional Library System to form a Douglas County Public Library System	X					N/A	Library	Local			This is not a priority at this time, but is still in discussion. Project discussion may resume in 2019. This item has been carried over to the new work program.		
3	Construct a new 40,000 SF library to serve the residents of SE Douglas County		X				8,000,000	Library	Bond/Local/State			This project is no longer seen as a priority. Instead, a complete replacement of the Selman Drive location is very much needed. Serving the largest population in the West Georgia region, this location is in dire need of replacement so that it is ADA compliant and can meet the needs of this growing community. Total amount anticipated for this project would be approximately \$8 million.		The work program has been updated to read: Construct/ renovate a library to replace/ upgrade the existing facility on Selman Drive, including compliance with ADA accessibility and state of the art resources.
4	Create an outreach librarian position to increase promotion of the libraries throughout Douglas County and to serve as liaison between libraries and schools/daycares/community groups.	X		X	X	X	40,000 annual salary	Library	Local			Submitted as budget request for 2019, pending BOC approval. Outreach numbers continue to increase, which is further driving the need for such a position. This item has been carried over to the new work program.		
5	Renovate Selman Branch and Lithia Springs Branch with updated furniture, additional wiring, additional shelving, paint, and reconfigure office spaces to more effectively and efficiently serve the public		X				1,000,000	Library	Local/State			Some pieces of furniture have been refurbished at both of these locations. The Selman Drive location did replace a non-working water fountain. Lithia Springs Library received a new roof in 2018. At this time, a full renovation for Selman is recommended to meet the needs of the community. This item has been carried over to the new work program.		
6	Investigate the introduction of a materials collection agency, Unique Management Services to collect outstanding fines over \$50 and items that have been long overdue		X				\$10 per patron referred to collections	Library	Local			This project would be a joint effort between Douglas County and the West Georgia Regional Library System. While we would still like to pursue this, it will be at a regional level decision. This item has been carried over to the new work program.		
7	Develop walking trails behind the Dog River Branch		X				Unknown	Library and Parks & Rec.	Local	Completed July 2017				Project completed and continues to have other activities added. Frequently used and well maintained.

2018 Report of Accomplishments - Solid Waste										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County Intends to undertake)	Comments
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	Begin Phase 2 Expansion, Engineering & Development of Cedar Mt. Landfill	X	X	X	X	X	Unknown	SWD	Landfill Enterprise Fund – General Fund	Completed				
2	Consider permitting and construction Inert Landfill	X	X	X	X	X	Unknown	SWD	Landfill Enterprise Fund – General Fund				This item is no longer a community priority and has been removed from the work program.	
3	Consider expansion of MSW Transfer Station	X	X	X	X	X	\$400,000	SWD	Landfill Enterprise Fund – General Fund		This item has been carried over to the new work program.			The Board of Commissioners has been briefed on future expansion options.
4	Cedar Mt. Facility Roadway Improvements	X	X	X	X	X	\$500,000	SWD	Landfill Enterprise Fund – General Fund				This item is an ongoing, routine function of government and has been removed from the work program.	Improvements to the roadway are made as needed throughout the year.
5	Update Comprehensive Solid Waste Plan	X				X	\$25,000	SWD	Landfill Enterprise Fund		This item has been carried over into the new work program.			ACC is currently updating Comprehensive Solid Waste Plan.
7	Participate in the Rolling Hills RC&D	X	X					SWD	Landfill Enterprise Fund				This item is no longer a community priority and has been removed from the work program.	Douglas County does not participate in the Rolling Hills RC&D.
8	Expansion of the Field Services Facility re: Heavy Equipment Repair	X	X	X	X	X	\$300,000	SWD	Landfill Enterprise Fund – General Fund		This item has been carried over into the new work program.			A 40'X20' concrete pad was installed at the existing building in 2017.

2018 Report of Accomplishments - Recreation										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County Intends to undertake)	Comments
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	Identify "neighborhood," "community" and "regional parkland as identified in the Park & Recreation Master Plan	X	X	X	X	X	Unknown	Parks and Rec	Unknown due to local budgeting constraints		This item has been carried over into the new work program.			Aligned with budgeting availability for acquisition and development; anticipated completion in 2019

2018 Report of Accomplishments - Public Safety										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County Intends to undertake)	Comments
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	Fire Station Construction			X			\$2,000,000	FIRE/EMS	Unknown	2017				
2	Complete Renovation of Fire Station 5	X					\$100,000	FIRE/EMS	SPLOST	2016				
3	Replace 4 Ambulances	X	X	X	X		\$1,000,000	FIRE/EMS	Unknown	2016/2017				
4	Replace 3 Engines and 1 Ladder Truck	X	X	X	X		\$3,000,000	FIRE/EMS	Unknown	2017/2018				
5	Personnel Protective Equipment	X		X			\$1,000,000	FIRE/EMS	Unknown	2016				

2018 Report of Accomplishments - Planning & Zoning										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County Intends to undertake)	
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	Initiate the 5 Year Comprehensive Plan Update/Review					X	Up to \$50,000	P&Z	Local	Completed				The Comprehensive Plan update will be completed by October 2018 with the assistance of ARC.
2	Develop Hwy 92 LCI Implementation Plan		X			X	\$100,000	P&Z	Local, ARC		This item will be carried over into the new work program.			This is currently underway in conjunction with the Lee Rd corridor study, The Hwy 92 and Lee Rd area will be submitted for an LCI. The corridor extends from Lee Rd to Chapel Hill but the LCI area is the intersection at Hwy 92 and Lee Road; anticipate implementation in 2019.
3	Pursue installation of Hwy 92 Multi-Purpose Trail		X				\$3,000,000	P&Z, DOT	Federal, State, Local			This item will be carried over into the new work program.		Studying funding options; anticipate implementation in 2020.
4	Develop Corridor Management Plan for the South Douglas Scenic Byway		X				\$5,000	P&Z	Local/Community Choices Program		This item will be carried over into the new work program.			This has been pursued before. Would like to get the political support to continue it to its submission and approval by GDOT.
5	Update Unified Development Code						\$200,000	P&Z	State/Local match (80/20)		This item will be carried over into the new work program.			The last update to the UDC occurred in 2004; a budget request to update the entire code is being requested for 2019.
6	Sweetwater Master Plan LCI						\$9,800	P&Z	Local		This item will be carried over into the new work program.			Develop supplemental data need to submit the Sweetwater Master Plan for consideration as a grandfathered LCI study.
7	Freight Cluster Study						\$250,000	P&Z	State/Local match (80/20)		This item will be carried over into the new work program.			Submit to TIP for Study on Freight Cluster
8	Bankhead West Study						\$200,000	P&Z	SPLOST		This item will be carried over into the new work program.			A proposed study of the area north of I-20 and between Villa Rica and Douglasville for economic development; anticipate initiation in 2020

2018 Report of Accomplishments - Transportation										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County intends to undertake)	Comments
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	Begin the Bomar Rd Connector/Lee Rd Extension Project (Inner Southern Arc)	X	X	X	X	X	\$15,000,000	DOT	Local, Federal		This item has been carried over into the new work program.			The County is selecting firm to undertake a feasibility study for this project.
2	Traffic Control Center and Advanced Traffic Management System Expansion (SR 92, US 78, Chapel Hill Rd)	X	X				\$700,000	DOT	Local, Federal		This item has been carried over into the new work program.			The County has awarded a contract for construction; estimated project initiation in 2019.
3	SR 5 Advanced Traffic Management System Expansion	X	X				\$870,000	DOT	Local, Federal		This item has been carried over into the new work program.			The County has awarded a contract for construction; estimated project initiation in 2019.
4	Continue to coordinate and participate on metro area traffic and air quality on a regional level	X	X	X	X	X	N/A	DOT, DCR	Local				This is an ongoing, routine function of government and has been removed from the work program.	
5	Continue to participate in the Atlanta Regional Commission's Transit Operations Subcommittee	X	X	X	X	X	N/A	DOT, DCR	Local				This is an ongoing, routine function of government and has been removed from the work program.	
6	Chattahoochee Hill Country Trail System Phase 2 (Boundary Waters Park to Sweetwater Creek State Park)	X	X	X	X	X	\$12,000,000	DOT	Local, Federal		This item has been carried over into the new work program.			This project is in design phase through 2019; right of way acquisition is anticipated in 2020 and initiation of construction in 2021
7	Safe Routes to School sidewalks as provided in the CTP.	X	X	X	X	X	\$1,500,000	DOT	Local, Federal		This item has been carried over into the new work program.			
8	Expand ridesharing opportunities and marketing, including continued participation in Commute Connections	X	X	X	X	X	\$500,000	DOT, DCR	Local		This item has been carried over into the new work program.			
9	Continue pavement maintenance program	X	X	X	X	X	Approx. \$1.5M annually	DOT	Local, State				This is an ongoing, routine function of government and has been removed from the work program.	
10	SR 166/Fairburn Rd/Campbellton Rd Widening Project	X	X	X	X	X	\$43,000,000	DOT	Federal, State, Local				This item extends beyond the term of this work program; there is currently no activity through Douglas DOT or GDOT; it has been removed from the work program.	
11	SR 5 at I-20, Bright Star Rd at I-20, Interchange Modification Redesignation Study	X	X				\$400,000	DOT, City of Douglasville	Local				This item is no longer a community priority and has been removed from the work program.	

2018 Report of Accomplishments - Transportation										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County intends to undertake)	Comments
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
12	SR 92 Relocation, All Phases	X	X	X	X	X	\$80,000,000	DOT, City of Douglasville	Federal, State, Local		This item has been carried over into the new work program.			This project is a priority and funded; moving into construction for all phases; phase 2 under work currently, moving toward construction; GDOT pending receipt of money
13	Lee Road Widening Project Construction	X	X	X	X	X	\$16,000,000	DOT	Federal, State, Local		This item has been carried over into the new work program.			All phases of this project are currently under construction.
14	Lee Road Bridge at I20 West Construction	X	X				\$48,000,000	DOT	Federal, State, Local	Completed				
15	Post Road Bridge at Dog River			X	X		\$3,500,000	DOT	State, Federal		This item has been carried over into the new work program.			This is a design-build project administered by GDOT.
16	US 78/SR5/SR8 Bankhead Hwy from Sweetwater Road to Thornton Road	X	X	X	X	X	\$14,000,000	DOT	Federal, State, Local				This item extends beyond the term of this work program; there is currently no activity through Douglas DOT or GDOT; it has been removed from the work program.	
17	US Hwy 78 at Mann Rd Intersection Improvement Project	X	X				\$3,500,000	DOT	Federal, State, Local	Completed				
18	SR 5 at Banks Mill Rd/Pool Rd/Dorsett Shoals Rd Intersection Improvement Project	X	X				\$3,000,000	DOT	Federal, State, Local	Completed				
19	Central Church Rd at Yancey Rd Intersection Improvement Project	X	X	X	X	X	\$1,500,000	DOT	Local				This item extends beyond the term of this work program; there is currently no activity through Douglas DOT or GDOT; it has been removed from the work program.	
20	Maxham Rd from SR 6 to Tree Terrace Access Management and Operational Improvements Project	X	X				\$1,320,000	DOT	Local, State		This item has been carried over into the new work program.			This is a design-build project programmed to be initiated in 2019.
21	Roadway Shoulder Improvements	X	X	X	X	X	\$2,000,000	DOT	Local, State				This is an ongoing, routine function of government and has been removed from the work program.	
22	Riverside Pkwy at Old Lower River Rd Intersection Improvement Project	X					\$100,000	DOT	Local	Completed				

2018 Report of Accomplishments - Transportation										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County intends to undertake)	Comments
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
23	Bright Star Rd at Douglas Blvd Intersection Improvement Project	X	X				\$150,000	DOT	Local	Completed				
24	Stewart Mill Rd at Reynolds Rd Intersection Improvement Project		X	X			\$1,000,000	DOT	Local, State		This item has been carried over into the new work program.			This project is under design.
25	Stewart Mill Rd at Yancey Rd Intersection Improvement Project	X	X				\$1,200,000	DOT	Local, State		This item has been carried over into the new work program.			This project is under construction.
26	SR 166 at SR 92/SR 70 Intersection Improvement Project		X	X			\$3,000,000	DOT	Federal, State, Local		This item has been carried over into the new work program.			This project is under design; anticipate scoping end by 4Q 2018.
27	Dorris Rd/Bakers Bridge Rd at Sweetwater Church Rd Intersection Improvement Project				X	X	\$1,500,000	DOT, Paulding County DOT	Local, State		This item has been carried over into the new work program.			This project is under design; anticipate construction to initiate in 2019.
28	Dorris Rd at Cedar Mtn Rd Intersection Improvement Project		X	X			\$500,000	DOT, Private	Local, Private			This item has been carried over into the new work program.		
29	Bright Star Rd at Cowan Mill Rd Intersection Improvement Project		X	X			\$1,500,000	DOT	Local			This item has been carried over into the new work program.		
30	SR 166 at Post Rd Intersection Improvement Project		X	X			\$5,000,000	DOT	Federal, State, Local			This item has been carried over into the new work program.		
31	Vulcan Dr at Groovers Lake Rd Intersection Improvement Project		X	X			\$800,000	DOT	Local	Completed				
32	Six Flags Dr at Factory Shoals Rd Intersection Improvement Project		X	X			\$800,000	DOT	Local				This item is no longer a community priority and has been removed from the work program.	Unforeseen complication with right-of-way acquisition.
33	East County Line Rd at North County Line Rd Intersection Improvement Project		X	X			\$1,000,000	DOT	Local				This item is no longer a community priority and has been removed from the work program.	
34	Kings Hwy at Yeager Rd Intersection Improvement Project		X	X			\$1,000,000	DOT	Local	Completed				
35	SR 6 (Thornton Rd) Traffic flow Improvements	X	X	X			\$1,845,000	DOT	Federal, Local	Completed				

2018 Report of Accomplishments - Transportation										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County intends to undertake)	Comments
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
36	Sweetwater Rd at US 78 / Ben Hill Rd/ Temple St	X	X				\$500,000	DOT	Local, State				This item is no longer a community priority and has been removed from the work program.	
37	US 78 at Burnt Hickory Rd	X	X	X			\$1,200,000	DOT	Local, Stae				This item is no longer a community priority and has been removed from the work program.	
38	Skyview Dr at Mt Vernon Rd		X	X			\$200,000	DOT	Local	Completed				
39	Mt Vernon Rd at Blair's Bridge Rd / Monier Ave		X	X			\$750,000	DOT	Local				This item is no longer a community priority and has been removed from the work program.	
40	SR 92 at Anneewakee Rd	X					\$150,000	DOT	Local	Completed				
41	South Chapel Hill Rd Operational and Safety Improvements		X	X			\$2,800,000	DOT	Local		This item has been carried over into the new work program.			This project is currently under design.
42	Kings Hwy at Dorsett Shoals Rd	X	X				\$1,200,000	DOT	Local	Completed				
43	SR 5 at Central Church Rd	X	X				\$350,000	DOT	Local	Completed				
44	SR 5 at Alexander Pkwy			X	X		\$1,000,000	DOT	Local, State			This item has been carried over to the new work program.		
45	Central Church Rd at Reynolds Rd				X	X	\$800,000	DOT	Local				This item is no longer a community priority and has been removed from the work program.	
46	Bright Star Rd at John West R				X	X	\$500,000	DOT	Local		This item has been carried over into the new work program.			This project is under design; antcipate construction to initiate in 2019.
47	SR 5 at Berea Rd				X	X	\$800,000	DOT	Local, State				This item is no longer a community priority and has been removed from the work program.	
48	Central Church Rd at Stewart Mill Rd		X	X			\$800,000	DOT	Local				This item is no longer a community priority and has been removed from the work program.	
49	Central Church Rd at Reynolds Rd				X	X	\$800,000	DOT	Local				This item is no longer a community priority and has been removed from the work program.	
50	US 78 at Burnt Hickory Rd	X	X	X			\$1,200,000	DOT	Local, Stae				This item is no longer a community priority and has been removed from the work program.	
51	East County Line Rd at North County Line Rd Intersection Improvement Project		X	X			\$1,000,000	DOT	Local				This item is no longer a community priority and has been removed from the work program.	