



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE:** July 26, 2023

**TO:** Chairman Phil Miller, Douglas County  
**ATTN TO:** Allison Duncan, Planning and Zoning Manager, Douglas County  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your organization's comments related to the proposal and its potential impacts on your organization's goals and interests.

**Name of Proposal:** 2023 Douglas County Comprehensive Plan Update

**Description:** A regional review of the draft 2023 Douglas County Comprehensive Plan Update.

**Submitting Local Government:** Douglas County

**Action Under Consideration:** Approval

**Date Opened:** July 26, 2023

**Deadline for Comments:** August 16, 2023

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
COBB COUNTY  
CITY OF VILLA RICA  
CITY OF CHATTAHOOCHEE HILLS  
CITY OF MABLETON

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
PAULDING COUNTY  
CARROLL COUNTY  
CITY OF AUSTELL  
CITY OF PALMETTO  
MARTA

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
COWETA COUNTY  
CITY OF DOUGLASVILLE  
CITY OF SOUTH FULTON  
CITY OF ATLANTA

## Review information is attached.

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). For questions, please contact ARC Plan Review Manager Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If ARC does not receive comments on or before **August 16, 2023**, we will assume that your organization has no comments and will close the review. Information on Comprehensive Plan Reviews can be found on the ARC review website at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>

PHIL D. MILLER  
*Chairman*

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*District II*

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*Vice Chairman, District III*

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*District IV*



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*County Administrator*

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*County Clerk*

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**DOUGLAS COUNTY BOARD OF COMMISSIONERS**

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July 20, 2023

Atlanta Regional Commission  
229 Peachtree Street  
Suite 100  
Atlanta GA 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 Plans 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 Allison Duncan, Planning and Zoning Manager at 678-715-5370 or [aduncan@douglascountyga.gov](mailto:aduncan@douglascountyga.gov).

Sincerely,

Phil D. Miller  
Chairman, Douglas County Board of Commissioners

Enclosures





# DOUGLAS COUNTY

## COMPREHENSIVE PLAN



# ACKNOWLEDGMENTS

## **Douglas County Board of Commissioners**

Phil D. Miller, Chair

Ricky Dobbs, District 1

Kelly Robinson, District 2

Tarenia Carthan, District 3

Mark Alcaarez, District 4

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Jacqualle Johnson - Senior Planner, Planning and Zoning

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## **Douglas County Consultant Team**

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Nick Johnson - Land Use Analysis Lead, Georgia Conservancy

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Dr. Deborah Johnson-Blake - Engagement Consultant, The Writing Pad, LLC

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# INTRODUCTION



# INTRODUCTION

In the fall of 2022, Douglas County launched a complete rewrite of their comprehensive plan using a collaborative planning process to deliver a plan that is inclusive, community-driven, and grounded in reality and implementation. In tandem with the countywide Comprehensive Plan update, the Project Team also embarked on two Small Area Plans for the areas of Winston and Lithia Springs, shown in the study area map on page 4.

This plan focuses on the following key areas to make it more useful for the community while exceeding the Georgia Department of Community Affairs (DCA) Comprehensive Plan requirements: land use and character, economic development, parks, greenspace and trails, transportation, broadband access, and housing.



## Land Use and Character

For land use, new character areas act at a high-level and work in tandem with the parcel-level future land use designations to promote future development in line with community desires and anticipated growth.

## Economic Development

As Douglas runs out of greenfield development opportunities, economic development becomes more challenging and competes for space, and this plan addresses some of these issues.

## Parks, Greenspace and Trails

Parks, Greenspace, and Trails are remarkably important to the Douglas community, and this plan defines a framework from which the County can begin planning in earnest for these critical amenities.

## Transportation

A section on transportation aligns with land use changes and recently completed Comprehensive Transportation Plan (CTP) to promote efficiency.

## Broadband

The broadband chapter meets DCA requirements and explores this critical resource for job growth and workforce development.

## Housing

Finally, this plan tackles growing housing issues in the County, incorporating a recently completed inventory of existing conditions.

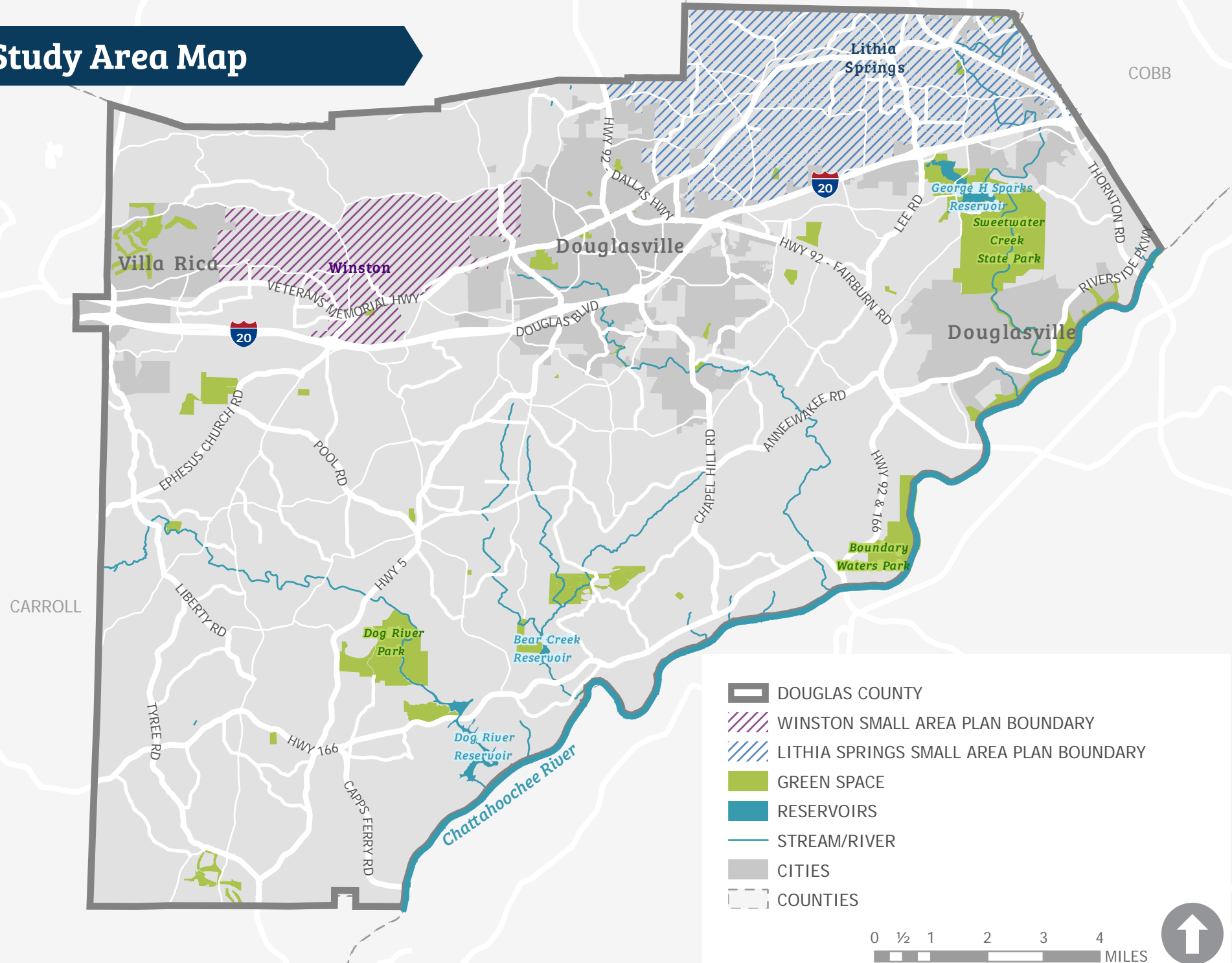
Rooted in community engagement, this set of elements works together to guide future development and investment in unincorporated Douglas County.

In addition to these distinct but related chapters, community input at all stages of the process informed the framework for this Comprehensive Plan. At the outset, a community vision statement served as the foundation of the plan. From there, community goals, needs, and opportunities were further detailed and refined. These elements then informed the recommended policies and 5-year community work program for a unified, collaborative approach that starts broad and ultimately digs into the details.





# Study Area Map

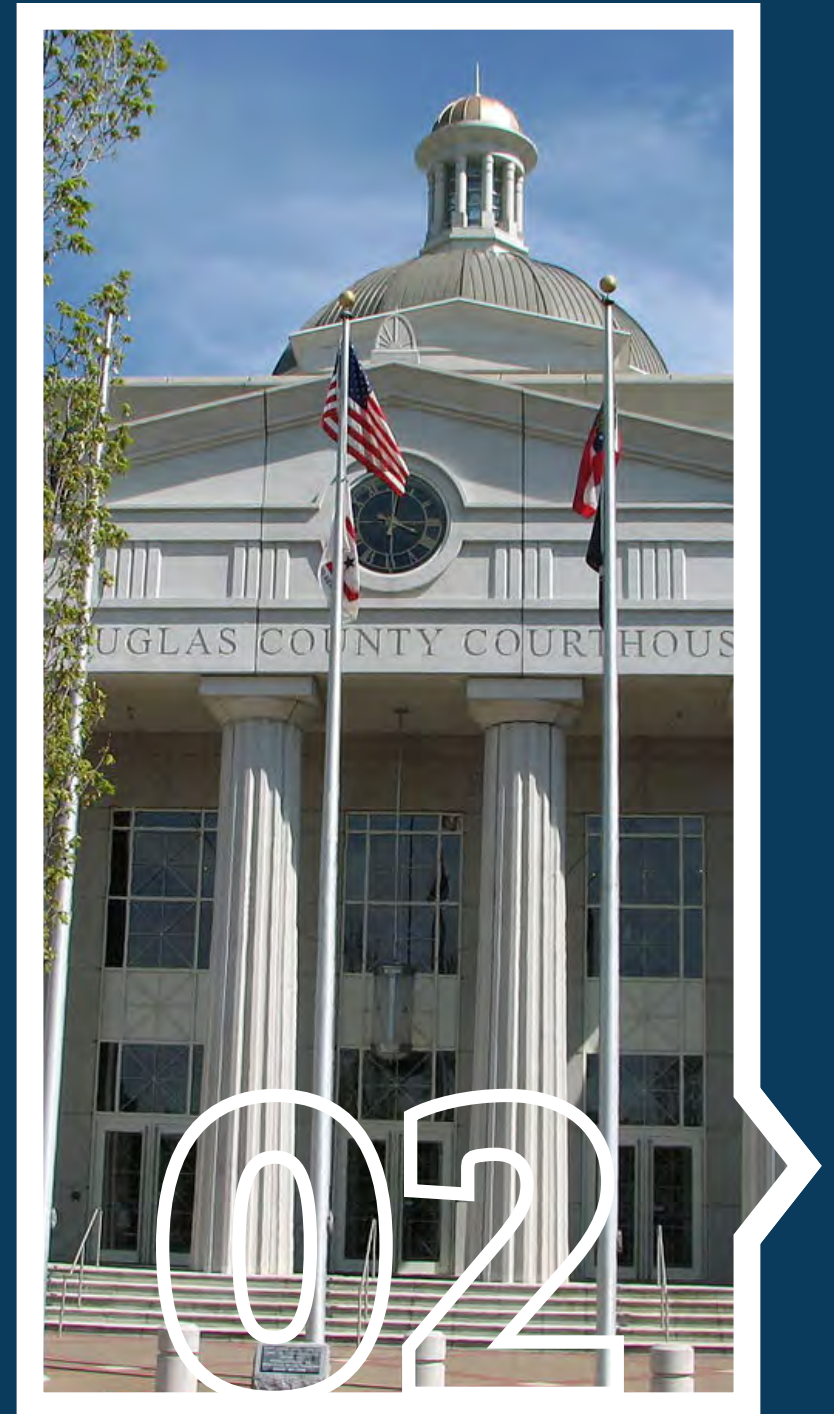


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# EXISTING CONDITIONS

Past Plans

Data and Demographics



# PAST PLANS

The Comprehensive Plan Update is not starting from scratch—instead, it builds on the County's investment into previous planning efforts over many years.

Namely, the County's Strategic Plan serves as the underlying framework for the Update. Completed in 2021, the Strategic Plan tapped into the community's feedback to identify six priority goals and accompanying objectives for Douglas County.

## Douglas Forward 2025

### *Goal 1 Public Safety:*

Douglas County is a place where citizens feel safe at home, work and in the community.

#### **Objectives:**

- Provide Timely and Quality Services
- Improve Community Resilience Through Better Prevention, Preparedness and Recovery
- Strengthen Resiliency of Critical Infrastructure

### *Goal 2 Infrastructure:*

Douglas County is a place where citizens can move efficiently, affordably and safely via our well-designed and maintained network of roads, sidewalks, trails, and transit options.

#### **Objectives:**

- Improve and Modernize Transportation Infrastructure
- Promote a Clean, Beautiful, and Sustainable Community

### *Goal 3 Economic Development:*

Douglas County is a place where citizens, business and places are thriving economically.

#### **Objectives:**

- Improve Access to Employment Supports
- Attract and Support Businesses
- Leverage Partnerships, Collaboration and Competition
- Build a Strong Workforce and Support Skills Attainment for Residents

### *Goal 4 Public Health:*

Douglas County is a place where citizens can attain their highest level of health and well-being within a healthy sustainable environment.

#### **Objectives:**

- Support healthy communities
- Expand Access to Health Services and Information





# PAST PLANS

## ***Goal 5 Recreational Facilities + Programs:***

Douglas County is a place where citizens can participate in quality arts, sports, recreation, and cultural enriching activities.

### **Objectives**

- Improve Availability and Access to Cultural and Recreational Services
- Heighten Awareness, Appreciation and Promotion of Diverse Cultures

## ***Goal 6 Transform Douglas County:***

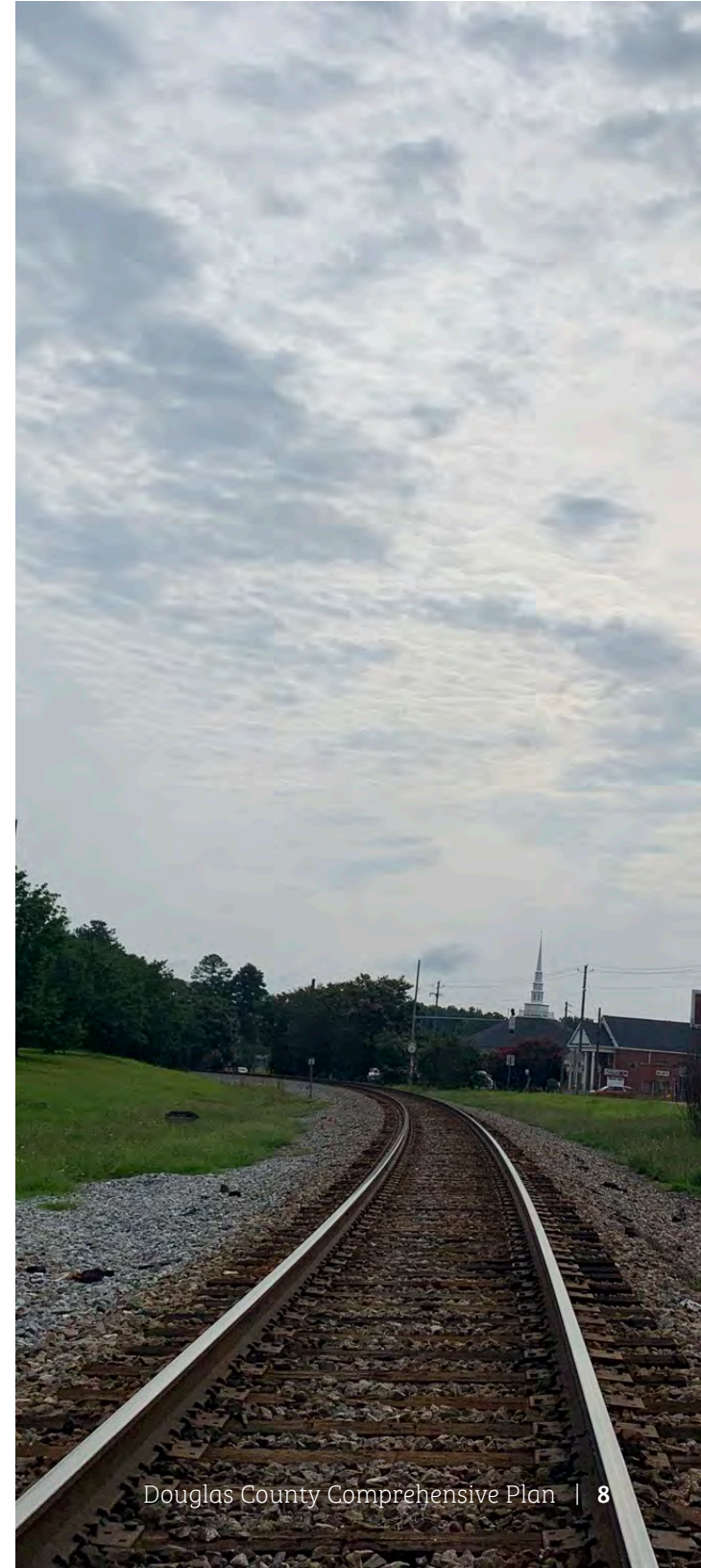
Douglas County is a place where citizens trust that their government responsibly manages resources, provides exceptional services, and equitably represents them.

### **Objectives:**

- Ensure Inclusive Community Engagement, Representation and Governance
- Attract, Develop and Retain a Great Workforce
- Develop a Strong Workplace Culture

- Continuously Improve Process Effectiveness
- Be Responsible Stewards of County Resources
- Leverage Technology to Modernize and Ensure Full Utilization of County Facilities

With these six priority goals in mind, the planning team reviewed the major planning efforts from the past decade affecting unincorporated Douglas County. The following is a brief overview of each plan, and the goals, policies, needs and opportunities in each that speak to the Strategic Plan's six priority goals. In the interest of brevity, content from each plan is consolidated into a more condensed form.





# PAST PLANS

## 2018 Comprehensive Plan Update

Douglas County's last Comprehensive Plan was updated in 2018 with assistance from the Atlanta Regional Commission (ARC). It met State standards for comprehensive planning and had a notable focus on urban design guidance.

**Table 1: 2018 Douglas County Comp Plan Review**

	Needs + Opportunities	Goals + Policies
<b>Public Safety</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>• Preserve rural areas while allowing for growth</li> </ul>	<ul style="list-style-type: none"> <li>• Align land use with infrastructure investments</li> <li>• Enhance safety and mobility</li> <li>• Provide safe, accessible, and efficient transportation facilities</li> <li>• Prioritize and balance transportation projects with political and public support</li> <li>• Preserve the environment</li> <li>• Support alternative modes</li> <li>• Locate transportation facilities near economic development activities</li> <li>• Intentionally plan and invest in infrastructure that supports target cluster needs</li> </ul>
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>• The County's location in the region is a major asset</li> <li>• There is a balance of metropolitan amenities with small town character</li> <li>• Need to encourage job growth and developed a skilled workforce</li> <li>• Need to target specific industry sectors employers, and targeting industry sectors</li> <li>• Need more varied housing choices</li> <li>• Need to improve the quality of commercial corridors and village centers</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage clean, high tech industrial development</li> <li>• Cultivate workforce talent with aligned educational programs and engaged employers</li> <li>• Build business success with robust recruitment, business retention and expansion and entrepreneurial programs</li> <li>• Intentionally plan and invest in infrastructure that supports target cluster needs</li> <li>• Engage local businesses in workforce development and education initiatives.</li> <li>• Continue to develop world-class PK-12 and higher education programs</li> <li>• Raise awareness of local job opportunities.</li> <li>• Recruit target clusters to locate in Douglas County</li> <li>• Encourage retail, restaurant and entertainment development throughout Douglas County</li> </ul>
<b>Public Health</b>	<ul style="list-style-type: none"> <li>• The County has put in place appropriate growth mechanisms to ensure water quantity and quality</li> </ul>	<ul style="list-style-type: none"> <li>• Promote development that is pedestrian-oriented, community centered and minimizes vehicular trips.</li> <li>• Sustain water quality</li> </ul>
<b>Recreational Facilities + Programs</b>	<ul style="list-style-type: none"> <li>• Expand cultural/recreation assets</li> </ul>	<ul style="list-style-type: none"> <li>• Incorporate connectivity to greenways</li> <li>• Identify priority environmental resources</li> </ul>

# PAST PLANS

Table 1: 2018 Douglas County Comp Plan Review		
	Needs + Opportunities	Goals + Policies
Transform Douglas County	<ul style="list-style-type: none"><li>• Provide Senior Services</li></ul>	<ul style="list-style-type: none"><li>• Align land use and development decisions with long range planning goals</li><li>• Encourage public involvement and offer multiple opportunities for participation</li><li>• Provide the community with updated information</li><li>• Celebrate the County's unique assets</li><li>• Invest with intention</li><li>• Protect, preserve, or create neighborhood communities and architectural character</li><li>• Promote community awareness of the physical environment</li><li>• Encourage flexible and individual creativity rather than anonymous uniformity</li><li>• Preserve and protect neighborhood integrity</li><li>• Implement density appropriate facilities</li><li>• Focus new developments in economically depressed areas</li></ul>

# PAST PLANS

## 2022 Comprehensive Transportation Plan

Douglas County completed its Comprehensive Transportation Plan earlier in 2022. This plan was a deep dive into an array of transportation needs within Douglas County, including its cities. It provides a series of short-, medium-, and long-term projects that were scored according to a series of criteria that balanced goals for mobility and quality of life.

**Table 2: Comprehensive Transportation Plan Review**

	Needs + Opportunities	Goals + Policies
<b>Public Safety</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>• Need to address poor conditions and congestion on key roadway corridors</li> <li>• Need to address congested intersections across the County, including improved signalization</li> <li>• Need to prioritize bridges with deferred maintenance issues</li> <li>• Opportunities to improve key corridors like SR 5 (Bill Arp Road), the Lee Road Extension, Chapel Hill Road, and Capps Ferry Road</li> <li>• Prioritize pedestrian improvements on arterials and collector roads</li> <li>• Opportunity to ensure freight mobility continues</li> <li>• Improve and increase transit service</li> <li>• Ensure all Douglas residents have access to transit</li> </ul>	<p><b>Enhance mobility for all travelers:</b></p> <ul style="list-style-type: none"> <li>• Improve the condition of existing infrastructure</li> <li>• Expand trip choices</li> <li>• Incorporate multimodal facilities into transportation planning</li> <li>• Invest in bicycle and pedestrian facilities</li> <li>• Support connectivity to the regional transit system</li> <li>• Ensure access and mobility for freight</li> </ul> <p><b>Improve safety of transportation facilities:</b></p> <ul style="list-style-type: none"> <li>• Address known roadway safety issues</li> <li>• Prioritize the safety of pedestrians and bicyclists</li> <li>• Limit potential conflicts between freight and other modes</li> </ul> <p><b>Coordinate transportation investments with land use</b></p> <ul style="list-style-type: none"> <li>• Invest in improved mobility in areas of growth and higher density</li> <li>• Protect community identity with appropriately scaled infrastructure Maintain consistency with land use plans</li> </ul> <p><b>Leverage transportation to enhance community quality</b></p> <ul style="list-style-type: none"> <li>• Respect natural and historic resources</li> </ul>
<b>Economic Development</b>		<ul style="list-style-type: none"> <li>• Use transportation investments to encourage development in economically depressed areas</li> </ul>
<b>Public Health</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Recreational Facilities + Programs</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Incorporate connectivity to greenways</li> </ul>
<b>Transform Douglas County</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Actively engage the community in transportation decisions</li> </ul>

# PAST PLANS

## 2017 Douglas County Housing Market Study and Multi-Family Fiscal Impact Analysis

Conducted primarily in 2016, this market study analyzed housing demand and supply; created a 10-year housing demand projection; assessed the ratio of single-family to multi-family units; and examined fiscal impacts of multi-family housing in the County. Though the market has changed significantly in the past 7 years and the numbers in this report are unlikely to represent the state of the current market, the high-level findings, goals, and policies remain relevant.

Table 3: Douglas County Housing Market Study and Multi-Family Fiscal Impact Analysis Review		
	Needs + Opportunities	Goals + Policies
Public Safety	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
Infrastructure	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Reduce conflicts between trucks and cars</li> </ul>
Economic Development	<ul style="list-style-type: none"> <li>• Douglas County is one of the few places in the region set to add more jobs than households</li> <li>• Very few people live and work in Douglas – primarily a commuter county right now</li> <li>• Need more multi-family housing</li> <li>• Need to transition single-family homes/ townhouses back to owner occupancy</li> </ul>	<p><b>The County should support multi-family communities which:</b></p> <ul style="list-style-type: none"> <li>• Are in walkable locations</li> <li>• Serve a broad spectrum of renter types</li> <li>• Are close to jobs</li> <li>• Aim for a minimum density of at least 10 units/acre with better quality construction and a mix of housing unit types</li> </ul>
Public Health	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
Recreational Facilities + Programs	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
Transform Douglas County	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>

# PAST PLANS

## 2017 Douglas County Community and Economic Development Strategic Plan

In 2017, the County invested in planning effort to establish a more focused vision for economic development. The effort included three different plans: a Competitive Assessment Report, a Brand Research Report, and the Community and Economic Development Strategic Plan. This phased approach helped to identify three target clusters: advanced manufacturing, professional technology services, and media and entertainment. Implementation of the plan featured communications prominently, particularly around telling the story of Douglas County.

**Table 4: Douglas County Community and Economic Development Strategic Plan Review**

	Needs + Opportunities	Goals + Policies
<b>Public Safety</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Intentionally plan and invest in infrastructure that supports target cluster needs</li> <li>• Expand the Douglas Connect intra-county transit program</li> <li>• Develop the infrastructure and incentives needed to support target clusters</li> </ul>
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Attract and cultivate talent</li> <li>• Actively support our businesses</li> <li>• Share Douglas County's story with the rest of the world</li> <li>• Develop and grow the workforce</li> <li>• Continue to develop world-class PK-12 and higher education programs</li> <li>• Recruit target clusters to locate in Douglas County</li> <li>• Coordinate and collaborate with partners in industry, education, government, and non-profits</li> <li>• Pool resources to invest in transformational real estate projects</li> <li>• Increase the diversity of housing options in Douglas County: promote high-end multi-family housing; executive housing</li> </ul>
<b>Public Health</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Recreational Facilities + Programs</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Support quality of life amenities</li> <li>• Connect businesses with the natural environment</li> <li>• Invest in outdoor recreation assets: support new development along the Chattahoochee Riverfront</li> </ul>
<b>Transform Douglas County</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Invest with intention</li> <li>• Prioritize improvements to corridors that form gateways into Downtown Douglasville</li> <li>• Build community pride</li> </ul>



# PAST PLANS

## Highway 92 Corridor LCI

Developed near the start of the Great Recession, the Highway 92 study focused on how to attract more retail uses to Highway 92. The study recommended a series of walkable, mixed-use commercial nodes located at the roadway's intersections with Lee Road, Bomar Road/Mack Road, and Hillcrest Drive/Midway Road. To improve mobility, the plan focused on expanding the local roadway network, rather than widening existing roadways. The market analysis suggested that the Lee Road node had the most potential for development at the time and was prioritized for early implementation.

**Table 5: Highway 92 Corridor LCI Plan Review**

	Needs + Opportunities	Goals + Policies
<b>Public Safety</b>	<ul style="list-style-type: none"><li>• None</li></ul>	<ul style="list-style-type: none"><li>• None</li></ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"><li>• None</li></ul>	<ul style="list-style-type: none"><li>• Provide access to a range of travel modes including transit, roadways, walking, and biking to enable access to all uses</li></ul>
<b>Economic Development</b>	<ul style="list-style-type: none"><li>• None</li></ul>	<ul style="list-style-type: none"><li>• Encourage a diversity of choices for housing, employment, shopping and recreation at the activity center and town center level; housing should be given strong focus to create mixed income neighborhoods and support the concept of “aging in place”</li></ul>
<b>Public Health</b>	<ul style="list-style-type: none"><li>• None</li></ul>	<ul style="list-style-type: none"><li>• None</li></ul>
<b>Recreational Facilities + Programs</b>	<ul style="list-style-type: none"><li>• None</li></ul>	<ul style="list-style-type: none"><li>• None</li></ul>
<b>Transform Douglas County</b>	<ul style="list-style-type: none"><li>• None</li></ul>	<ul style="list-style-type: none"><li>• Develop an outreach process that promotes the involvement of all stakeholders (including those not often involved in such planning efforts).</li></ul>

# PAST PLANS

## Lee Road Small Area and Corridor Plan

Partly borne out of the Highway 92 LCI supplemental study, the Lee Road Small Area and Corridor Plan created a vision for future land use, development, and infrastructure around the future Lee Road extension. Ultimately, it considered not just plans for the extension, but the potential land development implications of this new east-west connection in the county.

**Table 6: Lee Road Small Area and Corridor Plan Review**

	Needs + Opportunities	Goals + Policies
<b>Public Safety</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>• Need to implement transportation improvements</li> <li>• Improve access to Interstate 20</li> <li>• Address lack of connectivity</li> <li>• Reduce the many curb cuts</li> </ul>	<ul style="list-style-type: none"> <li>• Preserve natural resources and promote sustainability</li> <li>• Prioritize improved access and non-motorized transportation</li> </ul>
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>• Area has an abundance of undeveloped land</li> <li>• Quality schools</li> <li>• Good comparative proximity to downtown Atlanta and other regional amenities</li> <li>• Long travel distance to day-to-day quality goods and services</li> <li>• Strong retail competition nearby –Arbor Place Mall</li> <li>• Low quantity of local, quality retail amenities</li> <li>• Underutilized parcels</li> <li>• Want restaurants and retail</li> <li>• Lack of variety in housing type and housing prices</li> <li>• Lack of availability of rental housing</li> </ul>	<ul style="list-style-type: none"> <li>• Provide a range of housing options</li> </ul>
<b>Public Health</b>	<ul style="list-style-type: none"> <li>• Proximity to medical services.</li> <li>• Lack of walkability</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Recreational Facilities + Programs</b>	<ul style="list-style-type: none"> <li>• Deer Lick Park and opportunities to connect to other state and regional greenspaces</li> <li>• Want a place for more family-friendly activities/events</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Transform Douglas County</b>	<ul style="list-style-type: none"> <li>• Responsive and capable County staff</li> <li>• Perceived (challenging) political environment</li> <li>• Sense of community</li> </ul>	<ul style="list-style-type: none"> <li>• Reflect on prior planning efforts</li> <li>• Engage the public</li> <li>• Anticipate and guide investments along corridor</li> </ul>

# PAST PLANS

## 2017 Sweetwater Master Plan

The County developed the Sweetwater Master Plan to guide development of this budding activity center, which was experiencing a substantial uptick in industrial development activity. A major goal was to balance this industrial and employment center growth with the existing residential uses, while building desired quality of life amenities. Ultimately the plan produced three concepts, each of which organized residential development into specific areas, two of which moved forward to a more detailed development framework. The four priority action steps for implementation were to establish a technology district toolkit; amend zoning in the area; adopt guiding land use policies; and promote economic impacts.

## 2021 Chattahoochee Riverlands

Though not a County project, Douglas County is a key partner of the Chattahoochee Riverlands initiative. Led by the Trust for Public Land, the Atlanta Regional Commission, and the City of Atlanta, the Chattahoochee Riverlands initiative identified a preferred alignment for a continuous, 100-mile greenway along the River. For the segment of the river that runs adjacent to Douglas County, the preferred alignment toggles between Douglas County and Fulton County.

**Table 7: Sweetwater Master Plan Review**

	Needs + Opportunities	Goals + Policies
<b>Public Safety</b>	• None	• None
<b>Infrastructure</b>	• None	• None
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>• Undeveloped land</li> <li>• Address land use incompatibilities between industrial and residential</li> <li>• Need more and higher quality retail and restaurants</li> </ul>	<ul style="list-style-type: none"> <li>• Attract more tech-type businesses</li> <li>• Properties should be encouraged to rezone to business-oriented uses.</li> <li>• Balance pressure for industrial growth with existing residential uses</li> </ul>
<b>Public Health</b>	• None	• None
<b>Recreational Facilities + Programs</b>	<ul style="list-style-type: none"> <li>• Sweetwater Creek State Park is the most visited park in the system</li> </ul>	<ul style="list-style-type: none"> <li>• Emphasize green space</li> </ul>
<b>Transform Douglas County</b>	• None	• None

**Table 8: Chattahoochee Riverlands Plan Review**

	Needs + Opportunities	Goals + Policies
<b>Public Safety</b>	• None	• None
<b>Infrastructure</b>	• None	• None
<b>Economic Development</b>	• None	• None
<b>Public Health</b>	• None	• None
<b>Recreational Facilities + Programs</b>	<ul style="list-style-type: none"> <li>• Create an Ecological Refuge for the Region</li> </ul>	<ul style="list-style-type: none"> <li>• A Safe, Connected Corridor</li> </ul>
<b>Transform Douglas County</b>	• None	<ul style="list-style-type: none"> <li>• A Common Ground for All</li> <li>• A Living Legacy for Future Generations</li> </ul>

# PAST PLANS

## 2022 South Douglas Scenic Byway Corridor Management Plan

The County developed the South Douglas Scenic Byway Corridor Management Plan to not only achieve State designation of a Scenic Byway but also to guide future growth and development along Hwy 92 and 166 in southern Douglas County. The vision is to preserve the continuity of the traveler's experience along this corridor, now and in the future. To achieve this, the plan outlines land use policies and creative placemaking initiatives that protect and promote the intrinsic qualities of the area while respecting private property and development rights.

**Table 9: South Douglas Scenic Byway Corridor Management Plan Review**

	Needs + Opportunities	Goals + Policies
<b>Public Safety</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>• Manage anticipated infrastructure improvements</li> <li>• Maintain the transportation function of the corridor</li> <li>• Ensure environmental protection</li> </ul>	<ul style="list-style-type: none"> <li>• Density neutral development is encouraged along the corridor. Where appropriate, cluster development tools may support the preservation of sensitive environmental areas and important buffers and setbacks for the viewshed.</li> </ul>
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>• • Balance preservation and growth</li> <li>• • Protect property and development rights</li> </ul>	<ul style="list-style-type: none"> <li>• Future residential development will be sensitive to the context of its character area and it will primarily follow traditional suburban neighborhood and rural residential development.</li> <li>• Future development with appropriate buffers and setbacks will preserve the viewshed along the corridor.</li> <li>• New agricultural uses are encouraged along the corridor.</li> <li>• Resort-style and recreational developments that support tourism and hospitality opportunities are encouraged in designated areas.</li> </ul>
<b>Public Health</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Protection of water quality and quantity is a primary consideration in reviewing proposals for all new development</li> </ul>
<b>Recreational Facilities + Programs</b>	<ul style="list-style-type: none"> <li>• • Continue to research and highlight important historic, cultural and archaeological elements in each character area of the South Douglas Scenic Byway.</li> </ul>	<ul style="list-style-type: none"> <li>• Research will continue on historic, archaeological and other resources that support the intrinsic qualities of corridor.</li> </ul>
<b>Transform Douglas County</b>	<ul style="list-style-type: none"> <li>• Tell the story of the South Douglas Scenic Byway</li> <li>• Direct resources to the implementation of outcomes</li> <li>• Communicate with stakeholders and constituents</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>

# PAST PLANS

## Planning Alignment

Figure 1 to the right graphically represents how strongly each of these existing and previous planning efforts support the Strategic Plan's six priority areas. The plans do an excellent job at identifying the needs, opportunities, and goals for infrastructure and economic development in Douglas County. This current planning process is an opportunity to re-enforce and support those efforts.

This Comprehensive Plan Update is also an opportunity to look more closely at the other goals of public health, public safety, recreation, and transforming Douglas County. These are areas that have not been studied in as much detail, at least in terms of how they influence physical development, such as:

- How do we translate this desire for improved public health and public safety into policies and actions?
- What are the key recreational opportunities? And how do they vary by location in the County?
- How can Douglas County best align its land use decisions in support of the six priority goals? What does this look like specifically in regard to housing?

These questions, answered with a combination of community input and technical analysis, form the foundation of this plan update.

Figure 1: Existing Plans' Alignment with Strategic Plan Priorities	Public Safety	Infrastructure	Economic Development	Public Health	Recreation Facilities + Programs	Transform Douglas County
2018 Comprehensive Plan						
2022 Comprehensive Transportation Plan						
2017 Housing Market Study						
2017 Economic Development Strategic Plan						
Highway 92 LCI						
Lee Road Small Area and Corridor Plan						
Sweetwater Master Plan						
Chattahoochee Riverlands						
South Douglas Scenic Byway Corridor Management Plan						

Little to no alignment

Notable alignment

Strong alignment



# DATA + DEMOGRAPHICS

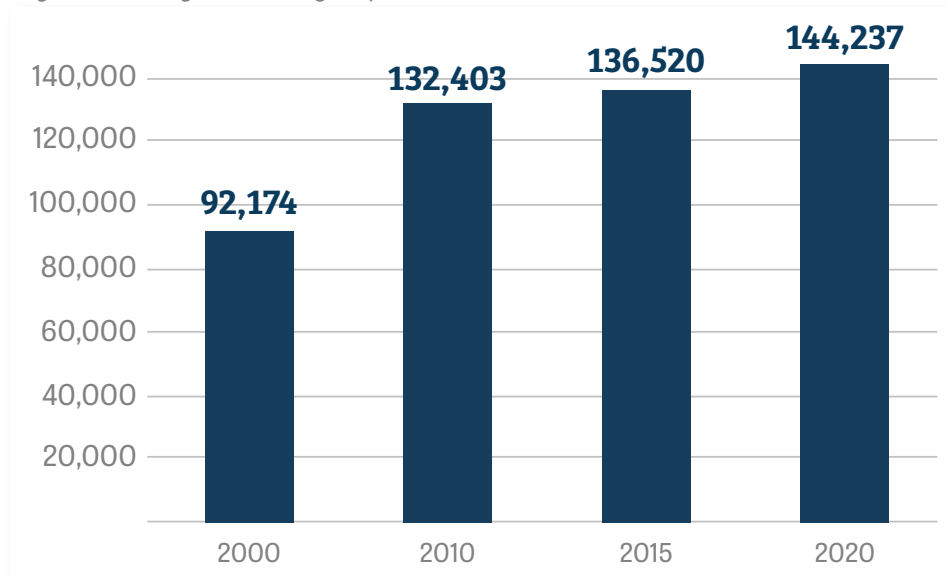
Demographics tell us the characteristics of a community. As they change over time, the community's needs shift. For example, as the population grows, so does the need for services. This section reviews the characteristics of Douglas County residents, employers, and housing for indications of where the County is going and how its needs are changing.

The right sidebar shows Douglas County's current demographics "at a glance," including an overview of population, race, households, employment, and education. These topics are explored in more detail below.

## Population

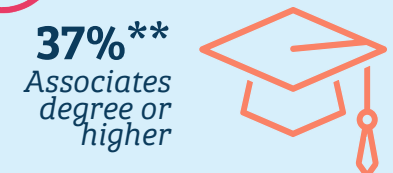
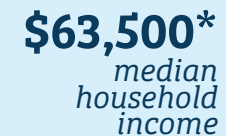
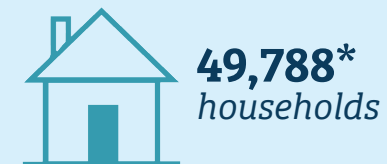
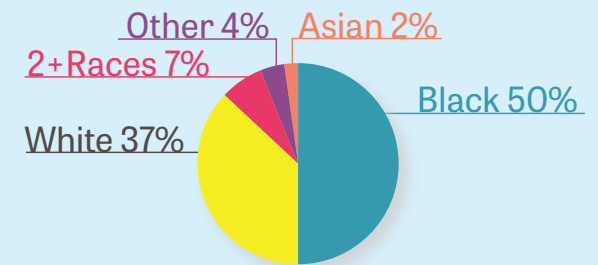
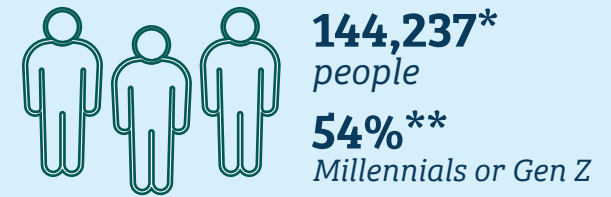
Figure 2 shows the change in the Douglas County population over the last twenty years (2000 to 2020). Douglas County has been experiencing modest population growth since 2000. The largest growth in population for occurred between 2000 and 2010. Since 2010, the average annual population growth has slowed to 0.86 percent in Douglas County.

Figure 2: Douglas County Population 2000 - 2020



Source: U.S. Census Bureau, 2020 Redistricting Data (Public Law 94-171)

## Douglas County At A Glance



\*US Census (2020)

\*\*Elevate Douglas, Douglas County Economic Development Authority (2022)

\*\*\*Georgia Department of Labor (2022)

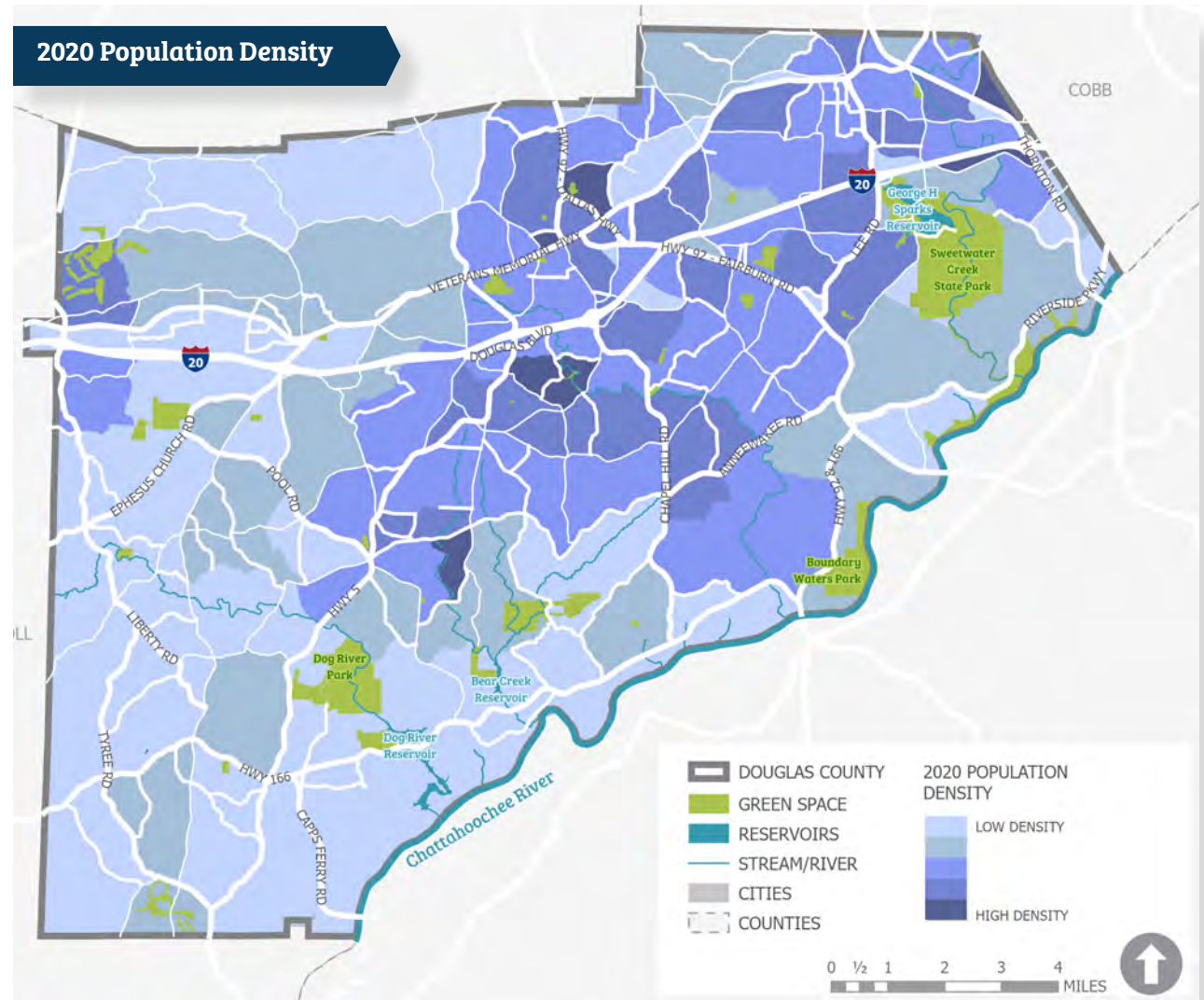
# DATA + DEMOGRAPHICS

## Population Density

The maps on pages 20-21 show the 2020 and 2050 population densities for Douglas County (respectively).

### 2020

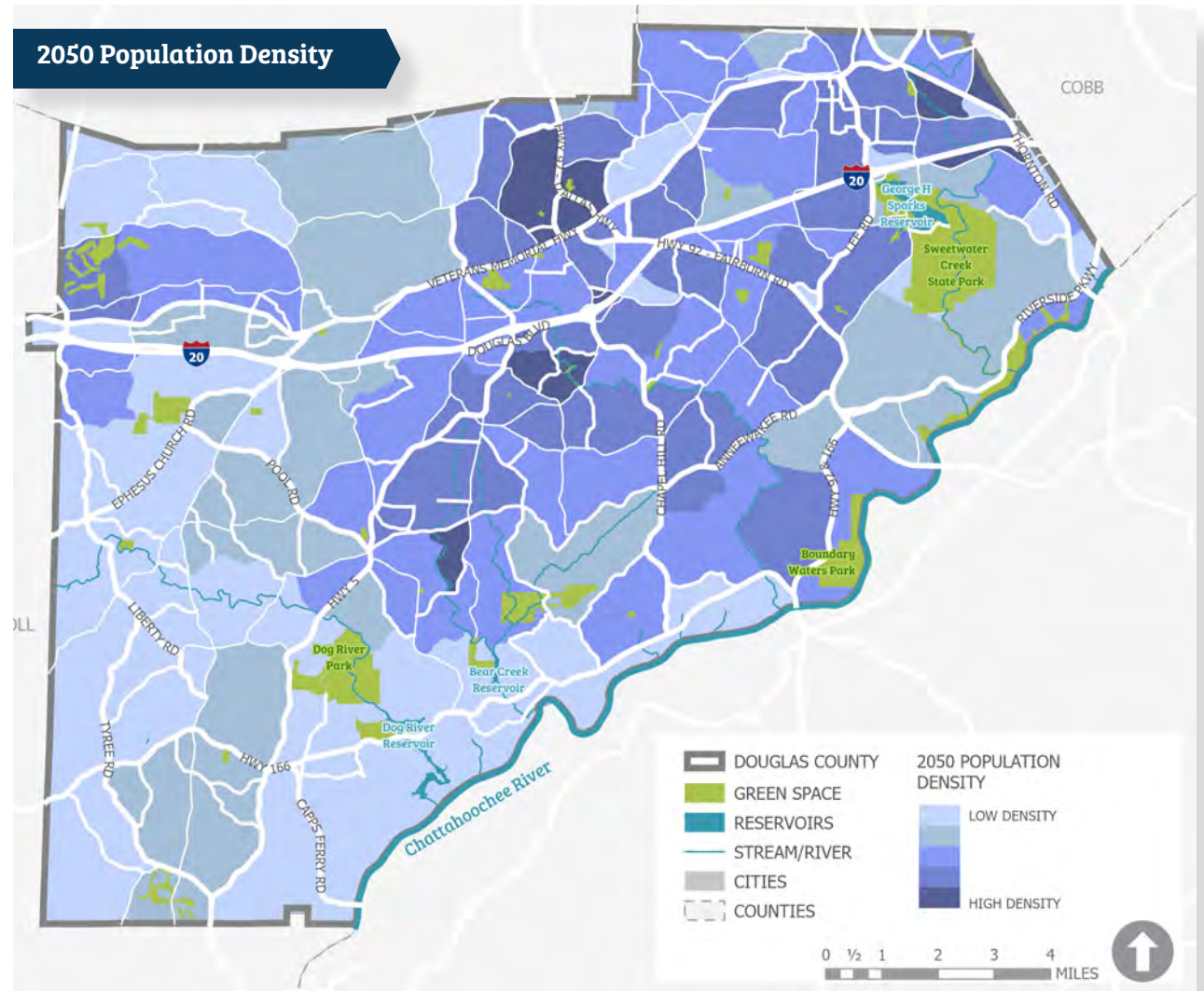
In 2020, The population is clustered in the eastern portion of the County, which is closest to Atlanta, and then clusters around I-20 in the north of the County approaching the west. Population is thinner south of I-20 in the western portions of the County.



# DATA + DEMOGRAPHICS

## 2050

While the 2050 population density generally follows the same distribution pattern as 2020, there are several areas that are expected to see significant growth. These include in the cities of Douglasville, and Villa Rica, and in the central area of the County. Minimal population growth is seen in the southwestern part of the County.

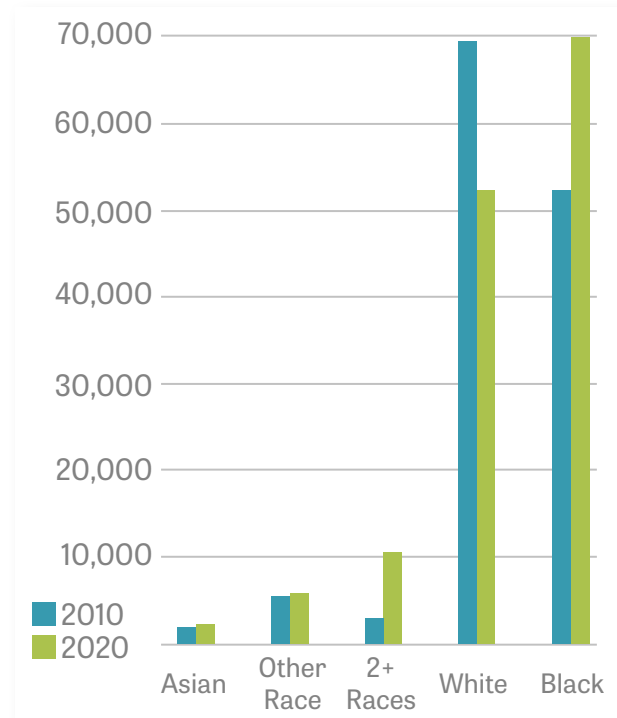


# DATA + DEMOGRAPHICS

## Race

Population growth in racial demographics in Douglas County (Figure 3) can be seen in the Black, Asian, Other Race and Two or More (2+) Race categories. The county's white population is the only category that has decreased since 2010. Given its increasing diversity, Douglas County will continue to foster inclusive planning. The County Strategic Plan lists inclusivity as a core value and sets an objective to "Heighten Awareness, Appreciations and Promotion of Diverse Cultures" in their recreational facilities and programming.

Figure 3: Douglas County Racial Demographics

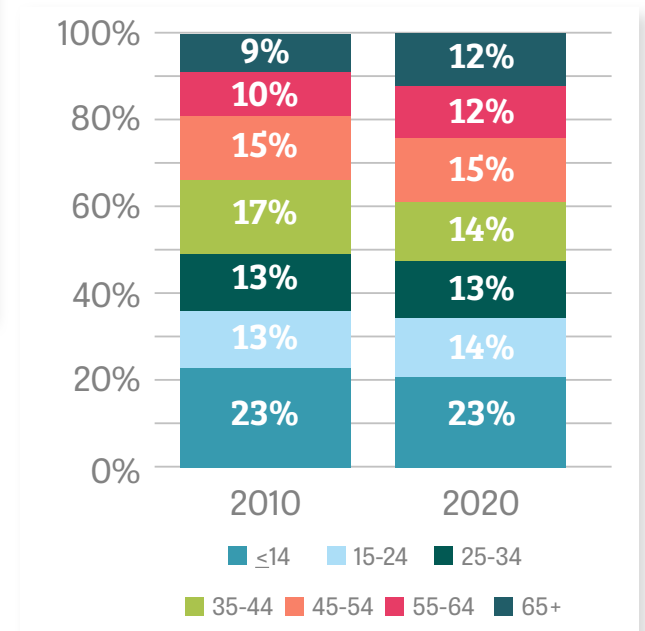


Source: U.S. Census Bureau, 2020 Redistricting Data (Public Law 94-171)

## AGE

The population age change in Douglas County from 2010 to 2020 can be seen below in Figure 4. The overall county population is trending older in 2020. Specifically, 34 percent of the population was over the age of 45 in 2010 compared to 39 percent in 2020. The increasing proportion of senior population may be an indication of the need for increasing senior-related services provided by the County.

Figure 4: Douglas County Age Make-Up



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates



# DATA + DEMOGRAPHICS

## EMPLOYMENT

Employment characteristics influence the local quality of life, transportation needs, educational needs, and a spectrum of other concerns. This includes number and type of employers, where Douglas County employees live and commute to, and more.

### Top Employers

Top employers in Douglas County are shown in Table 10. Top employment industries include governmental services and healthcare. These employers are clustered in the Douglasville and the Riverside Parkway Business Park areas.

Rank	Company
1	Douglas County School System
2	Silver Line Windows and Doors (PlyGem)
3	WellStar Hospital – Douglas
4	McMaster Carr
5	Google
6	Medline Industries
7	Gordon Food Service
8	Douglas County Government (Including Sherriff's Office)
9	American Red Cross
10	ResMed

Source: Elevate Douglas

Figure 5 below shows the comparison of resident area characteristics (RAC) to workplace area characteristics (WAC) for Douglas County for 2019. RAC describes the industry that residents of the jurisdiction are currently employed in. WAC describes the jobs available, or the employment needs, in the county. RAC and WAC do not perfectly overlap because many residents commute outside the County for work in Atlanta area employment centers, and many jobs in the County are filled by non-residents.

The industries with the highest RAC, that residents are currently employed in are:

1. Health Care and Social Assistance
2. Retail Trade
3. Accommodation and Food Service

The industries with the highest WAC, where the most jobs are currently available are:

1. Retail Trade
2. Accommodation and Food Services
3. Educational Services

Figure 5: Douglas County RAC and WAC



# DATA + DEMOGRAPHICS

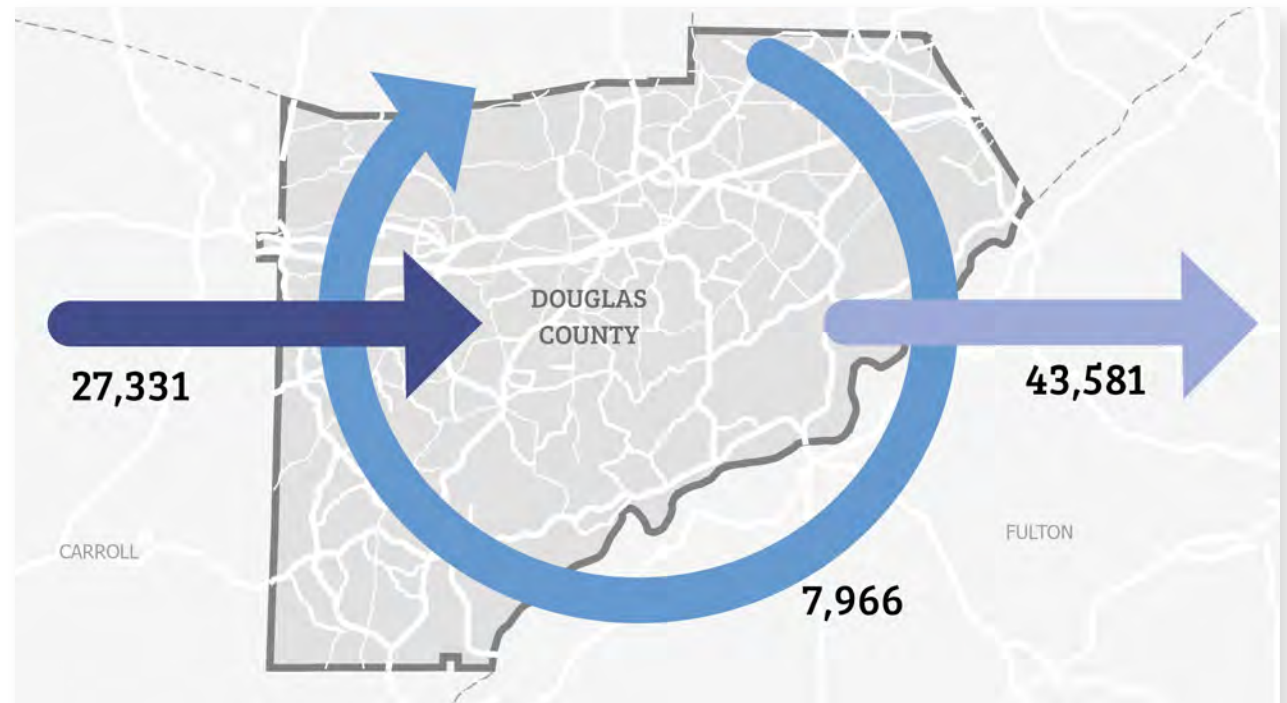
Retail Trade is the only industry in the County where the RAC exceeds the WAC, meaning there are more jobs open in the field than people currently employed in the field.

Comparatively, the employment statistics for the City of Douglasville show the same top three industries for RAC and WAC with the exception of the third highest WAC industry being Health Care and Social Assistance instead of Educational Services in the county. However, in contrast to Douglas County as whole which only had one industry with a higher WAC than RAC, the seven industries in Douglasville have more jobs available than people currently working in them.

Douglas County's targeted growth industries are advanced manufacturing, professional technology services, and media and entertainment. Manufacturing remains one of Douglas' key industries, but the data suggest there is more work to do in bringing in the other key industries that the County wants to see.

Figure 6 further illustrates the County's employment commuter pattern. More people (43,581) commute out of the County to work than commute into the County for work (27,331), and fewer still (7,966) both live and work in the County. The need for additional transportation infrastructure to support these commuting patterns may be offset by the attraction of additional industries to the County that suit residents' educational levels.

Figure 6: Douglas County Employment Commuter Patterns



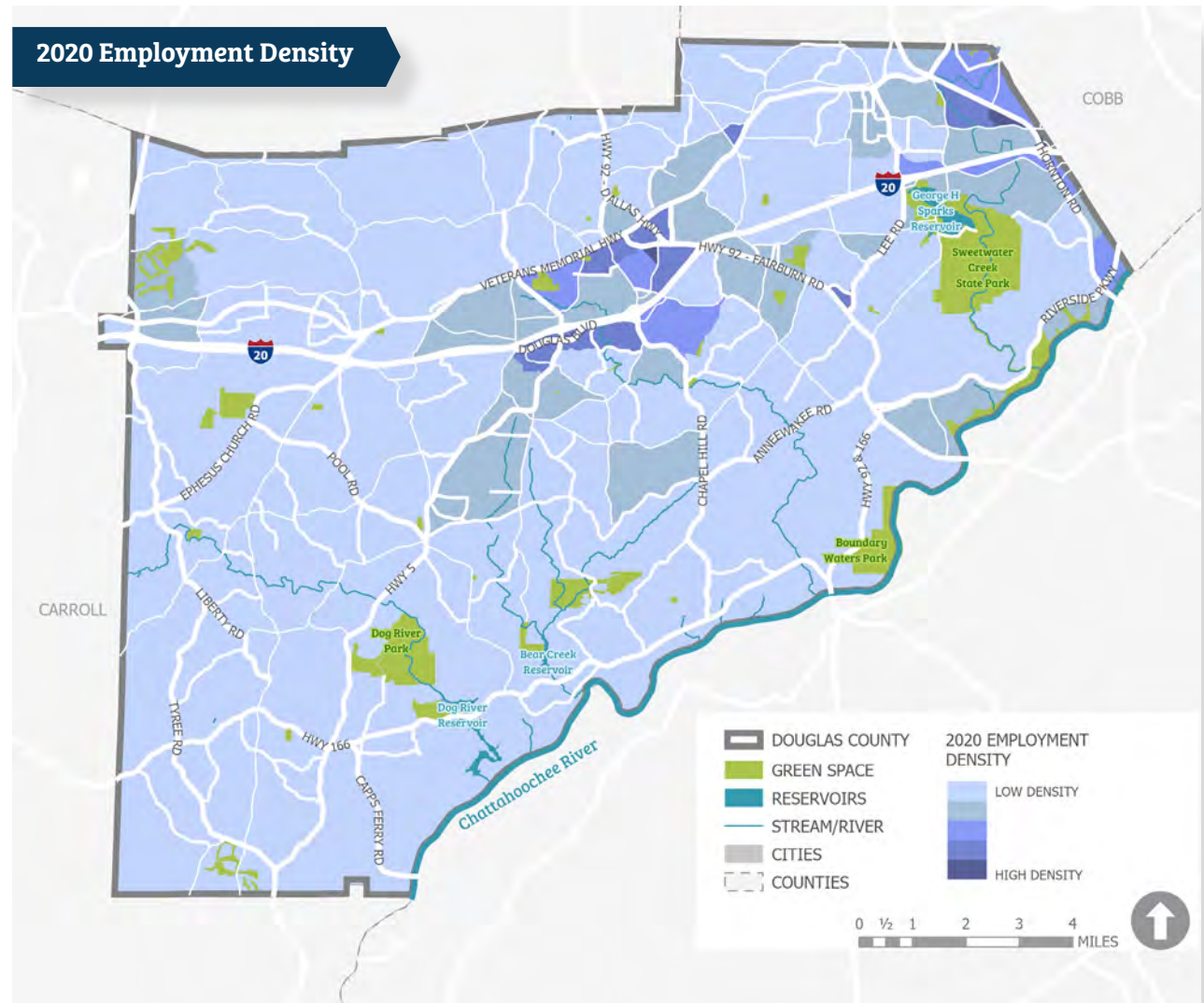
# DATA + DEMOGRAPHICS

## Employment Density

The maps on pages 25-26 show the current and projected employment density in Douglas County, illustrating where the most jobs in the County are located in the years 2020 and 2050.

### 2020

The highest areas of employment density currently occur in Douglasville and the northeastern portion of the County. Small pockets of jobs are also seen in Villa Rica, central Douglas County and in the eastern portion of the County along the Chattahoochee River.



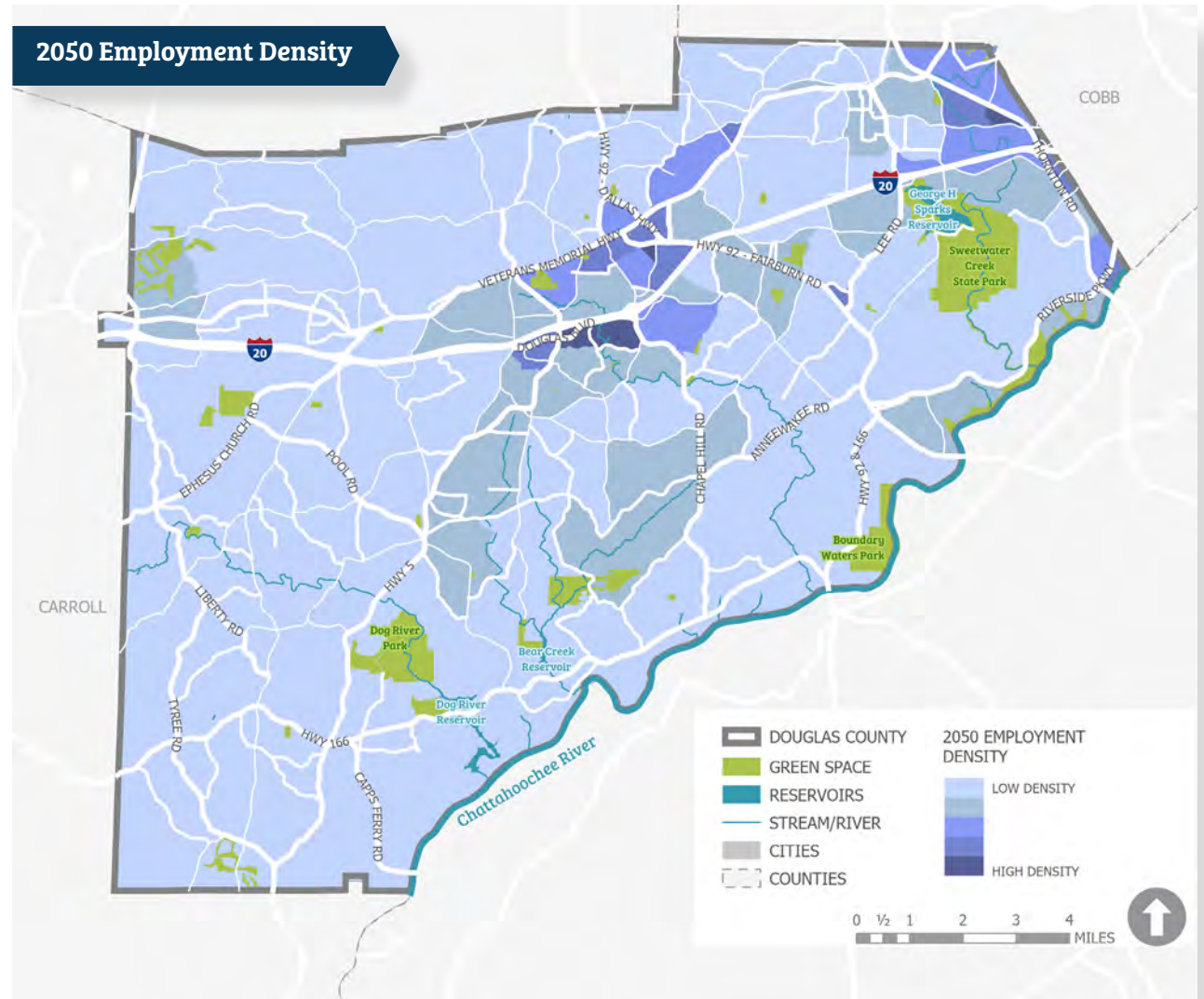


# DATA + DEMOGRAPHICS

## 2050

By 2050, employment density is expected to increase the most south of Douglasville and in the northwest corner of the County. Some new low density employment regions are projected to emerge in the center of the County, where little to no employment was seen in 2020.

Employment growth in these areas may require additional infrastructure, such as sewer access, to meet demand.





# DATA + DEMOGRAPHICS

## Housing + Income

### Income

From 2010 to 2015, incomes remained relatively constant at \$54,000 for the County. From 2015 to 2020, a large increase in median income was observed. For 2020, the median income in Douglas County was approximately \$67,500, reflecting a \$13,500 (25 percent) increase from 2015.

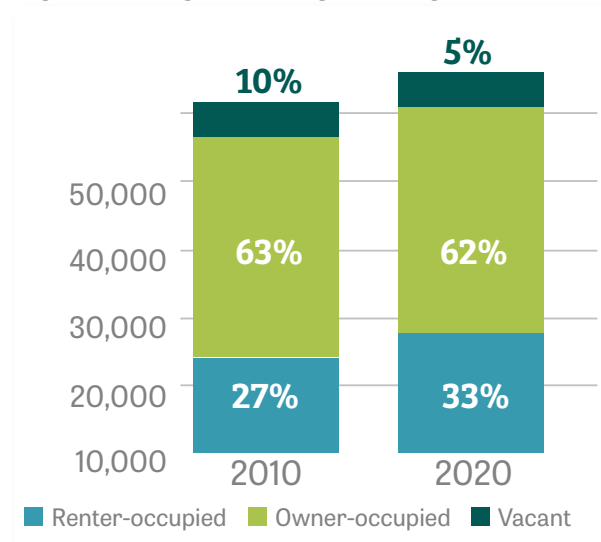
The County median income falls short of the median income in the Atlanta Metropolitan Statistical Area (MSA) which sits just above \$71,000 in 2020. This discrepancy may indicate that households working in the Atlanta area are finding reasonably priced dwellings in Douglas or could also indicate that there is an opportunity to support quality of life by attracting higher-wage jobs to the County.

### HOUSING TRENDS

Figure 7 depicts the housing trends in Douglas County in 2010 and 2020. Overall, the amount of housing has grown in that time frame. Vacancy has halved since 2010, but the share of renters has increased. Stakeholder interviews conducted for the Comprehensive Plan indicate that there are concerns that the increase of renting amongst occupants of single-family homes may be affecting the ability of families to purchase homes. This also suggests there may be some demand for more rental/multi-family product, particularly in the fastest developing

portions of the County. The percentage of owner and renter occupied units has changed little in the last five years.

Figure 7: Douglas County Housing Trends



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

## HOUSING VALUES

Table 11 presents the median housing values in Douglas County for 2016 and 2020. The median monthly owner housing costs in both the County have seen small increases over the last five years. Monthly rent and median home value have experienced much larger increases, on par with regional and national trends. The Douglas County median monthly owner housing costs were higher than the average of \$1,242.00 for the Atlanta MSA in 2020. Given that housing costs are higher than average for the MSA, but that median income is lower than MSA average, there may be a need for more “missing middle” housing in Douglas.

Table 11: Douglas County Housing Values			
	2016	2020	% Change
Median Monthly Owner Housing Costs	\$1,302	\$1,348	4%
Median Monthly Rent	\$949	\$1,143	20%
Median Home Value	\$121,300	\$177,000	46%

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

# DATA + DEMOGRAPHICS

## Alignment with the Strategic Plan

In 2020, Douglas County put out Douglas Forward 2025, a five-year strategic plan that identified the County's priorities to support decision making in local government. The priorities set by the Strategic Plan guide and inform this Comprehensive Plan. Viewed through this lens, the existing conditions presented here indicate potential needs and opportunities for Douglas County, which are presented in Table 12.

Table 12: Strategic Plan Priorities and Objectives in Relation to Demographic Existing Conditions	
Priority	Demographic Findings
1. Public Safety	<ul style="list-style-type: none"><li>• Growing population indicates a need for appropriate staff growth for fire and police services</li></ul>
2. Infrastructure	<ul style="list-style-type: none"><li>• Continued growth unevenly spread across County may create need for transportation and sewer infrastructure to accommodate additional desired growth</li></ul>
3. Economic Development	<ul style="list-style-type: none"><li>• The County's lower median income than the region indicates the need to attract higher-paying jobs in target industries</li><li>• There may be a need to support multifamily and other housing options in an increasingly expensive housing market</li></ul>
4. Public Health	<ul style="list-style-type: none"><li>• Aging population indicates long-range need for expanding senior services and programs. The large share of population under 14 signifies a need for child-related services and child-friendly public spaces.</li></ul>
5. Recreational Facilities and Programs	<ul style="list-style-type: none"><li>• Opportunity for conservation of rural feel and open space remain in some pockets of the County</li></ul>
6. Transform Douglas County Government	<ul style="list-style-type: none"><li>• Changes in racial demographics foster a need for continued equity in communications and services</li></ul>

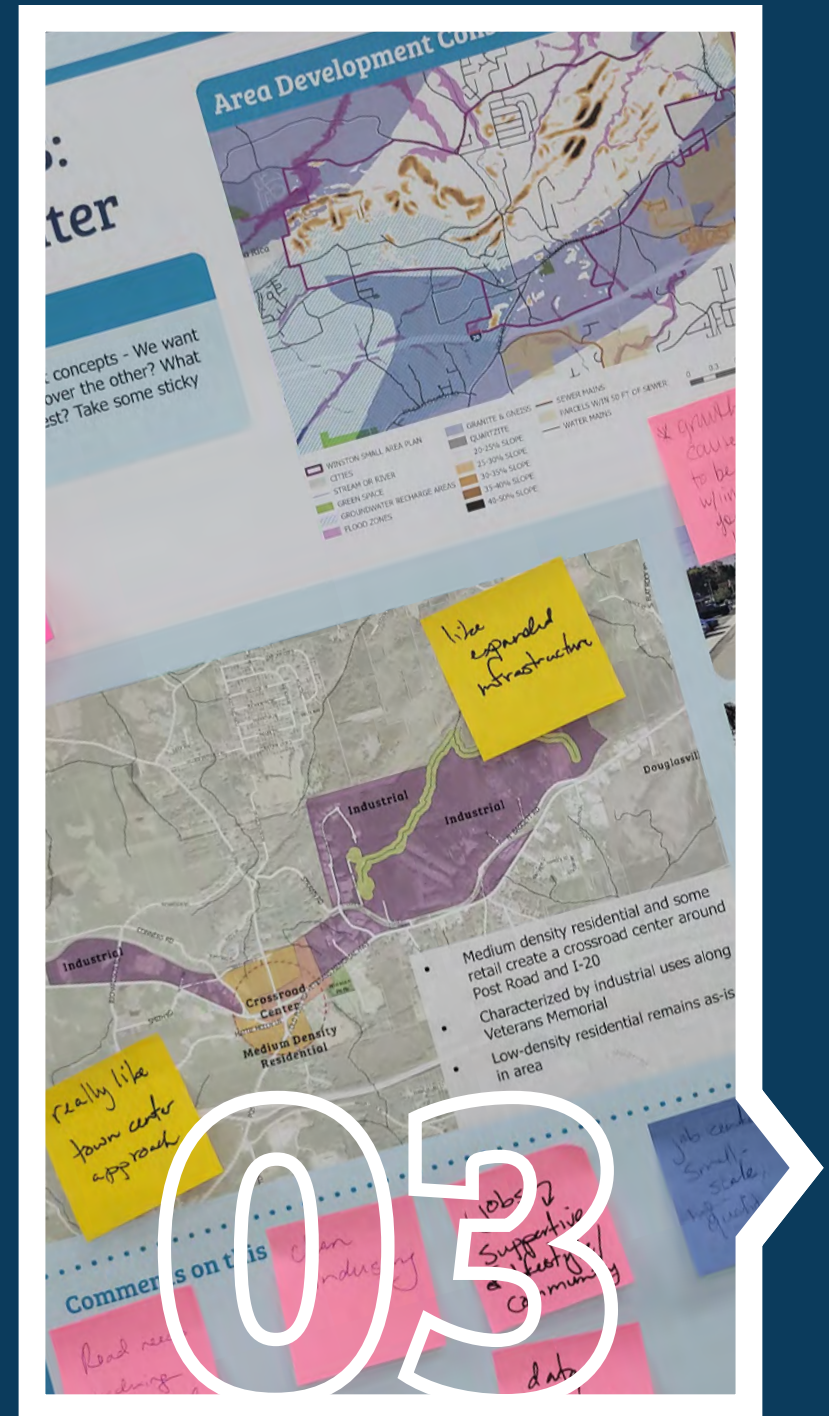
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# COMMUNITY VISION + GOALS

Public Engagement Summary

Community Vision + Goals

Needs + Opportunities



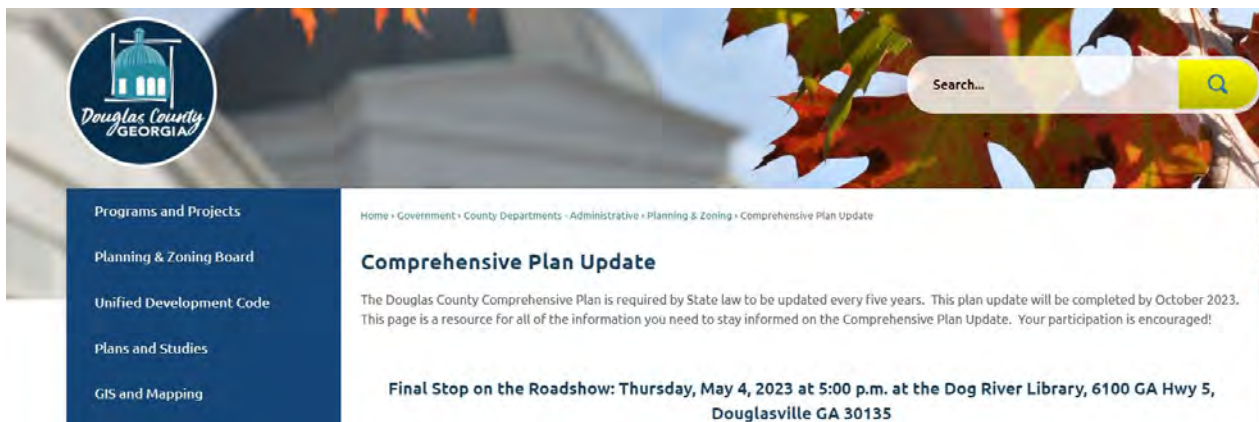
# PUBLIC ENGAGEMENT SUMMARY

## Public + Stakeholder Engagement Overview

From September 2022 to April 2023, extensive stakeholder and public involvement was conducted to support the development of the Comprehensive Plan Update. The outreach program consisted of a variety of techniques designed to educate the community on the planning process and the technical work completed, and solicit informed opinions on issues, needs, opportunities and desires for the County and its future growth, as well as draft recommendations.

This summary provides an overview of the techniques employed, the depth and breadth of the stakeholder and the public involvement, and the themes that emerged from the feedback received.

Figure 8: Comprehensive Plan Update Website



A complete, detailed summary of all community feedback activities and results can be found in the Appendix of this document.

## Techniques

### Project Webpage

A webpage on the County's existing website, dedicated to the Comprehensive Plan Update, was launched at the project's initiation to serve as a hub for information, including links to surveys and activities, meeting and milestone announcements, presentations, summaries and displays from committee and public meetings, and project related documents and well as a project blog. A snapshot of the Comprehensive Plan Update landing page is shown in Figure 8. All public engagement activities detailed below were advertised through the project website as well as the County's social media pages and the weekly e-newsletter.

### Interactive Mapping Exercise

An interactive mapping exercise through Social Pinpoint was hosted from September to October 2022. The map allowed users to drop a pin at a specific location in the county and indicate their thoughts on issues, necessary improvements, or features related to safety, land use, housing, economic development, infrastructure, and recreation. Citizens could also view others' comments and choose to "up" or "down" vote the comment. Sixty (60) comments were received across the categories. This initial feedback was helpful for the project team to gain an understanding of the types of issues important to the citizens of Douglas.

### September Saturdays Event

On September 17 and 24, 2022, the largest annual festival and community event in Douglas County was held, known as September Saturdays. The Comprehensive Plan Update team staffed a tent with boards to raise awareness for the plan, educate participants on the process and collect input on issues of care and concern for citizens. Multiple citizens were engaged, with over 70 comments received.

Citizens posted comments on a county map and on display boards organized by the six priority areas from the recently completed Strategic Plan: public safety, infrastructure, economic development, public health, recreation and governance. Flyers with the project webpage and the interactive mapping exercise were



# PUBLIC ENGAGEMENT SUMMARY

also distributed. Similar to the online mapping exercise, this input provided insight into issues that are top of mind for Douglas' citizens.

## *Steering Committee*

A Steering Committee was convened with membership approved by the County Commission including elected official representatives, County staff from various departments, City staff, citizens, economic development organizations, the school system, colleges and universities and others. Five meetings were hosted with the committee over the course of the Comprehensive Plan update process. Input and feedback from the committee was critical in developing and confirming goals and objectives, character area features, priorities, and draft recommendations. Table 13 lists the membership of the Steering Committee.

Table 13: Steering Committee Membership	
Name	Affiliation
Commissioner Kelly Robinson	Board of Commissioners/ Elected Official Representative
Ivy Wright	Board of Commissioners
Ricky Dobbs Jr.	District 1 Appointee
Rob Thomas	District 2 Appointee & Planning & Zoning Board Member
Ron Anglin	District 3 Appointee
Yvonne Cuffie	District 3 Appointee
Cyrus Colley	District 4 Appointee
Sabine Kelley	District 4 Appointee
Sharon Bachtel	Chairman Appointee
Frank Payne	Planning & Zoning Board Member
Mickey Thompson	Citizen - Hwy 92 LCI
Vanessa Levingston	Citizen - Placemaking Subcommittee
Pam Daniell	Citizen - Scenic Byway Steering Committee
Ed Daniell	Citizen - Scenic Byway Steering Committee
Eddie Curtis	Citizen - Bike/ Ped Task Force
Chris Pumphrey	Elevate Douglas/ Economic Development
Emily Lightner	Cultural Arts Council of Douglasville/ Douglas County
Kevin Livingston	UGA Cooperative Extension
Chelsea Tubbs	City of Douglasville Planning Department
Ron Johnson	City of Villa Rica Planning Department
Orrick Curry	HOA Representative/ P&Z Board Member
Babs Russell	West Georgia Technical College
Kwame Carr	Douglas County School System
Chad Griffin	Parks and Recreation
Karla Poshedly	Engineering and Transportation
Ron Roberts	Connect Douglas
Brian Keel	Douglasville-Douglas County Water and Sewer Authority

# PUBLIC ENGAGEMENT SUMMARY

## Stakeholder Interviews

Stakeholder interviews were conducted in the fall of 2022 to connect with Douglas County leadership and other organizations that have an interest in Douglas. The objectives of the interviews were:

- To better understand the relationship with the County
- Hear first-hand about any projects, policies, or strategies of the organization that could affect growth and development
- Determine needs of the organization that the Comprehensive Plan could support
- Gather any other relevant information

In all, thirty (30) organizations were interviewed, and a variety of perspectives were captured. Their input was instrumental in gaining a deeper understanding of the historical, current and desired future growth patterns in addition to opportunities and challenges within the county. Table 14 lists the interviews' dates and audiences.

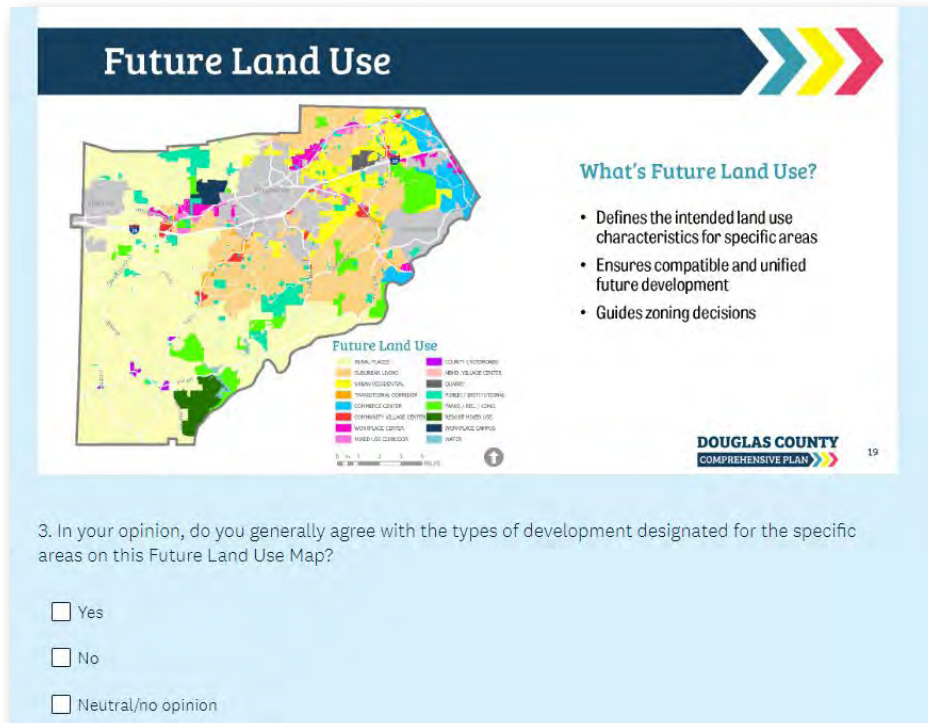
<b>Date</b>	<b>Individual/Organization</b>
9/28/22	District 1 Commissioner Henry Mitchell III
9/30/22	District 4 Commissioner Ann Guider (former)
10/3/22	City of Austell
10/4/22	City of Douglasville
10/4/22	Sweetwater State Park
10/6/22	Elevate Douglas and Douglas County Chamber
10/7/22	Douglasville/Douglas County Water and Sewer Authority; Douglas County Engineering and Transportation; Connect Douglas
10/7/22	Cobb & Douglas Public Health and Douglas County Senior Services
10/7/22	Commission Chairman Dr. Romona Jackson Jones
10/11/22	Douglas County Parks and Recreation
10/11/22	City of Villa Rica
10/12/22	West Georgia Regional Library System
10/13/22	District 3 Commissioner Tarenia Carthan
10/13/22	Douglas County Travel & Tourism
10/13/22	Douglas County Sheriff's Department
10/19/22	Douglas County School System & Lithia Springs HS
10/24/22	Wellstar Health System
10/24/22	Douglas County Fire and EMS
10/26/22	Douglas County Historic Commission
10/27/22	Winston Elementary School
10/28/22	Sweetwater Creek Cleanup & Restoration Project
10/28/22	Premier Association Management – Cedar Place HOA
11/2/22	Lithia Springs - 6962 Lakeside Dr. Property
11/4/22	Douglas County Public Works

# PUBLIC ENGAGEMENT SUMMARY

## Online Public Survey

An online public survey (Figures 9 and 10) was developed to collect input from citizens and stakeholders in Douglas County regarding attitudes towards current land use conditions and future growth trends in the county. The survey launched on November 14, 2022 and remained open until December 22, 2022. Over 330 responses to the survey were received. Feedback from the survey was very useful in drawing a more complete picture of citizens' specific feelings towards growth and development in the county, specifically regarding trails and parks, and was directly used to help craft the recommendations of the Comprehensive Plan Update and the Lithia Springs and Winston Small Area Plans.

Figure 9: Online Public Survey Snapshot



## Public Roadshow

The Roadshow was conducted in March and April 2023 as an opportunity for citizens to review elements of the land use vision of the Comprehensive Plan before the final document is presented for public review.

A combination of online and in-person opportunities, the Roadshow included:

- An online presentation and survey for feedback
- Open House Sessions at the Planning and Zoning Office in the Douglas County Courthouse
- Roadshow Presentation Boards at libraries, parks and senior centers around Douglas County
- Planning and Zoning Board Meeting in March or April (Display boards were set up, a handout for the project website and online survey was available, and staff were available after the regular meeting for discussion)
- District Town Halls

In total, nineteen (19) in-person events were offered to the community to speak with staff during the Roadshow, with nine (9) locations available with unstaffed displays and the online presentation and survey. Twenty-three (23) citizens submitted feedback via the online survey.

## Outreach Results

### Overall Outreach Input Themes

The following is a summary of the most prominent feedback trends and highlights centered around several major themes. Each outreach technique has its own summary included in the Appendix with a comprehensive detail of the input received.



# PUBLIC ENGAGEMENT SUMMARY

## General Thoughts

- Citizens in general enjoy the small town feel of the Douglas County, however, there is tension between some residents who want to keep the County rural and unchanged and those who want more services and amenities.
- Location of Douglas is ideal, so close to the airport and City of Atlanta.
- Desire for more arts and culture activities.
- Desire for more diversity in activities for residents and visitors of all ages and abilities.
- Improve overall look/impression of County –improve gateway signage and discourage littering.

## Housing

- Protection of single-family neighborhoods is desired.

- The building of large apartment and multi-family complexes should be at a slower pace.
- More senior housing is needed.
- Smaller, affordable homes are needed.

## Recreation

- Maintenance of the parks and facilities the county has now is important
- Senior centers are needed as an indoor facility.
- Desire for more and better parks and recreational opportunities, particularly longer, more connected trail networks.

## Development

- Quality and design of new developments is important.
- Demand for more diverse, higher-end retail

and restaurant options.

- Industrial and warehouse development should be restricted, or at least kept to specific designated areas.
- Limit the development of certain business types –fast food, dollar stores, liquor stores, car washes, etc.
- Right-size development so that is appropriate for the context of the area and pace it so it's not overwhelming infrastructure.

## Transportation:

- Look for ways to expand transit where possible.
- Enhance connectivity within the county with sidewalks between neighborhoods and destinations.
- Partner with GDOT, ARC, GA Tech to create solutions to truck traffic congestion and conflicts.

Figure 10: Public Survey Results Snapshot

## Top 3 Investments that the County should encourage:



Prefer attracting more shops and restaurants, things to do



Prefer limiting additional warehouses/distribution centers



Support investing in parks, trails, and open space

# COMMUNITY VISION + GOALS

## Community Vision

The Community Vision provides the long-term goal for Douglas County's future growth. It is a broad statement that serves as the foundation for community goals, needs, and opportunities in the next section. The preliminary statement was based on the vision and mission statements as well as core values from the Strategic Plan. This vision evolved through community engagement and staff input.

*Douglas County is a diverse, vibrant, innovative, and sustainable community that sets the standards nationally for public service. The County's mission is to efficiently deliver superior public service that enriches the quality of life within a thriving, safe, healthy community. This mission is rooted in its core values of integrity, transparency, efficiency, inclusivity, and quality.*

## Community Goals, Needs, and Opportunities

Douglas County's Strategic Plan was completed recently in 2020 and identified six key goals rooted in extensive community engagement for the future of the County. The Comprehensive Plan adopted this same framework as community goals to ensure alignment with County objectives and to support the community vision. These six community goals are discussed below.

Below each community goal is a set of needs and opportunities. Past plans initially provided the framework for these. Over the course of the planning process, community engagement refined this preliminary list and identified additional community needs and opportunities.

### Community Goal #1: Public Safety

Douglas County is a place where citizens feel safe at home, work and in the community.

#### Needs and Opportunities:

- Evaluate current public safety services, including the amount and access of resources
- Identify areas of infrastructure vulnerability
- Pursue code enforcement
- Ensure services, like police and fire, keep up with population growth

### Community Goal #2: Infrastructure

Douglas County is a place where citizens can move efficiently, affordably and safely via our well-designed and maintained network of roads, sidewalks, trails, and transit options.

#### Needs and Opportunities:

- Address roadway maintenance and safety issues
- Improve roadway and bike/pedestrian connectivity/network
- Improve key corridors with new streetscapes and more mode choices
- Enable freight mobility but also reduce conflicts
- Build out multi-use path network
- Preservation of rural/small town character and environmentally sensitive routes
- Maintain easy access to I-20
- Improve mass transit options and availability

### Community Goal #3: Economic Development

Douglas County is a place where citizens, businesses and places are thriving economically. Housing and education are important elements to supporting a thriving local economy.

#### Needs and Opportunities:

- Take advantage of great location in region/ access to Hartsfield-Jackson Atlanta International Airport

# COMMUNITY VISION + GOALS

- Attract key industry clusters: technology, entertainment, etc.
- Tell the Douglas County story
- Need more and better-quality retail/ restaurants and entertainment
- Need more workforce development programs
- Attract/connect new workers to Douglas County
- Identify sites for commercial development
- Limit additional industrial development to specific areas
- Support local small businesses/ entrepreneurs
- Diversify mix of jobs
- Reduce impacts of industrial/commercial areas on residential areas
- Leverage undeveloped/underdeveloped land, but many have environmental constraints
- Build more diverse housing options, particularly at affordable price points and for different stages of life
- Reduce institutional ownership of single-family homes
- Balance land use (e.g. between industrial and residential)
- Support and improve K-12 education

## *Community Goal #4: Public Health*

Douglas County is a place where citizens can attain their highest level of health and well-being within a healthy sustainable environment.

### **Needs and Opportunities:**

- Expand opportunities for walking and bicycling, like trails
- Create safe connections to schools
- Sustain quality and quantity of water supply
- Increase opportunities for public health education
- Improve access to fresh, healthy food
- Need more programs for special needs citizens

## *Community Goal #5: Recreation*

Douglas County is a place where citizens can participate in quality arts, sports, recreation, and cultural enriching activities.

### **Needs and Opportunities:**

- Increase community parks, open spaces, and facilities

- Increase multi-modal connections to existing parks, particularly trails
- Need more and diverse cultural programming/things to do for visitors of all ages
- Promote existing resources to residents and potential visitors

## *Community Goal #6: Transform Douglas*

Douglas County is a place where citizens trust that their government responsibly manages resources, provides exceptional services, and equitably represents them.

### **Needs and Opportunities:**

- Provide equitable services across the County
- Alignment of land development decisions with infrastructure investments
- Enhance coordination between County and School District around growth and planning
- Maintain and expand information-sharing, transparency, and engagement with the community
- Recognize history with cities and continue collaboration
- Implement design standards to promote better quality development

# LAND USE VISION

**Land Use Analysis**

**Character Areas**

**Future Land Use & Narrative**





# INTRODUCTION

One of the most critical pieces of a Comprehensive Plan is the land use vision. In broad strokes, this vision helps the County decide anything from where the community needs shopping centers to where it needs additional housing. The County must balance environmental, infrastructure, and planning principals as well as community desires when making long-term land use decisions.

This land use element employs two planning tools to promote appropriate development: Character Areas and a Future Land Use map. Character Areas are high-level geographic areas that have a distinct look and feel. They are a more holistic way to look at future land use and guide development decisions. Future Land Use is similar but defines desired land use characteristics at the parcel-specific level. Character Areas and Future Land Use work together. Each Character Area defines a set of Future Land Use designations that are compatible with the area's identity and vision. As Character Areas were better defined, the Future Land Use map was updated in tandem. Both of these tools ensure compatible and unified development within distinct areas of the County as well as guide zoning decisions.

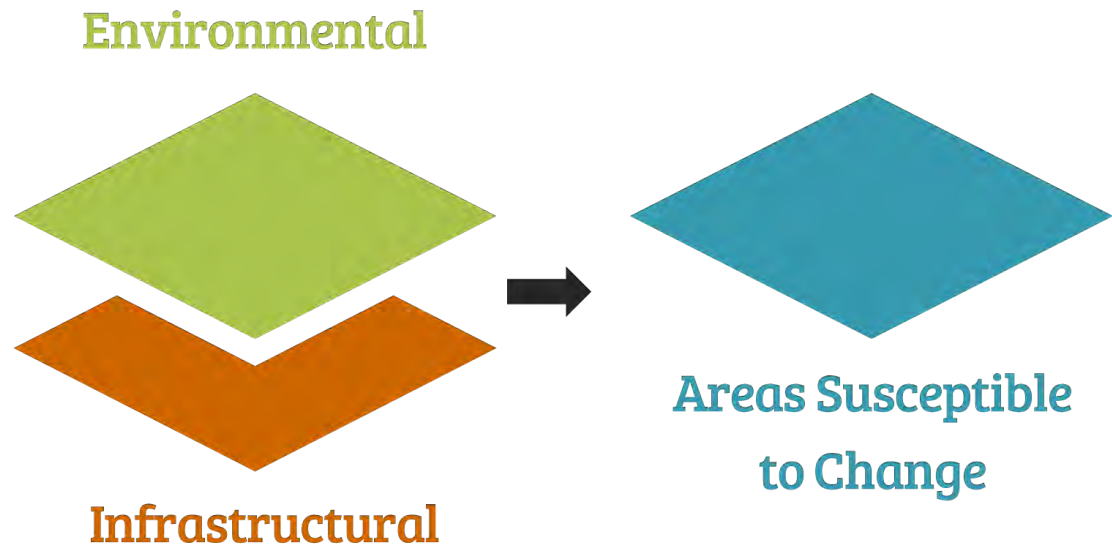
Before diving into Character Areas and Future Land Uses, this chapter first showcases initial land use analysis of the County's current and future growth patterns. This analysis informs the Character Areas and Future Land Use designations discussed later in the chapter.

## Land Use Analysis

This plan charts a course on future land use and planning decisions to shape how Douglas County grows. Along with community desires, a land use analysis informs this critical policy direction. This analysis takes a deep dive into many of the underlying conditions that influence where and how Douglas County develops, documenting existing qualities of the natural and man-made landscapes to understand challenges and opportunities to development in the future.

## Methodology + Maps

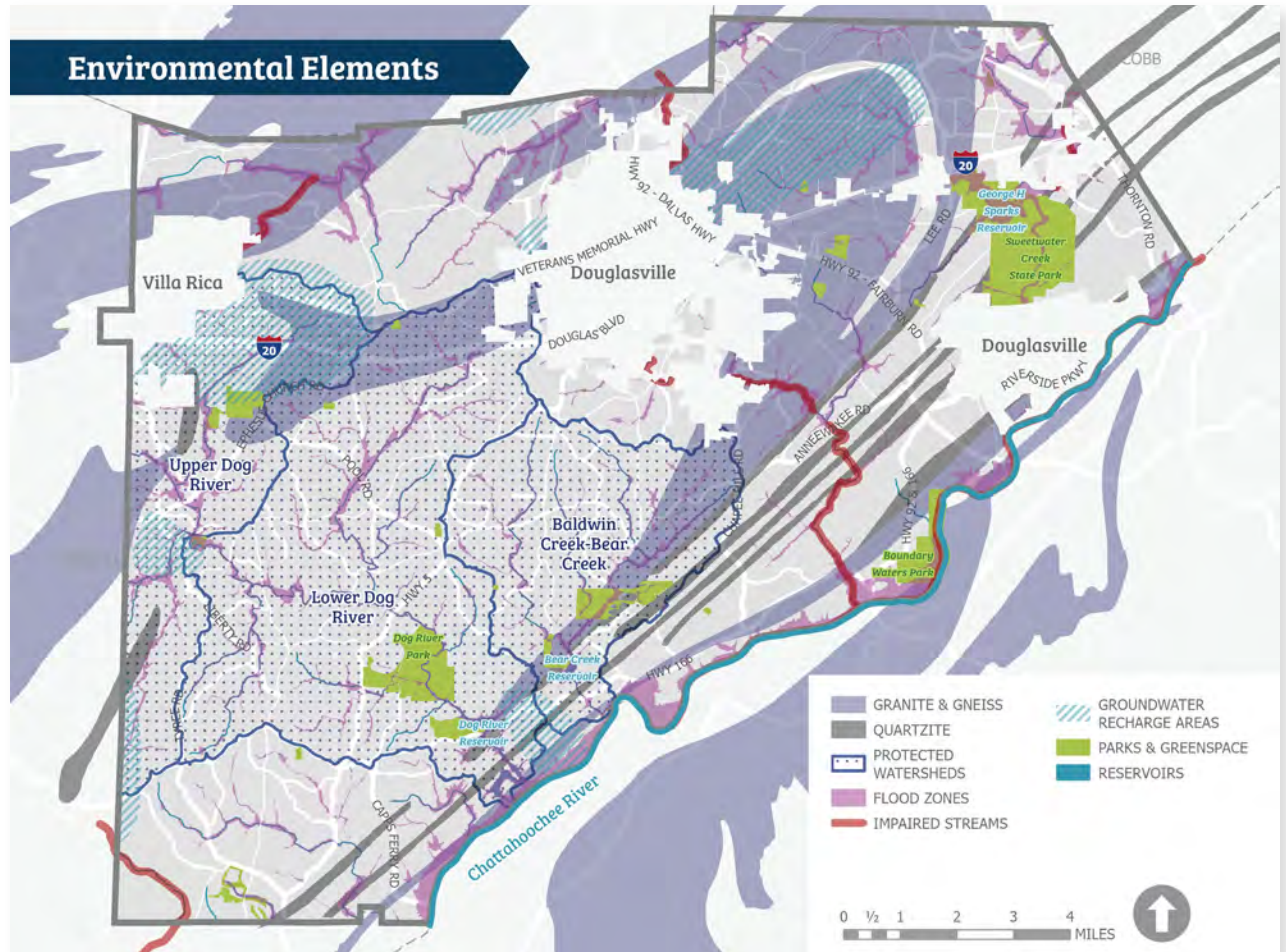
The land use analysis is divided into three parts: an analysis of environmental elements, an analysis of infrastructure elements, and the interaction between the two. Environmental elements include natural features such as water bodies, drainage basins, hard bedrock deposits, and land cover. Infrastructure elements include water and sewer lines and facilities, transportation services, and other aspects of the built environment. These element groups are then paired together, and factors that typically mitigate development are contrasted against factors that typically accelerate development. The results from this last step indicate which areas may be most susceptible to land use change in the future.



# LAND USE ANALYSIS

## Environmental Elements

Certain hydrologic and geologic features can impact the location and form of future development. Hard bedrock increases the cost of construction—often limiting its scale and height—thus, affecting development patterns. To protect water quality, it is important to minimize negative impacts from development on streams, groundwater recharge, and overall watershed health, particularly through land use decisions. For instance, the County prohibits development near water bodies and in floodplains and imposes development restrictions in the protected Dog River and Bear Creek watersheds.

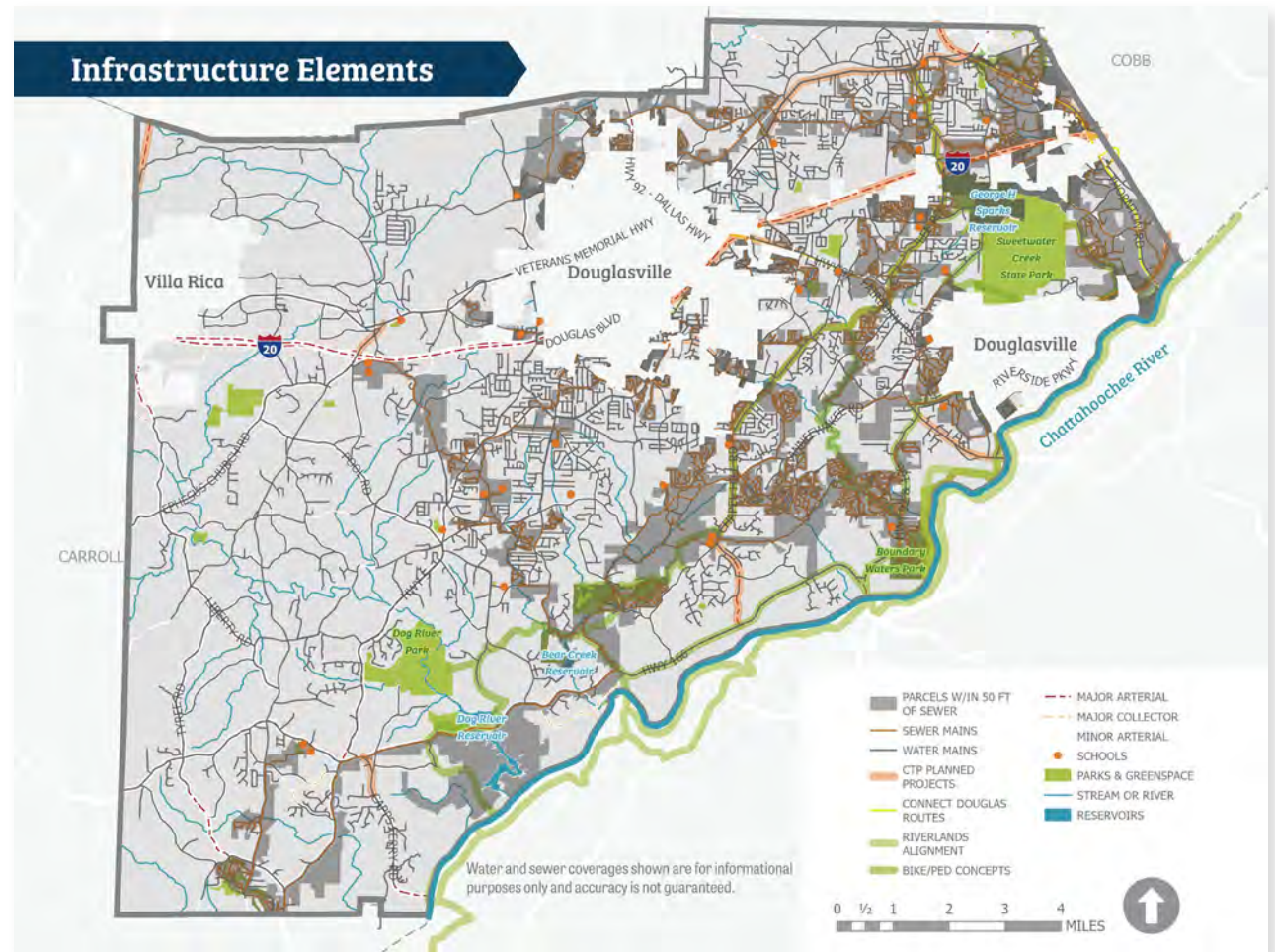




# LAND USE ANALYSIS

## Infrastructure Elements

The location of infrastructure, like sewer lines, is a common predictor of future development. Infrastructure networks exert a strong influence on the form in which land can be developed. Understanding where current infrastructure is and where planned infrastructure will go is critical to anticipating future growth. For example, every development needs access to the larger transportation network, like roadways and transit. Similarly, every development relies on water and waste systems; thus, public water and sewer availability significantly influences development potential. This map depicts the existing water, sewer, and transportation networks in the county, planned transportation projects, major public trail and bike/ped concepts, and school locations.



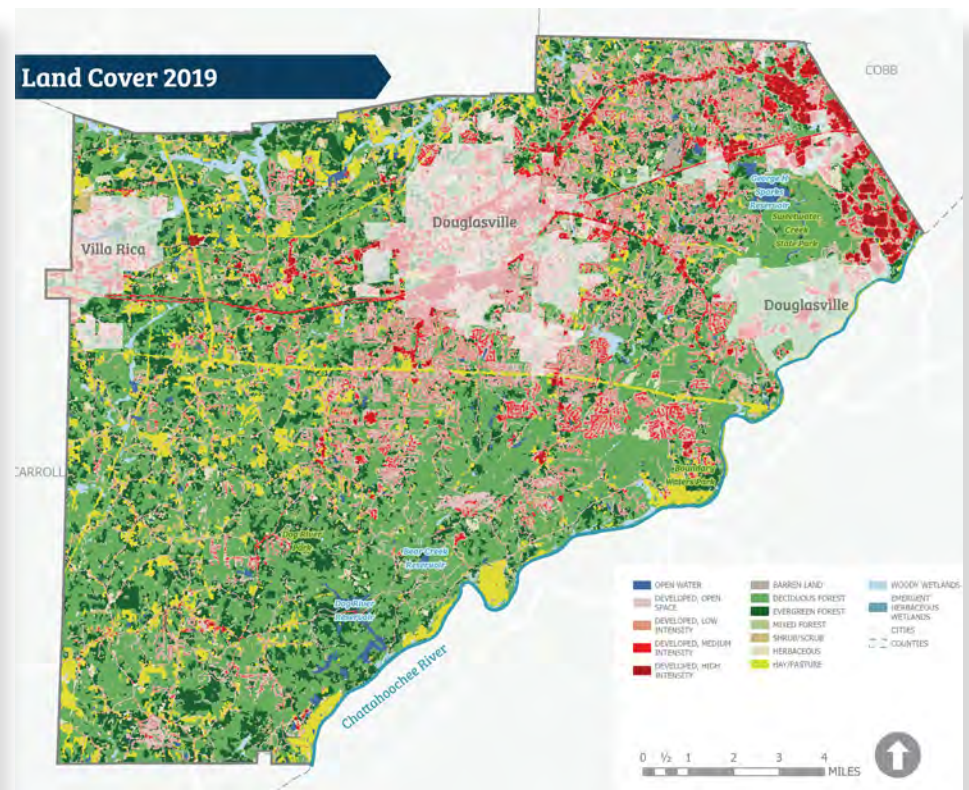
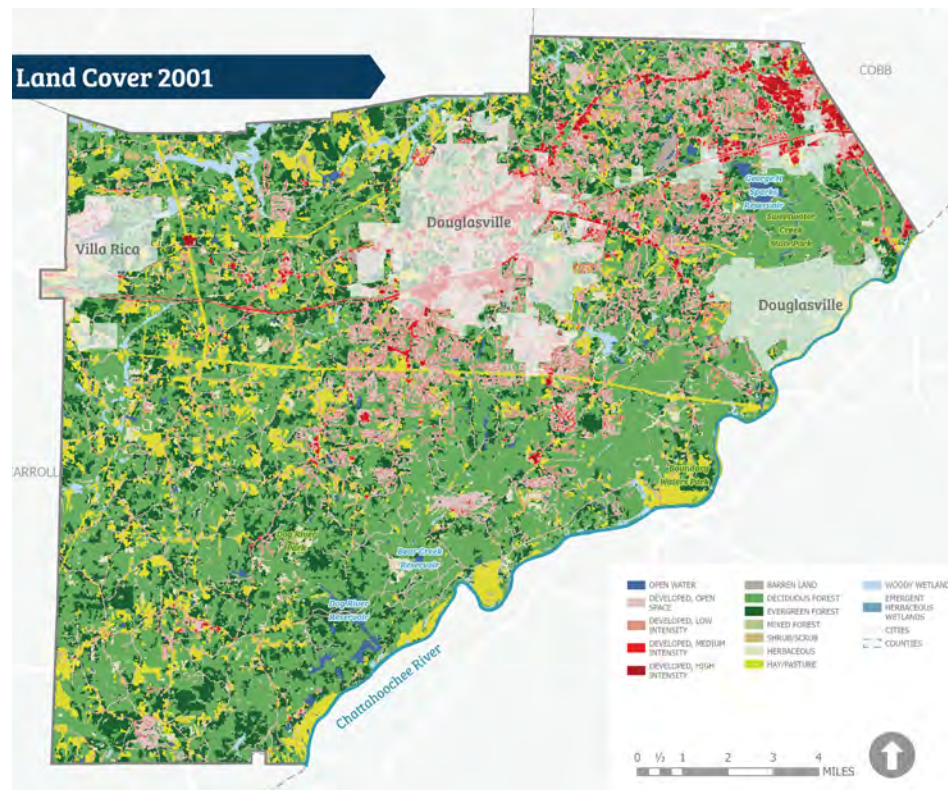


# LAND USE ANALYSIS

## Land Cover

Past development patterns are critical to anticipating future growth. The maps below depict the County's landcover makeup in 2001 and 2019. Land cover describes the physical characteristics of land rather than what uses and activities occur on top of it

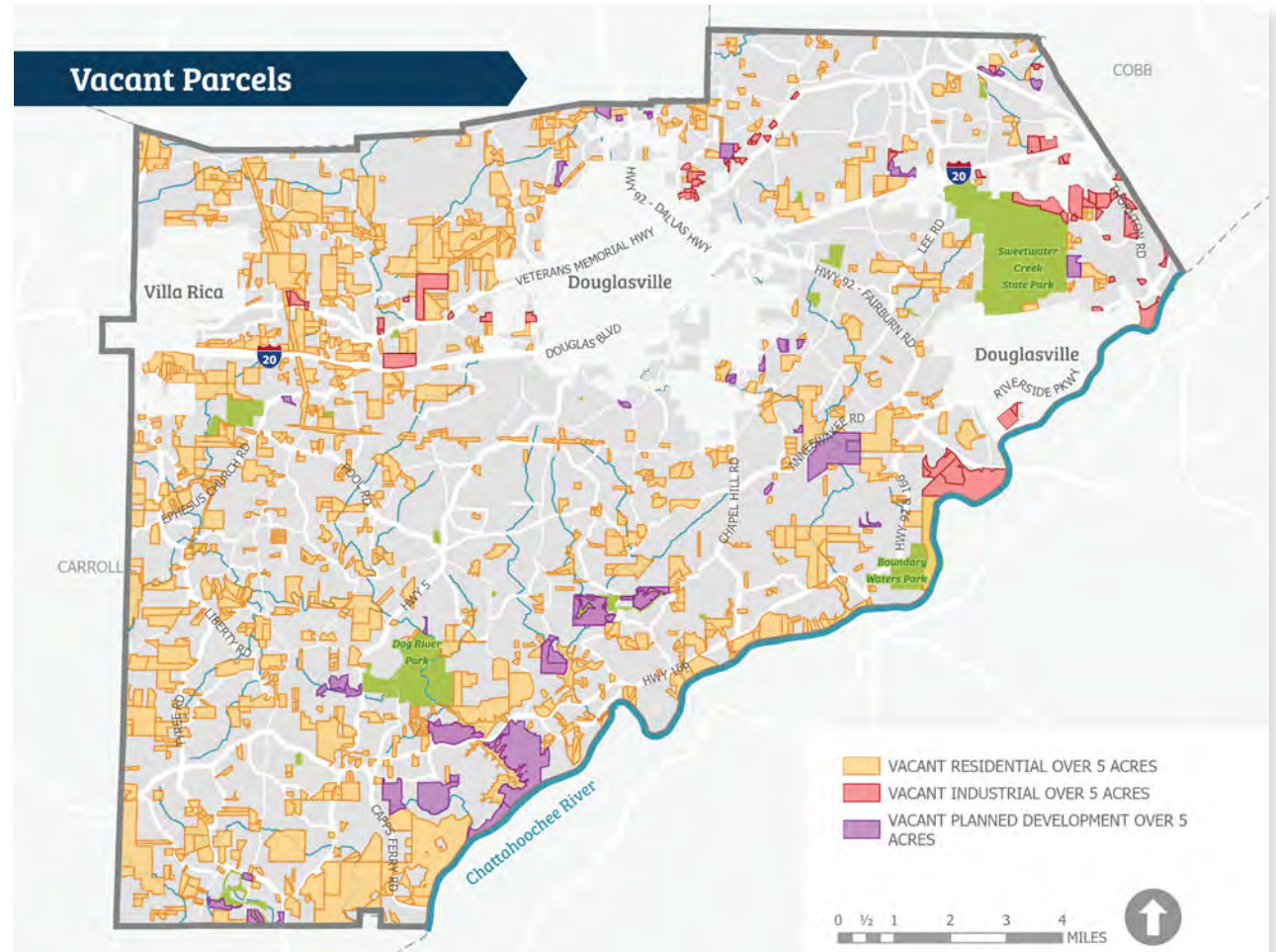
(land use). Sourced from the National Land Cover Database (NLCD), this data uses satellite images to produce land cover analyses at 30m resolution. Between 2001 and 2019, 12,000 acres of natural resources, like forest and pasture, changed over to developed land in Douglas County.



# LAND USE ANALYSIS

## *Vacant Parcels*

Vacancy is used as a high-level indicator of land available for development. This map shows vacant parcels over five acres separated into three zoning categories: residential, industrial, and planned development. These zoning categories represent the main types of development interests that operate at such a large scale (5+ acres). Particularly in the case of larger undeveloped parcels, these properties indicate where large-scale change may occur. Though smaller parcels also represent development opportunities, larger developable areas are often more desirable to the development community. However, it should also be noted, that a number of the larger, vacant parcels in Douglas County are held in permanent conservation and protected against development.



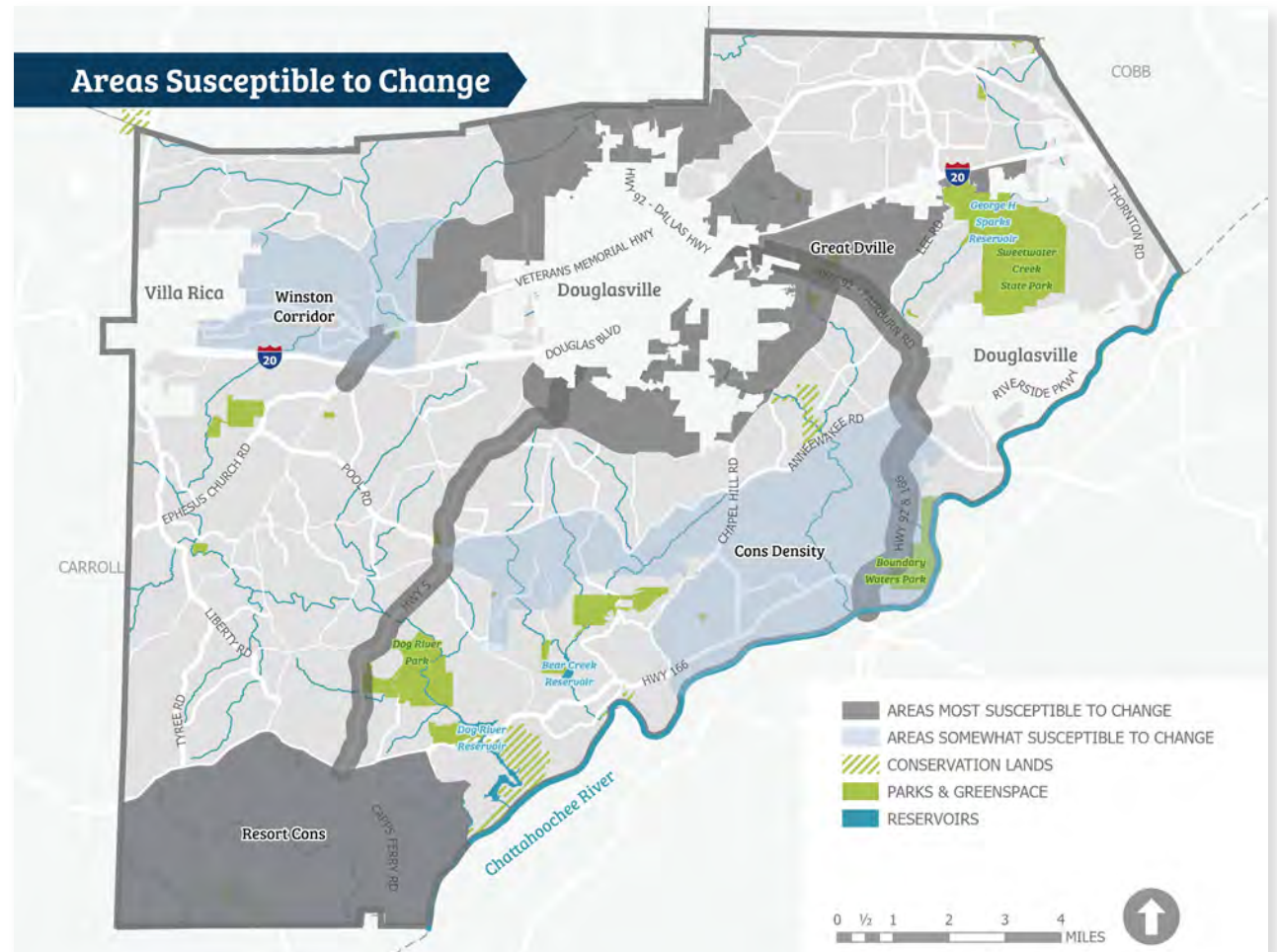


# LAND USE ANALYSIS

## Susceptibility to Change

Though these elements are visualized in groups, it is important to keep in mind that all interact simultaneously. Ultimately, the influence of these various factors signal which parts of the county are more or less likely to change in terms of development. These findings are summarized in the map below, categorizing areas of the county according to their susceptibility to change. While areas “most” and “somewhat” susceptible to change highlight land where development may occur, this determination does not necessarily equate to the extent of future land development within these areas.

The land use analysis and other existing conditions identify some key areas susceptible to change and additional development. Other factors—like existing plans, stated goals, and regulatory controls—also contribute to the likelihood of these areas experiencing development change. From here, the County can devise policies to better guide this anticipated growth.



# CHARACTER AREAS

## Introduction

The Comprehensive Plan's Character Areas set a holistic framework for guiding future land use and development decisions. They are general geographical areas with a similar look and feel. Each Character Area offers a set of guidelines to maintain or enhance its desired character. These guidelines include general policy language; a Character Area vision; ideal park/trail types and priorities; suitable housing types; appropriate future land use designations; and recommended zoning districts compatible for possible rezonings. The Character Areas primarily address four key themes: balancing industrial development; promoting housing diversity; protecting rural and residential character; and setting a direction for future parks and trails.

## *Balancing Industrial Development*

The first need is balancing industrial land use. Industrial, warehouses, and data centers provide local employment opportunities. They also provide more tax revenue to the County for services compared to traditional residential uses. However, many industrial uses introduce freight traffic and other nuisances on major roads and in residential neighborhoods. They also take up a considerable amount of land—an increasingly limited resource. Many of the Character Areas presented in the next section call out areas where industrial is still appropriate, but more importantly, they define where it should not expand.

## *Promoting Housing Diversity*





Secondly, housing diversity is a community need. While Douglas County remains a predominantly single family community, it will continue to grow to accommodate more residents with different housing needs. Furthermore, increasing housing appropriate for young families and for seniors—like senior living, cottage courts, and accessory dwelling units (ADUs)—is another key concern to Douglas County residents. Each Character Area identifies appropriate housing types with the intent to diversify housing types in certain areas. The table below defines the housing types used in this chapter.

## *Protecting Rural Character*

The third concern is to protect the remaining rural character and natural quality remaining in Douglas. The County is now suburban, but there are still areas—particularly in Western Douglas—with rolling farmland and untouched woodlands. Furthermore, there are environmental elements identified in the preceding section that require continued protection and enhancement. Many of the Character Areas outlined in the next section expressly aim to protect rural communities as well as water systems from development.



# CHARACTER AREAS

Table 15: Housing Types				
Type + Visual Example	Description	Lot Size	Appropriate Zoning	
<b>Rural Residential</b> 	Single-family homes arranged on large lots with wide setbacks to allow for a rural character.	1-acre or larger	R-A	
<b>Single Family Residential - Low Density</b> 	Single-family homes arranged in a subdivision pattern with either narrow (from side to side) or shallow (from front to back) lots. New homes built in this arrangement are typically of average size.	½-acre lots to 1-acre lots	R-LD	
<b>Single Family Residential - Medium Density</b> 	Single-family homes arranged in a subdivision pattern with either very narrow (from side to side) or very shallow (from front to back) lots, sometimes both. New homes built in this arrangement are typically smaller. Older subdivisions tend to follow this subdivision pattern.	¼-acre to ½-acre lots	R-MD	
<b>Cottage Courts</b> 	A cluster of single-family homes (usually between 6-10) on separate lots arranged around shared common space, usually a courtyard or shared lawn. New homes built in this arrangement can range in size from fairly large to very small.	Less than 1/2-acre, including shared common space	Not currently in zoning code	



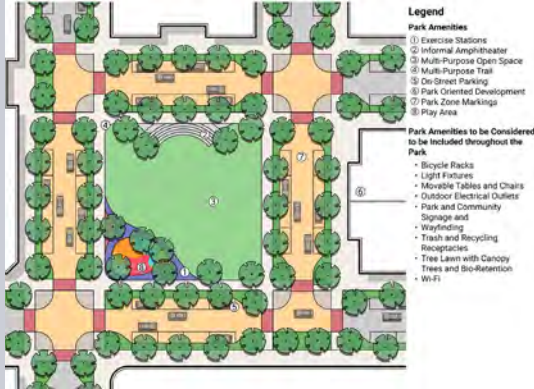

# CHARACTER AREAS

Table 15: Housing Types			
Type + Visual Example	Description	Lot Size	Appropriate Zoning
<b>Accessory Dwelling Unit (ADU)</b> 	A small residential unit that is accessory to the main single-family home. ADUs can be attached or detached from the primary structure. Entrances are typically behind and/or to the side of the primary dwelling.	Varies	AG, RA, R-LD, R-MD, R-HD, PUD, and PRD
<b>Townhomes</b> 	Multi-family housing units attached by one or two shared walls. These housing units usually are built in a line pattern, with very narrow or nonexistent front setbacks. Configurations range from 3-10 units per cluster. Units are typically owner-occupied, but could be rented out by individual landlords.	Varies; typically ¼-acre or less, with zero lot line frontage	R-HD
<b>Du/Tri/Quadplex</b> 	Multi-family housing units ranging from between 2-4 units per individual structure. As opposed to garden-style apartments, these are typically stand-alone structures attached by one or two shared walls. Units can be owner-occupied or rented by individual landlords.	Varies, but typically ½-acre or less	R-MD (Duplex), R-HD (Tri/Quadplex)
<b>Residential in Mixed Use</b> 	Multi-family housing units found in mixed-use areas where ground floor space is reserved for retail or office, with residential uses on higher stories. These units can be immediately above retail (2nd and 3rd floor) or higher up in mid-rise buildings (4-8 floors) and high-rise buildings (9+).	Varies	PUD
<b>Garden-Style Apartments</b> 	Multi-family housing units arranged in structures 1-3 stories tall around a shared courtyard or public space. These structures typically have 8-24 units per structure, and are usually managed as rental units by a management company.	Varies	R-HD, PUD, and PRD



# CHARACTER AREAS

## Setting Direction for Parks and Trails

The fourth and final need is to set high-level guidelines for parks and trails. Increasing community parks and trails is a key community priority identified throughout the community engagement process. Related to parks, the County is generally well-served by existing community park system. The Character Areas lay the groundwork for a potential forthcoming Parks and Recreation Masterplan which would dig further into park demands and define appropriate park types and trail needs in specific areas. These types are summarized in the table below, and the Parks, Greenspaces, and Trails chapter on page 130 offers more details on this park framework. The typology differentiates by Access Level of Service (LOS), or the distance people are generally willing to travel to enjoy a park. This LOS changes between urban, suburban, and rural contexts.

Table 16: Park Types			
Park Type	Description	Size	Level of Service(LOS)
<b>Local Park</b> 	<ul style="list-style-type: none"> <li>Serve the basic needs of nearby, neighborhood residents for passive and active, at-will and programmed social, cultural, and recreational opportunities.</li> <li>The design, mix of facilities, and programmed events should be informed by the surrounding context and needs of the community.</li> <li>The County encourages private development to provide more of these spaces.</li> </ul>	1-10 acres	<ul style="list-style-type: none"> <li>Urban: 1/2-mile</li> <li>Suburban: 1-mile</li> <li>Rural: 2-miles</li> </ul>
<b>Community Park</b> 	<ul style="list-style-type: none"> <li>Where residents go to socialize and recreate with the larger community, whether it's to play ball, have a picnic, take a class, swim in the pool, or enjoy a concert or art show.</li> <li>The design, mix of facilities, and programmed events should be informed by the surrounding context and needs of the community.</li> </ul>	10-40 acres or larger	<ul style="list-style-type: none"> <li>Urban: 1-mile</li> <li>Suburban: 2-miles</li> <li>Rural: 3-miles</li> </ul>

# CHARACTER AREAS

Table 16: Park Types			
Park Type	Description	Size	Level of Service(LOS)
<b>Natural Open Space/ Conservation Areas</b> 	<ul style="list-style-type: none"> <li>Protect sensitive natural resources, biodiversity, and habitats from future development. Unlike neighborhood and community parks, these greenspaces are largely unprogrammed; however, they can include natural resources-based activities such as hiking, birdwatching, paddle sports, etc.</li> </ul>	Varies	<ul style="list-style-type: none"> <li>LOS is not applicable since these spaces primarily function to protect natural areas and not cater to surrounding communities.</li> </ul>
<b>Trails</b> 	<ul style="list-style-type: none"> <li>Linear corridors with paved or unpaved multi-purpose trails where residents can walk, hike, jog, run, and use human or e-powered micro mobility devices such as bicycles, scooters, skateboards, or skates.</li> <li>Planned to connect locations to one another or as a loop.</li> <li>May include nodes of activities and amenities informed by the needs of the community.</li> </ul>	Varies	<ul style="list-style-type: none"> <li>Urban/Suburban: 1/2-1 mile</li> <li>Rural: 2+ miles</li> </ul>



# CHARACTER AREAS

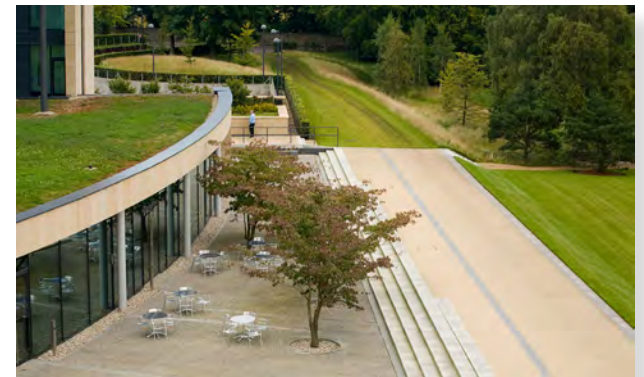
## Character Area Map

There are 16 Character Areas, 3 of which are specific to areas surrounding key corridors. These are shown in the Map on page 50.

	<b>Data District</b>
	<b>Campbellton West</b>
	<b>Westfork</b>
	<b>Workplace Campus</b>
	<b>Quarry</b>
	<b>State Park</b>
	<b>Traditional Neighborhood</b>
	<b>Byway Reserve</b>
	<b>Rural Reserve</b>
	<b>Dog River Basin</b>
	<b>Resort Conservation</b>
	<b>Historic Lithia Springs</b>
	<b>Winston</b>
	<b>Highway 5 Transitional Corridor</b>
	<b>Fairburn-Lee Corridor</b>
	<b>VMH Professional Corridor</b>



*Winston Character Area*

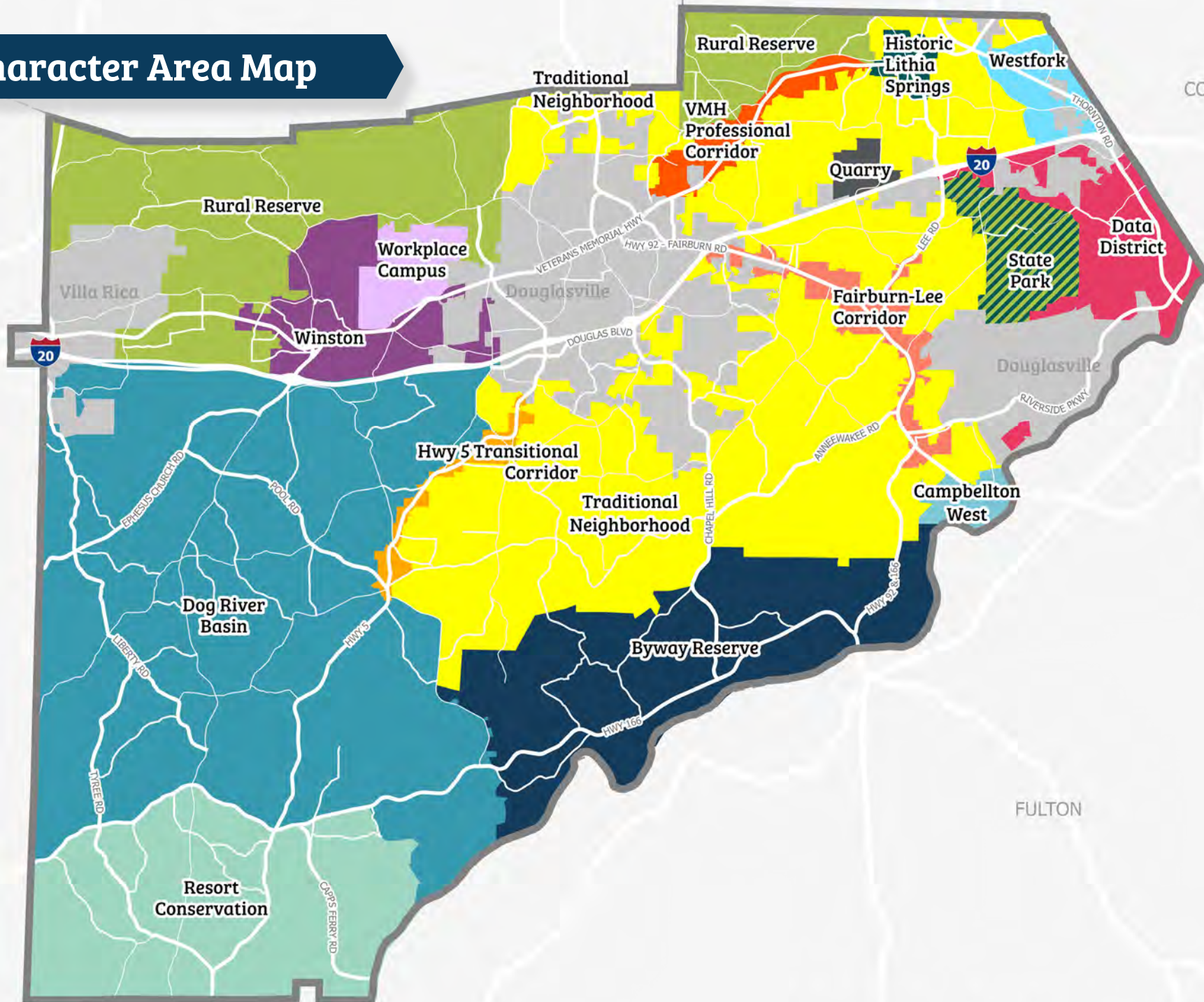


*Workplace Campus Character Area Example*



*State Park Character Area*

# Character Area Map





# CHARACTER AREAS

## Data District

### Description

The Data District is an area of the county that is set aside for large scale light industrial technology and data centers. It is approaching full build-out and should be contained to its existing footprint. Residential uses are not encouraged in this area.

### Current Character

- Newer, large-scale light industrial
- Scattered suburban residential
- Natural features include Sweetwater Creek and Chattahoochee River

### Barriers to Future Development

- Some bands of granite/gneiss deposits
- Sweetwater Creek system
- Approaching full build-out; lack of large, undeveloped parcels

### Characteristics that Support Future Development

- Sewer
- Proximity to I-20, Cobb and Fulton Counties, Atlanta

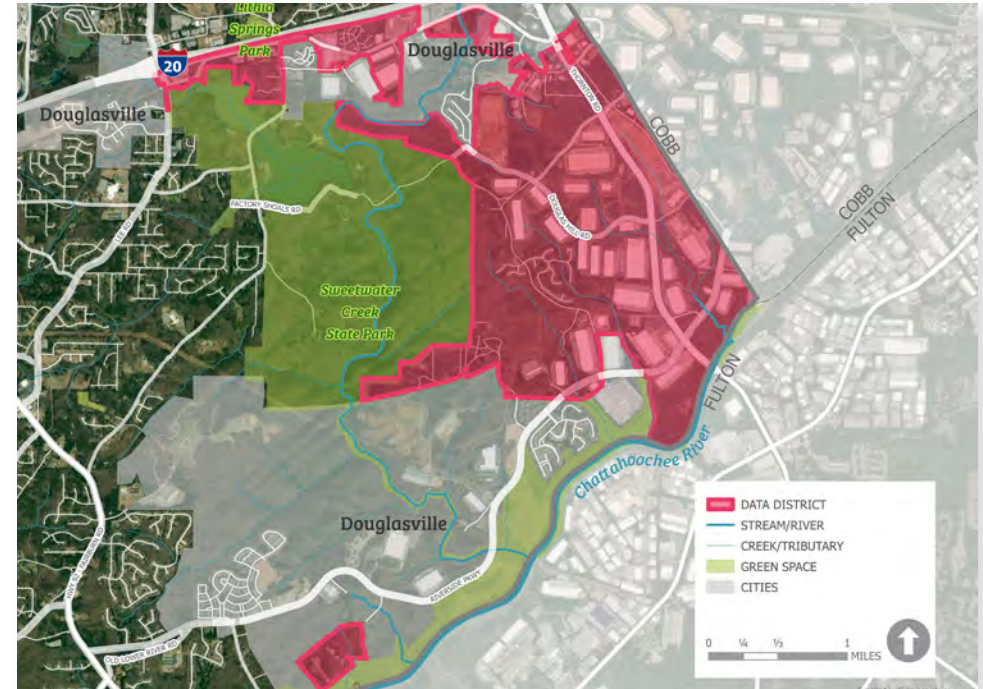
### Potential for New Growth/Development:

NONE LOW **SOME** HIGH

### Other Considerations:

- Additional residential uses are not encouraged in this area
- Additional screening may be needed near Sweetwater Creek State Park

## Data District



# CHARACTER AREAS

***Vision: Center for light industrial and technology-oriented employment***

## ***Future Land Use Changes Can Be:***

- Commerce Center\*
- Workplace Center
- Urban Residential (limited)
- Transportation/ Communication/ Utilities
- Parks/ Recreation/ Conservation

\* Predominant Land Use(s)

## ***Parks, Open Space + Trails Guidance***

Because of limited residential development, the Data District does not need neighborhood and community parks, but private, campus-like greenspaces and linear parks/trails are appropriate. Trails between Chattahoochee Riverlands to Sweetwater Creek State Park are critical connections in the County's high-level trails framework. The table below describes the level of service for future trails in the area:

<b>Parks, Open Space, + Trails Guidance</b>	
<b>Type</b>	<b>Access (Level of Service)</b>
Trails	1/2 Mile with Parking

## ***Housing Guidance***

Existing housing should be preserved, but residential uses should not be expanded.

## ***Compatible Zoning Districts for Future Rezoning***

- OI
- C-G
- C-H
- LI
- LI-R
- HI
- PSP

# CHARACTER AREAS

## Campbellton West

### Description

The Campbellton West area is a legacy development center of older industrial uses. Light industrial uses should be contained to the footprint of this area and not expanded. Some areas will be limited to development due to environmentally sensitive conditions including topography, floodplains and Chattahoochee River Corridor Protection regulations. Expansion of recreational uses in otherwise undevelopable areas is appropriate.

### Current Character

- New industrial office park with campus-like feel
- Bordered by Chattahoochee River

### Barriers to Future Development

- Significant floodplains
- Bands of granite/gneiss and quartzite
- Poor Interstate access

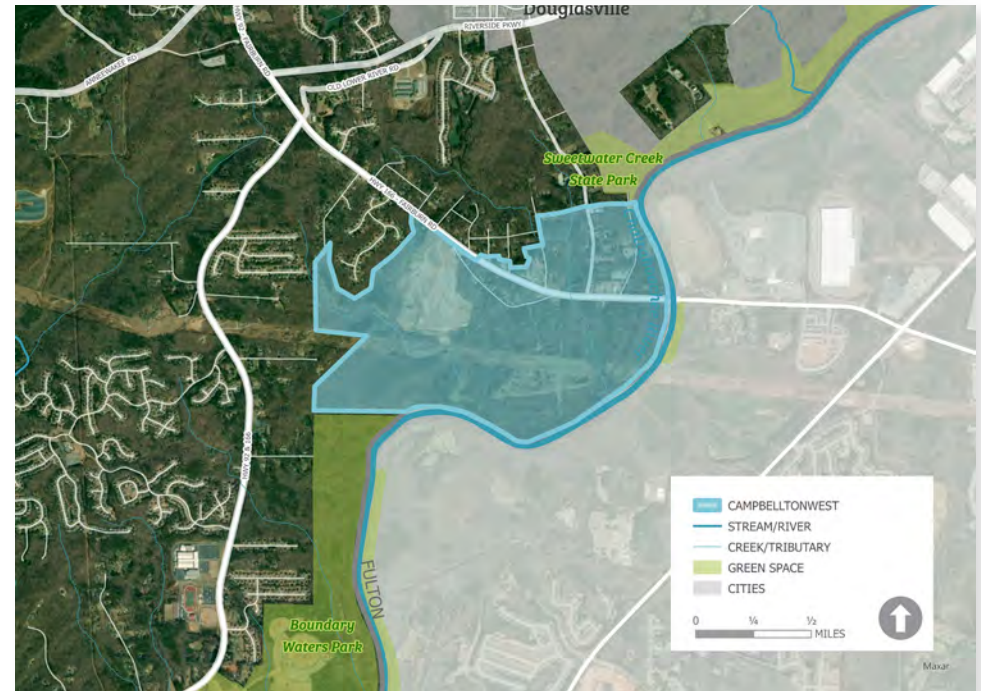
### Characteristics that Support Future Development

- Proximate sewer access
- Large, undeveloped parcels

### Potential for New Growth/Development:

NONE LOW **SOME** HIGH

## Campbellton West



### Other Considerations:

- Desire to see land around Boundary Waters Park developed into an arts and culture destination

**Vision: An area primed for redevelopment into the next generation of industrial and commercial uses that incorporates spaces to celebrate the arts and the County's unique culture**

# CHARACTER AREAS

## *Future Land Use Changes Can Be:*

- Commerce Center\*
- Workplace Center
- Urban Residential (limited)
- Transportation/ Communication/ Utilities
- Parks/ Recreation/ Conservation

\* Predominant Land Use(s)

## *Parks, Open Space + Trails Guidance*

Campbellton West lacks any parks or trail facilities, but Boundary Waters Park lies just south of the character area. Because of the lack of residential, additional community parks are not needed. The focus of this character area is developing linear parks/trails to connect to the Chattahoochee Riverlands. Because of its proximity to the Chattahoochee River, parts of Campbellton West are subject to development restrictions; therefore, natural open space and conservation areas characterize much of this character area. The table to the right designates the level of service for these appropriate park types:

Parks, Open Space, + Trails Guidance	
Type	Access (Level of Service)
Community Park	3 Miles
Natural Open Space/ Conservation Areas	N/A
Trails	1/2 Mile with Parking

## *Housing Guidance*

Existing housing should be preserved, but residential uses should not be expanded.

## *Compatible Zoning Districts for Future Rezoning*

- OI
- C-G
- C-H
- LI
- LI-R
- PSP



# CHARACTER AREAS

## Westfork

### Description

Westfork encapsulates predominantly light industrial, distribution, and large-scale commercial uses, centering around a master-planned development along Thornton Road. Industrial and distribution uses should not be expanded from this area. Business incubation in its commercial core is encouraged. This area is largely built out and faces little significant redevelopment pressure at this time. There is some existing residential in this area, and this would be an appropriate place for higher density residential. The Lithia Springs Small Area Plan examines Westfork in greater detail and further defines the vision for this district.

### Current Character

- Heavy commercial
- Light industrial
- Sweetwater Creek provides a natural buffer

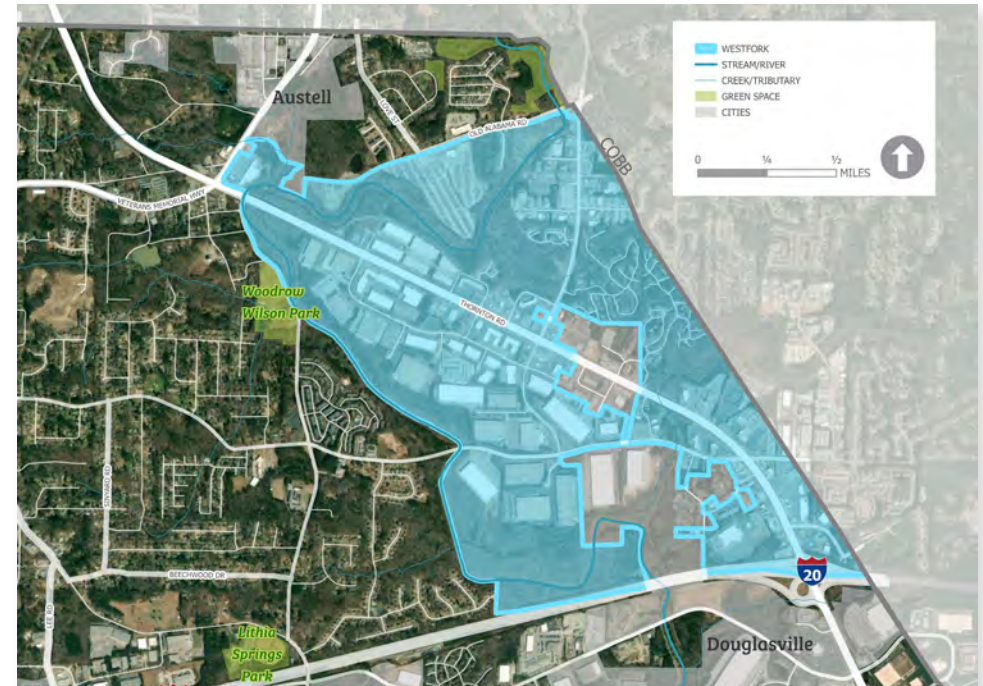
### Barriers to Future Development

- Significant floodplains
- Lack of large, undeveloped parcels

### Characteristics that Support Future Development

- Well-served by sewer
- Proximity to Atlanta, I-20
- No hard bedrock

## Westfork



### Potential for New Growth/Development:

NONE LOW **SOME** HIGH

### Other Considerations:

- Heavy freight traffic poses a challenge to safety—particularly for pedestrians

**Vision: A vibrant commercial-industrial district serving a range of businesses, from those in an incubation stage to more established, large operations**



# CHARACTER AREAS

## *Future Land Use Changes Can Be:*

- Commerce Center\*
- Parks/Recreation Conservation
- Transportation/ Communication/ Utilities

\* Predominant Land Use(s)

## *Parks, Open Space + Trails Guidance*

Trails and linear parks are appropriate for this character area, and implementation of the Sweetwater Greenway is encouraged. Natural Open Space/Conservation is also appropriate given the area's significant floodplains.

Parks, Open Space, + Trails Guidance	
Type	Access (Level of Service)
Community Park	3 Miles
Natural Open Space/ Conservation Areas	N/A
Trails	2 Miles with Parking

## *Housing Guidance*

- Multi-Family Garden Style
- Townhomes
- Residential Mixed Use

## *Compatible Zoning Districts for Future Rezoning*

- PUD
- C-G
- C-H
- OI
- OI
- LI
- LI-R

# CHARACTER AREAS

## Workplace Campus

### Description

The Workplace Campus reserves 800+ acres for a high-tech jobs center in a campus-like environment. Development of the Workplace Campus should occur in accordance with a master plan for access to roads, railroads, water, sewer, broadband and other utilities. There should be no parcel-by-parcel development or redevelopment that precedes a master planned PUD for this site. Uses that will generate heavy truck traffic, excessive noise or nuisances are discouraged. This Character Area resulted from the Winston Small Area Plan's effort to balance economic development goals and the preservation of Winston's rural character.

### Current Character

- Rural and largely undeveloped

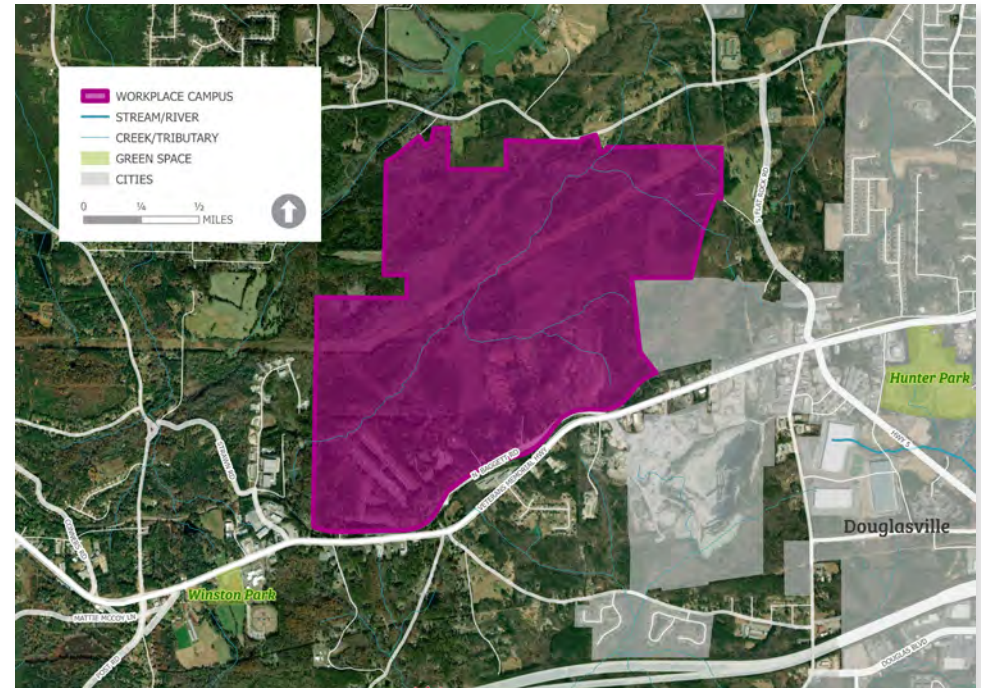
### Barriers to Future Development

- Floodplains from Mud Creek
- Lack of sewer
- Lack of roadway connectivity
- Challenging topography

### Characteristics that Support Future Development

- Shallow Granite
- Large, undeveloped parcels
- Close to Interstate

## Workplace Campus



### Potential for New Growth/Development:

NONE LOW SOME **HIGH**

### Other Considerations:

- Community does not want additional freight traffic but is open to neighborhood services and job-generating uses
- Should complement the surrounding rural area

**Vision: A high-tech jobs center in a campus-like development, such as data centers**

# CHARACTER AREAS

## *Future Land Use Changes Can Be:*

- Workplace Campus\*
- Workplace Center
- Transportation/ Communication/ Utilities
- Parks/ Recreation/ Conservation

\* *Predominant Land Use(s)*

## *Parks, Open Space + Trails Guidance*

Campus-like greenspace supporting industrial-technology employment centers are appropriate. Trails helping to form a connection between Douglasville and Villa Rica should also be encouraged. The following greenspace typologies are appropriate for Workplace Campus:

Parks, Open Space, + Trails Guidance	
Type	Access (Level of Service)
Natural Open Space/ Conservation Areas	N/A
Trails	2 Miles with Parking

## *Housing Guidance*

Housing expansion should be discouraged in Workplace Campus.

## *Compatible Zoning Districts for Future Rezoning*

- PUD
- PSP

# CHARACTER AREAS

## Quarry

### Description

The Lithia Springs Quarry operated by Vulcan Materials was opened around 1960 in conjunction with the construction of I-20 through Douglas County. The quarry has remained in continuous operation since that time. It is anticipated it has approximately about 20 years left in its life cycle before it is no longer feasible to continue to operate. Quarry operations are anticipated to continue until such a time as its stock is reasonably depleted. At that point, all proper remediation efforts will be undertaken and the property will transition into an appropriate use for the context of the area.

### Current Character

- Mining/Industrial

### Barriers to Future Development

- High-impact land use

### Characteristics that Support Future Development

- Access to I-20

### Potential for New Growth/Development:

**NONE** LOW SOME HIGH

**Vision: A high-impact use transitioning in 10-20 years to a more compatible use with surrounding neighborhoods**

### Future Land Use Changes Can Be:

- Quarry\*
- Transportation/ Communication/ Utilities
- Parks/ Recreation/ Conservation

\* Predominant Land Use(s)

### Parks, Open Space + Trails Guidance

- N/A

### Housing Guidance

- Housing is not permitted in this area

### Compatible Zoning Districts for Future Rezonings

- HI (limited)
- PSP





# CHARACTER AREAS

## State Park

### Description

This character area encompasses all of Sweetwater Creek State Park, Georgia's most visited state park. The State of Georgia protects and maintains the land within this character area. Because of this area is protected, future development is prohibited; however, park amenities and facilities--like visitors centers, cabins, or camping grounds--may expand. Walking and biking trails connecting to Austell and the Chattahoochee Riverlands are part of a long-term vision

### Current Character

- Protected State Park
- Woodlands
- Active and passive recreation uses, like hiking and fishing, respectively
- Structures supporting park functions, like Visitor's Center

### Barriers to Future Development

- Owned by State for recreation purposes

### Characteristics that Support Future Development

- Popular destination in the state



### Potential for New Growth/Development:

**NONE** LOW SOME HIGH

**Vision: A pristine green space that attracts visitors and connects to other county destinations through trails**

### Future Land Use Changes Can Be:

- Parks/ Recreation/ Conservation\*
- Transportation/Communication/Utilities

\* Predominant Land Use(s)

### Parks, Open Space + Trails Guidance

This character area encompasses Sweetwater Creek State Park, so additional parks are not possible in this area, but the expansion of trails are appropriate and encouraged.

### Housing Guidance

Housing is not permitted in this area

### Compatible Zoning Districts for Future Rezonings

- PSP



# CHARACTER AREAS

## Traditional Neighborhood

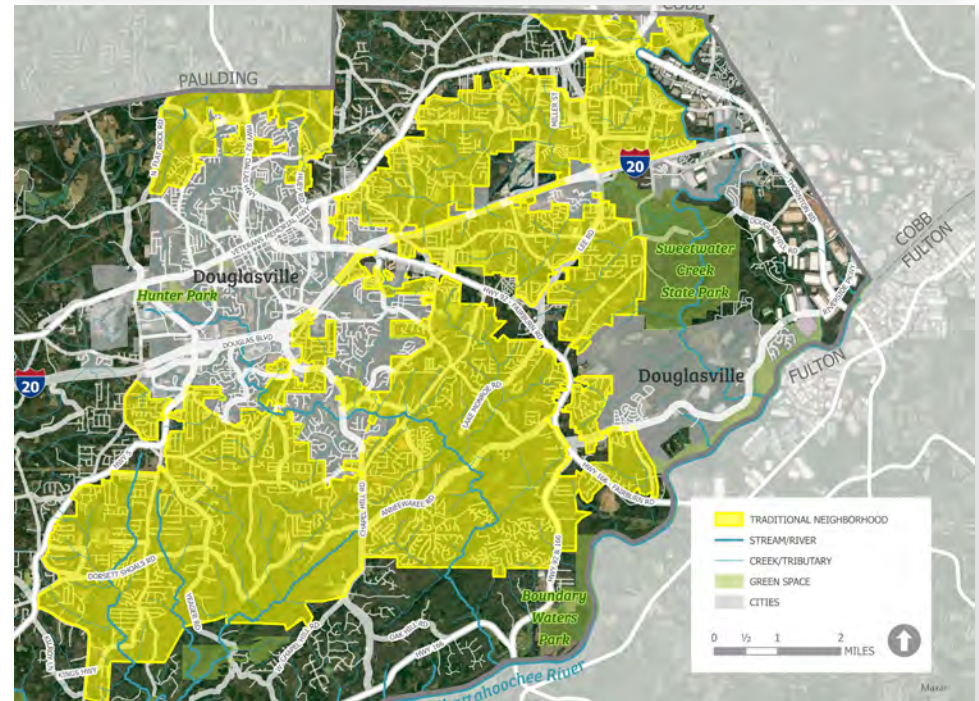
### Description

The Traditional Neighborhoods are communities that support high quality suburban lifestyles. These areas predominantly have single family neighborhoods and neighborhood-serving shopping centers. There is widespread access to water and sewer infrastructure and relatively good access to automobile transportation opportunities. Some areas are limited for development due to environmentally sensitive conditions, including granite deposits, topography, and watershed protection restrictions.

Neighborhood development patterns reflect a diversity of ages, styles, and materials. The predominant development pattern is single-family residential, with limited nodes of non-residential development that serve neighborhood needs. Non-residential development most appropriate to these areas include schools, religious institutions, small-to medium-sized commercial centers, parks, and cultural opportunities. Large commercial centers, office or industrial development are not appropriate for this character area. Higher density residential uses are appropriate in transitional areas along major corridors.

New development should incorporate high quality materials and reflect design and landscape considerations appropriate to the context of the neighborhood it serves. An emphasis on context appropriate development that considers the historic time period and appropriate materials of adjacent development is preferred. Landscape and vegetation to preserve the county's green canopy and rural character is required for all new development. Appropriate connections to the county's bicycle/pedestrian, automotive and transit networks will be evaluated for all new developments or changes to existing developments.

## Traditional Neighborhood



### Current Character

- A mix of historic and newer suburban-style residential neighborhoods
- Some smaller shopping centers and strip commercial along corridors
- Multiple creek systems present, such as the Anneewakee, Gothards, Little Bear, and Sweetwater Creeks
- Barriers to Future Development
- Granite/Gneiss and some bands of quartzite
- Flood zones from various creek systems
- Some protected watershed regulations around Baldwin Bear Creek Watershed

# CHARACTER AREAS

## Characteristics that Support Future Development

- Undeveloped large lots
- Widespread sewer access
- Relatively good transportation access

## Potential for New Growth/Development:

NONE LOW SOME **HIGH**

## Other Considerations:

While single-family residential is the predominant housing type, increasing housing diversity is encouraged because of the level of infrastructure available. Higher density housing will be limited to corridors.

**Vision: Well-connected and high-quality suburban residential communities**

## Future Land Use Changes Can Be:

- Suburban Living\*
- Urban Residential\*
- Rural Places
- Neighborhood Village Center
- Community Village Center
- Transitional Corridor

- Mixed Use Corridor
- Public/Institutional
- Transportation/ Communication/ Utilities
- Parks/Recreation Conservation

\* Predominant Land Use(s)

## Parks, Open Space + Trails Guidance

The Traditional Neighborhood character area is well-served by community parks (see Map on page 133 in the Parks, Open Space, and Trails chapter); however, the creation of additional parks and recreation spaces is encouraged. Based off the typology discussed in the Parks, Open Space, and Trails chapter, the following greenspaces would be appropriate for Traditional Neighborhood:

Parks, Open Space, + Trails Guidance	
Type	Access (Level of Service)
Neighborhood Park	1 Mile
Community Park	3 Miles
Natural Open Space/ Conservation Areas	N/A
Trails	1/2 Mile with Parking

## Housing Guidance

- Single Family Low Density
- Single Family Medium Density
- Single Family High Density (limited)
- Cottage Court (limited)
- Du/Tri/Quadplex (limited)
- Townhomes (limited)
- Multi-Family Garden Style (limited)
- Residential Mixed Use (limited)
- Accessory Dwelling Unit (ADU)

## Compatible Zoning Districts for Future Rezonings

- R-LD
- R-MD (limited)
- R-HD (limited)
- OI
- C-G
- PRD
- PUD

# CHARACTER AREAS

## Byway Reserve

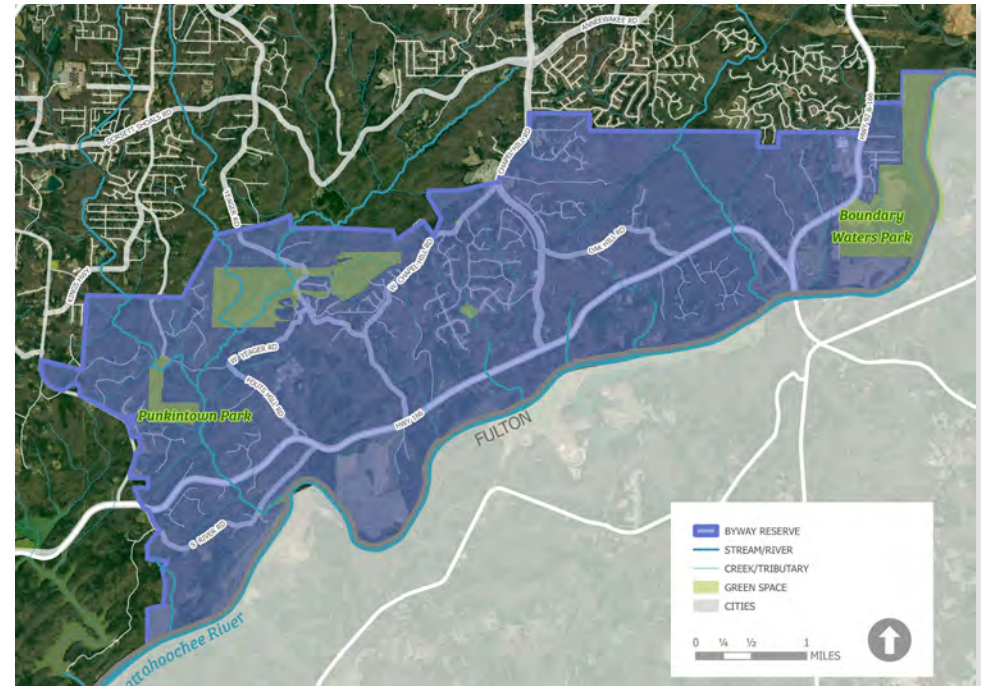
### Description

The Byway Reserve is centered around the South Douglas Scenic Byway and reflects the emphasis on protecting the intrinsic values of this area, including its historic, cultural, natural, and scenic qualities. Estate residential or other low-density residential uses area appropriate. Preserving rural views from the South Douglas Scenic Byway and other key corridors is paramount. Conservation uses are common in this area due to challenges to development from environmentally sensitive conditions, including topography, granite, watershed protection regulations, and floodplains.

The Byway Reserve is composed primarily of rural residential development. This includes large-lot single-family development and some established single-family planned subdivisions. Density in this area is largely achieved through the development of an accessory dwelling unit to a principal dwelling. Some areas of limited sewer access may be appropriate for cluster-style single-family development if completely screened from the road and adjacent uses to preserve the rural aesthetic of the area.

New development should incorporate high quality materials and reflect design and landscape considerations appropriate to resort mixed-used development patterns of the predominant development anchors in the area. Landscape and vegetation to preserve the county's green canopy and rural character is required for all new development. Appropriate connections to the county's bicycle/pedestrian, automotive and transit networks will be evaluated for all new developments or changes to existing developments.

## Byway Reserve



### Current Character

- Mix of undeveloped woodlands and large-lot suburban-style residential
- Abundance of natural resources like the Anneewakee Creek and Bear Creek systems, Chattahoochee River
- Boundary Waters Park

### Barriers to Future Development

- Some deposits of granite, gneiss, and quartzite
- Protected watershed
- Significant floodzones near Chattahoochee River



# CHARACTER AREAS

## Characteristics that Support Future Development

- Large, undeveloped lots
- Some sewer access

## Potential for New Growth/Development:

NONE **LOW** SOME HIGH

## Other Considerations:

- The South Douglas Scenic Byway (Highway 166) passes through the heart of character area and roughly follows Segment 2 policy area included in the South Douglas Scenic Byway Corridor Management Plan and its policies align with this Character Area.
- Denser housing types, like conservation subdivisions, are appropriate but must be accompanied by adequate conservation provisions. If developed, these dense housing types should be located outside the viewshed of the Scenic Byway.

***Vision: An amenity-rich, rural, natural area transitioning to accommodate low-impact residential communities***

## Future Land Use Changes Can Be:

- Rural Places\*
- Suburban Living\* (limited)
- Public/Institutional
- Parks/Recreation Conservation
- Transportation/ Communication/ Utilities

\* Predominant Land Use(s)

## Parks, Open Space + Trails Guidance

Boundary Waters Park is the flagship community park for the Byway Reserve and southern Douglas County. This character area also features Punkintown Park, a future community park. Despite these high-quality spaces, the high-level parks analysis identified a community park void near Chapel Hill Road between Oak Hill Road and Highway 166 (see map on page 133 in the Parks, Open Space, and Trails chapter). Conservation lands north of West Yeager Road present the opportunity for a community-serving natural area. Related to trails, implementing Chattahoochee Riverlands trails in this area and connecting existing greenspaces are priorities. The table below summarizes the appropriate typologies for Byway Reserve.

Parks, Open Space, + Trails Guidance	
Type	Access (Level of Service)
Community Park	3 Miles
Natural Open Space/ Conservation Areas	N/A
Trails	2 Miles with Parking

## Housing Guidance

- Rural Residential
- Suburban Low Density
- Accessory Dwelling Unit
- Cottage Court (limited)

## Compatible Zoning Districts for Future Rezonings

- AG
- R-A
- R-LD
- PUD
- PSP



# CHARACTER AREAS

## Rural Reserve

### Description

The Rural Reserve are areas where rural character will be the primary development pattern for the foreseeable future. Explored further in the Winston Small Area Plan, these areas reflect where rural character generally should be preserved.

They are in proximity to areas of higher intensity development, but they are limited by expansion of infrastructure and environmental challenges. They are characterized by concentrations of estate residential and hobby agriculture development interspersed with more traditional residential development.

Landscape and vegetation to preserve the county's green canopy and rural character is required for all new development. Appropriate connections to the county's bicycle/pedestrian, automotive and transit networks will be evaluated for all new developments or changes to existing developments.

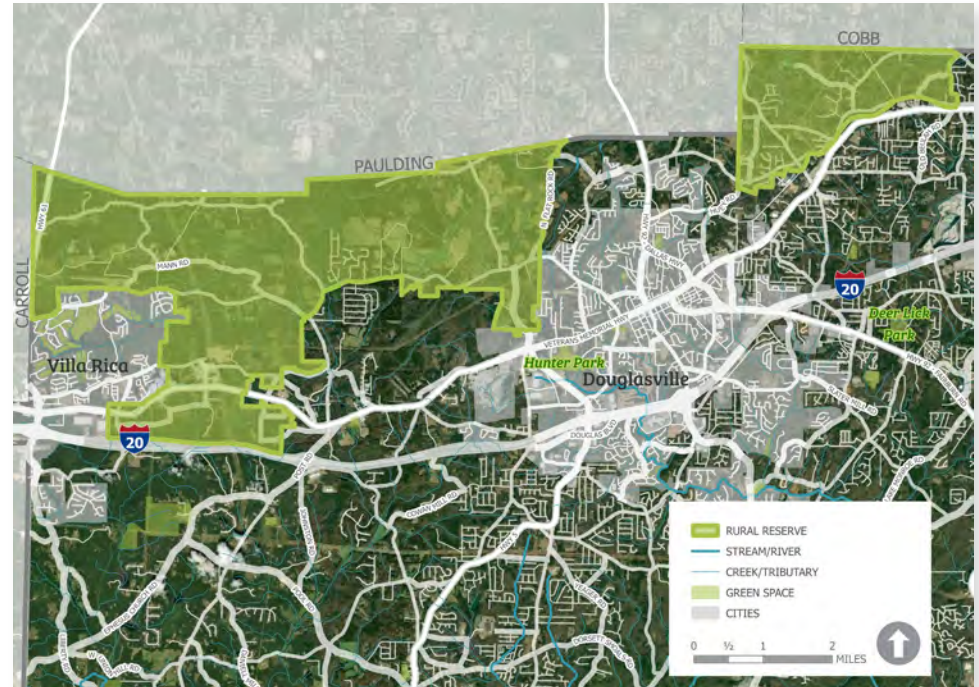
### Current Character

- Rural and largely undeveloped, primarily woodlands and agricultural areas
- Scattered single-family, large lots
- Mud Creek and Gothards Creek systems are dominant natural features

### Barriers to Future Development

- Significant floodplains around Mud Creek and Gothards Creek
- Partially in protected watershed
- Limited sewer access

## Rural Reserve



- Large bands of granite/gneiss

### Characteristics that Support Future Development

- Partial access to I-20
- Many undeveloped, large parcels
- Proximity to Douglasville

### Potential for New Growth/Development:

NONE **LOW** SOME HIGH

# CHARACTER AREAS

## Other Considerations:

- Main purpose of this character area is to protect against suburban residential sprawl.

***Vision: A rural, residential community characterized by natural areas, rolling farmland, and county crossroads***

## Future Land Use Changes Can Be:

- Rural Places\*
- Suburban Living
- County Crossroads
- Public/Institutional
- Parks/Recreation Conservation
- Transportation/ Communication/ Utilities

\* Predominant Land Use(s)

## Parks, Open Space + Trails Guidance

Given its rural context, appropriate park typologies for the Rural Reserve include larger, community parks and conservation areas. Trail connectivity is a priority in this character area, particularly to Aeromodellers' Park.

Parks, Open Space, + Trails Guidance	
Type	Access (Level of Service)
Community Park	3 Miles
Natural Open Space/ Conservation Areas	N/A
Trails	2 Miles with Parking

## Housing Guidance

- Rural Residential
- Suburban Low-Density
- Accessory Dwelling Unit
- Cottage Court (limited)

## Compatible Zoning Districts for Future Rezoning

- AG
- RA
- R-LD

# CHARACTER AREAS

## Dog River Basin

### *Description*

The Dog River Basin limits development to protect the Dog River Watershed. Douglas County relies on the Dog River Reservoir as its drinking water supply, so preservation of water quality and quantity is a paramount consideration for policies and regulations of the county. Low-density residential uses will predominate in this area and non-residential uses are discouraged.

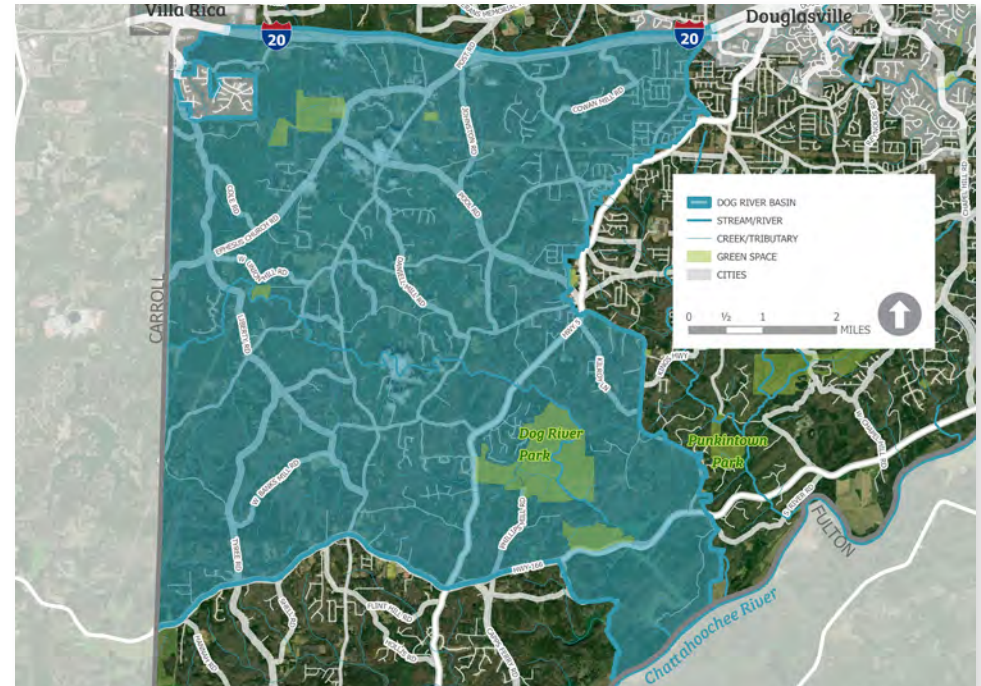
Small- and medium-sized farms in the area continue to operate with traditional activities. Some farms have incorporated agri-tourism opportunities into their operations. Rural-residential development, large lot single-family development, and some established single-family planned subdivisions comprise the predominant development patterns in this area. Density is largely achieved through the development of an accessory housing unit to a principal dwelling.

Landscape and vegetation to preserve the county's green canopy and rural character is required for all new development. Appropriate connections to the county's bicycle/pedestrian, automotive and transit networks will be evaluated for all new developments or changes to existing developments.

### *Current Character*

- Rural and rural residential on large lots
- Dog River natural system
- Very little commercial or industrial
- Scenic Byway (Highway 166) passes through character area

## Dog River Basin



### *Barriers to Future Development*

- Protected watershed with larger 3-acre minimum lot sizes
- Lack of sewer access
- Limited transportation network

### *Characteristics that Support Future Development*

- Access to I-20 in northern part of character area
- Many undeveloped, large parcels

# CHARACTER AREAS

## Potential for New Growth/ Development:

NONE **LOW** SOME HIGH

## Other Considerations:

- Density Transfer Program should be explored here
- Community desire/need for improved access to commercial services such as a grocery store
- Community desire to preserve natural areas and rural character

## Future Land Use Changes Can Be:

- Rural Places\*
- County Crossroads
- Public/Institutional
- Parks/Recreation Conservation
- Transportation/ Communication/ Utilities

\* Predominant Land Use(s)

**Vision: A rural, low-intensity residential community characterized by natural areas and rolling farmland punctuated by county crossroads**

## Parks, Open Space + Trails Guidance

The Dog River Basin is rural in character with most residents having access to greenspace on their own property, so there is little demand for smaller, local parks; however, larger, community parks and conservation areas are appropriate in this character area. Trail connectivity is a community priority, particularly those connecting to existing parks and the Chattahoochee Riverlands.

Parks, Open Space, + Trails Guidance	
Type	Access (Level of Service)
Community Park	3 Miles
Natural Open Space/ Conservation Areas	N/A
Trails	2 Miles with Parking

## Housing Guidance

- Rural Residential
- Suburban Low Density
- Accessory Dwelling Unit

## Compatible Zoning Districts for Future Rezoning

- AG
- RA
- PUD (limited)



# CHARACTER AREAS

## Resort Conservation

### *Description*

The Resort Conservation area recognizes the compatibility of economic development opportunities through health, wellness, sporting and agri-tourism initiatives with preservation of traditional residential neighborhood and estate development. Commercial recreation uses in this area include equestrian facilities and uses, boating, biking, trails, sport shooting and golf. Commercial lodging, dining, wellness, and spa facilities are under development. Small- and medium-sized farms in the area continue to operate with traditional agricultural activities.

New and established residential neighborhoods are appropriate to the extent that they are developed in a manner that supports the resort-style economic development goals of the area. This area is remote from established centers and has limited infrastructure for transportation, communications, schools, and other public services. New development should recognize these limitations and the desire of the county to grow this area to serve the resort mixed-use development patterns of the predominant development anchors—currently Foxhall and St. Andrews.

New development should incorporate high quality materials and reflect design and landscape considerations appropriate to resort mixed-used development patterns of the predominant development anchors in the area. Landscape and vegetation to preserve the county's green canopy and rural character is required for all new development. Appropriate connections to the county's bicycle/pedestrian, automotive, and transit networks will be evaluated for all new developments or changes to existing developments.

## Resort Conservation



### *Current Character*

- Rural, woodlands
- Rural recreation and resort style development
- Pockets of rural/suburban residential
- Hurricane Creek system and Chattahoochee River are dominant nature features

### *Barriers to Future Development*

- Remote from Interstate
- Lack of transportation network
- Some bands of quartzite

# CHARACTER AREAS

## *Characteristics that Support Future Development*

- Sewer expansion
- Large, unbuilt parcels
- Lack of protected watershed

## *Potential for New Growth/Development:*

**NONE** **LOW** **SOME** **HIGH**

## *Other Considerations:*

- Existing residents want to retain the rural character
- Desire to better promote/brand this area as an desirable getaway
- Transition between rural/suburban residential and tourism uses
- Sewer expansion will have tremendous impact in this area and will potentially attract development types that are not desired
- Clustered housing types are appropriate as long as the overall density remains low
- Resorts also accommodate a variety of housing like duplexes

*Vision: A destination for rural lifestyles and resort tourism*

## *Future Land Use Changes Can Be:*

- Rural Places\*
- Resort Mixed Use \*
- County Crossroads
- Neighborhood Village Center
- Public/Institutional
- Transportation/ Communication/ Utilities
- Parks/Recreation Conservation

\* Predominant Land Use(s)

## *Parks, Open Space + Trails Guidance*

Rural in context, Resort Conservation does not require local parks, as many residents have large yards and live in communities with private greenspaces, but community parks and conservation areas are encouraged here. Enhancing access to trails, particularly those connecting to the Chattahoochee Riverlands system, is a priority. The steering committee voiced that recreational facilities—like soccer fields and basketball courts—are also needed in this part of the County, but existing parks have significant space to accommodate these in the future. The following table describes the level of service of these park types in this rural context:

Parks, Open Space, + Trails Guidance	
Type	Access (Level of Service)
Community Park	3 Miles
Natural Open Space/ Conservation Areas	N/A
Trails	2 Miles with Parking

## *Housing Guidance*

- Rural Residential
- Single-Family Low Density
- Single-Family Medium Density (limited)
- Cottage Court (limited)
- Accessory Dwelling Units

## *Compatible Zoning Districts for Future Rezonings*

- AG
- RA
- R-LD
- PUD
- PSP

# CHARACTER AREAS

## Historic Lithia Springs

### Description

Historic Lithia Springs centers around the established commercial district of the Lithia Springs community. Denser, people-scaled commercial uses cluster near the intersection of S Sweetwater Road and Veterans Memorial Highway (VMH,) Lithia Springs' main street. Envisioned as a mixed-use town center, new development in the commercial core should reflect this historic scale and promote walkable, mixed uses. Immediately surrounding the town center, future development should also incorporate limited higher density residential uses that complement the established, single-family residential uses along the edges of this character area. The Lithia Springs Small Area Plan offers a more detailed redevelopment vision for this Character Area.

### Current Character

- Older, small-scaled commercial uses along VMH
- Stable older, single-family neighborhoods

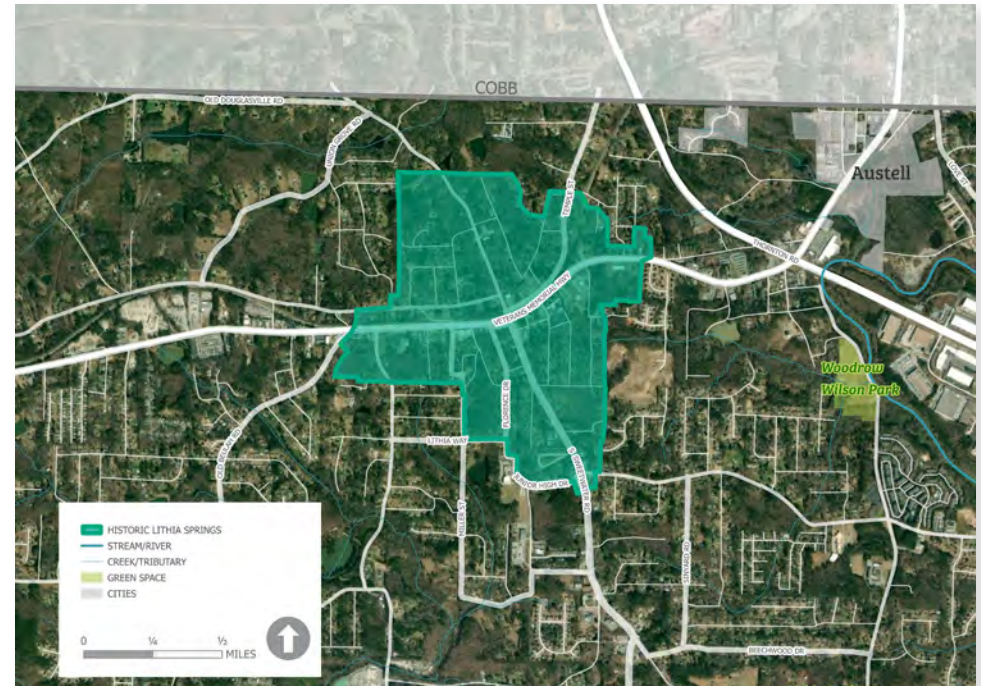
### Barriers to Future Development

- Granite/gneiss deposits
- Groundwater recharge area
- Flood zones present
- No sewer infrastructure north of VMH

### Characteristics that Support Future Development

- Historic core of Lithia Springs
- Proximity to Cobb County and Atlanta
- South of VMH, access to sewer and strong transportation network

## Historic Lithia Springs



### Potential for New Growth/Development:

NONE LOW **SOME** HIGH

### Other Considerations:

- GDOT projects along VMH result in uncertain future
- Heavy rail line bisects community

**Vision: People-scaled, walkable historic town center where small businesses and residents thrive**

# CHARACTER AREAS

## *Future Land Use Changes Can Be:*

- Neighborhood Village Center\*
- Urban Residential
- Mixed Use Corridor
- Public/Institutional
- Transportation/ Communication/ Utilities
- Parks/ Recreation/ Conservation

\* Predominant Land Use(s)

## *Parks, Open Space + Trails Guidance*

Nearby community parks serve the Historic Lithia Springs character area; however, the creation of additional parks and recreation spaces is encouraged, particularly small neighborhood or pocket parks to enhance the walkable town center. The Sweetwater Creek Greenway concept passes through the core of Historic Lithia Springs. Based off the typology discussed in the Parks, Open Space, and Trails chapter, the following greenspaces would be appropriate for Historic Lithia Springs:

Parks, Open Space, + Trails Guidance	
Type	Access (Level of Service)
Community Park	1 Mile
Natural Open Space/ Conservation Areas	N/A
Trails	1/2 mile with Parking

## *Housing Guidance*

- Residential Mixed Use
- Townhomes
- Single Family High Density
- Cottage Court
- Du/Tri/Quadplex
- Accessory Dwelling Unit

## *Compatible Zoning Districts for Future Rezoning*

- OI
- C-G
- R-MD
- R-HD (limited)



# CHARACTER AREAS

## Winston

### Description

Winston is a historic, rural community where community services and some employment uses cluster around the crossroads of Post Road and Veterans Memorial Highway. Additional commercial and mixed use is appropriate near this crossroads, particularly near the I-20 onramp. West of this activity center, small-scale, light industrial uses are suitable between VMH and the Norfolk Southern rail line, but operations generating heavy truck traffic are discouraged. Some medium density residential uses are appropriate near the crossroads center, but rural, low density residential characterizes the rest of Winston and is the predominant land use.

### Current Character

- Mix of rural residential, community services, and small-scaled light industrial uses
- Historic crossroads

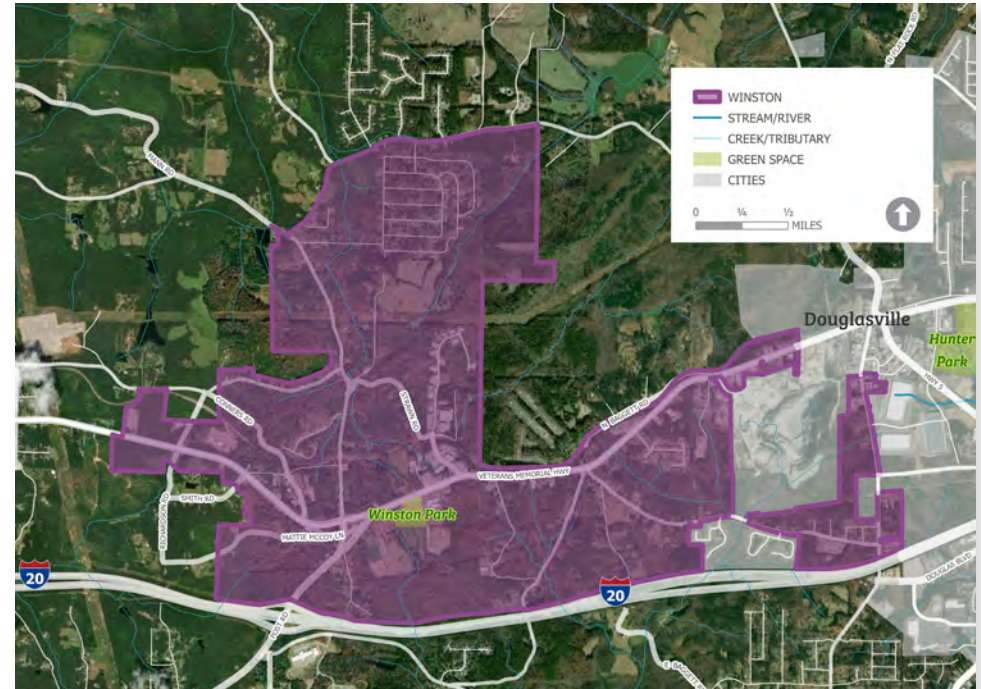
### Barriers to Future Development

- Granite/Gneiss deposits
- Groundwater recharge area
- Protected watershed
- Lack of sewer

### Characteristics that Support Future Development

- Direct access to I-20
- Many undeveloped, large parcels

## Winston



### Potential for New Growth/Development:

NONE LOW **SOME** HIGH

### Other Considerations:

- Community does not want additional freight traffic
- A grocery store, restaurants, and other services are highly desired
- Future crossroads development requires sewer expansion

# CHARACTER AREAS

***Vision: Rural, residential community around a historic crossroads center with restaurants, retail, grocery store, and other services***

## ***Future Land Use Changes Can Be:***

- Neighborhood Village Center
- Community Village Center
- County Crossroads
- Mixed Use Corridor
- Workplace Center (limited)
- Suburban Living
- Rural Places
- Transitional Corridor
- Public/Institutional
- Transportation/ Communication/ Utilities
- Parks/ Recreation/ Conservation

\* Predominant Land Use(s)

## ***Parks, Open Space + Trails Guidance***

Winston is home to two parks. Near the crossroads, Winston Park provides baseball fields and open space next to Winston Elementary. Further north, Aeromodeler's Park provides space for visitors to fly model airplanes. Given that these parks serve specific uses, additional community parks, nature preserves, and trails are appropriate here.

Parks, Open Space, + Trails Guidance	
Type	Access (Level of Service)
Community Park	3 Miles
Natural Open Space/ Conservation Areas	N/A
Trails	2 Miles with Parking

## ***Housing Guidance***

- Rural Residential
- Single Family Low Density
- Single-Family Medium Density
- Accessory Dwelling Unit

## ***Compatible Zoning Districts for Future Rezonings***

- OI
- C-G
- C-H
- LI (limited)
- LI-R (limited)
- AG
- RA
- R-LD
- R-MD
- PSP

# CHARACTER AREAS

## Highway 5 Transitional Corridor

### Description

The Highway 5 Corridor roughly borders the Dog River Watershed and Bear Creek Watershed Protection Districts. It is a gateway between some of the most urban and rural areas of the county. As such, it provides opportunities to facilitate higher density development in order to maintain lower density and rural areas of the county.

### Current Character

- Southern part of the corridor is rural and punctuated by small-scale commercial at key crossroads
- Closer to Douglasville, the northern part has more suburban strip commercial

### Barriers to Future Development

- The Bear Creek and Dog River Watershed are protected and currently limit development
- Limited sewer access

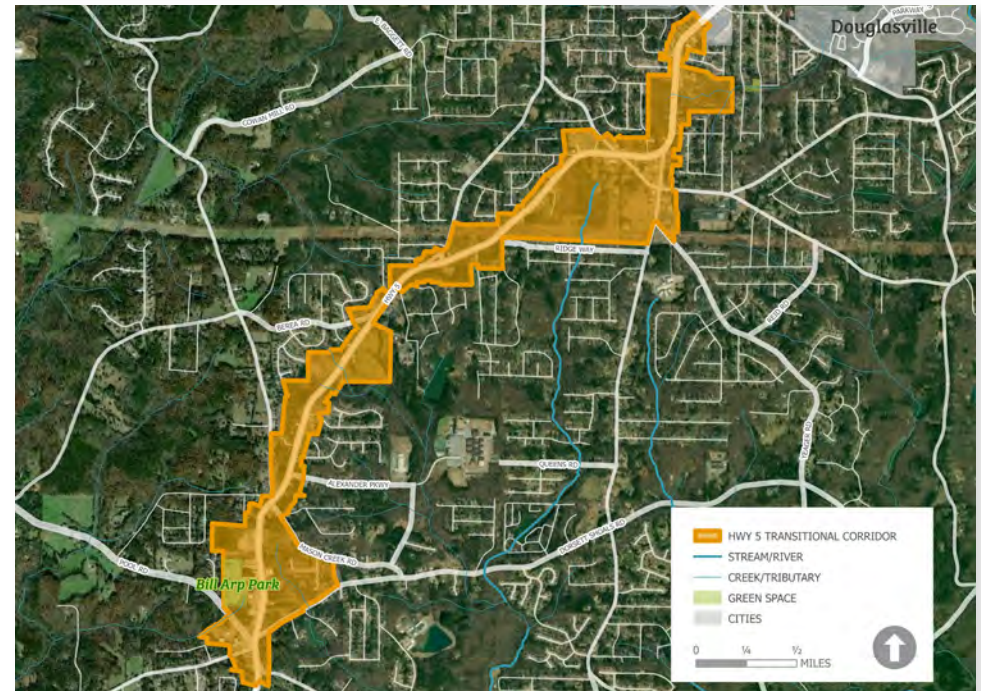
### Characteristics that Support Future Development

- Large, undeveloped parcels
- Highway 5 is a key north-south corridor

### Potential for New Growth/Development:

NONE LOW **SOME** HIGH

## Highway 5 Transitional Corridor



**Vision: A key north-south corridor that balances rural character with access to services. This area can accommodate more development at key crossroads to conserve land in the Dog River Basin.**

# CHARACTER AREAS

## *Future Land Use Changes Can Be:*

- Transitional Corridor\*
- Community Village Center\*
- Public/Institutional
- Parks/Rec/Conservation
- Transportation/ Communication/ Utilities

\* Predominant Land Use(s)

## *Parks, Open Space + Trails Guidance*

At the southern end of the corridor, Bill Arp Park serves as the corridor's community park, as it is equipped with a playground and sports facilities, including baseball fields and a football field. Developing linear parks/trails is a priority. Future trail concepts should focus on connecting existing parks to other greenspaces in the County. The trail framework suggests connecting Bill Arp Park to the Clinton Nature Preserve via a trail roughly following Pool Road.

Parks, Open Space, + Trails Guidance	
Type	Access (Level of Service)
Trails	2 Miles with Parking

## *Housing Guidance*

- Rural Residential
- Single Family – Low Density
- Single Family – Medium Density
- Single Family – High Density (limited)
- Accessory Dwelling Unit
- Cottage Court
- Duplex, Triplex, or Quadplex
- Townhomes
- Residential Mixed Use

## *Compatible Zoning Districts for Future Rezoning*

- OI
- C-G
- R-LD
- R-MD
- R-HD (limited)
- PSP
- PRD



# CHARACTER AREAS

## Fairburn-Lee Corridor

### Description

This section of Highway 92 is the focus of the 2007 Livable Centers Initiative (LCI). This corridor is comprised of three primary development nodes, with the largest one being at the intersection of Fairburn Road and Lee Road. Development along the corridor promotes a mix of commercial, residential, and recreational opportunities.

### Current Character

- Strip commercial concentrates close to Douglasville and intersection of Hwy 92/Lee Road
- Other parts are large-lot residential or undeveloped

### Barriers to Future Development

- Inconsistent sewer access

### Characteristics that Support Future Development

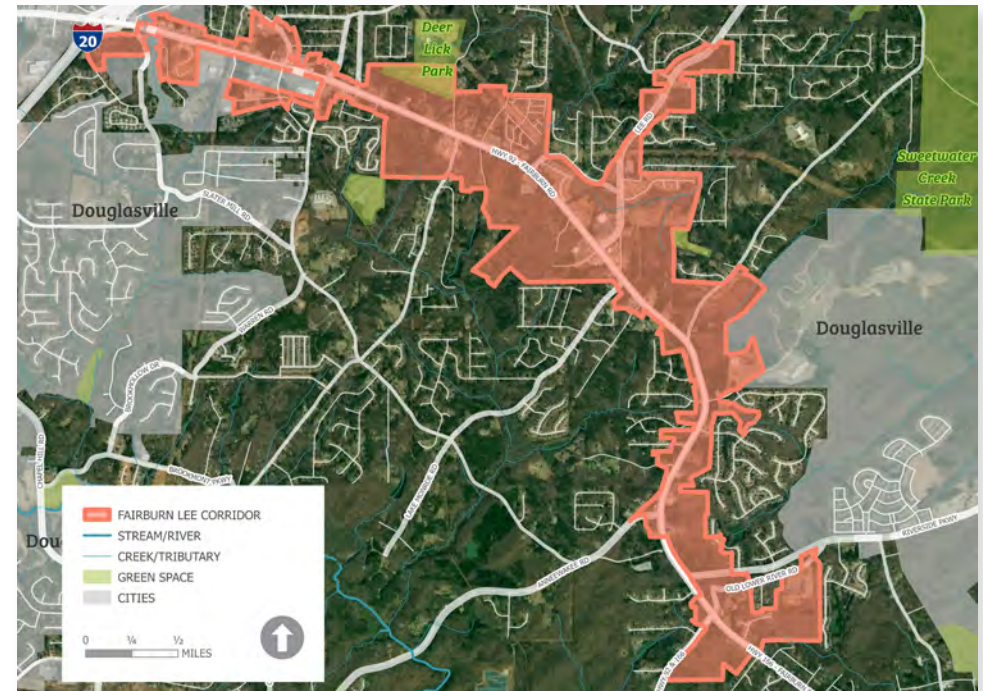
- Major thoroughfare with good Interstate access

### Potential for New Growth/Development:

NONE LOW SOME **HIGH**

***Vision: An important north-south corridor that balances a range of residential communities with high-quality neighborhood/community services at key nodes***

## Fairburn-Lee Corridor



### Future Land Use Changes Can Be:

- Mixed Use Corridor\*
- Transitional Corridor\*
- Community Village Center\*
- Suburban Living
- Urban Residential
- Public/Institutional
- Transportation/ Communication/ Utilities
- Parks/ Recreation/ Conservation

\* Predominant Land Use(s)

# CHARACTER AREAS

## ***Parks, Open Space + Trails Guidance***

The Fairburn-Lee corridor is well-served by community parks, and developing linear parks and trails is a priority for this character area. Mt. Carmel Park offers recreation and open space opportunities within the character area. Deer Lick Park and the Chestnut Log Soccer Complex fall just outside the Fairburn-Lee Corridor. The trails framework shows trails connecting Douglasville to existing facilities on Riverside Parkway as well as Hwy 92 to anticipated facilities on Lee Road.

<b>Parks, Open Space, + Trails Guidance</b>	
<b>Type</b>	<b>Access (Level of Service)</b>
<b>Trails</b>	1 Mile with Parking

## ***Compatible Zoning Districts for Future Rezoning***

- OI
- C-G
- C-H
- PRD
- PUD
- R-LD
- R-MD
- R-HD

## ***Housing Guidance***

- Single Family – Low Density
- Single Family – Medium Density
- Single Family – High Density
- Accessory Dwelling Unit
- Cottage Court
- Duplex, Triplex, or Quadplex
- Townhomes
- Multi-Family Garden Style
- Residential Mixed Use

# CHARACTER AREAS

## VMH Professional Corridor

### Description

This section of Veterans Memorial Highway (VMH) is a portion of the old Bankhead Highway, which was one of the first federal auto trails, a precursor to the federal highway system. As a result, it has a legacy of auto-oriented and industrial uses in proximity to a number of first-generation suburban neighborhoods. The Lithia Springs Small Area Plan identified this part of VMH as a place to concentrate job-generating uses like industrial, office, and commercial.

### Current Character

- Mix of professional uses including light industrial, warehousing, and auto-oriented businesses
- Traditional suburban residential interspersed

### Barriers to Future Development

- Lack of large, undeveloped parcels

### Characteristics that Support Future Development

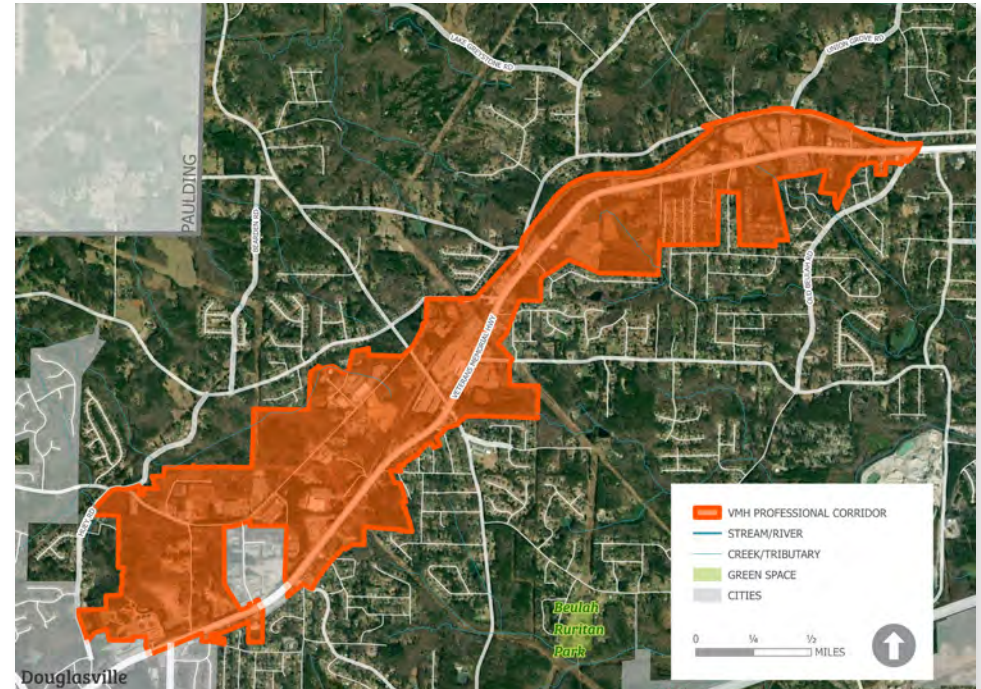
- Proximity to Douglasville and I-20

### Potential for New Growth/Development:

NONE LOW **SOME** HIGH

***Vision: A main East-West connection between Douglasville and Historic Lithia Springs that hosts job-generating, professional uses like office, industrial, and commercial.***

## VMH Professional Corridor



### Future Land Use Changes Can Be:

- Workplace Center\*
- Mixed Use Corridor\*
- Urban Residential
- Public/Institutional
- Parks/Rec/Conservation
- Transportation/ Communication/ Utilities

\* Predominant Land Use(s)

# CHARACTER AREAS

## *Parks, Open Space + Trails Guidance*

While it lacks community parks, the focus for the VMH Professional Corridor is to create linear parks/trail connections as well as to encourage the private development of campus-like greenspaces for future professional developments. The trail framework recommends a trail connection between Historic Lithia Springs to Douglasville.

Parks, Open Space, + Trails Guidance	
Type	Access (Level of Service)
Trails	1/2 Mile with Parking

## *Housing Guidance*

- Townhomes
- Multi-Family Garden Style
- Residential Mixed Use

## *Compatible Zoning Districts for Future Rezoning*

- OI
- C-G
- C-H
- LI (limited)
- LI-R (limited)
- R-MD
- R-HD
- PUD



# FUTURE LAND USE

## Introduction

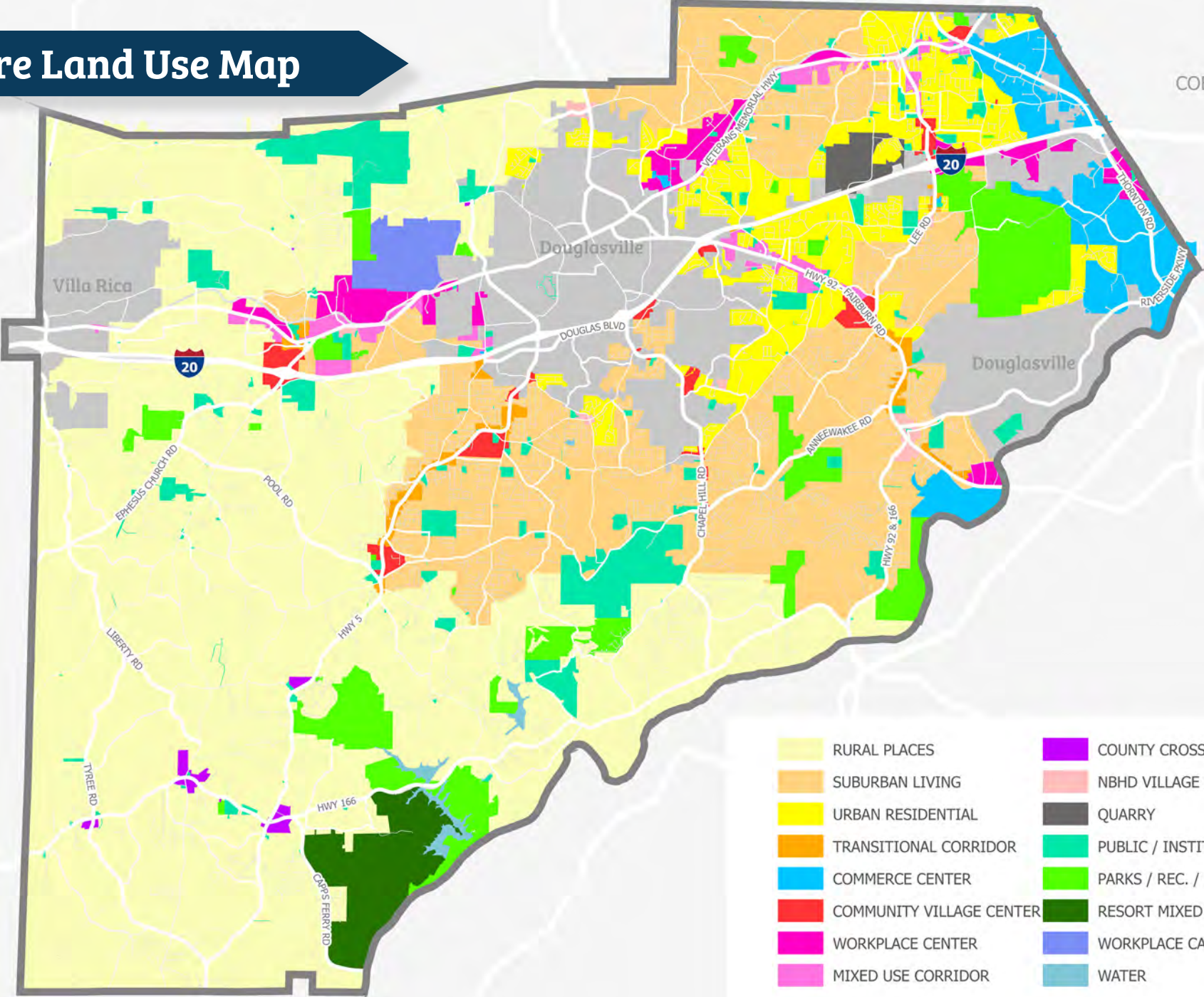
Future Land Use is similar to Character Areas but defines desired land use characteristics at the parcel-specific level. Despite the difference in scale, Character Areas and Future Land Use work together. Each Character Area defines a set of Future Land Use designations that are compatible with the area's identity and vision.

As Character Areas were better defined, the Future Land Use map was updated in tandem. Both of these planning tools ensure compatible and unified development within distinct areas of the County as well as guide zoning decisions.

The Future Land Use designations for Douglas County are shown in the map on page 83 and summarized in Table 17 which starts on page 84.



# Future Land Use Map



- |                          |                        |
|--------------------------|------------------------|
| RURAL PLACES             | COUNTY CROSSROADS      |
| SUBURBAN LIVING          | NBHD VILLAGE CENTER    |
| URBAN RESIDENTIAL        | QUARRY                 |
| TRANSITIONAL CORRIDOR    | PUBLIC / INSTITUTIONAL |
| COMMERCE CENTER          | PARKS / REC. / CONS.   |
| COMMUNITY VILLAGE CENTER | RESORT MIXED USE       |
| WORKPLACE CENTER         | WORKPLACE CAMPUS       |
| MIXED USE CORRIDOR       | WATER                  |

0 1/2 1 2 3 4  
MILES



# FUTURE LAND USE

Table 17: Future Land Use Summary Table					
FLU Designation	Description	Community Facilities	Master Planned Developments	Zoning Districts	Character Areas <small>*Featured as predominant land use</small>
<b>Rural Places</b>	<ul style="list-style-type: none"> <li>• Areas of the county predominantly characterized by rural residential development, including large lot, single-family residential development and single-family planned subdivisions</li> <li>• Typically areas of little or no access to public sewer, with no sewer expansion planned</li> <li>• Limited commercial activities may take place in identified nodes, including Neighborhood Village Centers or County Crossroads</li> <li>• Active farming operations and agriculturally-oriented land uses are encouraged</li> <li>• Conservation activities to mitigate environmentally sensitive conditions are encouraged</li> </ul>	<ul style="list-style-type: none"> <li>• Typically lacks public water &amp; sewer is not planned.</li> <li>• Modest level of services planned due to low-density nature of the area.</li> </ul>	<ul style="list-style-type: none"> <li>• Single-family, agriculturally oriented and open space and master planned developments</li> <li>• Small integrated commercial as designated.</li> </ul>	<ul style="list-style-type: none"> <li>• AG</li> <li>• RA</li> <li>• C-G</li> <li>• OI-L Max 3,000 SF</li> <li>• PUD</li> </ul>	<ul style="list-style-type: none"> <li>• Resort Conservation*</li> <li>• Byway Reserve*</li> <li>• Dog River Basin*</li> <li>• Winston</li> <li>• Rural Reserve</li> <li>• Traditional Neighborhood</li> </ul>
<b>Suburban Living</b>	<ul style="list-style-type: none"> <li>• Areas of the county predominantly characterized by established single-family residential neighborhoods</li> <li>• Typically these areas have access to both public water and sewer and good access to transportation networks</li> <li>• Commercial activities may take place in identified nodes and along identified corridors</li> <li>• Industrial activities are discouraged and should be buffered from adjacent residential uses</li> <li>• Improving connections among parks, greenspaces and community amenities through bike/ ped networks and transit opportunities is a priority</li> </ul>	<ul style="list-style-type: none"> <li>• Public water available.</li> <li>• Public sewer available or planned.</li> <li>• Local public facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Single-family and duplex</li> <li>• PUD with limited institutional uses</li> <li>• Neighborhood commercial.</li> <li>• Limited Community Commercial</li> </ul>	<ul style="list-style-type: none"> <li>• R-A</li> <li>• R-LD</li> <li>• R-MD</li> <li>• PUD</li> </ul>	<ul style="list-style-type: none"> <li>• Traditional Neighborhood*</li> <li>• Byway Reserve*</li> <li>• Rural Reserve</li> <li>• Winston</li> <li>• Fairburn-Lee Corridor</li> </ul>



# FUTURE LAND USE

Table 17: Future Land Use Summary Table					
FLU Designation	Description	Community Facilities	Master Planned Developments	Zoning Districts	Character Areas <small>*Featured as predominant land use</small>
<b>Urban Residential</b>	<ul style="list-style-type: none"> <li>• Areas of the county predominantly characterized by older, established single family development that may include a mix of single family, duplex and townhome development</li> <li>• Areas of the county that may be appropriate for additional diversity of housing types, including duplex, triplex, quadplex, townhome and other attached housing types</li> <li>• Typically these areas have access to both public water and sewer and good access to major transportation networks including Interstate 20 and one or more state routes</li> <li>• Commercial activities may take place in identified nodes and along identified corridors</li> <li>• Industrial activities are discouraged and should be buffered from adjacent residential uses</li> <li>• Improving connections among parks, greenspaces and community amenities through bike/ped networks and transit opportunities is a priority</li> </ul>	<ul style="list-style-type: none"> <li>• Public water &amp; sewer</li> <li>• Regional public facilities</li> </ul>	<ul style="list-style-type: none"> <li>• PUD featuring mixed housing uses</li> <li>• Neighborhood Commercial</li> <li>• Office, professional, or institutional uses</li> </ul>	<ul style="list-style-type: none"> <li>• R-LD</li> <li>• R-MD</li> <li>• R-HD</li> <li>• R-MH</li> <li>• PUD</li> </ul>	<ul style="list-style-type: none"> <li>• Traditional Neighborhood</li> <li>• Data District</li> <li>• Campbellton West</li> <li>• Historic Lithia Springs</li> <li>• Fairburn-Lee Corridor</li> <li>• VMH Professional Corridor</li> </ul>
<b>Transitional Corridor</b>	<ul style="list-style-type: none"> <li>• Areas of the county along major transportation corridors where there will be demand to increase the density of residential uses</li> <li>• These are areas where historic patterns of single-family development may be less desirable in favor of duplex, townhome, and cluster style single-family development</li> <li>• Though the Transitional Corridor has allowed for some non-residential development in the past, non-residential development should only be allowed as a part of a mixed use development incorporating multiple residential options and limited commercial, professional or office options</li> <li>• Typically, these areas have access to both public water and sewer and good access to major transportation networks including Interstate 20 and one or more state routes</li> <li>• Architectural and landscape standards should ensure high quality development that complement existing development</li> <li>• Improving bike/ ped and transit connections among these uses is a priority</li> </ul>	<ul style="list-style-type: none"> <li>• Linear transitional areas along major transportation corridors</li> </ul>	<ul style="list-style-type: none"> <li>• Due to the linear nature of this corridor, and the potential abutment to single-family residential neighborhoods, master planned developments are not typically appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>• OI</li> <li>• C-G</li> <li>• R-LD</li> <li>• R-MD</li> <li>• R-HD (limited)</li> <li>• PRD</li> <li>• PUD</li> </ul>	<ul style="list-style-type: none"> <li>• Highway 5 Transitional Corridor</li> <li>• Traditional Neighborhood</li> <li>• Winston</li> <li>• Fairburn-Lee Corridor</li> </ul>



# FUTURE LAND USE

Table 17: Future Land Use Summary Table					
FLU Designation	Description	Community Facilities	Master Planned Developments	Zoning Districts	Character Areas <small>*Featured as predominant land use</small>
<b>County Crossroads</b>	<ul style="list-style-type: none"> <li>• Small restricted commercial node located at existing crossroads within areas of the county designated for limited development and preservation of rural character</li> <li>• Typically areas of little or no access to public sewer, with no sewer expansion planned</li> <li>• Designed to allow for limited convenience and service commercial uses, but are not intended to scale to the type of development more appropriate for a Neighborhood or Community Village Center</li> </ul>	<ul style="list-style-type: none"> <li>• Located with the Rural Places Character Area</li> <li>• Use of existing commercial areas</li> </ul>	<ul style="list-style-type: none"> <li>• n/a</li> </ul>	<ul style="list-style-type: none"> <li>• C-G</li> <li>• OI</li> </ul>	<ul style="list-style-type: none"> <li>• Resort Conservation</li> <li>• Winston</li> <li>• Dog River Basin</li> <li>• Rural Reserve</li> </ul>
<b>Neighborhood Village Center</b>	<ul style="list-style-type: none"> <li>• Areas located at key crossroad intersections primarily adjacent to areas of higher density suburban residential development</li> <li>• Small-scaled neighborhood commercial and service uses are appropriate to provide amenities to established and developing neighborhoods</li> <li>• Architectural and landscape standards should ensure high quality development that complements existing development</li> <li>• Improving bike/ ped and transit connections among these uses is a priority</li> </ul>	<ul style="list-style-type: none"> <li>• Public water &amp; sewer may be available</li> <li>• Good transportation access</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed-use MPD encouraged</li> <li>• “Main Street” style mixed-use encouraged</li> </ul>	<ul style="list-style-type: none"> <li>• C-G</li> <li>• OI</li> <li>• PUD</li> <li>• R-MD</li> <li>• R-HD (limited)</li> <li>• PRD</li> </ul>	<ul style="list-style-type: none"> <li>• Historic Lithia Springs*</li> <li>• Traditional Neighborhood</li> <li>• Winston</li> </ul>

# FUTURE LAND USE

Table 17: Future Land Use Summary Table					
FLU Designation	Description	Community Facilities	Master Planned Developments	Zoning Districts	Character Areas <small>*Featured as predominant land use</small>
<b>Community Village Center</b>	<ul style="list-style-type: none"> <li>• Areas that are designed to serve more than one neighborhood and include a higher intensity of commercial activity</li> <li>• A diversity of uses may be included in a planned development, including retail, office and service-oriented businesses</li> <li>• Anchor tenants, such as grocery stores, pharmacies or department stores are typical of this type of development</li> <li>• Higher density residential uses may be found in proximity to, or as a part of, and overall master planned development</li> <li>• Amenities, including parks, recreation and cultural activities are encouraged to be developed as a part of community activity centers</li> <li>• Typically these areas have access to both public water and sewer and good access to major transportation networks including Interstate 20 and one or more state routes</li> <li>• Architectural and landscape standards should ensure high quality development that complement existing development</li> <li>• Improving bike/ped and transit connections among these uses is a priority</li> </ul>	<ul style="list-style-type: none"> <li>• Public water &amp; sewer may be available</li> <li>• Arterial access</li> <li>• Regional public facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed-use MPD encouraged</li> <li>• “Main Street” style mixed-use encouraged</li> </ul>	<ul style="list-style-type: none"> <li>• OI</li> <li>• C-G</li> <li>• PUD</li> <li>• R-LD</li> <li>• R-MD</li> <li>• R-HD</li> <li>• CH</li> </ul>	<ul style="list-style-type: none"> <li>• Highway 5 Transitional Corridor*</li> <li>• Fairburn-Lee Corridor*</li> <li>• Traditional Neighborhood</li> <li>• Winston</li> </ul>
<b>Mixed Use Corridor</b>	<ul style="list-style-type: none"> <li>• Mixed Use Corridors anticipate a mix of non-residential uses in proximity to major thoroughfares</li> <li>• Development within Mixed Use Corridors should respond to their designated Character Area and other Master Plans or Small Area Studies that are applicable</li> <li>• Higher density residential uses may be found in proximity to, or as a part of, and overall master planned development, but development of new residential uses should recognize the primary function of the corridor for non-residential development</li> <li>• Mixed Use Corridors are anticipated to support a greater urban density of form, scale and use than other thoroughfares in the county</li> <li>• Cohesive architectural standards and extensive landscaping and streetscaping requirements are a priority to define the visual appeal and preserve the aesthetics of these Corridors</li> <li>• Planning for appropriate transportation access and expansion and improving bike/ped and transit connections along these Corridors is a priority</li> </ul>	<ul style="list-style-type: none"> <li>• Public water &amp; sewer may be available</li> <li>• Arterial access</li> <li>• Potential rail corridor access</li> <li>• Regional public facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed-use and master planned developments are highly encouraged within this district.</li> <li>• Additional design and site restrictions apply</li> </ul>	<ul style="list-style-type: none"> <li>• OI</li> <li>• C-G</li> <li>• C-H</li> <li>• LI</li> <li>• LI-R</li> <li>• R-MD</li> <li>• R-HD</li> <li>• PUD</li> <li>• PRD</li> </ul>	<ul style="list-style-type: none"> <li>• Traditional Neighborhood</li> <li>• Historic Lithia Springs</li> <li>• Winston</li> <li>• Fairburn-Lee Corridor*</li> <li>• VMH Professional Corridor*</li> </ul>

# FUTURE LAND USE

Table 17: Future Land Use Summary Table					
FLU Designation	Description	Community Facilities	Master Planned Developments	Zoning Districts	Character Areas <i>*Featured as predominant land use</i>
<b>Workplace Center</b>	<ul style="list-style-type: none"> <li>Workplace Centers identify suitable locations for current and future intensive commercial, office and technology development along major highway corridors</li> <li>The expectation for businesses located in Workplace Centers is that they are considered to be major employment generators; integrated office parks and similar developments are encouraged</li> <li>Development within Workplace Centers should respond to their designated Character Area and other Master Plans or Small Area Studies that area applicable</li> <li>Landscaping and aesthetics of these areas should be a priority</li> <li>Typically these areas have access to both public water and sewer and good access to major transportation networks including Interstate 20 and one or more state routes</li> <li>Planning for appropriate transportation access and expansion and improving bike/ped and transit connections along these Corridors is a priority</li> </ul>	<ul style="list-style-type: none"> <li>Public water &amp; sewer available or planned in the near future</li> <li>Arterial access</li> <li>Rail access</li> <li>Regional public facilities</li> </ul>	<ul style="list-style-type: none"> <li>Urban design characteristics and unity are major characteristics within planned developments.</li> </ul>	<ul style="list-style-type: none"> <li>OI</li> <li>C-G</li> <li>LI-R</li> <li>R-MD</li> <li>R-HD</li> <li>PUD</li> <li>CH</li> </ul>	<ul style="list-style-type: none"> <li>Data District</li> <li>Campbellton West</li> <li>Winston</li> <li>Workplace Campus</li> <li>VMH Professional Corridor*</li> </ul>
<b>Commerce Center</b>	<ul style="list-style-type: none"> <li>Commerce Centers are reserved for industrial office park type development with a focus on interstate-oriented development</li> <li>Development within Commerce Centers should respond to their designated Character Area and other Master Plans or Small Area Studies that are applicable</li> <li>Commerce Centers should be situated a distance from dense residential areas and appropriately buffered from established and future residential development</li> </ul>	<ul style="list-style-type: none"> <li>Public water &amp; sewer</li> <li>Major transportation access</li> </ul>	<ul style="list-style-type: none"> <li>Mixed commercial and industrial uses are the preferred method of development.</li> </ul>	<ul style="list-style-type: none"> <li>OI</li> <li>C-G</li> <li>C-H</li> <li>LI</li> <li>LI-R</li> <li>PUD</li> </ul>	<ul style="list-style-type: none"> <li>Data District</li> <li>Campbellton West</li> <li>Westfork*</li> </ul>

# FUTURE LAND USE

Table 17: Future Land Use Summary Table					
FLU Designation	Description	Community Facilities	Master Planned Developments	Zoning Districts	Character Areas <small>*Featured as predominant land use</small>
<b>Workplace Campus</b>	<ul style="list-style-type: none"> <li>Workplace Campus is reserved as a suitable location for intensive office and technology development that is a part of a master planned development</li> <li>Workplace campus is a major employment generator and targeted toward business-oriented uses</li> <li>Development of the Workplace Campus shall occur in accordance with a master plan for access to roads, railroads, water, sewer, broadband and other utilities</li> <li>Uses that will generate increased traffic from heavy trucks, noise, odors or other nuisances are discouraged</li> <li>Preservation of environmentally sensitive areas as a part of an integrated overall master plan is encouraged</li> <li>Cohesive architectural standards, extensive landscaping requirements, and substantial buffers against adjacent residential uses are required for development of the Workplace Campus</li> </ul>	<ul style="list-style-type: none"> <li>Public water &amp; sewer are not currently planned but can be expanded into this area as a part of a master plan.</li> <li>Arterial access</li> <li>Rail access</li> <li>Proximity to Interstate 20</li> <li>Regional public facilities</li> </ul>	<ul style="list-style-type: none"> <li>A master plan is required in this FLU designation.</li> <li>Intensive office and technology development that creates a campus-like feel is preferred.</li> </ul>	<ul style="list-style-type: none"> <li>PUD</li> </ul>	<ul style="list-style-type: none"> <li>Workplace Campus*</li> </ul>
<b>Resort Mixed Use</b>	<ul style="list-style-type: none"> <li>Resort Mixed Use areas are designed to promote a mix of low-density and low-intensity amenities as a part of a compact, master planned community that compliments the rural environment of Douglas County</li> <li>Non-residential uses focus on recreation, agri-tourism, health and wellness, and hospitality in a manner that supports the County's rural heritage and environmentally sensitive resources</li> <li>Economic activities should support the character of surrounding areas so as to continue to allow agricultural, forestry and rural residential land uses to predominate</li> <li>Consideration of the protection of existing natural and cultural resources in the area supersede the demand for new development, and expansion of new infrastructure should be thoughtfully planned and constrained to support the character area and avoid sprawling patterns of development</li> <li>Substantial buffers between new and existing development should provide year round screening and preservation of existing viewsheds</li> <li>New transportation improvements should be context sensitive and greater connectivity through multi-use paths would support the recreational focus of land uses in this area</li> </ul>	<ul style="list-style-type: none"> <li>Public water and sewer available or planned in the near future.</li> </ul>	<ul style="list-style-type: none"> <li>Low density master planned developments with limited mix of uses</li> </ul>	<ul style="list-style-type: none"> <li>AG</li> <li>R-LD</li> <li>RA</li> <li>PUD</li> </ul>	<ul style="list-style-type: none"> <li>Resort Conservation*</li> <li>Rural Reserve</li> </ul>



# FUTURE LAND USE

Table 17: Future Land Use Summary Table					
FLU Designation	Description	Community Facilities	Master Planned Developments	Zoning Districts	Character Areas <small>*Featured as predominant land use</small>
<b>Public/ Institutional</b>	<ul style="list-style-type: none"> <li>Sites and facilities in public ownership for uses such as medical, educational, cultural, governmental, administrative and protective services and cemeteries</li> </ul>	<ul style="list-style-type: none"> <li>Public water and sewer generally required for most uses.</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>PSP</li> </ul>	<ul style="list-style-type: none"> <li>Historic Lithia Springs</li> <li>Rural Reserve</li> <li>Traditional Neighborhood</li> <li>Winston</li> <li>Dog River Basin</li> <li>Byway Reserve</li> <li>Resort Conservation</li> <li>VMH Professional Corridor</li> <li>Fairburn-Lee Corridor</li> <li>Highway 5 Transitional Corridor</li> </ul>
<b>Parks/ Recreation/ Conservation</b>	<ul style="list-style-type: none"> <li>Areas developed for park or recreation use, or designated as permanent open space</li> </ul>	<ul style="list-style-type: none"> <li>Public water and sewer may be available, but not a requirement.</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>PSP</li> </ul>	<ul style="list-style-type: none"> <li>All</li> </ul>
<b>Transportation/ Communication/ Utilities</b>	<ul style="list-style-type: none"> <li>Areas of public or semi-public uses including right-of-way, public utility easements, telecommunications facilities and similar</li> </ul>	<ul style="list-style-type: none"> <li>Public water and sewer may be available, but not a requirement.</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>PSP</li> </ul>	<ul style="list-style-type: none"> <li>All</li> </ul>

# FUTURE LAND USE

Table 17: Future Land Use Summary Table					
FLU Designation	Description	Community Facilities	Master Planned Developments	Zoning Districts	Character Areas <small>*Featured as predominant land use</small>
Water	<ul style="list-style-type: none"> <li>Rivers, lakes, and other hydrological resources</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>All</li> </ul>
Quarry	<ul style="list-style-type: none"> <li>The Quarry will be maintained according to best practice throughout its useful life.</li> <li>Maintenance of environmentally sensitive resources and consideration to adjacent residential uses shall be priority considerations for any expansion of quarry uses.</li> <li>At such a time as the Quarry's resources are depleted, all proper remediation activities will be undertaken and the property will transition back to a use suitable in light of adjacent land use.</li> </ul>	<ul style="list-style-type: none"> <li>Major transportation access</li> </ul>	<ul style="list-style-type: none"> <li>Stand-alone use</li> </ul>	<ul style="list-style-type: none"> <li>HI (limited)</li> </ul>	<ul style="list-style-type: none"> <li>Quarry*</li> </ul>

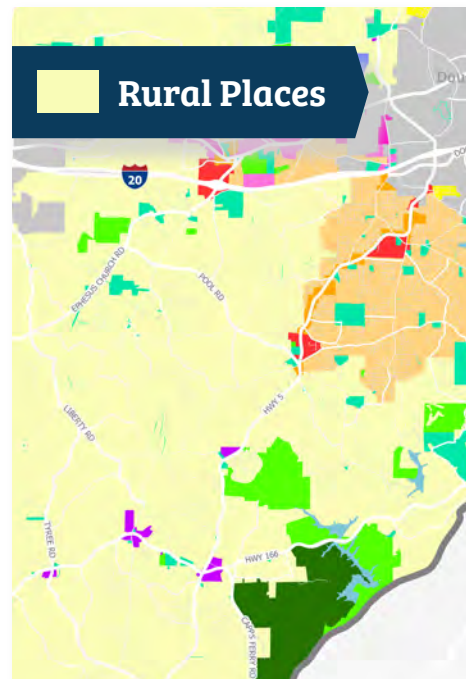
# FUTURE LAND USE

## Rural Places

While considered largely suburban, much of Douglas County's identity is tied to its rural, small-town heritage and its pristine natural resources. Although large-scale farms are not a major use within the County, many smaller homestead, hobby-agriculture, and estate farms still exist. Active farming operations and agriculturally-oriented land uses are encouraged within the Rural Places FLU designation. Rural residential developments, including large lot single-family homes, are also appropriate and can accommodate modest residential growth. This FLU designation encompasses sensitive natural resources that require additional protection; thus, conservation activities to mitigate environmentally sensitive conditions are also encouraged within Rural Places. Areas within this category can accommodate limited "County Crossroads" type commercial in identified nodes; however, the intent of the Rural Places FLU designation is to preserve the County's scenic rural landscape and rural-residential community rooted in its agrarian history.

### *Policies and Implementation Strategies:*

- Retain and conserve the rural character in the area
- Protect sensitive natural resources areas and encourage conservation
- Encourage and accommodate the further development of estates and mini-farms that are consistent with growth policies of Douglas and that blend into the overall fabric of the County
- In order to maintain and protect rural character, provide limited service levels to these areas, in terms of transportation and sewer improvements, and do not plan for sewer expansion



### *Primary Land Uses:*

- Large homesteads on individual lots
- Large lot single-family home subdivisions
- Equestrian and golf club communities
- Master planned, single-family developments with an overall density of 1 unit per 3 acres (except within the Dog River Watershed Overlay area), including conservation subdivisions

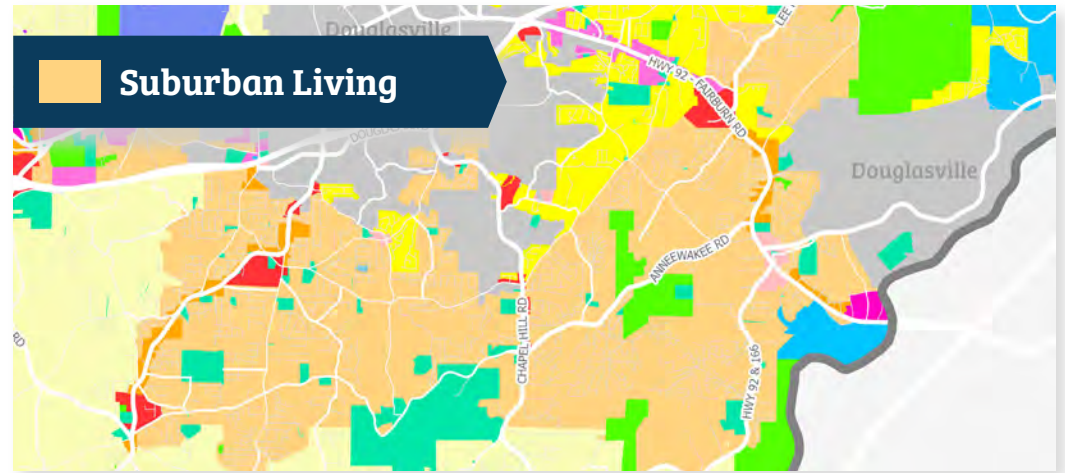
# FUTURE LAND USE

## Suburban Living

As Douglas County continues to experience growth in both residential and commercial development, areas meant for traditional subdivision and commercial growth to serve nearby residents are necessary. The Suburban Living FLU designation covers areas of the County predominantly characterized by established, traditional single-family residential neighborhoods. The intent of this FLU designation is to channel growth pressures to areas that are suitable in terms of land use patterns and infrastructure investment, and to areas that have a more “suburban” feel. In addition to traditional single family, Suburban Living could promote housing diversity through compatible and accessible—both physically and financially—housing types, like cottage courts and ADUs, to accommodate senior housing needs and residential growth.

Commercial activities may take place in identified nodes and along identified corridors and should be compatible with existing land uses through size, appearance and buffering. Special care should be taken to eliminate any negative impacts, such as lighting, parking, and traffic. Large-scale commercial development and industrial activities are discouraged and should be buffered from adjacent residential uses.

Public services and facilities are offered at a higher level of service to accommodate a denser population. Typically, these areas have access to both public water and sewer and have good access to transportation networks. Improving connections among parks, greenspaces and community amenities through bike/pedestrian networks and transit opportunities is a priority.



### *Policies and Implementation Strategies:*

- Retain and conserve the existing sound housing stock.
- Increase housing diversity and senior housing options through compatible and accessible housing types like cottage courts and ADUs.
- Create bike and pedestrian connections to parks, greenspaces, and community amenities via continuous sidewalks and trails.
- Encourage private developers to provide private neighborhood parks to improve access to greenspaces for Douglas County residents.
- Promote residential development that fosters a sense of community and provides essential mobility, recreation, and open space.
- Accommodate upscale executive housing to meet the market demand.
- Provide for areas of innovative development, such as recreational developments, master planned and traditional communities in appropriate locations.
- Stabilize and protect the essential characteristics of residential environments, including natural features.



# FUTURE LAND USE

## Suburban Living Continued

### *Primary Land Uses:*

- Large homesteads on individual lots
- Large lot single-family home subdivisions
- Equestrian and golf club communities
- Master planned, single-family developments with an overall density of 1 unit per 3 acres (except within the Dog River Watershed Overlay area), including conservation subdivisions



# FUTURE LAND USE

## Urban Residential

Areas designated as Urban Residential are located primarily within areas that are currently experiencing growth pressures, such as outside of Douglasville. These areas are predominantly characterized by older, established single-family residential development but currently include a mix of single-family homes, duplexes, and townhomes. Given this existing mix, future residential development in Urban Residential can include these as well as additional housing type diversity. Appropriate attached types include triplexes, quadplexes, and townhomes. Detached cottage courts and ADUs are also appropriate.

Commercial activity designed to serve the adjacent population—like neighborhood and community villages—is appropriate in identified nodes and corridors. Industrial activities are discouraged and should be buffered from adjacent residential uses. Master Planned developments of mixed housing and integrated development are highly encouraged within this area to further the transition from the City of Douglasville. Public Services and Facilities are provided to serve a denser population.

Compatibility with the surrounding area, and specifically established neighborhoods should be a primary policy determination of the type of new development that is approved. Minimum lot size varies by type of unit and whether public water and sewer serves the lot.

Typically, Urban Residential exists in areas with access to both public water and sewer and good access to major transportation networks including Interstate 20 and one or more state routes. Despite this existing access to transportation networks, improving connections among parks, greenspaces and community amenities through bike/ pedestrian networks and transit opportunities remains a priority.



### *Policies and Implementation Strategies:*

- Accommodate a variety of housing types that suit the variety of Douglas County lifestyles and income levels.
- Allow for the conversion of sites to more intensive residential use when appropriate.
- Ensure compatibility between established single family and newer medium density development.
- Provide and maintain a supply of developable land throughout the urban area for residential and other supportive urban uses, as demand warrants and service capabilities permit.
- Encourage locating residential development where full urban services, public facilities, and routes of public transportation are available.
- Permit, in certain sections of the County, multi-family housing developments which are consistent with growth policies of the County and which blend into the overall fabric of the County.
- Develop residential areas that utilize innovative urban design principles that encourage community, pedestrian linkages and mixed-use environments.
- Create bike and pedestrian connections to parks, greenspaces, and community amenities via continuous sidewalks and trails



# FUTURE LAND USE

## Urban Residential Continued

### *Primary Land Uses:*

- All housing types
- Commercial
- Neighborhood Village Centers
- Community Village Centers
- Transitional Corridors
- Commercial Districts



# FUTURE LAND USE

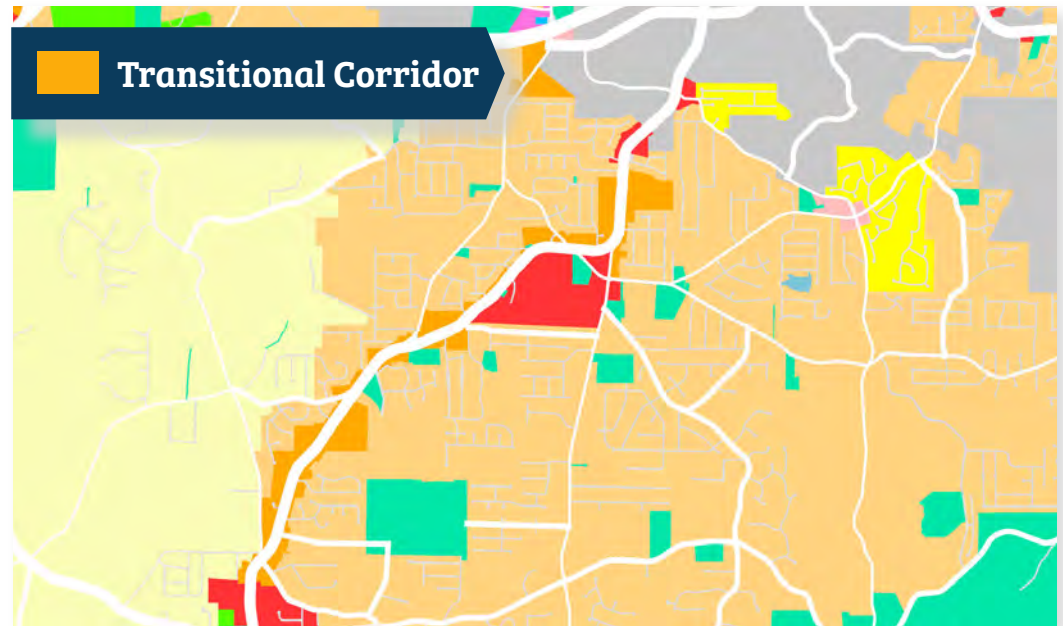
## Transitional Corridor

The Transitional Corridor FLU designation includes areas of the county following major transportation corridors, like Highway 5, where there is anticipated demand for increased density of residential uses. These are areas where historic patterns of single-family development may be less desirable in favor of duplex, townhome, and cluster-style single-family development.

Though the Transitional Corridor has allowed for some non-residential development in the past, non-residential development should only be allowed as a part of a mixed use development incorporating multiple residential options and limited commercial, professional or office options.

Generally, areas within Transitional Corridor have access to both public water and sewer. Transportation networks are incredibly accessible, including major thoroughfares, state routes, and Interstate 20.

Transitional Corridor has two additional priorities. First, developments should adhere to architectural and landscape standards to ensure high quality development that complement existing development. Second, developments and the County should improve bike/ pedestrian and transit connections to nearby destinations, parks, and other amenities.



### *Policies and Implementation Strategies:*

- Encourage denser residential development and a variety of housing types along key corridors
- Ensure compatibility between established single family and newer medium density development.
- Develop residential areas that utilize innovative urban design principles that encourage community, pedestrian linkages, and mixed-use environments.
- Create bike and pedestrian connections to parks, greenspaces, and community amenities via continuous sidewalks and trails
- Prevent additional non-residential development, unless a small portion of a mixed use development that includes multiple residential options



# FUTURE LAND USE

## Transitional Corridor Continued

### *Primary Land Uses:*

- Existing non-residential uses
- More intensive housing types: single family on small lots, duplex, triplex, quadplex, townhome, clustered cottage court, apartments, residential mixed use
- Mixed use districts
- Senior living facilities
- Small churches and community facilities



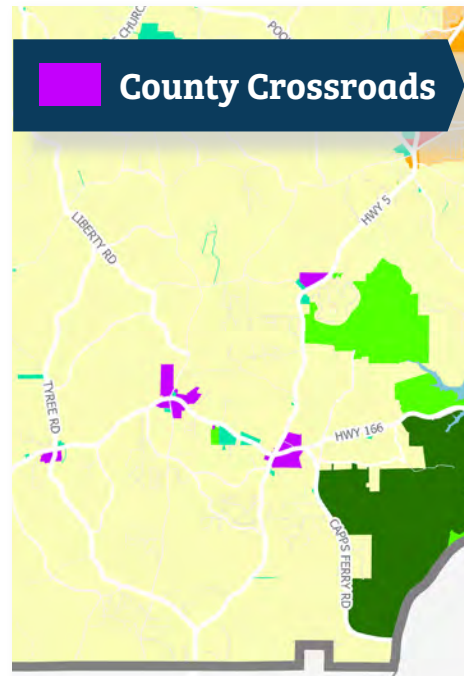
# FUTURE LAND USE

## County Crossroads

County Crossroads are very small, restricted commercial nodes that currently exist along historic crossroads in the County. These nodes appear within areas of the County designated for limited development and preservation of rural character. Due to the rural nature and single-family orientation of the surrounding area, County Crossroads allow for limited convenience and commercial uses to serve the local community but are not intended to scale to the type of development more appropriate for a Neighborhood or Community Village Center. This character area encompasses outlying areas of the county with little or no access to public water and sewer, and sewer expansion is not planned.

### *Policies and Implementation Strategies:*

- Preserve existing retail/service providers within the rural places character area
- Allow limited expansion within existing crossroads areas at existing intersections within the character area on a case-by-case basis
- Limit size of convenience retailers and service providers to no more than 3,000 square feet
- Primary guideline is that any commercial development should be compatible with surrounding residential properties and developed to serve a very limited immediate service area



### *Primary Land Uses:*

- Existing service commercial uses in rural areas



# FUTURE LAND USE

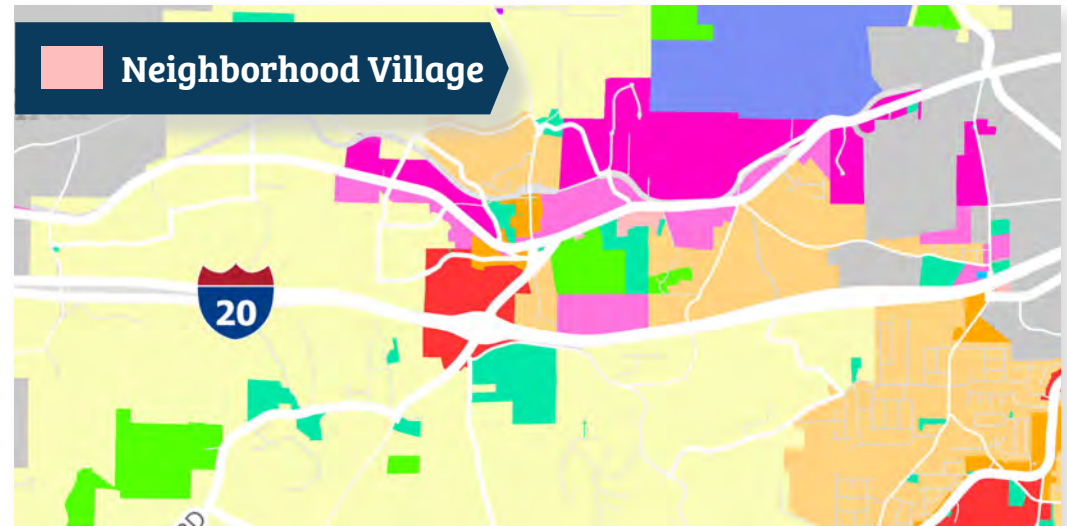
## Neighborhood Village Center

Neighborhood Village Centers are areas located at key crossroad intersections primarily adjacent to areas of higher density suburban residential development that offer small-scaled neighborhood commercial and services uses. Examples of these uses include banks, grocery stores, drug stores, and dry cleaners. Architectural and landscape standards should ensure high quality development that complements existing development and arrange commercial uses in a village-like setting that might include a neighborhood park, pedestrian circulation, and public spaces. Thus, a Neighborhood Village Center is envisioned as a compact assortment of convenience-oriented retail stores and services to address the demands of nearby residents in established and developing neighborhoods.

From an urban design perspective, sidewalks are important circulation features in Neighborhood Village Centers, and improving bike/pedestrian and transit connections among these commercial uses is a priority. Another critical element is the scale of the roads that serve these areas. Given its small scale and emphasis on small stores, a Neighborhood Village Center would be overwhelmed by wide thoroughfares carrying high-speed traffic and instead should rely on more modestly scaled roadways and tree-lined streets. Adaptive re-use of existing structures and buildings is encouraged as a focal point.

### *Policies and Implementation Strategies:*

- A Neighborhood Village Center should utilize the “Main Street” feel featuring specialty retail and personal services within a walkable and intimate environment.
- Accommodate a mix of uses—The use of low intensity office, services, retail, and integrated residential are all part of the integrated village center.



- Buildings should be clustered one to three stories and should respect the predominate scale of development in the surrounding area by designing with elements of similar scale and providing a gradual transition to any larger scaled masses proposed.
- Commercial centers should not exceed 10,000 square feet and should feature small retail and services.
- Professional offices should not exceed 6,000 square feet.
- Incorporate urban design elements such as pedestrian lights, consistent signage, and landscaping to contribute to the quaint character of Neighborhood Village Centers and create a sense of place.
- Encourage the use of coordinated and identified elements such as awnings, varying shingle styles or other natural materials, archways, and façade landscaping.

# FUTURE LAND USE

## Neighborhood Village Center Continued

### *Primary Land Uses:*

- Small-scaled grocery stores, bakeries, cafes and small retail shops
- Personal services, such as laundromats, dry cleaners, and barber/beauty shops
- Professional services such as lawyers, accountants, physicians, and dentists
- Small churches, community services





# FUTURE LAND USE

## Community Village Center

Typically located at the convergence of major transportation corridors, Commercial Village Centers are envisioned as places with a higher intensity of commercial activity designed to serve more than one neighborhood. Mixed-use developments that combine residential, commercial, service, and recreational uses integrated and linked together by a comprehensive circulation system are encouraged in these nodes. A diversity of compatible uses may be included in a planned development, including retail, office and service-oriented businesses. Anchor tenants, such as grocery stores, pharmacies or department stores are typical. Higher density residential uses may be found in proximity to, or as a part of, and overall master planned development. Amenities, including parks, recreation and cultural activities are encouraged to be developed as a part of these centers. Overall, the Commercial Village Center concept includes a variety of housing options, employment opportunities, businesses, office, retail shops, services, well-placed parks, plazas, and open spaces that create a community where it is possible to live, work and play.

Land use components coexist as part of a collective approach to creating communities that are safe, attractive, and convenient for pedestrians, bicyclists, transit users, and motorists alike. Improving bike/pedestrian and transit connections to the centers is a priority.

Architectural and landscape standards should ensure high quality development that complement existing development. Natural and historic resources within community village centers should be enhanced and preserved as a means of defining a distinct identity or sense of place. Improved connections to natural assets, both bike/pedestrian and vehicular, particularly from existing and developing higher density residential communities will tie the village together.



Typically, these areas have access to both public water and sewer and good access to major transportation networks including Interstate 20 and one or more state routes.

### *Policies and Implementation Strategies:*

- Buildings should be designed to conform to architectural standards and oriented in close proximity to each other to facilitate walking/biking instead of driving.
- The design of a building that occupies a pad or portion of a building within a

### *Primary Land Uses:*

- Shopping Centers containing an anchor such as a grocery or large drugstore.
- Small office complexes such as “office condominiums”, financial institutions with drive-thru facilities, full-service restaurants, and medical/dental clinics.
- Small residential component, such as lofts, or residences above ground level office or retail.
- Community gathering spaces and institutional uses, such as libraries, places of worship, and community centers.
- Entertainment and cultural arts should be a major focus of investment in the village.

# FUTURE LAND USE

## Community Village Center Continued

planned project or shopping center should share similar design characteristics and design vocabulary. Precise replication is not desirable, instead utilizing similar colors, materials and textures as well as repeating patterns; rhythms and proportions found within the architecture of other buildings in the center can be utilized to achieve unity.

- Encourage a mix of uses, including integrated residential. Mixed use projects that feature vertical integration (such as ground floor retail with living units above) are also encouraged, with an emphasis on greater street presence.
- The development of urban public parks, plazas, and other open space should be integrated into the overall design.
- Community facilities such as schools, branch libraries, and government services, pocket parks, and plazas serve as anchors for a Community Village Center and help to create identity.
- Outdoor dining areas are encouraged and when part of the development program, should be used to activate plazas, the edges of open space, building frontages, and street frontages. Outdoor dining areas should be oriented away from offsite uses that are sensitive to noise or nighttime activity.
- Permit, in certain sections of the County, multi-family housing developments which are consistent with growth policies of the County and which blend into the overall fabric of the County.
- Develop residential areas that utilize innovative urban design principles that encourage community, bike/pedestrian and transit linkages and mixed-use environments.



- Access is provided through a comprehensive system of streets, sidewalks, and greenways that intersect at key locations and connect residential areas to commercial uses. Parking should be conveniently located with the same pull-right-up, walk-in, and walk-out convenience of traditional shopping centers, while at the same, allowing for the buildings and design features to be in the forefront.
- Ground floor pedestrian traffic patterns, compatibility with adjacent street front uses and compatibility with any proposed residential uses or residential uses within the vicinity.
- Parking should be located to the rear or sides of the development whenever possible.
- Coordinate and circulate a variety of alternative transportation modes like vehicles, bus transit, pedestrians, and bicyclists.

# FUTURE LAND USE

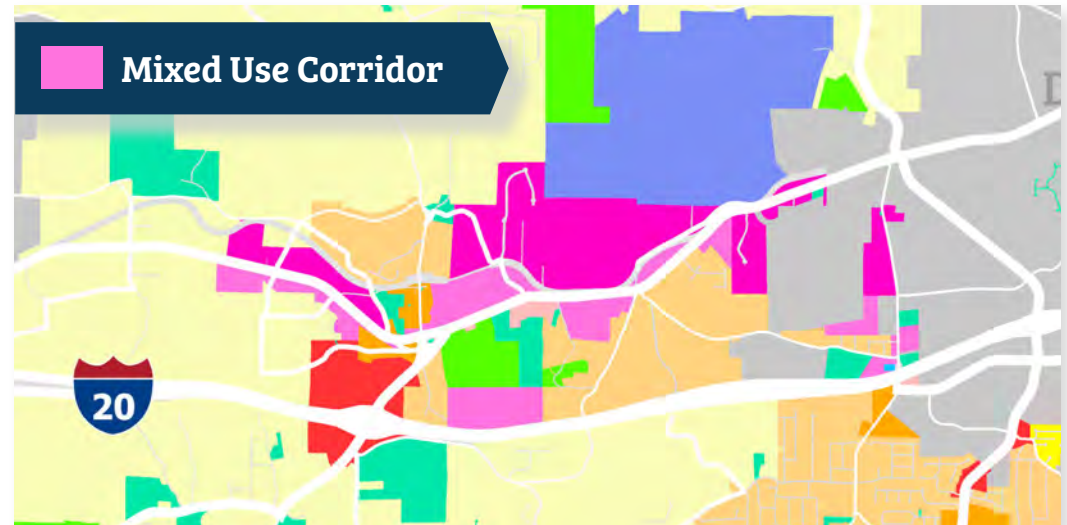
## Mixed Use Corridor

Mixed Use Corridors anticipate a mix of non-residential uses in proximity to major thoroughfares and support a greater urban density of form, scale and use than other thoroughfares in the County. These non-residential uses may include heavy commercial uses, light industrial and employment uses that are limited to office and business parks, distribution/service, light industrial, high technology and research, wholesaling companies, and similar businesses that have no significant impacts on the environment. Development within Mixed Use Corridors should respond to their designated Character Area and other Master Plans or Small Area Studies that are applicable. Higher density residential uses may be found in proximity to, or as a part of, and overall master planned development, but development of new residential uses should recognize the primary function of the corridor for non-residential development.

Cohesive architectural standards and extensive landscaping and streetscaping requirements are a priority to define the visual appeal and enhance the aesthetics of these Corridors. Planning for appropriate transportation access and expansion and improving bike/ ped and transit connections along these Corridors is a priority.

### *Policies and Implementation Strategies:*

- Promote a mix of uses: Corridors are suitable for office buildings, research and development, research and development activities, restrictive industrial, warehousing, and light manufacturing which will not have an adverse impact upon environmental quality.



- The number of restaurants with a drive through, car washes, automobile repair/service, or gasoline sales (combined or not combined with another business) is limited in number
- Drive through windows, menu boards, equipment and associated stacking lanes should be located to minimize impacts on adjacent residential areas and should be adequately screened from public view and view of adjacent sites.
- Parking decks should be “wrapped” by retail or residential uses. The providing of parking in an adjoining development manner among owners and developers of adjoining properties should be encouraged.
- Include the use of street trees, landscaped medians, and improved lighting for safety and aesthetics in streetscapes
- The parking or storage of trucks, trailers, or containers is prohibited within the minimum front setback and should be screened along side and rear setbacks.



# FUTURE LAND USE

## Mixed Use Corridor Continued

### *Primary Land Uses:*

- Light industrial (only within the VMH Corridor)
- Hotels
- Medical and dental offices.
- Auto-oriented services and repair shops
- Highway type commercial, except for large land consumers such as car dealerships and mini warehouses
- Higher density residential like apartments, townhomes, du/tri/quadplexes





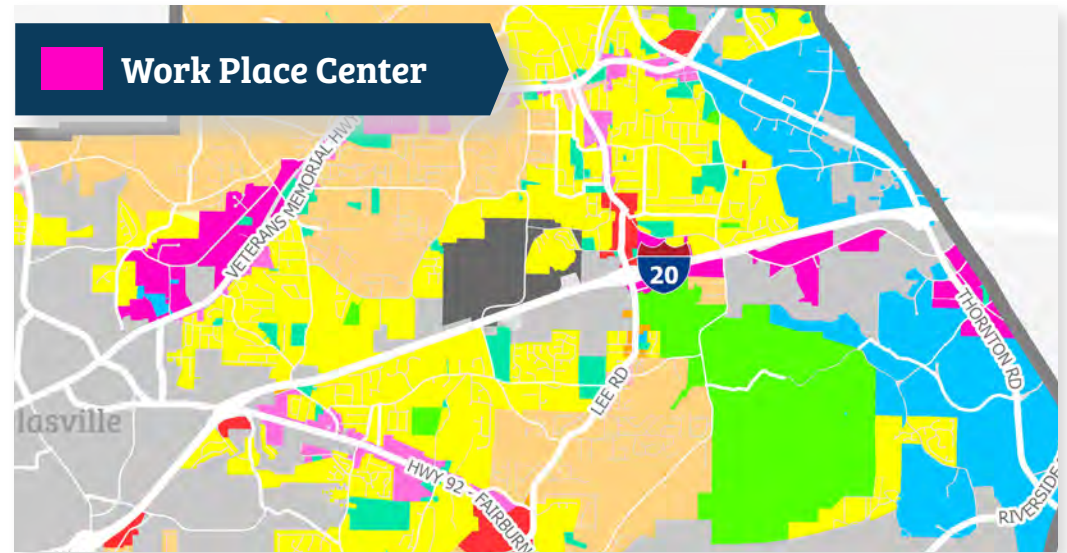
# FUTURE LAND USE

## Workplace Center

Workplace Centers identify suitable locations for current and future intensive commercial, office, and technology development along major highway corridors. The expectation for businesses located in Workplace Centers is that they are considered to be major employment generators; integrated office parks and similar developments are encouraged. Development within Workplace Centers should respond to their designated Character Area and other Master Plans or Small Area Studies that area applicable.

From an urban design standpoint, the most critical element in creating a visually appealing workplace center is the enforcement of appropriate development standards to ensure adequate site plans and landscaping. Buffers are critical between incompatible uses and guidelines that address signage and lighting will help to mitigate the negative impacts of a high concentration of commercial uses. Vast amounts of parking and loading/unloading areas should be screened from view. Where possible the parking areas should be distributed to two or more sides of the business to “visually scale down” the size of the parking lot. Inter-parcel access between sites should be used whenever possible. Grouping or “clustering” of shops with commingled parking, landscaping and pedestrian areas is encouraged.

Typically, these areas have access to both public water and sewer and good access to major transportation networks including Interstate 20 and one or more state routes. Planning for appropriate transportation access and in some cases, expansion is a priority. In addition to vehicular access, improving bike/pedestrian and transit connections along these corridors is important.



### *Policies and Implementation Strategies:*

- Workplace centers should be designed as a coordinated whole and integrated into surrounding character of the center. Office and industrial parks are encouraged.
- Buildings should be designed to conform to architectural standards and oriented in close proximity to each other to facilitate walking instead of driving.
- The design of a building that occupies a pad or portion of a building within a planned project or shopping center should share similar design characteristics and design vocabulary. Precise replication is not desirable, instead utilizing similar colors, materials, and textures as well as repeating patterns, rhythms, and proportions found within the architecture of other buildings in the center can be utilized to achieve unity.
- A transition from low buildings at the site perimeter to larger and taller structures on the interior of the site is encouraged.
- Use lighting to draw attention to window displays, signs, and store information and buildings architectural details.

# FUTURE LAND USE

## Workplace Center Continued

- Signage should be consistent in scale with other signs within the corridor/center, and that complement a building's architecture.
- Where parking structures have a strong relationship to the street or other pedestrian areas, the lower level of the structure should be activated with pedestrian-related improvements, storefronts, or alternative uses and enhanced landscape treatment to soften the structure. Other sides of parking structures should also be landscaped with increasing intensity the more visible the parking structure is from surrounding uses.
- Workplace centers should include pedestrian spaces scaled with respect to the size and demands of the particular use. The space should incorporate landscaping, shaded areas, and seating opportunities for customers and employees.
- Shared parking, or providing parking with adjoining development between owners or developers of adjoining properties, is encouraged.



### *Primary Land Uses:*

- “Showplace” operations such as offices and research facilities, sales and show rooms, and medical complexes
- Comprehensive and cohesive unified projects that integrate commercial, office, and on occasion, residential uses
- High rise office buildings
- Retail, dining, personal business and professional services that support the employment base and local residents
- Major commercial shopping, including department stores and “big box” uses, that is integrated into the overall design of the complex
- Warehouse, distribution, and wholesaling businesses when transportation facilities are sufficient
- Light industrial uses within planned centers
- Convention hotels and motels

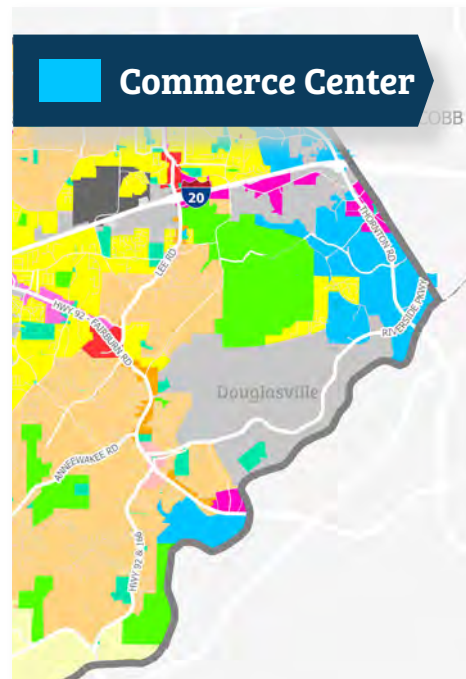
# FUTURE LAND USE

## Commerce Center

Commerce Centers are reserved for industrial office park type development with a focus on interstate-oriented development. These uses may include office and business parks, warehouse centers, distribution/service, large-scale commercial, light industrial, high technology and research, wholesaling companies, and similar businesses that have no significant impacts on the environment. Developments using planned development concepts are encouraged, such as business parks, campus settings and commercial/industrial mixed-use projects and should respond to their designated Character Area, other Master Plans, or Small Area Studies that are applicable. When located at the perimeter of a Character Area Map Commerce Center area, uses that are lower in intensity and scale to ensure minimal impact to adjacent properties is required. Commerce Centers should be situated a distance from dense residential areas and appropriately buffered from established and future residential development.

### *Policies and Implementation Strategies:*

- The building design and landscaping of any new development should be of a high quality and of an appearance that will enhance and be compatible with the character of the surrounding area.
- All developments should be designed with internal pedestrian circulation patterns. Sidewalks are required and should be identified in the design phase and provided for the design process. These include linkages to individual buildings, neighboring properties, and parking. Inter-parcel site access and shared driveways are desirable between similar uses.



### *Primary Land Uses*

- “Highway Commercial” type uses that are integrated into an overall design, such as sales and show rooms, storage garages, car, and mobile home dealers.
- Large-scale light and general industrial uses, office buildings, and parks



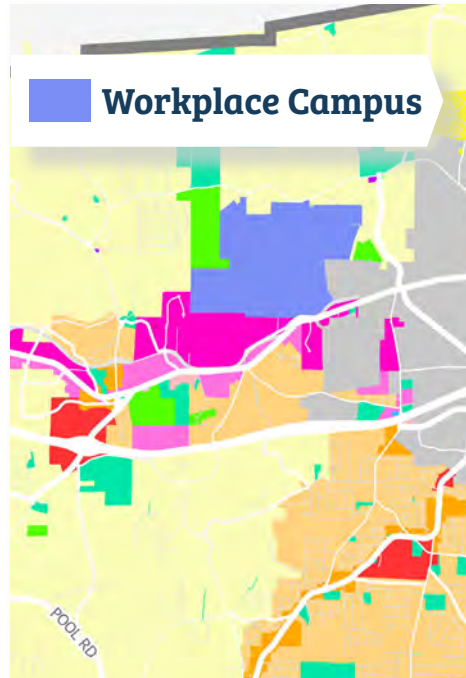
# FUTURE LAND USE

## Workplace Campus

Workplace Campus is reserved as a suitable location for intensive office and technology uses that are a part of a master planned development. Workplace Campus uses are business-oriented and major employment generators. Development of the Workplace Campus shall occur in accordance with a master plan for access to roads, railroads, water, sewer, broadband and other utilities. Uses that will generate increased traffic from heavy trucks, noise, odors or other nuisances are discouraged. Preservation of environmentally sensitive areas as a part of an integrated overall master plan is encouraged. Cohesive architectural standards, extensive landscaping requirements, and substantial buffers against adjacent residential uses are required for development of the Workplace Campus.

### *Policies and Implementation Strategies:*

- Sewer will not be expanded until master planned development is approved
- The building design and landscaping of any new development should be of a high quality and of an appearance that will create a transition to the character of the surrounding area.
- All developments should be designed with internal pedestrian circulation patterns. Sidewalks are required and should be identified in the design phase and provided for the design process. These include linkages to individual buildings, neighboring properties, and parking. Inter-parcel site access and shared driveways are desirable between similar uses.
- Private greenspace should be a critical design element to create a campus-like feel.



### *Primary Land Uses*

- Intensive office and technology uses and campuses





# FUTURE LAND USE

## Quarry

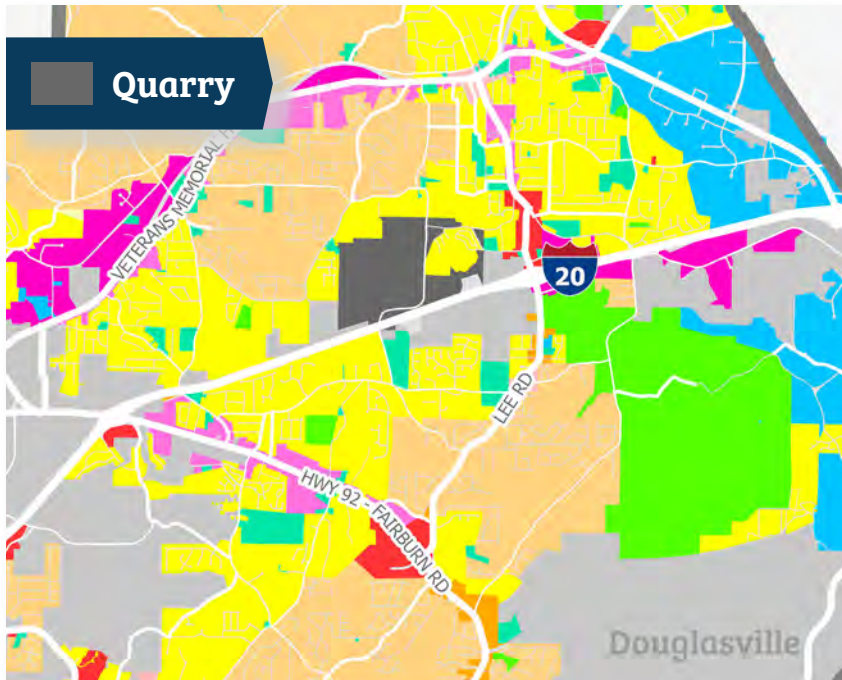
This area is established to provide for the intensive industrial use associated with Quarry operations. This use is considered a public nuisance, and can be potentially dangerous to health, safety, or general welfare of the County. This use will not be expanded outside of the existing Quarry area and the intent is to maintain it throughout its useful life according to best practices.

### *Policies and Implementation Strategies:*

- At such a time as the Quarry's resources are depleted, all proper remediation activities will be undertaken and the property will transition back to a use suitable in light of adjacent land use

## *Primary Land Uses*

- Professional office to support quarry operations
- Heavy industrial related to quarry operations



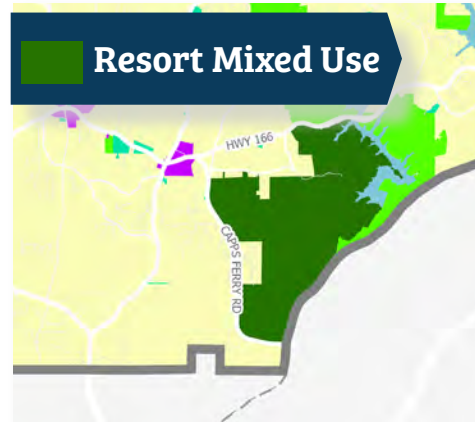
# FUTURE LAND USE

## Resort Mixed Use

Resort Mixed Use areas are designed to promote a mix of low-density and low-intensity amenities as a part of a compact, master planned community that compliments the rural environment of Douglas County. Non-residential uses focus on recreation, agri-tourism, health and wellness, and hospitality in a manner that supports the County's rural heritage and environmentally sensitive resources. Economic activities should support the character of surrounding areas so as to continue to allow agricultural, forestry, and rural residential land uses to predominate. Consideration of the protection of existing natural and cultural resources in the area supersede the demand for new development, and expansion of new infrastructure should be thoughtfully planned and constrained to support the rural character of the area and avoid sprawling patterns of development. Substantial buffers between new and existing development should provide year round screening and preservation of existing viewsheds. New transportation improvements should be context sensitive and greater connectivity through multi-use paths would support the recreational focus of Resort Mixed Use.

### *Policies and Implementation Strategies:*

- Development of the Resort Mixed Use future land use designation should be contained to a defined site and should proceed in accordance with an approved master plan.
- Flexibility of site design that respects the context of the area and is compatible with agricultural, forestry, and low-density rural residential uses is encouraged.
- Appropriate uses should support the economic development of recreational, agritourism, and hospitality industry in the area without crossing into uses that are more appropriately located



in the Neighborhood Village Center, Community Village Center, Workplace Center, or Commerce Center.

- Expansion of infrastructure should be sensitive to the context of the area and design to constrain new development to a defined site.
- Preservation of existing natural and cultural resources can enhance developments in the Resort Mixed Use Area and contribute to the preservation of the surrounding Rural Places.

### *Primary Land Uses*

- Hospitality uses, including lodging, dining and conference facilities constrained to a defined site and for the support of the master planned development
- Recreation uses, including boating, biking, trails and sport shooting
- Equestrian facilities and uses
- Residential uses compatible with surrounding rural residential character





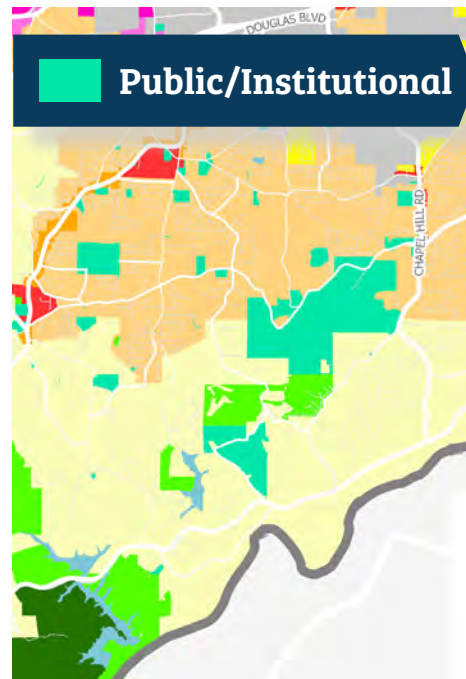
# FUTURE LAND USE

## Public/Institutional

Sites and facilities in public ownership for uses such as medical, educational, cultural, governmental, administrative, and protective services and cemeteries.

### *Policies and Implementation Strategies:*

- Ensure that the siting of new institutional facilities is compatible with adjacent land uses. Give consideration to potential noise, nuisance, and other issues that may impact otherwise single traditional neighborhoods.
- Provide for adequate transportation infrastructure to meet the needs of facilities, including during peak demand and on weekends, if the facility is heavily used beyond traditional commuting hours.
- Encourage shared parking arrangements, where appropriate.
- Adequately plan for the development of sites that will build out as campuses or other multi-phased projects.



### *Primary Land Uses*

- Public Infrastructure
- Government Facilities
- Schools and other Educational Institutions
- Religious Institutions
- Medical Facilities, including Hospitals

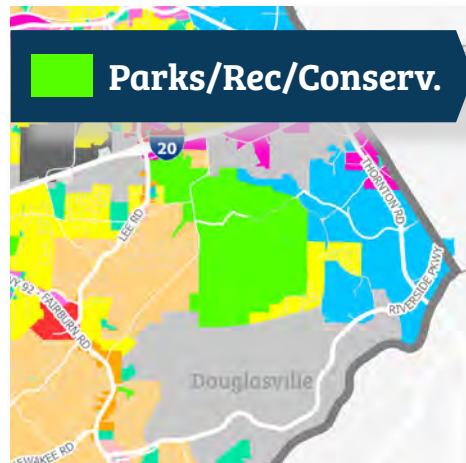
# FUTURE LAND USE

## Parks/Recreation/Conservation

Parks/Recreation/Conservation areas are those developed for parks, recreation uses, or designated as permanent open space. The recreation and park areas illustrated on the map include neighborhood, community, and regional parks, as well as recreation facilities and golf courses. Not all developed or needed open space areas are indicated on the Character Area map. Open space is required in all zoning Master Plans submitted to the County and is required in other developments when necessary to address recreational and aesthetic concerns, to create a buffer between different land uses, or as required by the Unified Development Code. Residential developments are especially encouraged to incorporate neighborhood park facilities.

### *Policies and Implementation Strategies:*

- Ensure the preservation of the quality and ecological health of environmental resources
- Encourage the development of parks and open space in the planning and permitting of new developments
- Recreational areas will balance the need to conserve sensitive areas and wildlife resources.
- Encourage the installation of public art in parks and recreation areas that is appropriate to the context of the area.
- Coordinate with property owners, where appropriate, to create voluntary conservation mechanisms for natural resources on private property.



### *Primary Land Uses*

Preservation of environmentally sensitive areas

- Greenway trails
- Active and passive recreation areas
- Land conservation
- Wildlife habitat
- Public art





# FUTURE LAND USE

## Transportation/Communication/Utilities

Areas of public or semi-public uses including right-of-way, public utility easements, telecommunications facilities and similar.

### *Policies and Implementation Strategies:*

- Co-locate utility easements with trails/greenways to build out trail vision.

### *Primary Land Uses*

- Electrical and telecommunications utility easements and accessory structures/facilities
- Sewer utility easements and accessory structures/facilities
- Water towers and accessory structures/facilities
- Transportation right-of-way





# FUTURE LAND USE

## Water

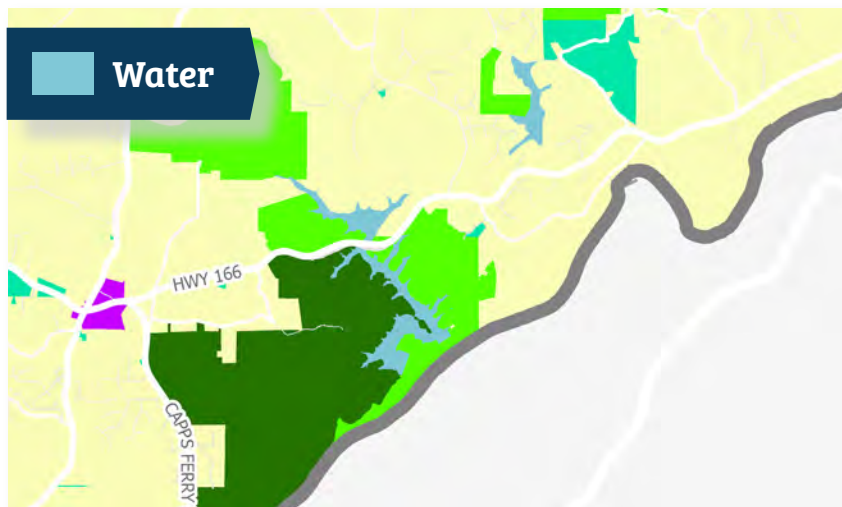
The Water Future Land Use category includes rivers, lakes, and other hydrological resources.

### *Policies and Implementation Strategies:*

- Ensure the preservation of the quality and ecological health of hydrological resources.
- Recreational areas will balance the need to conserve sensitive areas and wildlife resources.

### *Primary Land Uses*

- Preservation of environmentally sensitive, hydrological areas
- Greenway/blueway trails
- Wildlife habitat



# FUTURE LAND USE

Figure 11: Character Area and Future Land Use Matrix	Data District	State Park	Campbellton West	Historic Lithia Springs	Westfork	Quarry	Rural Reserve	Traditional Neighborhood	Winston	Workplace Campus	Dog River Basin	Byway Reserve	Resort Conservation	VMH Professional Corridor	Fairburn-Lee Corridor	Highway 5 Transitional Corridor
Rural Places							X	X	X		X	X	X			
Suburban Living							X	X	X			X			X	
Urban Residential	X		X	X				X							X	
Transitional Corridor								X	X						X	X
County Crossroads							X		X		X		X			
Neighborhood Village Center				X				X	X							
Community Village Center								X	X						X	X
Mixed Use Corridor				X				X	X					X	X	
Workplace Center	X		X						X	X				X		
Commerce Center	X		X		X											
Public/ Institutional				X			X	X	X		X	X	X	X	X	X
Transportation/ Communication/Utilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Parks Conservation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Resort Mixed Use							X						X			
Workplace Campus										X						
Quarry						X										

# FUTURE LAND USE

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# TRANSPORTATION ELEMENT

Connection to the CTP  
Priority CTP Projects



# TRANSPORTATION

## Connecting to the Comprehensive Transportation Plan

The transportation network in Douglas County is intended to provide safe and efficient mobility for all users. The local transportation infrastructure includes roadways, bridges, sidewalks, bike lanes, multiuse paths, trails, and transit. Interstate 20 runs east-west throughout the county and is served by several major arterials including SR 6/Thornton Road and SR 92. Many other roadways in the county are local facilities with three lanes or less.

In 2021, Douglas County published an update to its Comprehensive Transportation Plan (CTP). The document was a joint effort with the County and municipalities of Austell, Douglasville, and Villa Rica to assess existing transportation infrastructure and identify future needs. The document provides a 30-year vision for multi-modal transportation investments that includes a prioritized list of transportation improvements, a 5-year action plan, and recommendations that improve mobility, safety, connectivity, and quality-of-life for Douglas County residents. It should also be noted that the City of Douglasville conducted its own CTP process separate from the County, but was still involved in the County's CTP effort.

The CTP identified approximately 130 projects for Douglas County, comprising over \$2.1

billion in total investment. These projects were sorted into three tiers representing short-term (2022-2026), mid-term (2027-2031) and long-term (2032-2050) investment periods. **Table 2** presents the status of the short-term Tier 1 projects and **Figure 3** maps the Tier 1 Roadway and Active Transportation projects. Most of the CTP's short-term intersection improvement project recommendations were already included in the 2016 County SPLOST, which runs through 2023. Other project recommendations are funded by the Georgia Department of Transportation (GDOT) or are programmed in the Atlanta Regional Commission's Regional Transportation Plan (ARC RTP).

## Priority Transportation Projects

As the County moves forward with implementation of the CTP, it should be noted that construction has begun on two key roadway projects to widen Lee Road from Fairburn Road to I-20 (RTP DO-220A/CTP-14/15). Other eagerly anticipated projects include:

- SR 166 intersection improvements at Post Road and Chapel Hill Road
- Intersection improvements along SR 5 at Concourse Parkway and Banks Mills/Pool Road (roundabout)

- Veterans Memorial Highway intersection improvements at John West Road/S. Baggett Road

In the short term, the CTP also recommended the County keep its current trend of roughly \$3 million per year (or approximately 16-18 miles a year) of routine roadway rehabilitation/maintenance to be funded by the SPLOST.

In addition to these recommended roadway projects, the CTP identified an overall need for additional transit service across Douglas County. This included expanding service offerings specifically to transit-reliant populations (i.e. seniors, disabled, and low-income individuals) and exploring countywide demand-response service. In the short-term, the following transit improvements were recommended:

- Maintain the current Connect Douglas system with a slight reallocation of resources from Route 30 to other higher performing routes for efficiency
- Direct ATL/GRTA Xpress bus service to Hartsfield-Jackson International Airport (to be funded by the ATL and assumed start in 2025)
- Conduct a countywide transit master plan, which is currently underway

Finally, the CTP recommended a large-scale active transportation improvement for short-

# TRANSPORTATION

term implementation, this project has been known historically as the Chattahoochee Greenway Trail, but is also a part of the Trust for Public Land's Chattahoochee Riverlands effort and is included in the ARC RTP. This 11-mile trail connection from Boundary Waters Park to Sweetwater Creek State Park and the Chattahoochee River is just one portion of the larger Chattahoochee Riverlands project. A current portion of this trail already exists in Boundary Waters Park in Douglas County. This next phase will link the existing portion through Sweetwater Creek State Park to the edge of the Chattahoochee River.

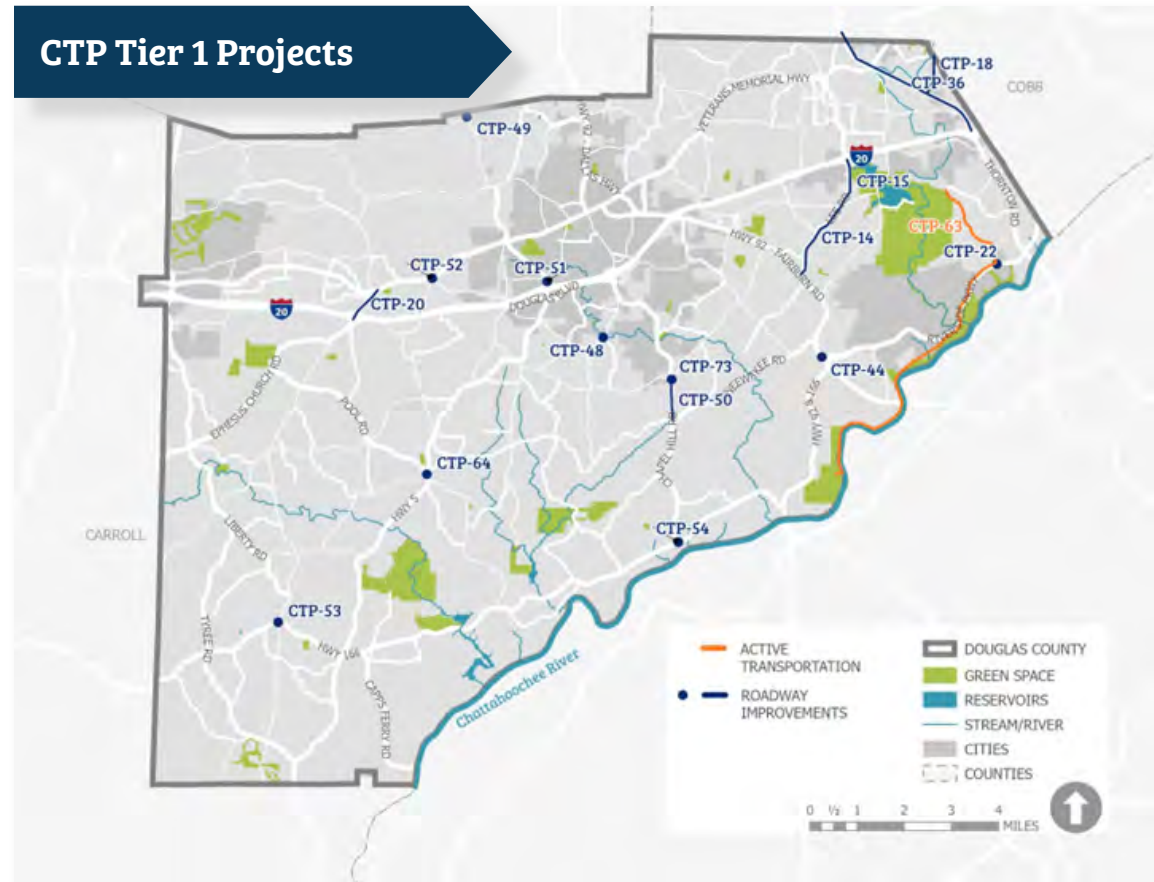
Beyond the Tier 1 short-term projects are mid- and long-term projects recommended as part of the CTP's 30-year horizon (2020-2050). Tier 2 had a time frame of 2027-2031 and was made up of less than 10 projects overall, but primarily included largescale roadway infrastructure projects such as the widening of Fairburn Road, Lee Road, Sweetwater Road, and the I-20 managed lanes project. All of the projects in Tier 2 are already identified in the ARC RTP.

Tier 3 projects had a time frame of 2032-2050 and contained the largest amount of projects from all the tiers. The Tier 3 project list is made up of a mix of operational/intersection improvements, widening projects, and new roads planned for the long term. New roadways and roadway widenings in this tier that area already included in the RTP include the completion of widening Lee Road, VMH, Chapel

Hill Road, SR 61, Fairburn Road, and the I-20 managed lanes. The Lee Road extension was also included in Tier 3, is included in the RTP, and is already under construction.

A detailed outlook at transportation improvements in Douglas County over the next 30 years can be viewed in the full Comprehensive Transportation Plan document.

## CTP Tier 1 Projects





# TRANSPORTATION

**Table 18: Douglas County CTP Tier One Project List**

Project #	Road Name	Improvement Limits	Project Description	Status
<b>CTP-14</b>	Lee Road	from SR 92/Fairburn Road to E. County Line Road	Widening	RTP DO-220A - Currently Under Construction
<b>CTP-15</b>	Lee Road	from E. County Line Road to I-20	Widening	RTP DO-220A - Currently Under Construction
<b>CTP-18</b>	Maxham Road	at Thornton Road	Access management/pedestrian improvements/ redesign Maxham/Thornton Road intersection	RTP DO-220A - Currently Under Construction
<b>CTP-20</b>	Post Road	from I-20 to SR 8/VMH	Safety Improvements	Included in current SPLOST
<b>CTP-22</b>	Riverside Pkwy	at Rock House Road	Traffic signal	Completed with SPLOST funding
<b>CTP-36-1</b>	SR 6/Thornton Road	from I-20 to SR 6 Spur	Truck Friendly Lanes	RTP DO-299 - No Local Funding
<b>CTP-44</b>	SR 92/Fairburn Road	at Riverside Parkway	Intersection Improvements	Completed with SPLOST funding
<b>CTP-48</b>	Stewart Mill Road	at Reynolds Road	Intersection Improvements	Included in current SPLOST
<b>CTP-49</b>	Sweetwater Church Road	at Dorris Road	Intersection Improvements	Completed with SPLOST funding
<b>CTP-50</b>	Chapel Hill Road	from Central Church Road to Dorset Shoals Road	Widening	Included in current SPLOST
<b>CTP-51</b>	SR 5/Bill Arp Road	at Concourse Pkwy	Intersection Improvements	Included in current SPLOST
<b>CTP-52</b>	SR 8/VMH	at John West Road/S. Baggett Road	Intersection Improvements	Included in current SPLOST
<b>CTP-53</b>	SR 166/Duncan Memorial Hwy	at Post Road	Intersection Improvements	Included in current SPLOST
<b>CTP-54</b>	SR 166/Duncan Memorial Hwy	at Chapel Hill Road	Intersection Improvements	Included in current SPLOST
<b>CTP-64</b>	SR 5/Bill Arp Road	at Banks Mills Road/Pool Road	Roundabout	State Funded - Safety Improvement (PI#: 0009836, ROW authorization is expected to be complete by Nov. 2023)
<b>CTP-73</b>	Chapel Hill Road	at Anneewakee Road	Add WBR Turn Lane and Second SBL Turn Lane	
<b>CTP-63</b>	CHC Regional Greenway Trail	from Boundary of Waters Park to Sweetwater Creek State Park	Trail	RTP DO-298 - (2023-2024)



# ECONOMIC DEVELOPMENT ELEMENT

**Previous Economic Development Efforts**

**Douglas Today**

**Looking Ahead**

**Access to Broadband**

**Access to Computers**



# ECONOMIC DEVELOPMENT

## Overview

Economic development is an important piece of the comprehensive plan puzzle and is made up of policies, programs, and efforts planned and in place, to invest in and improve the overall quality of life in Douglas County. This directly relates to the work of the comprehensive plan as economic development cannot happen without coordinated land use and transportation infrastructure being in place. This section explores what's been done and evaluated to-date in terms of economic development, and provides a set of recommendations for making key investments in the future of Douglas County.

## Previous Economic Development Efforts

In recent years there has been a strategic, focused investment in the County's economic development fueled by strategic economic development planning efforts such as the Douglas County Community & Economic Development Strategy and organizations such as Elevate Douglas. These efforts helped guide the County in identifying and attracting target sectors and industries that are a good fit for Douglas County.

### *Douglas County Community & Economic Development Strategy*

In 2017, Douglas County published the Community and Economic Development

Strategy. The document consists of four pillars built around the vision statement

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

The four pillars are:

- 1. Celebrate the Community:** Douglas County celebrates its unique assets and shares its story with the world.
- 2. Invest with Intention:** Douglas County makes purposeful investments that align with the community's vision, values, and targets.
- 3. Cultivate Talent:** Douglas County nurtures its strong talent base with aligned educational programs and engaged employers.
- 4. Build Business Success:** Douglas County has robust recruitment, business retention & expansion (BRE), and entrepreneurial programs that foster business success.

This effort included a competitive assessment which analyzed the economic position of the County relative to peer jurisdictions in the country. The analysis included stakeholder interviews, focus groups, surveys and a Strengths Weakness Opportunities and Threats (SWOT) analysis.

The assessment found that the primary job growth in the county was in manufacturing, trade and transportation, financial services, education, and health services industries. Further, the key opportunities identified for the county were to focus on affordability for residents, leveraging undeveloped land, a young talent pool ready-to-go, and the development potential of downtown Douglasville. The assessment also found that the greatest threat to the county's economy was its dependence on outside workers and inaccessibility to public transit. Based on these findings, the number one priority identified was to improve transportation through investment in infrastructure.

The target cluster analysis identified advanced manufacturing, professional technology services, and media/entertainment as the three industries for advancement in the County. At the time of the study, these clusters were identified as the highest growth opportunity to contribute to the economic resiliency of Douglas County. In recent studies, these industries have been upheld as target industries.

# ECONOMIC DEVELOPMENT

## *Douglas Forward 2025*

In 2020, Douglas County published a 5-year strategic plan entitled “Douglas Forward 2025” of which Economic Development was one of the six priorities. For economic development, this plan envisioned Douglas County as a place where citizens, businesses, and places are thriving economically. The four objectives identified to meet this vision for economic development were:

- Improve Access to Employment Supports
- Attract and Support Businesses
- Leverage Partnerships, Collaborations, and Competition
- Build a Strong Workforce and Support Skills Attainment for Residents

These objectives were primarily focused on building on existing strengths the County has by strengthening connections between existing businesses with essential resources and the workforce pool they need. Elevate Douglas and others have already taken great strides towards these objectives through its business retention and expansion program, among other efforts. However, strategic investment in other areas identified in the Douglas Forward Plan, such as infrastructure, will help meet economic development goals as well. Key investment in infrastructure like roadways, transit, and broadband will lay the groundwork to attract new employers to Douglas County.

## *Elevate Douglas Annual Report*

Elevate Douglas is a public-private economic development partnership focused on cultivating a robust business environment in the county and building a future through economic sustainability. Elevate Douglas published their first Annual Report in 2021 based on the purpose statement of “Creating a globally competitive and resilient economy with a superior quality of life in Douglas County.” The report provides a snapshot of the economy in Douglas County, growth trends, and tracks Elevate Douglas activities. Specifically, the report documents job growth in targeted sectors in the county from 2020 to 2021. Most notably, the county saw a 25.6 percent increase in the film and media sector and an 18.2 percent increase in the data center sector from 2020 to 2022. These are two sectors the county is continuing to focus growth in moving forward.

The report identifies five-year strategic priorities through the following strategic goals:

- **Develop, Retain and Attract Talent:** Improve workforce quality and availability, a key component of successful business recruitment and retention
- **Build Businesses, Jobs, and Investment:** Implement core economic development strategies in Douglas County focused on supporting, retaining, and expanding existing businesses, and attracting new business in targeted sectors. Also serve as the

proactive “voice of business” and encourage a community supportive of and attractive to business.

- **Drive Investment in Douglas:** Improve the business climate for the private sector and quality of life for Douglas County residents and families.

## **Douglas Today**

### *Top Employers*

The top employment industries in Douglas County today are illustrated in Table 10 and Figure 5 on page 23. Currently, the largest employer in the county is the County School System, which is joined by another public employer, the Douglas County Government. Top private employers include several medical system and supply employers and tech industry companies such as a Google data center. The current makeup of the top employers in the county is consistent with the key industries the County has identified for future growth (detailed further in the following sections). However, there are some industries missing from that list in the County's top employers such as film and television/entertainment, outdoor recreation, and aerospace.

# ECONOMIC DEVELOPMENT

## *Top Industries*

The existing employment industry breakdown is illustrated on page x of this document. The resident area characteristics (RAC) and workplace area characteristics (WAC) are documented in Figure X which shows that the industries with the highest RAC, in which residents are currently employed, are:

- Health Care and Social Assistance
- Retail Trade
- Accommodation and Food Service

The industries with the highest WAC, where the most jobs are currently available are:

- Retail Trade
- Accommodation and Food Services
- Educational Services

Retail Trade is the only industry in the County where the RAC exceeds the WAC, meaning there are more jobs open in the field than people currently employed in the field. This is an area that the Douglas County Economic Development office can coordinate with local partners on (i.e. high schools, technical colleges, and others) to ensure the workforce meets this demand.

## *Targeted Growth Industries*

Douglas County's targeted growth industries are advanced manufacturing, professional technology services, and media and entertainment. Manufacturing remains one of Douglas's key industries, but the data suggest there is more work to do in bringing in the other key industries that the County wants to see. The County has some incentives and programs already in place to help grow the target industries. These are discussed below.

## **Current Incentives & Programs**

Douglas County has a number of incentives and programs already in place to support economic development. There are programs tailored to both attracting businesses to the area and cultivating talent within the county.

The County offers several tools to assist prospective and existing business looking to expanding within the county. The County offers tax incentives to attract new businesses and grow existing businesses on a case-by-case basis. To determine eligibility, the County weighs the benefits—anticipated number of jobs, capital investment, and average hourly wage of the business—against the cost of forgoing additional tax revenues. Douglas County also supports businesses through grant assistance for costs related to workforce and talent development. These grants are available to both prospective and existing companies who do not qualify for state funded workforce grants.

In addition to supporting business expansion through incentives, Elevate Douglas launched a new workforce awareness campaign in November 2022. The campaign is open to all employers in Douglas County and is intended to raise awareness and promote local job opportunities. Business that enroll in the campaign are included in online job boards and county social media posts, as well as provided promotional materials to display at their stores and offices.

Douglas County also provides support of residents looking to gain skills and guidance when entering the local workforce. Through their Career Ready Training program, the County offers free training to both recent high school graduates and adults looking to advance in manufacturing, technology, logistics and warehousing related career. This program also provides a pipeline of qualified candidates to local employers.

## **Looking Ahead**

Based on the economic development efforts completed to-date and the programs already underway, there are a few areas where the County can grow its economic development programs. The following recommendations encourage the County to leverage existing strengths and utilize the building blocks of the comprehensive plan (i.e. land use, infrastructure, etc.) to attract and retain sustainable development in Douglas County.



# ECONOMIC DEVELOPMENT

## *Build on Existing Strengths*

The economic development efforts being completed in the County already have goals related to workforce development, attracting talent, and has identified key industries. The Community and Economic Strategy recommended nurturing the talent base already in the county by providing additional educational programs and skills coaching to help remove barriers to participating in the workforce. The Douglas Forward Strategic Plan goes one step further and recommends promoting economic self-sufficiency to county residents by providing resources in the areas of wealth building and personal finance to promote the overall economic wellbeing. Both plans also recommended engaging employers and businesses in strategic marketing of the county to attract new talent. The Elevate Douglas report built on this with a focus on developing the talent pipeline in the county and addressing barriers from creating a stable, secure flow of talent into the county. This includes recruiting and expanding established businesses in the County and supporting new business owners and entrepreneurs. All of the reviewed economic development plans called for the development of a robust Business Retention and Expansion (BRE) program (which the County has already made headway on), and exploration of innovative approaches to attracting businesses (particularly in the target markets already identified by the County).

Approaches for providing this support includes:

- Continue growing the Business Retention and Expansion program (BRE) by providing a user-friendly database of business resources in Douglas County available through the Elevate Douglas website. This would include links to funding opportunities for new businesses, local non-profits and other organizations looking to partner with and support small businesses, and more. This will support the ongoing effort of building a coordinated network of resources and expertise for new business owners in the County to utilize.
- Research and consider offering an educational program teaching personal finance targeted toward small business owners to set small business owners up for success ensuring quality and sustainable business ventures.
- Explore and consider sponsoring a Small Business Incubator or Resource Center to help spur new business development and nurture existing talent base. The County could partner with local technical high schools and colleges (such as the Douglas CCI) to offer a Small Business Incubator/Resource program to provide infrastructure and resources for new businesses just starting out in the County.

## *Getting Creative: Strategic Investment*

Strategic investment in Douglas County was touched on by the Community and Economic Strategy and the Elevate Douglas report. Both plans recommend making purposeful investment in the county that aligns with community visions and values. The Elevate Douglas report expands on this, by promoting the dedication of resources to quality-of-life amenities in Douglas County and the investment in infrastructure that supports the needs of businesses in the target cluster industries. This means thinking beyond your typical workforce development and marketing to specific key industries that are a good fit for new land use designations as recommended in the Comprehensive Plan. Two of these new land use designations are Rural Reserve and Resort Conservation and Workplace Campus.

*Figure 12: Rural Reserve/Resort Conservation Land Use Example*



# ECONOMIC DEVELOPMENT

## Rural Reserve and Resort Conservation

In some areas of Douglas County this means investing in new land uses such as Rural Reserve and Resort Conservation. Designating this new future land use is a creative way for the County to leverage existing natural beauty of Douglas County (i.e. in areas of western Douglas and surrounding Sweetwater Creek) to attract local tourists looking to escape from the city for the weekend. While a large part of the available eastern portion of the County has already been tapped by developers, this new land use designation creates an opportunity of untapped resources at relatively low development impact in the more rural parts of western Douglas County. Further, investing in and capitalizing on the County's existing natural resources such as its rural beauty is a great way to invest in the quality of life for existing and prospective residents. Amenities such as parks, trails, active transportation opportunities, and mountain-like retreats are a true benefit to attracting both residents and potential employers. However, it should be noted, that this may require flexibility in allowing more intense development in these areas in the future once market conditions are more supportive.

## Workplace Campus

In areas of the County such as Winston, a more tailored approach to attracting new development and employers is needed. The new Workplace Campus designation is uniquely



*Figure 13: Workplace Campus Land Use Example*

positioned to attract large-scale technology uses, such as data centers, that will utilize the space in a campus-like development and ample private greenspace. The key ideal behind Workplace Campus is to be a large employment driver, but still maintain preserve environmentally sensitive areas as part of an integrated masterplan for the development. Workplace Campus is well situated for areas of the County with a more rural and open feel that want the increased employment, but do not want the associated truck and other vehicular traffic that comes with the typical Workplace Center developments (i.e. the Winston community). The County should work with the Winston community and Elevate Douglas to specifically target developers and employers who meet the requirements for this land use of a master planned, campus-like development. Specific action items on how to achieve this are detailed in the Winston Small Area Plan and the Community Work Program.

## Incentivizing Redevelopment

Per the Elevate Douglas Economic Partnership, to date, the attraction of new employers to Douglas County has focused on the development of greenfield sites for new commercial uses. However, as documented in engagement meetings throughout the comprehensive planning process, Douglas County has very few large, easily developable land parcels remaining, especially in the eastern portion of the County. Building new construction on remaining undeveloped land will require investment in new or expanded infrastructure (roads, sewer, and other utilities).

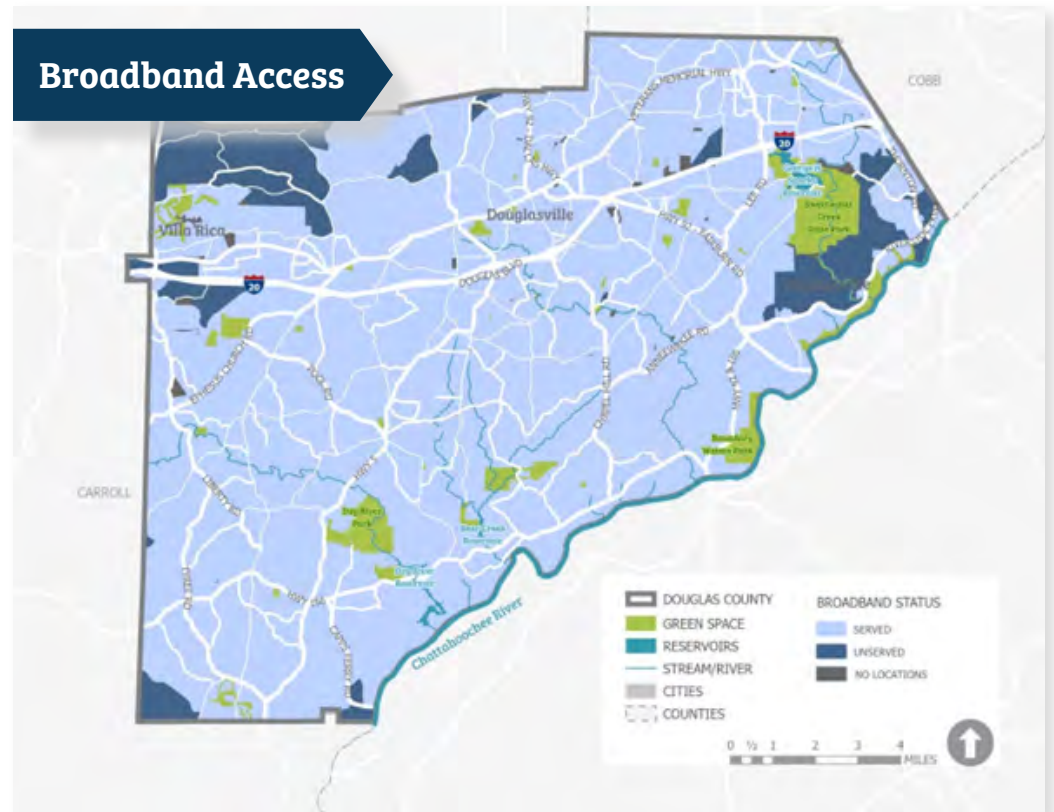
Simultaneously, earlier development in the county, particularly industrial uses, is aging out of marketability. In many cases, older developed sites offer desirable access, location, and zoning, but may no longer offer a large enough parcel size or a tall enough building configuration for newer industrial uses. In these cases, assistance to developers in acquiring and consolidating parcels for redevelopment could achieve several goals, including the attraction of new business to the county, new jobs for the residential workforce, and continued buffering of residential and greenspace areas from new industrial development. These elements create a unique situation which will require the County to be strategic and creative in its economic development investments moving into the next thirty years.

# BROADBAND

## Access to Broadband

Access to Broadband internet service has become essential for families and businesses across Georgia. The COVID-19 pandemic further amplified the need for increased access to broadband when many residents made a swift transition to at-home working and education. With many companies and schools now implementing virtual or hybrid schedules, access to broadband directly affects quality of life and access to opportunity for Douglas County residents.

The map to the right shows access to broadband by Census block in Douglas County. The Georgia Broadband Program considers an area “unserved” if over 80 percent of its homes and businesses do not have access to broadband. The majority of census blocks in Douglas County are served by broadband, and just 1.2 percent of businesses and households in Douglas County are unserved. There are a few small pockets of the county which are not currently served by broadband, including the areas around Sweetwater Creek State Park, the Winston area, and the northeast corner of Villa Rica. If and when sewer and other infrastructure is expanded into these areas, broadband access should be expanded as well.



## Fiber Expansion

GreyStone Power Corporation, a utility provider partner of Gas South, is launching a high-speed broadband pilot program, which we expect to provide access to over 5,000 locations through fiber. The proposed area of service includes portions of Douglas County and initial concepts show that including western portions of the County. However, exact locations have yet to be determined. GreyStone will own the fiber infrastructure in full and will form a subsidiary to operate the business. Construction on this effort is set to begin in 2023 and first customers are expected to be connected in 2024. The County should work closely with GreyStone to ensure the unserved areas highlighted in Figure 1 are prioritized for fiber expansion as part of this effort.



# BROADBAND

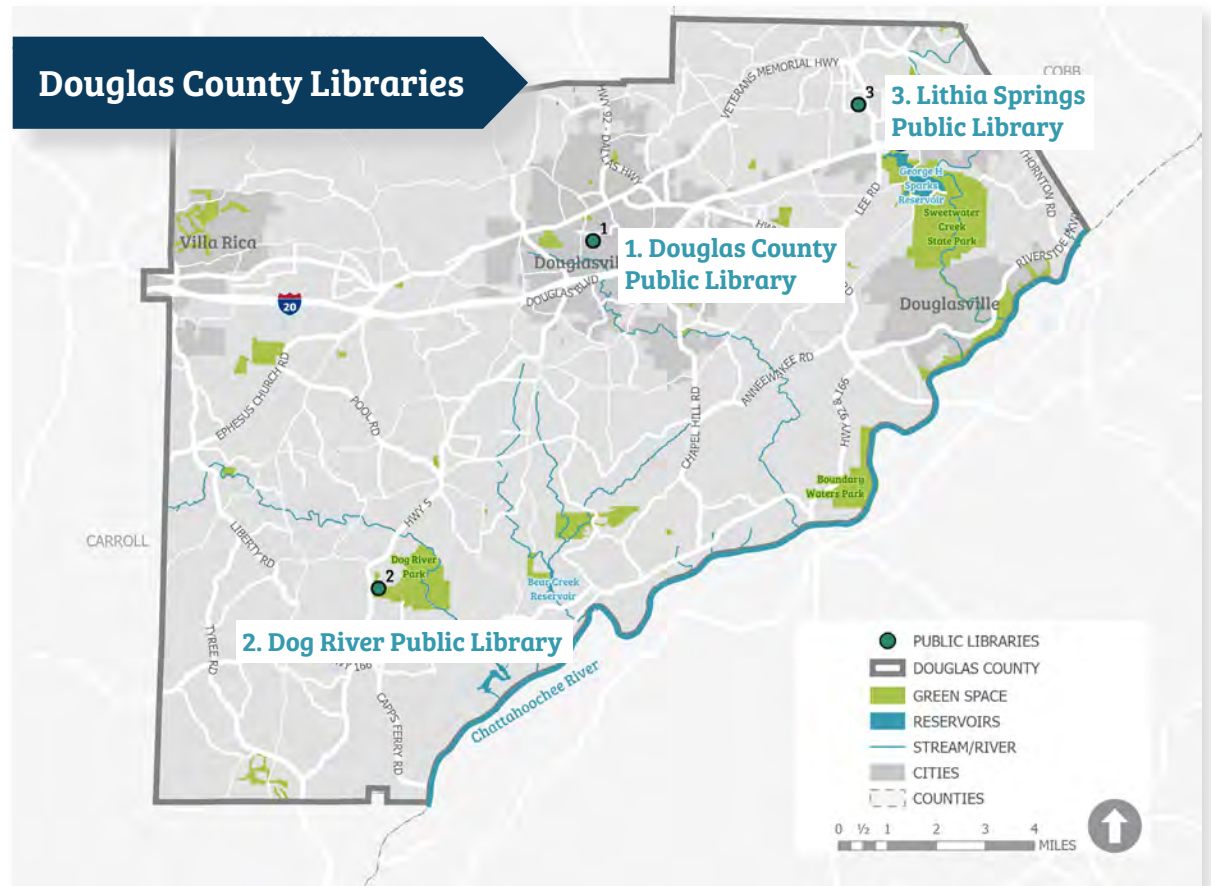
## Access to Computers

Just because broadband is available in an area does not guarantee that everyone there will have equal access to the internet. For those who do not have a computer at home and do not have access to a computer via through work or school, the lack of access to the internet can translate into a lack of access to services and job opportunities. This issue is particularly prevalent in the more rural parts of Douglas County. For these residents, the Douglas County Public Library system provides a vital connection to both internet and computer equipment. The importance of this resource was reinforced in a stakeholder interview with the West Georgia Regional Library System where it was shared that the primary use of the library system was for computers and other technology resources for applying to jobs and other tasks.

The map to the right shows the Douglas County library locations. All three public libraries in Douglas County are operated under the West Georgia Regional Library System and maintain the following hours:

- Monday-Thursday, 9:00am-7:00pm
- Friday-Saturday, 10:00am-4:00pm
- Sunday, Closed

While access to a library and its resources is not a substitute for broadband infrastructure, it can be a helpful resource for residents without access to broadband or a computer. All three Douglas County libraries offer internet and computer access, but with only three locations in the entire County and limited hours of operation, particularly on nights and weekends, there is an issue of access. Further, only one of the three libraries is serviced by fixed route County transit service. Douglas County Public Library, in downtown Douglasville, is served by two Connect Douglas fixed bus routes 10 and 20, but the other two public libraries are not served by fixed route service, only demand-response.





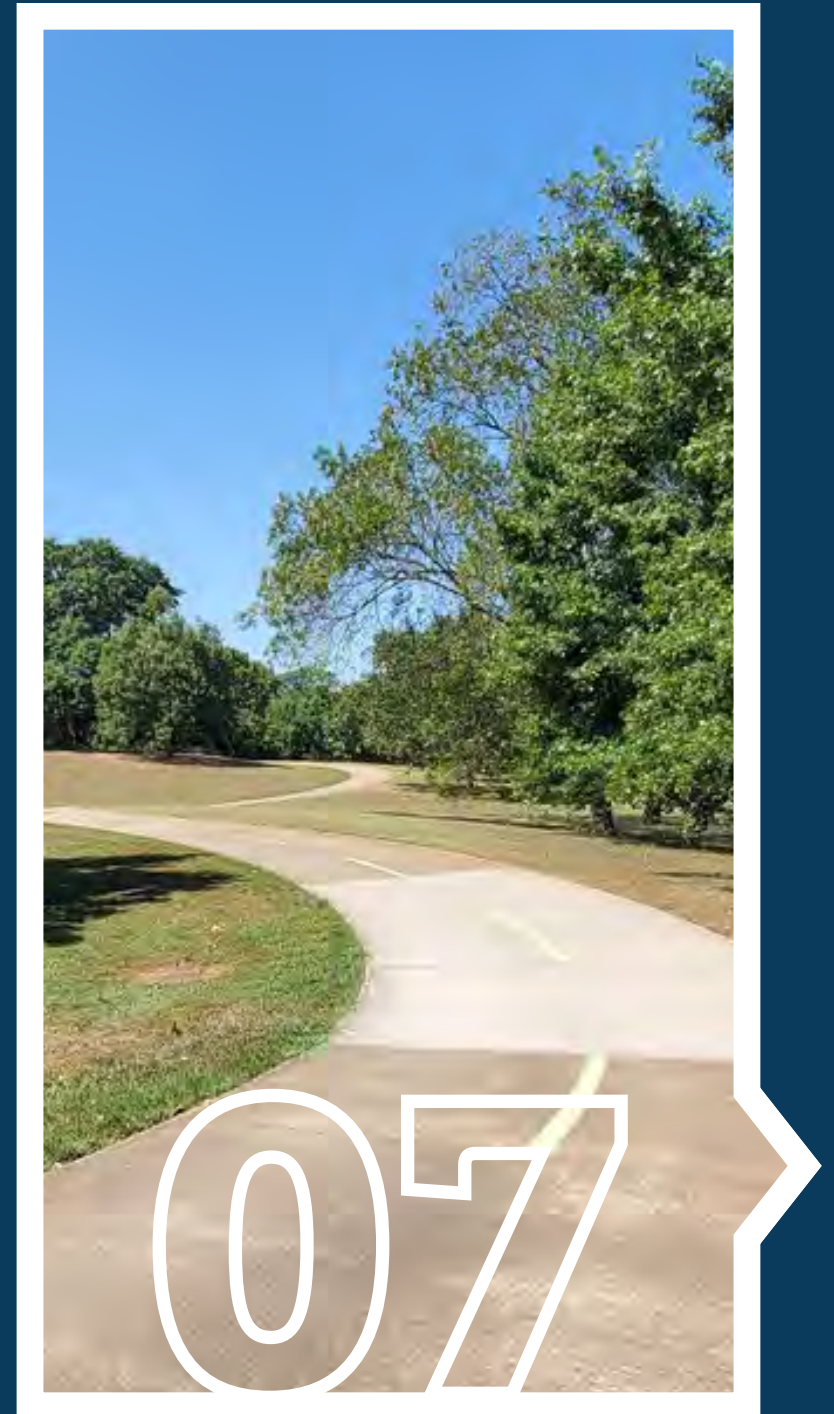
# PARKS, GREENSPACE, AND TRAILS

**Neighborhood Parks**

**Community Parks**

**Natural Open Space/Conservation Areas**

**Trails**



# PARKS, GREENSPACE, AND TRAILS

## Introduction

Many people are attracted to Douglas County by its parks and open spaces—hiking in Sweetwater State Park, kayaking the Chattahoochee River, driving through rolling agricultural land, and spending time with family and friends in the growing system of parks.

As the County continues to grow and enhance its resources, it will strive to provide its residents with four main types of parks and open space facilities:

- Neighborhood Parks
- Community Parks
- Natural Open Space/ Conservation Areas
- Trails

## Neighborhood Parks

Neighborhood parks are close-to-home spaces that fill everyday-type recreation needs, ideally within a 1-mile trip from residents' homes. They are typically small (less than 10 acres) and support basic recreational activities through multi-purpose open spaces, walking trails, playgrounds, and other low-intensity facilities.

Neighborhood Parks can also provide opportunities to address environmental challenges such as local stormwater management issues, biological diversity, and habitat restoration.

In most cases, new neighborhood parks will be provided through private development and managed through Home Owners Associations (HOAs) or similar organizations. Land development regulations should require developers to provide usable neighborhood park facilities in proportion to the side of the

Figure 14:  
Prototypical  
Neighborhood  
Park 1  
(Minimum 0.5  
Acres)

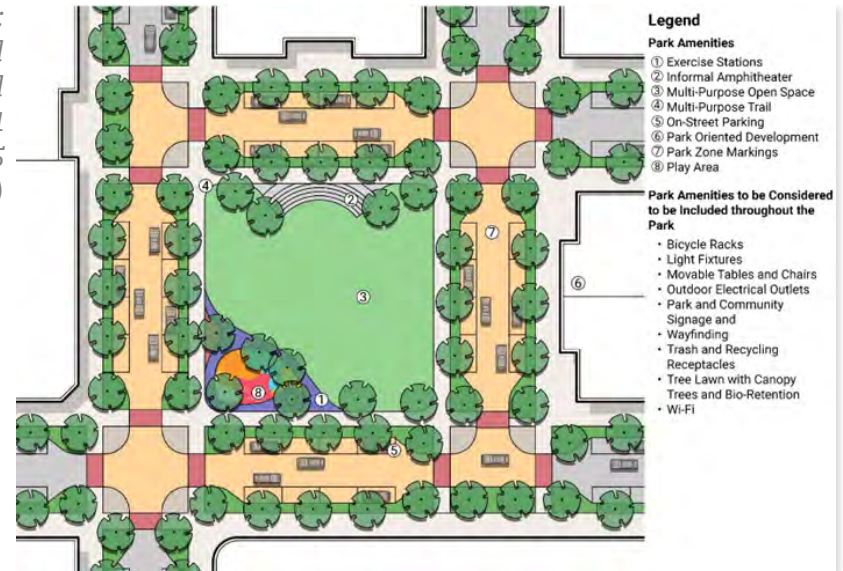
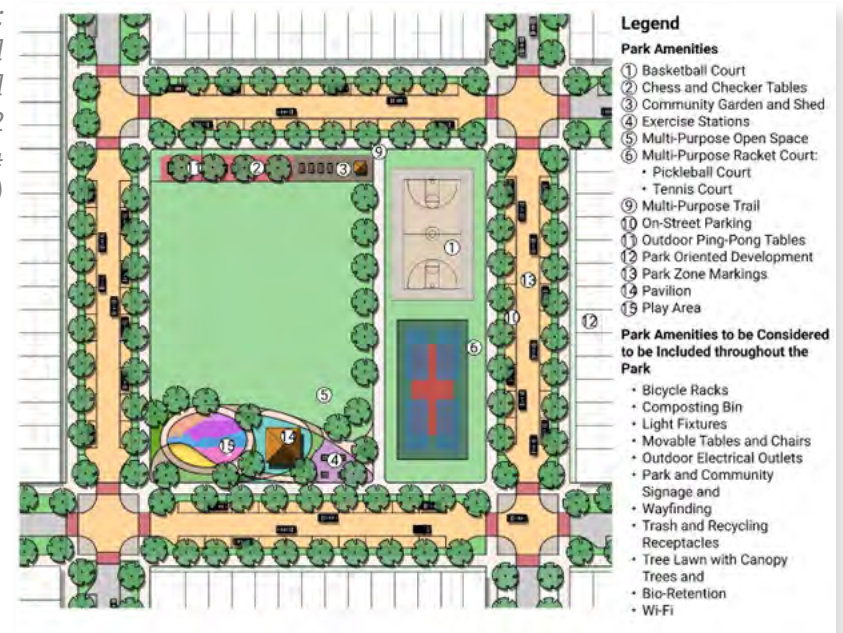


Figure 15:  
Prototypical  
Neighborhood  
Park 2  
(Minimum 2-4  
Acres)





# PARKS, GREENSPACE, AND TRAILS

development, based on the target Level of Service (LOS) of 4 acres of parkland per 1,000 residents. Developments that are 25 units or fewer in size, and development in the Dog River Basin character area may be exempted from providing neighborhood parks.

Figures 16-18 on page x show three examples of prototypical neighborhood parks. These prototypical parks are intended to be used as a starting point for park planning and design conversations with developers. They are not intended to serve as the actual design of the park but are examples of how an ideal neighborhood park should be designed—from small developments with a lower minimum acreage, to larger developments where more park space is required.

## Size

- Minimum 0.5 Acres. Note that 0.5 acres is a minimum park size may be larger depending on experiences desired by residents and available land.

## Design Considerations:

- The design of neighborhood parks should reflect the existing or anticipated park experiences desired by surrounding users.
- For parks at least 2 acres in size, at least 50 percent should be dedicated to natural/pervious surfaces
- Parking should be limited to on-street perimeter parking. No off-street parking should be provided within the park.
- Well-marked and signed crosswalks should be installed to ensure safe access to the park.
- Park zones that encourage motorists to reduce their speed should be incorporated on roads that surround the park.
- Fencing should be limited to activities that require it such as a community garden or dog park. Otherwise, consider ornamental

Figure 16:  
Prototypical  
Neighborhood  
Park 3 (Minimum  
6-8 Acres)



and low perimeter fencing if necessary.

- Development surrounding the park should face onto the park.
- Complete streets with wide sidewalks, shade trees, lighting, and high-quality bicycle facilities should extend from the park into the surrounding neighborhood for at least ½ mile.
- While a neighborhood park may include wetlands, natural areas, stormwater management facilities and other similar components, the minimum required acreage per LOS standard shall be dry, flat and free of encumbrances that would inhibit establishment of active recreation facilities.

## Other Considerations:

Stormwater treatment facilities such as retention ponds may be designed within neighborhood parks subject to the applicable standards for neighborhood parks but should not count towards meeting the target LOS.

# PARKS, GREENSPACE, AND TRAILS

While it is currently envisioned that Neighborhood Parks would be provided through private developments and managed through HOAs, it will be important for a future County Parks and Recreation System Master Plan to explore this topic further and determine the best strategy to provide neighborhood parks and recreation services equitably throughout the County.

## Community Parks

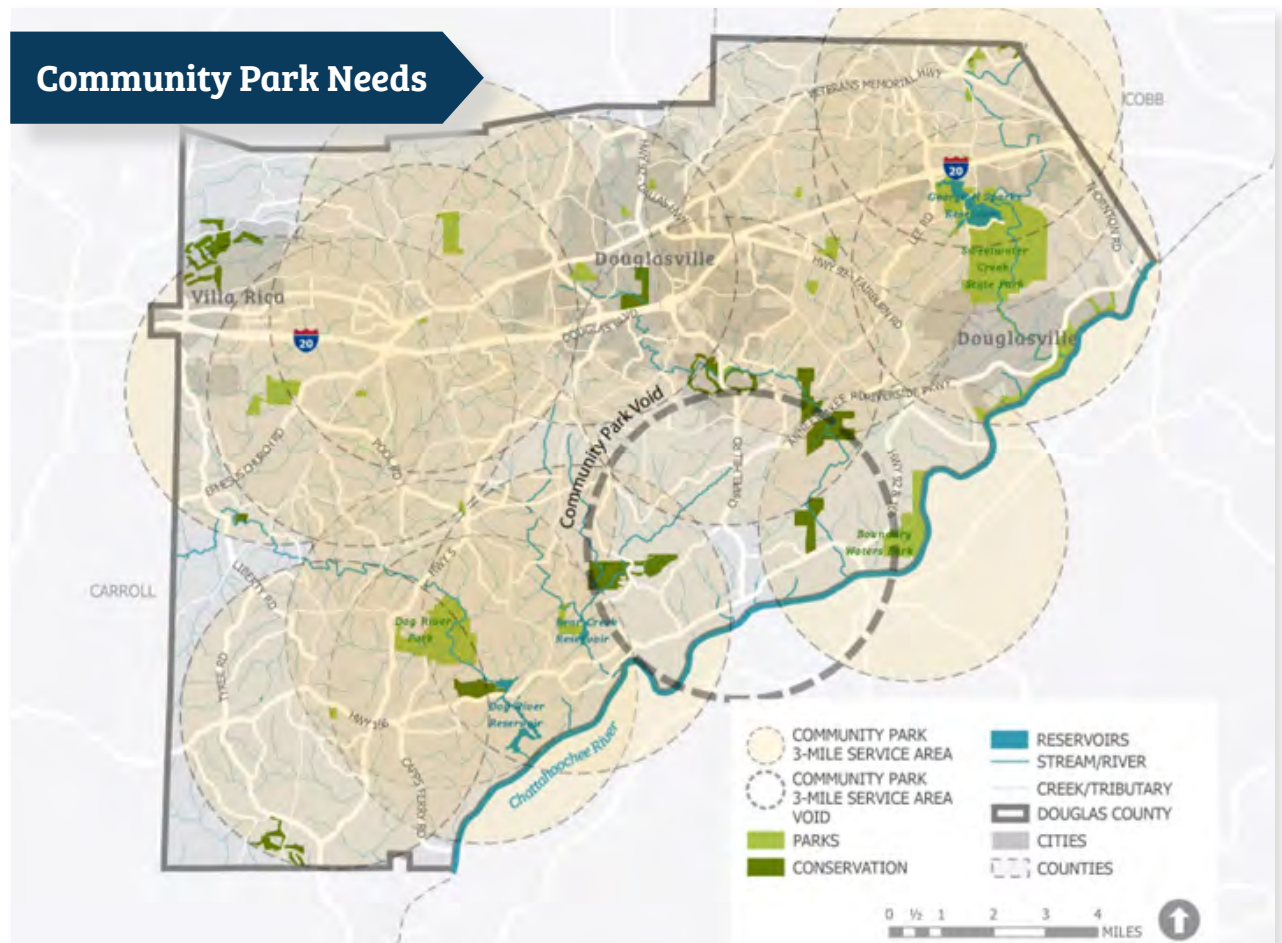
Community Parks are the building blocks of many County-scaled systems. They provide many of the “everyday” types of park facilities, but in larger, more diverse Parks that typically have a variety of programs and facilities. Community parks are where residents go to socialize and recreate with the larger community, whether it’s to play ball, have a picnic, take a class, swim in the pool, or enjoy a concert or art show. Ideally, every Douglas County resident should have access to a community park within a 3-mile trip of their home.

To maximize access and visibility, community parks are best located on a major street and in between neighborhoods to minimize disruption from lights, noise, and traffic. Community parks are also an opportunity for addressing environmental challenges such as local stormwater management issues, biological diversity, and ecological and habitat restoration.

The map to the right identifies areas in the County that appear to be in need of a Community Park according to an access LOS analysis. Douglas County generally has good coverage county-wide for community parks. However, citizens expressed a desire for the County to provide better amenities within the

parks, and overall do a better job at maintaining and programming the parks that we have.

The location and mix of facilities, programs, and services should be identified through the completion of a County-wide Parks and Recreation System Master Plan.





# PARKS, GREENSPACE, AND TRAILS



Figure 17: Prototypical Community Park (Minimum 40 Acres)

Figure 17 shows an example of a prototypical community park. This prototypical park is intended to be used as a starting point for park planning and design conversations with the community and stakeholders. The actual design of parks would be completed in collaboration with the community, stakeholders, and staff.

## Size

- Minimum 40 Acres. The size should be considered a minimum. The size may be larger depending on experiences desired by residents and available land.

## Design Considerations:

- The design of the space should reflect the existing or anticipated park experiences desired by surrounding users.
- 50% of the park should be dedicated to natural/pervious areas, if possible.
- Parking should include on-street perimeter parking and off-street informed by the County's parking requirements.
- Well-marked and signed crosswalks should be installed ensure safe access to the park should be installed.
- Park zones that encourage motorists to reduce their speed should be incorporated on roads that surround the park.
- Fencing should be limited to activities that require it such as a community garden or dog park. Otherwise, consider ornamental and low perimeter fencing if necessary.
- Development surrounding the park should face onto the park.
- Complete streets with wide sidewalks, shade trees, lighting, and high-quality bicycle facilities should extend from the park into the surrounding neighborhood for at least ½ mile.
- While a community park may include wetlands, natural areas, stormwater management facilities and other similar components, the minimum required acreage

# PARKS, GREENSPACE, AND TRAILS

per LOS standard shall be dry, flat and free of encumbrances that would inhibit establishment of active recreation facilities.

- Stormwater treatment facilities such as retention ponds may be designed within community parks subject to the applicable standards for community parks. However, consistent with the note above, the stormwater treatment facilities shall not be credited towards meeting the minimum LOS Standard.

## Natural Open Space/Conservation Areas

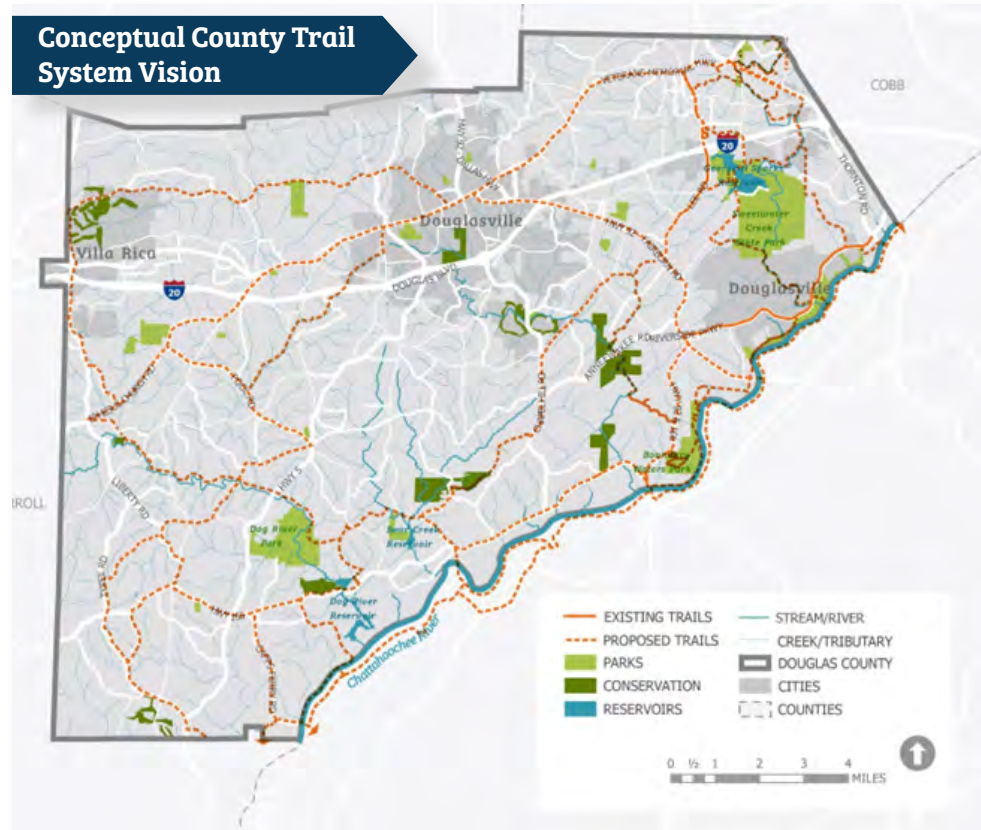
Natural open space and conservation areas protect sensitive natural resources, biodiversity, and habitats from future development. Unlike neighborhood and community parks, these greenspaces are largely unprogrammed; however, they can include natural resources-based activities such as hiking, birdwatching, paddle sports, etc. Their size varies, and level of service is not applicable since these spaces primarily function to protect natural areas and not cater to surrounding communities.

Preserving and restoring Douglas's natural environment is a County priority, and maintaining and expanding conservation areas play an important role in this effort.

## Trails

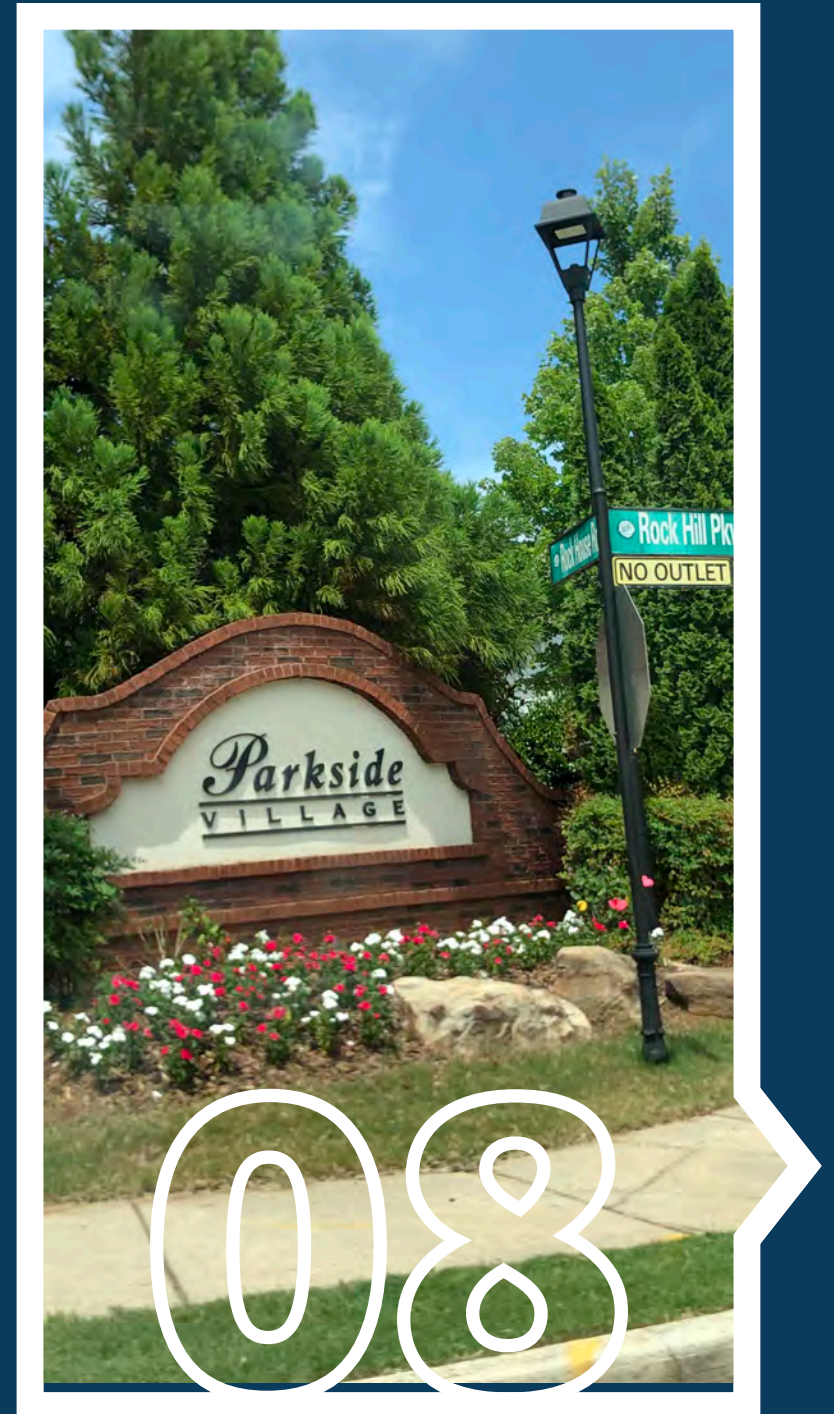
One of the most common needs Douglas County residents expressed is a desire for more trails and connectivity. Building off the planned Chattahoochee Riverlands trail, Douglas County envisions a system of multi-purpose trails linking key destinations and population centers. Natural corridors such as Sweetwater Creek also provide a potential opportunity to create greenways and enhance access to nature.

The map below illustrates a preliminary vision of this proposed system of trails. It is anticipated that these trails will be implemented through public and private strategies. A future County-wide Bikeways and Trails Plan will provide additional detail and direction on this trail system.





# HOUSING



# HOUSING

Douglas County's housing stock has been well-maintained over the years. The county's housing is comprised primarily of single family detached residential dwellings, but recent housing stats include a higher number of townhome, condominium and apartment style dwellings.

## Douglas County Housing Market Study

Douglas County initiated a Housing Study in 2016. As summarized in the Past Plans section, this was an analysis of supply and demand with a 10-year projection. This plan made note of the increasing number of rental units of all types of housing (townhome, apartment, and single-family detached). This plan also identified the trend of a significant decrease in issuance of building permits, and the pressure that it would put on communities wrestling with the overall demand for housing.

## Housing Permits in Georgia

Average Annual Permits per 100K Population

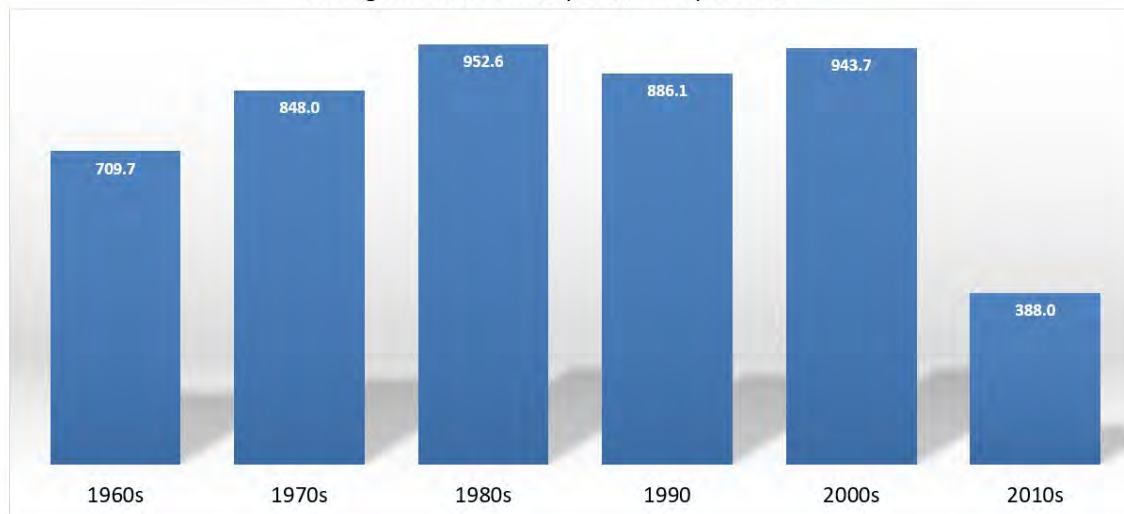


Figure 18: Housing Permits issued in Georgia (ARC)

## Douglas County Housing Characteristics\*



**53,653 housing units**  
93.5% occupied, 6.5% vacant

**\$150,000 - \$300,000**  
value of approximately half of the County's housing units



**76.9%**  
single family detached  
of total housing units



**32.6% of housing units constructed from 2000 - 2009**  
majority built between 1970 - 2009



**65.8% of housing units are owner-occupied**



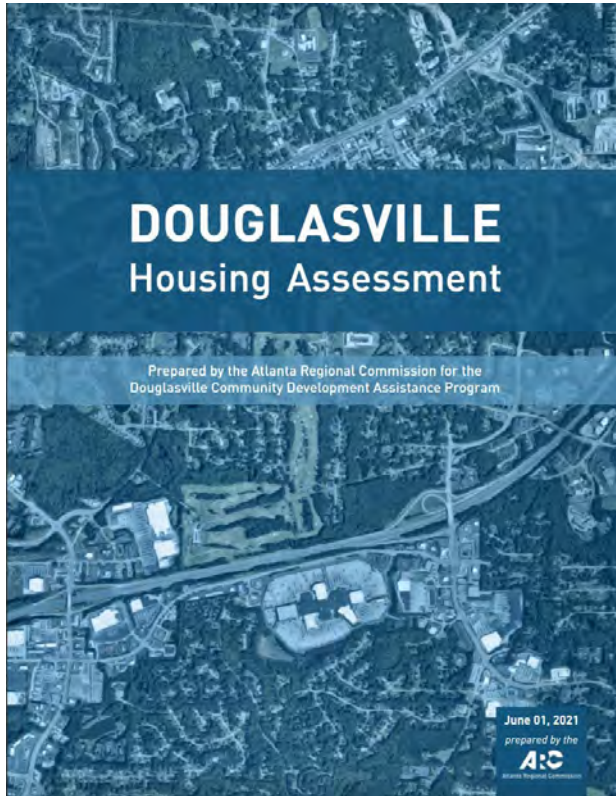
**34.2% of housing units are renter-occupied**



\* Douglas County Fact Sheet, Neighborhood Nexus: <https://atlantaregional.org/atlanta-region/county-profiles/douglas-county/>



# HOUSING



## City of Douglasville Housing Assessment

In 2021, Douglas County participated in a Housing Assessment for the City of Douglasville. Douglasville is the largest city in Douglas County, and the recommendations of the Housing Assessment are relevant for the housing issues faced in unincorporated areas. This study identified areas for greater focus.

1. Diversification of housing type, size and price
2. Neighborhood and housing stability
3. Strengthening the focus and communication on housing issues by leadership and key staff



## ARC's Metro Atlanta Housing Strategy

As a part of the 10-county Metro Atlanta area, Douglas County is included in the Metro Housing Strategy. This region-wide analysis identified the characteristics of variety of submarkets. Douglas County is primarily characterized by three submarkets.

- Submarket 7 (37%) – Suburban neighborhoods with lower-to-moderate priced housing and the biggest increase in renters
- Submarket 9 (30%) – Lower-priced rural areas
- Submarket 10 (22%) – Higher-priced rural areas

The Metro Housing Strategy is a tool for broadly comparing the housing characteristics of Douglas County with its regional peers. It gives direction on the trends that are impacting the entire metropolitan area.

Douglas County staff takes regular inventory of its housing stock through a survey of established neighborhoods. Through permit reviews and code enforcement, the County

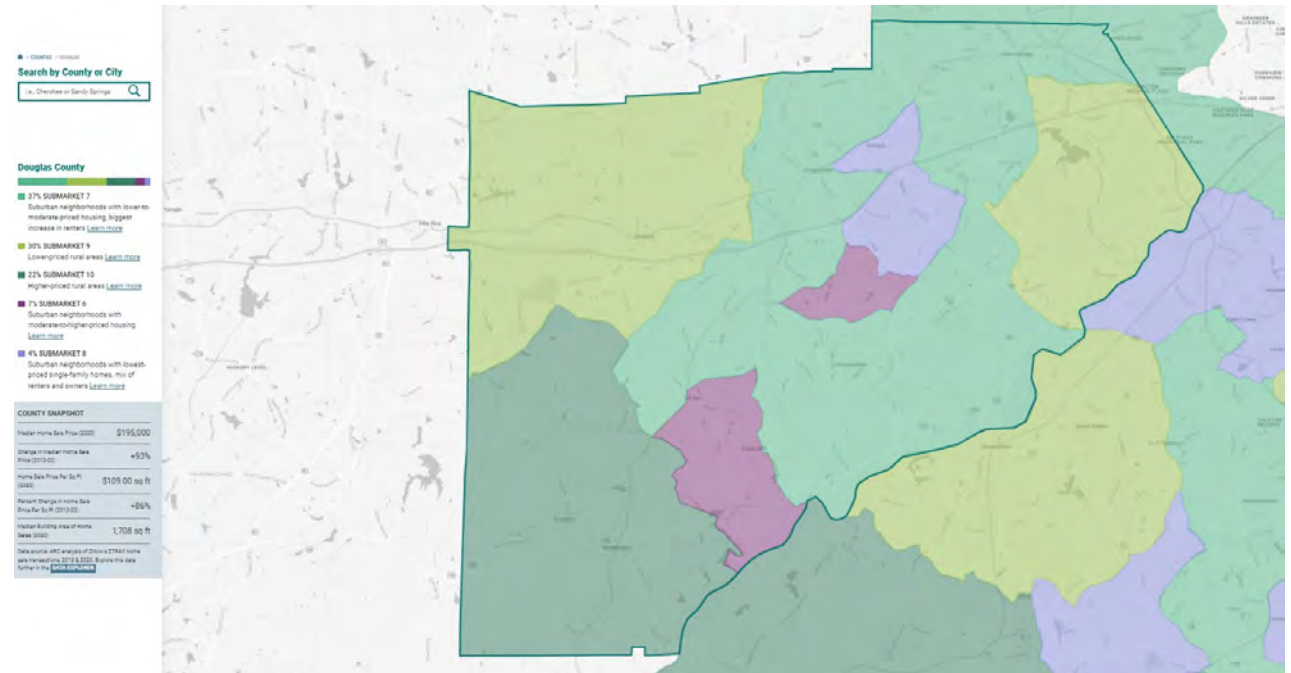
# HOUSING

ensures that minimum maintenance standards are upheld. Douglas County regularly engages with Homeowners Associations through its HOA Bootcamp, and encourages community participation in zoning decisions through monthly Community Information Meetings.

Through the Comprehensive Plan Update, Douglas County will continue to build on the recommendations of these existing tools and data resources. Citizens have articulated a preference for single-family detached housing, but also an openness to smaller lots and building footprints, as well as age-specific housing developments. County regulations should set the bar for high quality architectural and landscape requirements, and encourage innovative site design strategies. Preservation of established and stable residential neighborhoods will continue to be a priority.

The demand for estate lots that can support a variety of rural residential and traditional agricultural uses will also be a priority. The proximity to the urban core of the region and easy access to the Hartsfield-Jackson International Airport will ensure future demand for new residential development. But balancing the county's environmental quality and economic opportunities with future demand will require us to deliver on the expectation for context sensitive development articulated by the citizens and described in this plan.

Figure 19: Douglas County Housing Inventory Snapshot (ARC Metro Housing Strategy tool)



# ACCOMPLISHMENTS & COMMUNITY WORK PROGRAM

Report of Accomplishments  
Community Work Program





# REPORT OF ACCOMPLISHMENTS

Table 19: Report of Accomplishments													
Strategic Goal	#	Action	2019	2020	2021	2022	2023	Agency	Complete	Ongoing	Delayed	Dropped	Notes
Natural + Historic Resources													
5 - RECREATION	1	Work with the Chattahoochee Hill Country Alliance to continue the development of a multi-county greenway system	X	X	X	X	X	P&Z, Parks, DCDOT		X			Douglas County has been awarded funds for PE and some preliminary ROW acquisition for all 3 phases of the trail. Douglas County continues to coordinate with ARC, TPL and others on the Chattahoochee Riverlands project, which includes this trail segment as a part of the overall corridor.
4 - PUBLIC HEALTH	2	Douglas County will work with the Water District, the Douglasville-Douglas County Water and Sewer Authority, and other jurisdictions in the County to implement the requirements of the 2017 Water Resource Management Plan	X	X	X	X	X	P&Z	X				
Community Facilities - Libraries													
5 - RECREATION	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			Library				X	This project was determined to be not feasible.

**Table 19: Report of Accomplishments**

Strategic Goal	#	Action	2019	2020	2021	2022	2023	Agency	Complete	Ongoing	Delayed	Dropped	Notes
5 - RECREATION	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	Library			X		Plans have been developed and it is anticipated that the project will be implemented with funds from the recently adopted SPLOST.
5 - RECREATION	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	Library	X				This position was funded for 2023.
5 - RECREATION	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	Library			X		Plans have been developed and it is anticipated that the project will be implemented with funds from the recently adopted SPLOST.
5 - RECREATION	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			Library				X	This project was determined to no longer be a priority.
Community Facilities - Solid Waste													
4 - PUBLIC HEALTH	1	Consider expansion of MSW Transfer Station				X	X	SWD	X				
4 - PUBLIC HEALTH	2	Update Comprehensive Solid Waste Plan		X	X	X		SWD				X	This project was determined to no longer be a priority.
4 - PUBLIC HEALTH	3	Expansion of the Field Services Facility re: Heavy Equipment Repair	x	x	x			SWD	X				

**Table 19: Report of Accomplishments**

Strategic Goal	#	Action	2019	2020	2021	2022	2023	Agency	Complete	Ongoing	Delayed	Dropped	Notes
Parks + Recreation													
5 - RECREATION	1	Identify “neighborhood,” “community” and “regional parkland as identified in the Park & Recreation Master Plan	X	X	X			Parks + Rec				X	This project was completed in conjunction with the 2023 Comprehensive Plan Update.
Planning + Zoning													
6 - TRANSFORM	1	Develop Hwy 92 LCI Implementation Plan	x	x				P&Z	X				The master developer was identified for the Lee Road/ 92 intersection and zoning was entitled. Construction is underway. Douglas County is applying for an LCI study for this Corridor to update the recommendations for the remaining nodes.
5 - RECREATION	2	Pursue installation of Hwy 92 Multi-Purpose Trail	x	x	x	x	x	P&Z, DCDOT				X	A countywide trail concept is being developed as a part of the 2023 Comprehensive Plan Update. Douglas County is applying for an LCI study for the Hwy 92 Corridor to update trail recommendations based on the Comprehensive Plan.
2 - INFRASTRUCTURE	3	Develop Corridor Management Plan for the South Douglas Scenic Byway	x	x	x			P&Z	X				The South Douglas Scenic Byway was formally designated by GDOT in March 2022.
6 - TRANSFORM	4	"Update Unified Development Code update"				X		P&Z	X				A major update of the Unified Development Code was undertaken in 2020. County staff has made several smaller code amendments subsequent to the major amendment in 2020.



**Table 19: Report of Accomplishments**

Strategic Goal	#	Action	2019	2020	2021	2022	2023	Agency	Complete	Ongoing	Delayed	Dropped	Notes
6 - TRANSFORM	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				P&Z	X				It was determined that this area was not eligible to be grandfathered as an LCI area.
2 - INFRASTRUCTURE	6	Freight cluster study		x	x			P&Z			X		This item will be carried into the 2023 Comprehensive Plan Update.
6 - TRANSFORM	7	Bankhead West Study			x	x		P&Z	X				This project has been completed in conjunction with the 2023 Comprehensive Plan Update.
6 - TRANSFORM	8	Prioritize and develop a timeline for the completion of the remaining land use and transportation recommendations from the Lee Road Extension Study.	x	x				P&Z	X				The Lee Road widening is currently underway. Land use and transportation recommendations for this area are addressed in the 2022 Comprehensive Transportation Plan and 2023 Comprehensive Plan Update.
6 - TRANSFORM	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			P&Z	X				The overlay districts were evaluated and four overlay districts were collapsed into one Highway Corridor Overlay District in 2020.
6 - TRANSFORM	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				P&Z	X				A small area plan for the Winston area was undertaken as a part of the Comprehensive Plan update. Revised land use recommendations are incorporated into the 2023 Comprehensive Plan.

**Table 19: Report of Accomplishments**

Strategic Goal	#	Action	2019	2020	2021	2022	2023	Agency	Complete	Ongoing	Delayed	Dropped	Notes
<b>Transportation</b>													
<b>2 - INFRASTRUCTURE</b>	1	Begin the Bomar Rd Connector/Lee Rd Extension Project (Inner Southern Arc)	x	x	x	x	x	DOT			X		
<b>2 - INFRASTRUCTURE</b>	2	Traffic Control Center and Advanced Traffic Management System Expansion (SR 92, US 78, Chapel Hill Rd)	x	x	x	x	x	DOT			X		
<b>2 - INFRASTRUCTURE</b>	3	SR 5 Advanced Traffic Management System Expansion	x	x	x	x	x	DOT	X				
<b>4 - PUBLIC HEALTH</b>	4	Chattahoochee Hill Country Trail System Phase 2 (Boundary Waters Park to Sweetwater Creek State Park)	x	x	x	x	x	DOT		X			Douglas County has been awarded funds for PE and some preliminary ROW acquisition for all 3 phases of the trail. Douglas County continues to coordinate with ARC, TPL and others on the Chattahoochee Riverlands project, which includes this trail segment as a part of the overall corridor.
<b>4 - PUBLIC HEALTH</b>	5	Safe Routes to School sidewalks as provided in the CTP.	x	x	x	x	x	DOT	X				Douglas County has completed sidewalks at the Lithia Springs Elementary and Middle School Campus; Chestnut Log Middle School; and new sidewalks are under construction at New Manchester High School.
<b>2 - INFRASTRUCTURE</b>	6	Expand ridesharing opportunities and marketing, including continued participation in Commute Connections	x	x	x	x	x	DOT	X				Connect Douglas transit agency was established in 2019

Table 19: Report of Accomplishments													
Strategic Goal	#	Action	2019	2020	2021	2022	2023	Agency	Complete	Ongoing	Delayed	Dropped	Notes
2 - INFRASTRUCTURE	7	SR 92 Relocation, All Phases	x	x	x	x	x	DOT		X			This project is underway.
2 - INFRASTRUCTURE	8	Lee Road Widening Project Construction	x	x	x	x	x	DOT		X			This project is underway.
2 - INFRASTRUCTURE	9	Post Road Bridge at Dog River	x	x	x	x	x	DOT	X				
2 - INFRASTRUCTURE	10	"Maxham Rd from SR 6 to Tree Terrace Access Management and Operational Improvements Project"	x	x	x	x	x	DOT	X				
2 - INFRASTRUCTURE	11	Stewart Mill Rd at Reynolds Rd Intersection Improvement Project	x	x	x	x	x	DOT			X		This project is currently under construction.
2 - INFRASTRUCTURE	12	SR 166 at SR 92/ SR 70 Intersection Improvement Project	x	x	x	x	x	DOT	X				
2 - INFRASTRUCTURE	13	"Dorris Rd/Bakers Bridge Rd at Sweetwater Church Rd Intersection Improvement Project"	x	x	x	x	x	DOT	X				
2 - INFRASTRUCTURE	14	Dorris Rd at Cedar Mtn Rd Intersection Improvement Project	x	x	x	x	x	DOT			X		
2 - INFRASTRUCTURE	15	SR 166 at Post Rd Intersection Improvement Project	x	x	x	x	x	DOT			X		
2 - INFRASTRUCTURE	16	South Chapel Hill Rd Operational and Safety Improvements	x	x	x	x	x	DOT			X		This project is currently in the pre-construction phase, and construction is anticipated to begin in 2025.
2 - INFRASTRUCTURE	17	SR 5 at Alexander Pkwy	x	x	x	x	x	DOT			X		
2 - INFRASTRUCTURE	18	Bright Star Rd at John West Rd	x	x	x	x	x	DOT	X				



**Table 19: Report of Accomplishments**

Strategic Goal	#	Action	2019	2020	2021	2022	2023	Agency	Complete	Ongoing	Delayed	Dropped	Notes
Economic Development													
2 - INFRASTRUCTURE	1	Develop Community Gateway Signs		x	x	x		P&Z	X				The Thornton Road gateway sign at I-20 has been installed. The signage for other interchanges will be designed and installed as funds are available.
6 - TRANSFORM	2	Prepare Overlay Districts for Lee Road and Chapel Hill Road	x	x	x			P&Z				X	This is no longer a priority.
3 - ECONOMIC DEV	3	Develop a Master Plan for Capps Ferry Road			x	x		Dev Auth.	X				The Capps Ferry Rd area was studied as a part of the South Douglas Scenic Byway Corridor Management Plan and recommendations have been developed for that area.
3 - ECONOMIC DEV	4	Industrial Land Acquisition	x	x	x	x	x	Dev Auth.	X				This is a routine and ongoing responsibility of the Development Authority and will be dropped from the work program.
2 - INFRASTRUCTURE	5	Develop Streetscape Plan for Highway 166		x	x			P&Z/ ARC	X				Hwy 166 was studied as part of the South Douglas Scenic Byway Corridor Management Plan and recommendations have been developed for that area.
3 - ECONOMIC DEV	6	Review the Douglas County Community & Economic Development Strategic Plan Target Cluster Strategies & Implementation Plan. Prioritize goals and strategies listed in both sections to be addressed over the next 5 years.	x					P&Z/ Dev Auth.	X				

# COMMUNITY WORK PROGRAM

The Community Work Program (CWP) acts as to-do list for the County over the next 5 years. The CWP are specific, near-term activities undertaken to address community goals. The following CWP is organized by the six community goals discussed in Chapter 3.

Table 20: Community Work Program									
Project/Initiative	Plan/Dept. Source	2024	2025	2026	2027	2028	Agency	Funding	Estimated Cost
1 - Public Safety									
Plan for a countywide camera surveillance network	Planning Department						Planning & Zoning; GIS; DC Sheriff	Local	Staff Time
Streetlight audit	Planning Department						Planning & Zoning; Engineering	Local	Staff Time
2 - Infrastructure									
Widening, operational improvements, and streetscaping - Lee Rd and S. Sweetwater Rd to Bomar Rd	Lee Road Study and Lithia Springs Small Area Plan	X	X				DOT	SPLOST	TBD
Increase fees for the sidewalk fund and/ or requirements or alternatives for sidewalk construction/construction of the countywide trail network	Planning Department						Planning & Zoning; Non-Profit Partners	Local	Staff Time
Design/plan realignment/intersection improvements for Sweetwater Road, Beechwood Drive, and Lee Road.	Lithia Springs Small Area Plan	X					DOT		TBD
Direct Xpress bus to Hartsfield ATL	CTP		X				DOT	ATL	\$0

**Table 20: Community Work Program**

Project/Initiative	Plan/Dept. Source	2024	2025	2026	2027	2028	Agency	Funding	Estimated Cost
Chapel Hill Road Widening from Central Church Road to Dorset Shoals Road	CTP	X	X				DOT	SPLOST	\$3,000,000
SR 78/Veteran's Memorial Highway at John West Road/S Baggett Road Intersection Improvement	CTP	X	X				DOT	SPLOST	\$2,000,000
SR 166/Duncan Memorial Highway Intersection Improvements at Post Road and Chapel Hill Road	CTP	X					DOT	SPLOST	\$1,000,000
Chapel Hill Road Turn Lanes at Anneewakee Road	CTP				X	X	DOT	Local	\$1,925,000
Complete Transit Master Plan in coordination with other County Departments	CTP	X					Planning & Zoning, DOT, Connect Douglas	ATL	\$1,000,000
Freight Cluster Study	RoA	X	X				Planning & Zoning	ARC, Local, State	\$250,000
Traffic Control Center and Advanced Traffic Management System Expansion (SR 92, US 78, Chapel Hill Rd)	RoA	X					DOT	Local, State	\$700,000
Dorris Rd at Cedar Mtn Rd Intersection Improvement Project	RoA						DOT, Private	Local, Private	\$500,000
South Chapel Hill Rd Operational and Safety Improvements	RoA	X	X				DOT	Local	\$2,800,000
SR 5 at Alexander Pkwy	RoA						DOT	Local, State	\$1,000,000
<b>3 - Economic Development</b>									
Add gateway signage and beautification at key locations throughout the County including Lithia Springs and Campbellton Roundabout	Lithia Springs Small Area Plan, Student Project			X	X		Planning & Zoning, Elevate Douglas, DOT	Local	\$175,000
With the City of Austell, complete a long-range plan for the area between Causey Gateway to Downtown Austell	Lithia Springs Small Area Plan			X	X		Planning & Zoning	ARC, Local	\$100,000
Explore enrolling Lithia Springs as a Downtown Affiliate of the Georgia Main Street program	Lithia Springs Small Area Plan	X					Planning & Zoning, Elevate Douglas	Local	Staff Time



**Table 20: Community Work Program**

Project/Initiative	Plan/Dept. Source	2024	2025	2026	2027	2028	Agency	Funding	Estimated Cost
Create Westfork Overlay that defines permitted uses, tiers, redevelopment thresholds, and desired standards.	Lithia Springs Small Area Plan	X	X				Planning & Zoning	Local	Staff Time
Conduct a CID feasibility study for Westfork	Lithia Springs Small Area Plan	X					Planning & Zoning, Elevate Douglas	ARC	\$70,000
Define cottage courts as a use in zoning code and revise accessory dwelling unit provisions	Lithia Springs Small Area Plan, Planning Department	X	X				Planning & Zoning	Local	Staff Time
For Winston, coordinate with Elevate Douglas to create marketing materials to attract potential developers and help them understand the Winston redevelopment vision, particularly for workplace campus and rural reserve areas.	Winston Small Area Plan	X					Planning & Zoning, Elevate Douglas	Local	Staff Time
Work with Code Enforcement to implement the Housing Inventory through neighborhood Code Enforcement Sweeps and similar initiatives	Planning Department						Planning & Zoning; Code Enforcement	Local	Staff Time
Investigate stronger enforcement mechanisms to remedy challenges posed by vacant, underutilized and blighted housing	Planning Department	X	X				Planning & Zoning	Local	Staff Time
Modify the zoning code to discourage stand alone apartment zoning and only allow as a part of a mixed use community with a variety of residential and non-residential uses and amenities	Planning Department		X	X			Planning & Zoning	Local	Staff Time
Revise list of allowable uses in the UDC with a particular focus on encouraging shops, restaurants and entertainment and discouraging, warehouse, distribution and certain industrial uses; develop more stringent standards for gas station; car wash and dollar store uses	Planning Department	X	X				Planning & Zoning	Local	Staff Time
Hwy 92 LCI Update	Planning Department						Planning & Zoning	ARC	\$150,000
<b>4 - Public Health</b>									
Increase fees for the tree fund and/ or increase tree retention requirements	Planning Department						P&Z	Local	Staff Time
Develop Transfer of Development Rights (TDR) Program for protected Dog River Watershed	Planning Department	X	X				Planning & Zoning	Local	\$100,000

**Table 20: Community Work Program**

Project/Initiative	Plan/Dept. Source	2024	2025	2026	2027	2028	Agency	Funding	Estimated Cost
<b>5 - Recreation</b>									
Create Arts Master Plan and 1% for Arts	Planning Department		X	X			Planning & Zoning; Cultural Arts Center	Local	\$50,000 + Staff Time
Parks/Recreation Master Plan	Parks Department; Planning Department	X	X				Parks, Planning & Zoning	Local	\$100,000 + Staff Time
Greenways and Trails Master Plan	Parks Department; Planning Department	X	X				Parks, Planning & Zoning, DOT, Non Profit Partners	Local	\$100,000 + Staff Time
Sweetwater Creek Greenway Trail Scoping Study/ Feasibility Study in conjunction with Greenways and Trails Master Plan	Planning Department, Lithia Springs Small Area Plan			X	X		Parks, Planning & Zoning, DOT, Non Profit Partners	Local, ARC	Costs included with Greenways and Trails Master Plan
Form a Creatives Collaborative for Lithia Springs	Lithia Springs Small Area Plan	X					Parks, Planning & Zoning, DOT	Local	Staff Time
Engage key Winston land and business owners, especially near the Crossroads Center and owners of historic properties, on forming a civic organization focused on area history and culture and community programming.	Winston Small Area Plan	X					Planning & Zoning	Local	Staff Time
Pursue installation of Hwy 92 Multi-Purpose Trail	RoA			X			Planning & Zoning, DOT	Federal/ State/ Local	\$3,000,000
Complete PE for Chattahoochee Hill Country Trail System and acquire ROW	RoA	X					DOT	Local/ Federal	\$12,000,000
Construct/ renovate a library to replace/ upgrade the existing facility on Selman Drive, including compliance with ADA accessibility and state of the art resources.	RoA	X	X				Library	SPLOST	\$8,000,000

**Table 20: Community Work Program**

Project/Initiative	Plan/Dept. Source	2024	2025	2026	2027	2028	Agency	Funding	Estimated Cost
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	RoA	X	X				Library	SPLOST	\$1,000,000
Revise development standards in regard to the types of greenspace and amenities that are required in new developments	Planning Department		X				Planning & Zoning	Local	Staff Time
<b>6 - Transform</b>									
Work with Code Enforcement to undertake a sign audit and develop signage standards	Planning Department				X		Planning & Zoning	Local	Staff Time
Improve architectural and design guidelines for corridors, non-residential and major subdivisions with an emphasis on quality	Planning Department			X	X		Planning & Zoning	Local	\$50,000 + Staff Time
Identify key gateways/roadways to target Keep Douglas Beautiful initiatives for litter clean up	Constituent Services	X					Planning & Zoning, Keep Douglas Beautiful	Local	Staff Time
Update home occupation ordinance	Planning Department		X				Planning & Zoning	Local	Staff Time

# PUBLIC ENGAGEMENT APPENDICES

**A - Steering Committee Meetings (page 7)**

**B - September Saturdays (page 50)**

**C - Small Area Study Workshops (page 60)**

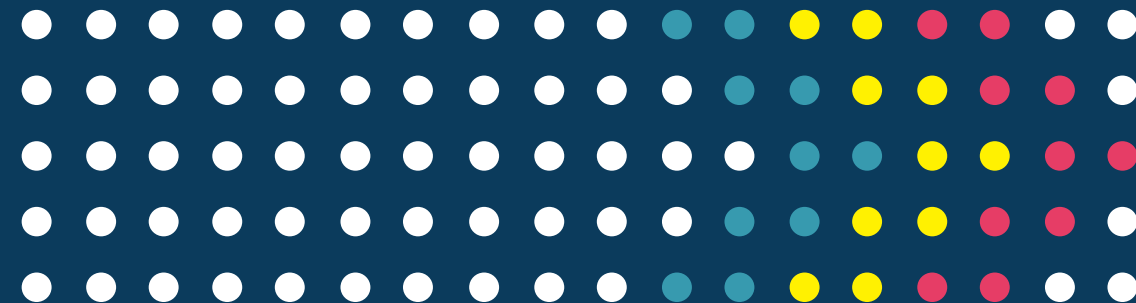
**D - Roadshow (page 64)**

**E - Survey Results (page 71)**

**F - Project Blog (page 119)**

**G- Project Legal Notices (page 123)**

**H- Commissioners Meetings (page 126)**





# PUBLIC ENGAGEMENT SUMMARY

## Public + Stakeholder Engagement Overview

From September 2022 to April 2023, extensive stakeholder and public involvement was conducted to support the development of the Comprehensive Plan Update. The outreach program consisted of a variety of techniques designed to educate the community on the planning process and the technical work completed, and solicit informed opinions on issues, needs, opportunities and desires for the County and its future growth, as well as draft recommendations.

## Techniques

### *Project Webpage*

A webpage on the County's existing website, dedicated to the Comprehensive Plan Update, was launched at the project's initiation to serve as a hub for information, including links to surveys and activities, meeting and milestone announcements, presentations, summaries and displays from committee and public meetings, and project related documents and well as a project blog. A snapshot of the Comprehensive Plan Update landing page is shown in Figure 8. All public engagement activities detailed below were advertised through the project website as well as the County's social media pages and the weekly e-newsletter.

### *Interactive Mapping Exercise*

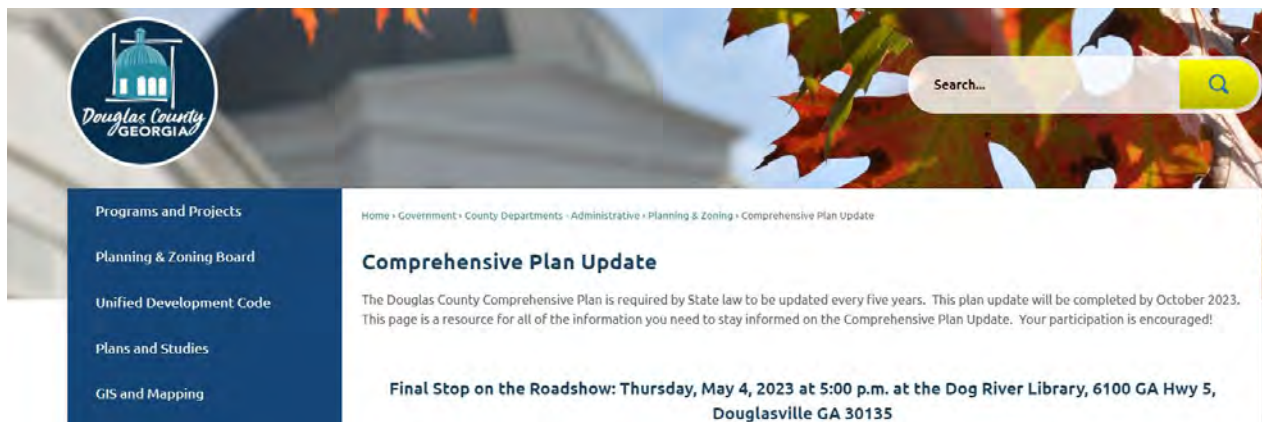
An interactive mapping exercise through Social Pinpoint was hosted from September to October 2022. The map allowed users to drop a pin at a specific location in the county and indicate their thoughts on issues, necessary improvements, or features related to safety, land use, housing, economic development, infrastructure, and recreation. Citizens could also view others' comments and choose to "up" or "down" vote the comment. Sixty (60) comments were received across the categories. This initial feedback was helpful for the project team to gain an understanding of the types of issues important to the citizens of Douglas.

### *September Saturdays Event*

On September 17 and 24, 2022, the largest annual festival and community event in Douglas County was held, known as September Saturdays. The Comprehensive Plan Update team staffed a tent with boards to raise awareness for the plan, educate participants on the process and collect input on issues of care and concern for citizens. Multiple citizens were engaged, with over 70 comments received.

Citizens posted comments on a county map and on display boards organized by the six priority areas from the recently completed Strategic Plan: public safety, infrastructure, economic development, public health, recreation and governance. Flyers with the project webpage and the interactive mapping exercise were

Figure 8: Comprehensive Plan Update Website



# PUBLIC ENGAGEMENT SUMMARY

also distributed. Similar to the online mapping exercise, this input provided insight into issues that are top of mind for Douglas' citizens.

## *Steering Committee*

A Steering Committee was convened with membership approved by the County Commission including elected official representatives, County staff from various departments, City staff, citizens, economic development organizations, the school system, colleges and universities and others. Five meetings were hosted with the committee over the course of the Comprehensive Plan update process. Input and feedback from the committee was critical in developing and confirming goals and objectives, character area features, priorities, and draft recommendations. Table 13 lists the membership of the Steering Committee.

**Table 13: Steering Committee Membership**

<b>Name</b>	<b>Affiliation</b>
<b>Commissioner Kelly Robinson</b>	Board of Commissioners/ Elected Official Representative
<b>Ivy Wright</b>	Board of Commissioners
<b>Ricky Dobbs Jr.</b>	District 1 Appointee
<b>Rob Thomas</b>	District 2 Appointee & Planning & Zoning Board Member
<b>Ron Anglin</b>	District 3 Appointee
<b>Yvonne Cuffie</b>	District 3 Appointee
<b>Cyrus Colley</b>	District 4 Appointee
<b>Sabine Kelley</b>	District 4 Appointee
<b>Sharon Bachtel</b>	Chairman Appointee
<b>Frank Payne</b>	Planning & Zoning Board Member
<b>Mickey Thompson</b>	Citizen - Hwy 92 LCI
<b>Vanessa Levingston</b>	Citizen - Placemaking Subcommittee
<b>Pam Daniell</b>	Citizen - Scenic Byway Steering Committee
<b>Ed Daniell</b>	Citizen - Scenic Byway Steering Committee
<b>Eddie Curtis</b>	Citizen - Bike/ Ped Task Force
<b>Chris Pumphrey</b>	Elevate Douglas/ Economic Development
<b>Emily Lightner</b>	Cultural Arts Council of Douglasville/ Douglas County
<b>Kevin Livingston</b>	UGA Cooperative Extension
<b>Chelsea Tubbs</b>	City of Douglasville Planning Department
<b>Ron Johnson</b>	City of Villa Rica Planning Department
<b>Orrick Curry</b>	HOA Representative/ P&Z Board Member
<b>Babs Russell</b>	West Georgia Technical College
<b>Kwame Carr</b>	Douglas County School System
<b>Chad Griffin</b>	Parks and Recreation
<b>Karla Poshedly</b>	Engineering and Transportation
<b>Ron Roberts</b>	Connect Douglas
<b>Brian Keel</b>	Douglasville-Douglas County Water and Sewer Authority

# PUBLIC ENGAGEMENT SUMMARY

## Stakeholder Interviews

Stakeholder interviews were conducted in the fall of 2022 to connect with Douglas County leadership and other organizations that have an interest in Douglas. The objectives of the interviews were:

- To better understand the relationship with the County
- Hear first-hand about any projects, policies, or strategies of the organization that could affect growth and development
- Determine needs of the organization that the Comprehensive Plan could support
- Gather any other relevant information

In all, thirty (30) organizations were interviewed, and a variety of perspectives were captured. Their input was instrumental in gaining a deeper understanding of the historical, current and desired future growth patterns in addition to opportunities and challenges within the county. Table 14 lists the interviews' dates and audiences.

<b>Date</b>	<b>Individual/Organization</b>
9/28/22	District 1 Commissioner Henry Mitchell III
9/30/22	District 4 Commissioner Ann Guider (former)
10/3/22	City of Austell
10/4/22	City of Douglasville
10/4/22	Sweetwater State Park
10/6/22	Elevate Douglas and Douglas County Chamber
10/7/22	Douglasville/Douglas County Water and Sewer Authority; Douglas County Engineering and Transportation; Connect Douglas
10/7/22	Cobb & Douglas Public Health and Douglas County Senior Services
10/7/22	Commission Chairman Dr. Romona Jackson Jones
10/11/22	Douglas County Parks and Recreation
10/11/22	City of Villa Rica
10/12/22	West Georgia Regional Library System
10/13/22	District 3 Commissioner Tarenia Carthan
10/13/22	Douglas County Travel & Tourism
10/13/22	Douglas County Sheriff's Department
10/19/22	Douglas County School System & Lithia Springs HS
10/24/22	Wellstar Health System
10/24/22	Douglas County Fire and EMS
10/26/22	Douglas County Historic Commission
10/27/22	Winston Elementary School
10/28/22	Sweetwater Creek Cleanup & Restoration Project
10/28/22	Premier Association Management – Cedar Place HOA
11/2/22	Lithia Springs - 6962 Lakeside Dr. Property
11/4/22	Douglas County Public Works

# PUBLIC ENGAGEMENT SUMMARY

## Online Public Survey

An online public survey (Figures 9 and 10) was developed to collect input from citizens and stakeholders in Douglas County regarding attitudes towards current land use conditions and future growth trends in the county. The survey launched on November 14, 2022 and remained open until December 22, 2022. Over 330 responses to the survey were received. Feedback from the survey was very useful in drawing a more complete picture of citizens' specific feelings towards growth and development in the county, specifically regarding trails and parks, and was directly used to help craft the recommendations of the Comprehensive Plan Update and the Lithia Springs and Winston Small Area Plans.

Figure 9: Online Public Survey Snapshot

**Future Land Use**

**What's Future Land Use?**

- Defines the intended land use characteristics for specific areas
- Ensures compatible and unified future development
- Guides zoning decisions

**Future Land Use**

**DOUGLAS COUNTY COMPREHENSIVE PLAN**

3. In your opinion, do you generally agree with the types of development designated for the specific areas on this Future Land Use Map?

☐ Yes

☐ No

☐ Neutral/no opinion

## Public Roadshow

The Roadshow was conducted in March and April 2023 as an opportunity for citizens to review elements of the land use vision of the Comprehensive Plan before the final document is presented for public review.

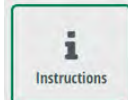
A combination of online and in-person opportunities, the Roadshow included:

- An online presentation and survey for feedback
- Open House Sessions at the Planning and Zoning Office in the Douglas County Courthouse
- Roadshow Presentation Boards at libraries, parks and senior centers around Douglas County
- Planning and Zoning Board Meeting in March or April (Display boards were set up, a handout for the project website and online survey was available, and staff were available after the regular meeting for discussion)
- District Town Halls

In total, nineteen (19) in-person events were offered to the community to speak with staff during the Roadshow, with nine (9) locations available with unstaffed displays and the online presentation and survey. Twenty-three (23) citizens submitted feedback via the online survey.



## Interactive Mapping Exercise Feedback



### How to Participate!

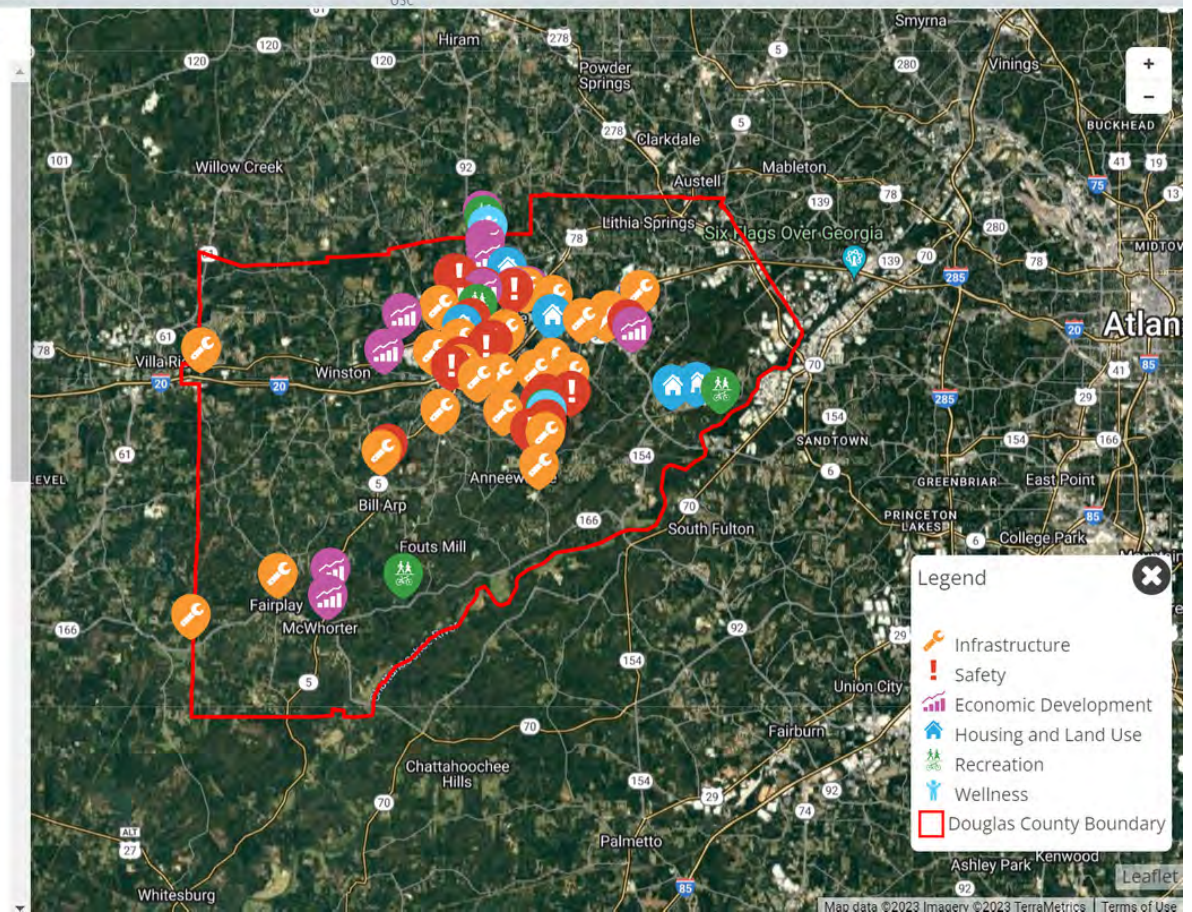
It's easy to leave a comment – just drag a pin to a location and type your input:

- Begin by zooming in on the map to the area of concern, using the "+" and "-" buttons on the right corner of the map..
- Decide which pin category most closely aligns with your comment or concern, drag that pin from the header bar to the location you wish to indicate, and drop it.
- After placing the pin, you can add your comment to provide more information. The more detail you provide on the issue or need, the better!
- Once submitted, your pin will appear on the map.

You can also view comments attached to the pins submitted by others and add to that discussion

Choose from the following comment categories:

- **Infrastructure:** Where do you notice infrastructure issues in Douglas County? How are the roads, bridges, trails, broadband internet



# APPENDIX A

**Steering Committee Meeting 1**

**Steering Committee Meeting 2**

**Steering Committee Meeting 3**

**Steering Committee Meeting 4**

**Steering Committee Meeting 5**

A large, bold, white capital letter 'A' is centered at the bottom of a dark blue rectangular area that occupies the right half of the page. The 'A' is stylized with a slight shadow or depth, giving it a three-dimensional appearance as if it's a tab or a piece of paper sticking out from the blue background.



## Comprehensive Plan Update + Small Area Plans

### Steering Committee Meeting #1

Thursday, September 8<sup>th</sup>, 2022

#### AGENDA

##### 1. Introductions + Lunch

##### 2. Project Overview

- Comprehensive Plan
  - Comprehensive Plan Purpose + Requirements
  - Current Douglas County Comprehensive Plan
  - Update Goals, Tasks, and Schedule
- Small Area Plans: Winston and Lithia Springs
- Role of the Steering Committee

##### 3. Draft Needs + Opportunities Exercise

##### 4. Engagement

- Overview of Engagement Approach
- Tour of Online Tools
- Engagement Opportunities Discussion
- Outreach Discussion

##### 5. Looking Ahead

- September Saturdays: September 17 and 24
- Next Steering Committee: Thursday, October 13
  - Focus on Needs, Opportunities, and Goals

##### 5. Questions/Discussion



**Steering Committee #1**

**September 8, 2022 @ 11:30 AM – 1:00 PM**

**Douglas County Courthouse/Zoom**

**Attendees:**

Commissioner Kelly Robinson, Board of Commissioners/ Elected Official Representative  
Ricky Dobbs Jr., District 1 Appointee  
Ron Anglin, District 3 Appointee  
Yvonne Cuffie, District 3 Appointee  
Cyrus Colley, District 4 Appointee  
Sabine Kelley, District 4 Appointee  
Sharon Bachtel, Chairman Appointee  
Mickey Thompson, Citizen - Hwy 92 LCI  
Vanessa Levingston, Citizen - Placemaking Subcommittee  
Pam Daniell, Citizen - Scenic Byway Steering Committee  
Ed Daniell, Citizen - Scenic Byway Steering Committee  
Eddie Curtis, Citizen - Bike/ Ped Task Force  
Chris Pumphrey, Elevate Douglas/ Economic Development Representative  
Brian Keel, Douglasville/ Douglas County Water and Sewer Authority  
Emily Lightner, Cultural Arts Council of Douglasville/ Douglas County  
Kevin Livingston, UGA Cooperative Extension  
Chelsea Tubbs, City of Douglasville Planning Department  
Ron Johnson, City of Villa Rica Planning Department  
Orrick Currey, HOA Representative/ P&Z Board Member  
Babs Russell, West Georgia Technical College

**Project Management Team:**

Allison Duncan, Planning and Zoning  
Phil Shafer, Planning and Zoning  
Jacqualle Johnson, Planning and Zoning  
Chad Griffin, Parks and Recreation  
Karla Poshedly, Engineering and Transportation  
Ron Roberts, Connect Douglas  
Anna Baggett, TSW  
Allison Stewart-Harris, TSW  
Audra Rojek, VHB  
Nick Stephens, Perez Planning  
Nick Johnson, Georgia Conservancy  
Luben Raytchev, Georgia Conservancy  
Kristine Hansen-Dederick, Sycamore Consulting, Inc.



**Summary of Meeting:**

Attendees were greeted upon arriving in-person or entering the Zoom platform. As an initial exercise, in-person attendees were asked to review display boards around the room depicting the six priority areas from the recently completed Strategic Plan and provide their input via post-it notes regarding needs and opportunities of the County.

Allison Duncan, Douglas County Planning and Zoning Manager, officially started the meeting at 11:30 a.m., welcoming the attendees and thanking them for their participation. Attendees were then asked to introduce themselves. Allison Stewart-Harris, TSW, and Anna Baggett, TSW, then began the presentation (attached) detailing the scope and schedule of the Comprehensive Plan update and the Winston and Lithia Springs small area plans, as well as the role of the Steering Committee.

After a short break for lunch, the group began discussion of the needs and opportunities exercise and the input received from the committee prior to the start of the meeting. Attendees participating via Zoom provided their input as well during this time. The following details the comments received, organized by the six strategic goals. An additional category of “Other” was added for those comments that fell outside of the six categories.

**Draft Needs + Opportunities Exercise - Steering Committee Additions****1. Strategic Plan Goal 1: Public Safety**

- More police precincts dispersed throughout the county by area (Lithia Springs, south Douglas, Annawakee, Post Rd, Fairplay etc.)
- Need more code enforcement (includes animal control)
- Safe places to walk
- More deputies
- More fire department personnel – EMTs, paramedics
- More hydrants – critical for ISO ratings

**2. Strategic Plan Goal 2: Infrastructure**

- Understand impacts of transportation projects coming online
- Sidewalk connectivity to schools
- Strategic expansion of water and sewer
- Biggest need is maintenance of roads, public buildings, and parks
- Biggest need is transportation and less traffic
- Improve and expand existing roadways where appropriate (Skyview Drive, W. Bankhead, Annawakee Rd)
- Sufficient detail to plan future infrastructure needs
- Need bike lanes
- Traffic improvements are needed for development
- Better connectivity between subdivisions and commercial areas
- Need walkability
- Opportunity: walkability
- “Infrastructure Attention” – water, sewer lines; technology (broadband?)
- More bike lanes and pedestrian infrastructure

- Parking garage at courthouse
  - Improve mass transit options and availability
  - Repave roads in Winston area, especially HWY 5 (past Fox Hall) and Liberty Rd (166 to I-20) also Lithia Springs area
  - More scenic byways on environmentally sensitive routes
  - Understanding the constraints is important; the plan can't be just a big wish list
- 3. Strategic Plan Goal 3: Economic Development**
- Job opportunities
  - Training/education to meet industry needs
  - Big opportunity for higher end businesses and restaurants
  - Opportunity commercial storefronts (façade improvement program?)
  - Better quality clothing stores (e.g. Saks Fifth Ave, Gucci)
  - Better quality restaurants (e.g. Houstons, PF Changs, Little Alley)
  - Need for businesses to reflect community desires -> upscale
  - Transit solutions for getting employees to work and constricted parking related to existing and new businesses
  - Public art and placemaking: love where you live
  - Rural character – clear cutting is an issue in Winston; tree preservation ordinance?
- 4. Strategic Plan Goal 4: Public Health**
- Trails
  - Matching seniors + character areas with suitable transportation issues
  - Education on public health
  - Crossover from others
  - Access to fresh food
- 5. Strategic Plan Goal 5: Recreation**
- Greenspace and areas that are scenic get healthy
  - Kid-friendly areas
  - Recreational facilities
  - Theater performance space
  - More people to enjoy parks – engagement?
  - More green space for parks
  - Improve capital investment and ball fields in existing parks
  - Diversify recreational opportunities in existing parks
  - Walkability to green space
- 6. Strategic Plan Goal 6: Transform Douglas**
- Review and/or changes to overlay district uses allowed
  - Improve exterior material of structures
  - Coordination with city permitting to plan
  - Resolution with city plan when there are differences of opinion
  - Opportunity for more support and collaboration with other organizations and partners
  - Consider transit study
  - Partner with local foundations like 'fit for the future' or the "Ricky Dobbs Foundation" to expand on community outreach and involvement from the county

- Need to try to get more people within the community of Douglas County involved and in the know with planning efforts
- Recognize history between cities and county and the need to collaborate

#### **7. Others?**

- Affordable senior housing and accommodations
- Clean up – litter is quite evident
- Support services – individual family adult/child
- Need funding to improve communities not HOAs
- Need more regulations on ownership of rental properties
- Need more housing; better, residential
- Lithia springs revitalization
- Winston small area plan: keep industrial out and around I-20/where it is. Winston is our farmland.
- Develop a plan for the Lithia Springs area complete with a vision and appropriate zoning for their downtown area, higher density, and more diverse housing options; placemaking
- Segmentation
- Public after school activity or programs for the county
- Rationalize the current land use conditions (veterans memorial) on W Bankhead between Villa Rica + Douglasville
- Improve design standards for homes, commercial buildings (e.g. no vinyl, XX% masonry, etc.)
- Spaces
- Cooperation with the City is essential. There must be agreed goals to direct housing across jurisdictions.
- Understanding the constraints is important;
- Consensus from the group around housing being incorporated in Economic Development goal.

The presentation then continued with Kristine Hansen-Dederick, Sycamore Consulting, providing an overview of the stakeholder and public outreach program. There was discussion among the committee regarding outreach events in addition to the two September Saturday events and an online survey. It was suggested and agreed that attendance at the Taste of Douglas County event in May 2023 might work well with the timing of draft recommendations. After a short wrap-up summarizing the next steps, the attendees were thanked again for their time and participation and the meeting was adjourned.









Lizzie.

**Douglas County Comprehensive Plan Steering Committee Meeting #1**

**September 8, 2022**

	Name	Email	Affiliation
X	Commissioner Kelly Robinson	kgrobinson@douglascountyga.gov	Board of Commissioners/ Elected Official Representative
X	Ricky Dobbs Jr.	clarencedobbs4@gmail.com	District 1 Appointee
X	Rob Thomas	art14911@hotmail.com	District 2 Appointee & P&Z Board Member
	Ron Anglin <i>virtual</i>	ron.anglin@gmail.com	District 3 Appointee
✓	Yvonne Cuffie	ydayscuffie7@gmail.com	District 3 Appointee
✓	Cyrus Colley	coolcolley@gmail.com	District 4 Appointee
✓	Sharon Bachtel	wmanatee@bellsouth.net	Chairman Appointee
	Frank Payne	fpayne7661@aol.com	P&Z Board Member
✓	Mickey Thompson	mayormickey@aol.com	Citizen - Hwy 92 LCI
✓	Vanessa Livingston	v.livingston@gmail.com	Citizen - Placemaking Subcommittee
X	Pam Daniell	doubleheart406@comcast.net	Citizen - Scenic Byway Steering Committee
X	Eddie Curtis <i>virtual</i>	eddie.curtis@dot.gov	Citizen - Bike/ Ped Task Force
✓	Chris Pumphrey <i>virtual</i>	chris@elevatedouglas.com	Elevate Douglas/ Economic Development Representative
✓	Brian Keel	bkeel@ddcwsa.com	Douglasville/ Douglas County Water and Sewer Authority
✓	Emily Lightner	emily.lightner@artsdouglas.org	Cultural Arts Council of Douglasville/ Douglas County
	Kevin Livingston	kliving@uga.edu	UGA Cooperative Extension
✓	Chelsea Tubbs	tubbsc@douglasvillega.gov	City of Douglasville Planning Department
✓	Ron Johnson	rjohnson@villarica.gov	City of Villa Rica Planning Department
✓	Orrick Currey <i>(virtual)</i>	brookmontpres@gmail.com	HOA Representative/ P&Z Board Member
✓	Babs Russell	Babs.Russell@westgatech.edu	West Georgia Technical College
<b>Douglas County Representatives</b>			
	James Worthington	jworthington@douglascountyga.gov	Development Services
	Allison Duncan	aduncan@douglascountyga.gov	Planning and Zoning
	Phil Shafer	pshafer@douglascountyga.gov	Planning and Zoning
	Jacqualle Johnson	jjohnson@douglascountyga.gov	Planning and Zoning
	Gary Dukes	gdukes@douglascountyga.gov	Parks and Recreation
X	Chad Griffin	chadwickgriffin@douglascountyga.gov	Parks and Recreation
X	Karla Poshedly	kposhedly@douglascountyga.gov	Engineering and Transportation
X	Ron Roberts	rroberts@douglascountyga.gov	Connect Douglas
X	Chris Pumphrey <i>virtual</i>	chris@elevatedouglas.com	Elevate Douglas
✓	Brian Keel	bkeel@ddcwsa.com	Douglasville-Douglas County Water and Sewer Authority







## Comprehensive Plan Update + Small Area Plans

### Steering Committee Meeting #2

Thursday, October 13<sup>th</sup>, 2022

#### AGENDA

**1. Lunch + Brief Recap**

**2. Demographic Overview**

- Population
- Industries
- Housing

**3. Engagement Update**

**4. Land Use Analysis**

**5. Character Area Exercise**

- Greater Douglasville
- Resort Conservation
- HWY 5 & 92 Corridors

**6. Looking Ahead**

- P&Z training on October 27<sup>th</sup>!
- Community Survey
- Next Steering Committee: Thursday, December 1st
  - Focus on housing, trails/greenspace in character areas
- Small Area Plan Workshops

**5. Questions/Discussion**



Steering Committee #2  
October 13, 2022 @ 11:30 AM – 1:00 PM  
Douglas County Courthouse/Zoom

**Attendees:**

Ricky Dobbs Jr., District 1 Appointee  
Rob Thomas, District 2 Appointee and P&Z Board Member  
Sabine Kelley, District 4 Appointee  
Mickey Thompson, Citizen - Hwy 92 LCI  
Vanessa Levingston, Citizen - Placemaking Subcommittee  
Pam Daniell, Citizen - Scenic Byway Steering Committee  
Ed Daniell, Citizen - Scenic Byway Steering Committee  
Eddie Curtis, Citizen - Bike/ Ped Task Force  
Gil Shearouse, Douglasville/ Douglas County Water and Sewer Authority  
Emily Lightner, Cultural Arts Council of Douglasville/ Douglas County  
Chelsea Tubbs, City of Douglasville Planning Department  
Orrick Currey, HOA Representative/ P&Z Board Member  
Babs Russell, West Georgia Technical College  
Kwame Carr, Douglas County School System

**Project Management Team:**

Allison Duncan, Planning and Zoning  
Jacqualle Johnson, Planning and Zoning  
Karla Poshedly, Engineering and Transportation  
Ron Roberts, Connect Douglas  
Anna Baggett, TSW  
Allison Stewart-Harris, TSW  
Audra Rojek, VHB  
Nick Stephens, Perez Planning + Design  
Nick Johnson, Georgia Conservancy  
Michaela Master, Georgia Conservancy  
Dr. Deborah Johnson-Blake, Writing Pad  
Kristine Hansen-Dederick, Sycamore Consulting, Inc.

**Summary of Meeting:**

Attendees were greeted upon arriving in-person or entering the Zoom platform and in-person attendees were offered lunch. Allison Duncan, Douglas County Planning and Zoning Manager, officially started the meeting at 11:30 a.m., welcoming the attendees and thanking them for their participation. Anna Baggett, TSW, then began the presentation (attached) providing an update of tasks completed to date, with Kristine Hansen-Dederick reporting on completed outreach activities and themes of input received. Nick Johnson, Georgia Conservancy, then presented details on the land use analysis; Allison Duncan presented the draft "Character Areas"; and Allison Stewart-Harris led an exercise collecting input from the group on desired growth around the County, specific to three areas that the Land Use Analysis identified as facing growth pressure: Greater Douglasville and the HWY 5 and HWY 92 Corridors. The Resort Conservation area was also discussed.

The following is a summary of the comments received from the committee:

- Tension exists on Thornton Road between trucks and residential land uses; trucks present perceived and real safety issues.
- Important for people to know that all of Douglas County is not like Thornton Road.
- There is a large GDOT project to improve radii, improve the signal system, and other aspects that will enhance the safety of trucks traveling through the Thornton Road area.
- There has been some pushback from commercial owners on the 2022 property tax, something to consider as we talk about increased economic development and higher assessment values.
- Concerning housing, renting as an investment strategy can lead to absentee landlords, possible policy to protect the County?

**Greater Douglasville**

- I don't want Lee Road to become another Thornton Road, and have trucks take over.
- There is an opportunity to make Chapel Hill and the area around it safer, especially with sidewalks and continuity of the sidewalks. There is a Kroger, a Publix, shopping centers and a junior high. That is an area a lot of people are moving to, and we don't have the infrastructure that allows people to be able to move around and then we don't have transit in that area.
- There is opportunity for infill residential development in this character area
- I would recommend leaving south of I-20 single-family residential, and not target it for redevelopment; any new development will be inconsistent with what's existing and that could cause problems. Maybe look to the north of I-20 in the rural areas as an option for development – it can absorb higher density housing
- There needs to be sensitivity to the area north of I-20, there are concerns from existing residents about lack of amenities and investment in the area. Need rooftops for more amenities, though.

**Resort Conservation**

- The "Resort Conservation" area should stay natural as it is now, rural and accommodating to wildlife.
- Sewer "backbone" is in place in this area, development could come in and build a connection.

- I like development like the Dog River library. I would like amenities like walking trails. We need more of those.
- It would be nice if amenities like parks, trails, and aquatic centers are not built as car-accessible only. Having a way for kids to walk to the pool would be great.
- South of 166 should maybe be zoned 3-5 acres to keep it rural, like north of 166.
- We don't need any more grocery stores, big industry or shopping centers along 166. There are things like that in three different directions. Keep the natural beauty of the area.

Following the discussion, there was a short wrap-up summarizing the next steps. Allison Duncan invited the committee to attend a planning and zoning training on October 27th from noon until 1 p.m., virtual over Zoom. Next steps for the project include a community survey to take a deeper dive into the character areas; a third steering committee meeting on December 1st, and small area plans workshops in early December. The attendees were thanked again for their time and participation and the meeting was adjourned.





# Douglas County Comprehensive Plan Steering Committee Meeting #2

October 13, 2022

	Name	Email	Affiliation
	Commissioner Kelly Robinson	✓ kgrobinson@douglascountyga.gov	Board of Commissioners/ Elected Official Representative
✓	Ricky Dobbs Jr.	clarencedobbs4@gmail.com	District 1 Appointee
online	Rob Thomas	• art14911@hotmail.com	District 2 Appointee & P&Z Board Member
	Ron Anglin	• ron.anglin@gmail.com	District 3 Appointee
	Yvonne Cuffie	• ydayscuffie7@gmail.com	District 3 Appointee
	Cyrus Colley	• coolcolley@gmail.com	District 4 Appointee
✓	Sabine Kelley	• 770-313-1994	District 4 Appointee
	Sharon Bachtel	• wmanatee@bellsouth.net	Chairman Appointee
	Frank Payne	• fpayne7661@aol.com	P&Z Board Member
CMR	Mickey Thompson	mayormickey@aol.com	Citizen - Hwy 92 LCI
✓	Vanessa Levingston	• v.levingston@gmail.com	Citizen - Placemaking Subcommittee
✓	Pam Daniell	• doubleheart406@comcast.net	Citizen - Scenic Byway Steering Committee
✓	Ed Daniell	• Georgiareb406@att.net	Citizen - Scenic Byway Steering Committee
✓	Eddie Curtis	eddie.curtis@dot.gov	Citizen - Bike/ Ped Task Force
✓	Chris Pumphrey	• chris@elevatedouglas.com	Elevate Douglas/ Economic Development Representative
✓	Gil Shearouse	• gshearouse@ddcwsa.com	Douglasville/ Douglas County Water and Sewer Authority
✓	Emily Lightner	• emily.lightner@artsdouglas.org	Cultural Arts Council of Douglasville/ Douglas County
	Kevin Livingston	• kliving@uga.edu	UGA Cooperative Extension
CT	Chelsea Tubbs	tubbsc@douglasvillega.gov	City of Douglasville Planning Department
	Ron Johnson	• rjohnson@villarica.gov	City of Villa Rica Planning Department
online	Orrick Currey	• brookmontpres@gmail.com	HOA Representative/ P&Z Board Member
✓	Babs Russell	• Babs.Russell@westgatech.edu	West Georgia Technical College
<b>Douglas County Representatives</b>			
	James Worthington	• jworthington@douglascountyga.gov	Development Services
✓	Allison Duncan	• aduncan@douglascountyga.gov	Planning and Zoning
✓	Phil Shafer	• pshafer@douglascountyga.gov	Planning and Zoning
✓	Jacqualle Johnson	• jjohnson@douglascountyga.gov	Planning and Zoning
	Gary Dukes	• gdukes@douglascountyga.gov	Parks and Recreation
	Chad Griffin	• chadwickgriffin@douglascountyga.gov	Parks and Recreation
online	Karla Poshedly	• kposhedly@douglascountyga.gov	Engineering and Transportation
online	Ron Roberts	• rroberts@douglascountyga.gov	Connect Douglas
	Brian Keel	• bkeel@ddcwsa.com	Douglasville-Douglas County Water and Sewer Authority





**Comprehensive Plan Update + Small Area Plans**  
**Steering Committee Meeting #3**  
**Thursday, December 1<sup>st</sup>, 2022**

- 1. Lunch + Small Group Assignments**
  - Group 1: Resort Conservation + Dog River + Conservation Density
  - Group 2: Greater Douglasville + Traditional Neighborhoods
  - Group 3: Industrial areas + corridors
- 2. Character Area(s) Orientation**
- 3. Activity 1: Character Area Boundary Discussion**
- 4. Parks + Open Space**
  - Presentation
  - Discussion
- 5. Housing**
  - Presentation
  - Discussion
- 6. Report Out + Next Steps**
  - Community Survey still live!
  - Small Area Plan Workshops next week!
  - Team will continue to refine character areas
  - Happy Holidays! We'll see you next on Thursday, February 2<sup>nd</sup>.

**Steering Committee #3**

**December 1, 2022 @ 11:30 AM – 1:00 PM**

**Connect Douglas Multi-Modal Center Transportation Center/Zoom**

**Attendees:**

Commissioner Kelly Robinson, Board of Commissioners/ Elected Official Representative  
Ivy Wright, Legislative Aide to Commissioner Robinson  
Yvonne Cuffie, District 3 Appointee  
Ron Anglin, District 3 Appointee  
Sabine Kelley, District 4 Appointee  
Mickey Thompson, Citizen - Hwy 92 LCI  
Vanessa Livingston, Citizen - Placemaking Subcommittee  
Chris Pumphrey, Elevate Douglas/Economic Development Representative  
Sharon Bachtel, Chairman Appointee  
Brian Keel, Douglasville/ Douglas County Water and Sewer Authority  
Emily Lightner, Cultural Arts Council of Douglasville/ Douglas County  
Chelsea Tubbs, City of Douglasville Planning Department  
Orrick Currey, HOA Representative/ P&Z Board Member  
Babs Russell, West Georgia Technical College

**Project Management Team:**

Allison Duncan, Planning and Zoning  
Phil Shafer, Planning and Zoning  
Jacqualle Johnson, Planning and Zoning  
Karla Poshedly, Engineering and Transportation  
Chad Griffin, Parks and Recreation  
Anna Baggett, TSW  
Allison Stewart-Harris, TSW  
Anna Peterson, VHB  
Nick Stephens, Perez Planning  
Nick Johnson, Georgia Conservancy  
Dr. Deborah Johnson-Blake, Writing Pad  
Kristine Hansen-Dederick, Sycamore Consulting, Inc.

**Summary of Meeting:**

Attendees were greeted upon arriving and were offered lunch. A Zoom virtual option was offered, however no attendees participated via that format. Allison Duncan, Douglas County Planning and Zoning Manager, officially started the meeting at 11:30 a.m., welcoming the committee and thanking the members for their participation. Anna Baggett, TSW, then began the presentation (attached) providing an update of tasks completed to date, a general overview of the draft Character Area exercises, and instruction on the first exercise focusing on the boundaries and descriptors of the character areas. Nick Stevens, Perez Planning and Design, then provided an overview of the parks and open space exercise, with the attendees breaking



out again for small group discussion. The housing exercise was next, with Nick Johnson, Georgia Conservancy, presenting an overview of housing types.

Following the last exercise, next steps were presented, including refining character area maps and descriptions; analyzing the community survey; preparing and conducting the small area plan workshops on December 7th and 8th; and finalizing the small area plans. At the conclusion of the meeting, the attendees were thanked again for their time and participation.

The following summarizes the input received from the committee during the small group discussions and is organized around the draft character areas.

#### **Traditional Neighborhood Character Area:**

- Overall concern about Airbnb's
- Title is not correct for this character area – this is not a traditional neighborhood
  - Rename from traditional to rural area
- Vision: Both urban and suburban
- Housing:
  - Housing and multi-family should not be built along major corridors – reserve space for businesses
  - Multi-family build out of County should not exceed 50% of total housing (see ARC study of Douglas County)
  - In any multi-family development, 20% should be devoted to greenspace
  - County government should not re-zone existing commercial zoned property for multi-family
  - SF Med, SF High, and cottage court are appropriate for this area (add cottage courts)
  - Cottage Courts: overall units per acre remain ½ acre per same, but homes are closer together
  - The existing land use plan and its preceding plans have low density and there is no NEED to change
  - Some wanted NO high density or Accessory Dwelling Units (ADUs) – differing opinions
- Parks:
  - More community parks

#### **Greater Douglasville Character Area:**

- Overall:
  - County plans need to support city plans and collaborate better. See what housing city allows vs. “greater Douglasville”
- Character:
  - Current character is accurate
- Boundary:
  - Needs more clarification from downtown city limits to broad Douglasville
  - Need bridge connection at Chapel Hill and Brookmont Pkwy
- Land Use:
  - Areas south of I-20 around Douglasville should not be planned for multi-family

- Any multi-family should be built with major setback from road; commercial in front along road
  - Appropriate FLU category to add: Mixed Use Corridor since “residential mixed use” is included for housing
  - Don't want high density
- Housing:
  - Highlighted residential types are appropriate, but maybe no cottage courts
- Parks:
  - Develop land on Brookmont Pkwy for community park
  - Focus on connecting communities + access to parks via different modes (walk, bike, transit)
  - Add bike paths
  - When implementing, consider safety on trails
  - More local and community parks
  - Dog parks: ensure separation of sizes and adequate fencing
  - Skate park and amenities that can be walked or biked to
  - Continuous walking paths with ample tree coverage and shade!
  - Better walking and biking facilities
  - Example: Brook Run Park; many amenities!
  - We may not need more parks, BUT we need to improve existing
  - Need to program and remodel existing before we add more
  - Some of the suburban parks can be made more urban (ex. Fowler Park)

#### Industrial-Technology Character Area:

- Rename to “Cloud Corridor”
- Board is largely correct – no major changes
- Parks:
  - Less focus on parks, but more on campus-like greenspace
  - Trail opportunity by Chattahoochee River and Douglas Hill Rd
- Housing: none

#### Gateway Industrial Character Area:

- Change name to “Campbellton West” – existing plan; focus on this area
- Absorb VMH gateway (east) into Lithia Springs
- Absorb VMH gateway (west) into Winston
- Current Character:
  - Remove “small scale industrial” and “undeveloped/under developed;” change to “under development”
- Parks:
  - Linear park with “mini parks”
  - Add Nature Preserve typology

#### Dog River Plus Character Area:

- Rename to something like “Dog River + Bear Creek” or “Watershed + Conservation”
- Boundary: maybe absorb some of Conservation Density

- Need to look more closely at the area between I-20 and US 78. I-20 creates such a scar in the land that it is regulated differently from the larger Dog River basin
- Vision: “village” might need to change; add mentions of farmland
- Parks:
  - County has rough plan for trail connectivity, particularly to existing parks
  - Focus on connectivity when planning for linear parks
- Housing:
  - Agreed with board selections
  - Any clustered housing should be accompanied with conservation
  - TDR program
  - Add duplex (think of seniors), cottage court
  - Maintaining “overall density” is key, but housing typology can be flexible

#### **Resort Conservation Character Area:**

- Future small area study? Impact of new infrastructure
- What happens on the west side of Capps Ferry east of HWY 5
- How many hotels should there be to compete with Foxhall?
- Character/Boundary:
  - Need to balance residential vs tourism/resort – they look different; there is a character tug of war
  - SF/Rural vs. Resort
  - Split character area?
  - St Andrews area is more suburban
- Parks:
  - Identify mega park. What other park opportunities?
  - Riverlands project -access is KEY
  - Indoor facilities are needed in this area – ex. Basketball
- Housing:
  - Some village style?
  - Cluster development is appropriate here: cottage court
  - Duplexes? Maybe in Foxhall

#### **Conservation Density Character Area:**

- Historic footprint
- Emphasize low impact development
- No grocery store in this area
- Outfitter at Sweetwater Park or Chattahoochee River
- Agri-burbia type community
- Senior community in a conservation context



- Boundary: (see photo)
  - Needs work
  - Part absorbed into Dog River Plus (southern half; part absorbed into traditional neighborhood)
- Parks:
  - Suburban park typologies work here (traditional neighborhood?)
  - Bicycle lanes, parks, and trails
- Housing:
  - Volume of clusters is important
  - Cluster option more like SF MD
  - Cottage court (density for conservation)
  - Medium density with new boundary north

#### Highway 5 Character Area:

- Key intersection at Hwy 166 for clustered development
- Does not need to go all the way to the county boundary - pull it somewhere closer to the Banks Mill/ Pool Road/ Dorsett Shoals, etc. intersection
- This character area should be absorbed into the other character areas – not a standalone thing. Corridors should be called out in character area descriptions

#### Highway 92 Character Area:

- Key intersection at Hwy 166/Riverside Pkwy
- Does not need to go all the way to Campbellton roundabout; need to pull it to somewhere closer to Riverside or Anneewakee
- This character area should be absorbed into the other character areas – not a standalone thing. Corridors should be called out in character area descriptions







COMPREHENSIVE PLAN

# Draft Resort Conservation Character Area

## Current Character

- Rural, woodlands
- High-end resorts
- Pockets of rural/suburban residential
- Humantown Creek basin and Chatahochee River

## Draft Character Area

**Vision:** a diverse rural lifestyle and resort character

### LAND USE

Rural Places	Resort Mixed Use	County Center
Park/Water	Public/Grass	Neighborhood
Urban/Small	Transitional City	Commercial City
Community Village	Workplace City	Phase II City
Suburban Living	Suburban Living	
Suburban Living	Suburban Living	

### PARKS, OPEN SPACE, + TRAILS

On-site / Service area

Urban	Suburban	Rural
Urban	Suburban	Rural
Urban	Suburban	Rural

Type and density

Type Density General Network

Local High	2 Miles
Community Park	2 Miles
Local Park	2 Miles with Picking Area
Nature Preserve	2 Miles

## Potential for New Growth: **SOME**

### Other Considerations

- Funding needed even to reduce the core character
- Issues to better understand this area as an overall gateway

### HOUSING

# Draft Greater Douglasville Character Area

## Current Character

- Mostly suburban style, older residential
- Some strip-commercial along corridors

## Draft Character Area

**VISION:** well-connected exurban and urban-style communities

**LAND USE**

Suburban Living	Urban Residential	Community
Workplace City	Public/Institutional	Park/Recreation
Mixed-Use Core	Traditional Core	Commercial
Regional Mixed Use	Neighborhood Village	Rural
Country Corridor	Intensive Industrial	

**PARKS, OPEN SPACE, + TRAILS**

Central / Service Area

Type and Access

Urban	Suburban	Rural
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**HOUSING**

50' High Density	Cottage Court	Dur-Tri/Quadrants	Townhomes
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## Development Mitigators

- Granitic/gravel deposits
- Goffwards Creek Road issues
- Interdisciplinary coordination

## Development Accelerators

- Potential for dense traditional heart of County
- Some large parcels
- Some areas (green)
- Excellent transportation access

## Potential for New Growth: HIGH

## Other Considerations

- Area north of Douglasville is notable different – less housing and services. Should this be a different character area that focuses on both

# Draft Traditional Neighborhood Character Area

**Current Character Area**

- Suburban-style residential neighborhoods
- Some smaller shopping centers
- Applegate Creek natural system

**Development Mitigators**

- Low density, undeveloped parcels
- Scattered green deposits
- Protected watersheds

**Access**

Access to major transportation corridors and transit systems

**Draft Character Area**

Support high-quality suburban lifestyles

**Land Use**

Suburban Living	Neighborhood Village	Community Village
Public Transit	Parks/Recreation	Transitional Core
Urban Retail	Mixed Use Core	Community Core
County Corridor	Workplace Core	Rural Places
Permitted Mixed Use	Entrepreneurial District	

## PARKS, OPEN SPACE, & TRAILS

### Context / Service Area

Urban Suburban Rural

### Type and Access

Type	Access (Annual Visitation)
Local Park	1 Mile
Community Park	5 Miles
Linear Park	1 Mile with Parking Area
Nature Preserve	N/A

## IMAGING

## Potential for New Growth: SOME

## Other Considerations



# Douglas County Comprehensive Plan Steering Committee

December 1, 2022

✓	Name	Email	Affiliation
✓	Commissioner Kelly Robinson	kgrobinson@douglascountyga.gov	Board of Commissioners/ Elected Official Representative
✓	Ivy Wright	iwright@douglascountyga.gov	Board of Commissioners
	Ricky Dobbs Jr.	clarenceodobbs4@gmail.com	District 1 Appointee
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✓	Sabine Kelley	770-313-1994	District 4 Appointee
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✓	Vanessa Levingston	v.levingston@gmail.com	Citizen - Placemaking Subcommittee
	Pam Daniell	doubleheart406@comcast.net	Citizen - Scenic Byway Steering Committee
	Ed Daniell	Georgiareb406@att.net	Citizen - Scenic Byway Steering Committee
✓	Eddie Curtis	eddie.curtis@dot.gov	Citizen - Bike/ Ped Task Force
✓	Chris Pumphrey	chris@elevatedouglas.com	Elevate Douglas/ Economic Development Representative
	Gil Shearouse	gshearouse@ddcwsa.com	Douglasville/ Douglas County Water and Sewer Authority
✓	Emily Lightner	emily.lightner@artsdouglas.org	Cultural Arts Council of Douglasville/ Douglas County
✓	Kevin Livingston	kliving@uga.edu	UGA Cooperative Extension
✓	Chelsea Tubbs	tubbsc@douglasvillega.gov	City of Douglasville Planning Department
	Ron Johnson	rjohnson@villarica.gov	City of Villa Rica Planning Department
✓	Orrick Curry <i>CURRY</i>	brookmontpres@gmail.com	HOA Representative/ P&Z Board Member
✓	Babs Russell	Babs.Russell@westgatech.edu	West Georgia Technical College
	Kwame Carr	kwame.carr@dcsga.org	Douglas County School System
<b>Douglas County Representatives</b>			
	James Worthington	jworthington@douglascountyga.gov	Development Services
✓	Allison Duncan	aduncan@douglascountyga.gov	Planning and Zoning
✓	Phil Shafer	pshafer@douglascountyga.gov	Planning and Zoning
✓	Jacqualle Johnson	jjohnson@douglascountyga.gov	Planning and Zoning
✓	Gary Dukes	gdukes@douglascountyga.gov	Parks and Recreation
✓	Chad Griffin	chadwickgriffin@douglascountyga.gov	Parks and Recreation
	Karla Poshedly	kposhedly@douglascountyga.gov	Engineering and Transportation





**Comprehensive Plan Update + Small Area Plans**  
**Steering Committee Meeting #4**  
**Thursday, February 2<sup>nd</sup>, 2023**

**1. Lunch + Corridor Exercise**

We will take a deeper dive on new character areas surrounding key corridors:

- Veterans Memorial Highway Professional Corridor
- Fairburn-Lee Corridor (Highway 92 and Lee Road)
- Highway 5 Transitional Corridor

**2. Character Area Open House**

After we introduce the new character areas, we invite you to get up, walk around, review the revised information. Between now and our last meeting, the team put pen to paper to redraw boundaries and incorporate your comments. Take a sticky note and let us know if we got it right or if anything needs more work!

**3. Parks + Green Space Approach**

We drafted a high-level parks, green space, and trails framework. We will go over this and ask for you to give us some feedback.

**4. Survey Results**

We wrapped up our community survey in late December. We will review the high-level results and discuss.

**5. Discussion of Next Steps**

**Steering Committee #4**

**February 2, 2023 @ 11:30 AM – 1:00 PM**

**Connect Douglas Multi-Modal Center Transportation Center/Zoom**

**Attendees:**

Commissioner Kelly Robinson, Board of Commissioners/ Elected Official Representative (via Zoom)  
Ivy Wright, Legislative Aide to Commissioner Robinson (via Zoom)  
Yvonne Cuffie, District 3 Appointee  
Ron Anglin, District 3 Appointee  
Sabine Kelley, District 4 Appointee  
Mickey Thompson, Citizen - Hwy 92 LCI  
Vanessa Levingston, Citizen - Placemaking Subcommittee  
Sharon Bachtel, Chairman Appointee  
Ed Daniell, Citizen – Scenic Bypass Steering Committee  
Pam Daniell, Citizen – Scenic Bypass Steering Committee  
Eddie Curtis, Citizen – Bike/Ped Task Force  
Kevin Livingston, UGA Cooperative Extension  
Brian Keel, Douglasville/ Douglas County Water and Sewer Authority  
Chelsea Tubbs, City of Douglasville Planning Department  
Orrick Curry, HOA Representative/ P&Z Board Member  
Babs Russell, West Georgia Technical College

**Project Management Team:**

Allison Duncan, Planning and Zoning  
Phil Shafer, Planning and Zoning  
Jacqualle Johnson, Planning and Zoning  
Karla Poshedly, Engineering and Transportation  
Chad Griffin, Parks and Recreation  
Anna Baggett, TSW  
Allison Stewart-Harris, TSW  
Audra Rojek, VHB  
Carlos Perez, Perez Planning  
Nick Johnson, Georgia Conservancy  
Dr. Deborah Johnson-Blake, Writing Pad  
Kristine Hansen-Dederick, Sycamore Consulting, Inc.

**Summary of Meeting:**

Attendees were greeted upon arrival and offered lunch. Allison Duncan, Douglas County Planning and Zoning Manager, officially started the meeting at 11:30 a.m., welcoming the committee and thanking the members for their participation. Anna Baggett and Allison Stewart-Harris, TSW, then began the presentation (attached) highlighting three key planning corridors

and leading the committee in a discussion regarding the corridors' future vision, land use and appropriate housing types. The following is a summary of the discussion organized by corridor.

#### VMH Professional Corridor:

- Need sidewalks
- Be conscious of trucking industry because they are a predominate use in area
- Are truck traffic restrictions possible?
- Transit should be a part of any development/redevelopment
- Connectivity? – what kind, need to define
- Sounds like a lot of people in one area – should be looking at infrastructure, ex. schools, sewer, etc.
- Density could go there; *should* it go there is another question
- Keep the area walkable, mindful that kids/families should be able to walk to destinations

#### Fairburn-Lee Corridor:

- A lot of traffic
- There are sidewalks, but need tree coverage to make it more inviting – be careful with trees, must be the correct species
- Schools issue – currently at capacity
- Density. Again, could we, should we? Who is this for? Current residents or new people?
- Don't want to be left out of the growth; we do want to make sure the infrastructure is there to support the growth however – concurrency – fire, police, sewer
- We want the nice places to shop. Not everybody can afford to buy a house in those higher end retail areas. I moved here to Douglas for the affordability; I would love a Whole Foods and a Trader Joe's and more things to do. We need more people to attract those kinds of businesses.
- Some people don't want the big box Whole Foods; some of us love a farmers' market instead
- The rate of change is important; if done over time it may not be such of a shock

#### Highway 5 Transitional Corridor:

- If we are proposing growth, we need to 4-lane Hwy 5 from I-20 to county line, need transportation improvements, double trailers are using it. Currently there is no transit
- Roundabout at Landmark is on hold; maybe ask GDOT for a new truck study as part of this process?
- Pave potholes Hwy 5 up to the south of the roundabout to the county line, trucks are destroying the pavement
- Possible to contract with Georgia Tech to help us figure out a solution and send it to GDOT?
- Transitional housing – senior, slowing moving away from current conditions

Following the key corridor discussion, the committee was invited to self-tour display boards of the latest character areas, revised with committee input to date, and provide further comments via sticky notes. The following is a summary of the notes submitted on the boards, organized by character area.

**Traditional Neighborhood Character Area:**

- Ensure the mixed-use is developed and make it walkable!

**Resort Conservation Character Area:**

- Truck traffic roundabout need at Banks Mill Rd, Pool Rd, and Dorsett Shoals
- Continue no apartments or townhouses

**Quarry Character Area:**

- Tie quarry back to parks/Sweetwater
- Low impact area

**State Park Character Area:**

- Agree with addition of walking and biking trails connectivity to other bike facilities

**Historic Lithia Springs/Westfork Character Area:**

- Proximity of Historic Lithia Springs to Westfork should facilitate travel to encourage access to Historic Lithia Springs for lunch/shopping

Carlos Perez, Perez Planning and Design, then provided an overview of the parks, greenspace and trails planning approach. Code enforcement and greenspace around data centers were issues brought up by the committee. Anna then discussed the findings of the community survey. Next steps were then presented, including finalizing character areas and small area plans; preparing and conducting the March public road show; and preparing the draft Report of Accomplishments and Community Work Program. The meeting was concluded at 1:00 p.m., and the attendees were again thanked for their time and participation.



# Douglas County Comprehensive Plan Steering Committee

February 2, 2023

noted  
noted

	Name	Email	Affiliation
✓	Commissioner Kelly Robinson	kgrobinson@douglascountyga.gov	Board of Commissioners/ Elected Official Representative
✓	Ivy Wright	iwright@douglascountyga.gov	Board of Commissioners
	Ricky Dobbs Jr.	clarenddobbs4@gmail.com	District 1 Appointee
	Rob Thomas	art14911@hotmail.com	District 2 Appointee & P&Z Board Member
✓	Ron Anglin	ron.anglin@gmail.com	District 3 Appointee
✓	Yvonne Cuffie	ydayscuffie7@gmail.com	District 3 Appointee
	Cyrus Colley	coolcolley@gmail.com	District 4 Appointee
X	Sabine Kelley	770-313-1994	District 4 Appointee
✓	Sharon Bachtel	wmanatee@bellsouth.net	Chairman Appointee
	Frank Payne	fpayne7661@aol.com	P&Z Board Member
X	Mickey Thompson	mayormickey@aol.com	Citizen - Hwy 92 LCI
X	Vanessa Levingston	v.levingston@gmail.com	Citizen - Placemaking Subcommittee
X	Pam Daniell	doubleheart406@comcast.net	Citizen - Scenic Byway Steering Committee
X	Ed Daniell	Georgiareb406@att.net	Citizen - Scenic Byway Steering Committee
X	Eddie Curtis	eddie.curtis@dot.gov	Citizen - Bike/ Ped Task Force
	Chris Pumphrey	chris@elevatedouglas.com	Elevate Douglas/ Economic Development Representative
	Gil Shearouse	gshearouse@ddcwsa.com	Douglasville/ Douglas County Water and Sewer Authority
	Emily Lightner	emily.lightner@artsdouglas.org	Cultural Arts Council of Douglasville/ Douglas County
✓	Kevin Livingston	kliving@uga.edu	UGA Cooperative Extension
X	Chelsea Tubbs	tubbsc@douglasvillega.gov	City of Douglasville Planning Department
	Ron Johnson	rjohnson@villarica.gov	City of Villa Rica Planning Department
X	Orrick Curry	brookmontpres@gmail.com	HOA Representative/ P&Z Board Member
	Cora Thompson	brookmontsec@gmail.com	HOA Representative/ P&Z Board Member
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	Kwame Carr	kwame.carr@dcssga.org	Douglas County School System
	Richard Slaton	Richard.slaton@chase.com	JP Morgan Chase
<b>Douglas County Representatives</b>			
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X	Phil Shafer	pshafer@douglascountyga.gov	Planning and Zoning
✓	Jacqualle Johnson	jjohnson@douglascountyga.gov	Planning and Zoning
	Gary Dukes	gdukes@douglascountyga.gov	Parks and Recreation





**Comprehensive Plan Update + Small Area Plans**  
**Steering Committee Meeting #5**  
**Thursday, March 9<sup>th</sup>, 2023**

- 1. Lunch + Community Goals, Needs, + Opportunities Presentation**  
We finalized the Community Goals, Needs, + Opportunities based on your feedback and feedback from other community engagement events.
- 2. Community Work Program**  
Community Work Program items are projects that the County aims to complete in the next 5 years. Ideally, they address a community goal, need, or opportunity.
- 3. Community Work Program Activity**  
We will split into two groups to prioritize community work program items.
- 4. Future Land Use**  
Future Land Use is similar to character areas, but they are very specific to parcels. We will discuss how they related to character areas
- 5. Discussion of Next Steps**

**Steering Committee #5**

**March 9, 2023 @ 11:30 AM – 1:00 PM**

**Connect Douglas Multi-Modal Center Transportation Center/Zoom**

**Attendees:**

Commissioner Tarenia Carthan, Board of Commissioners (via Zoom)  
Tabrieah Cobb, Legislative Aide to Commissioner Carthan (via Zoom)  
Yvonne Cuffie, District 3 Appointee  
Ron Anglin, District 3 Appointee  
Sabine Kelley, District 4 Appointee  
Mickey Thompson, Citizen - Hwy 92 LCI  
Vanessa Levingston, Citizen - Placemaking Subcommittee  
Sharon Bachtel, Chairman Appointee  
Ed Daniell, Citizen – Scenic Bypass Steering Committee  
Pam Daniell, Citizen – Scenic Bypass Steering Committee  
Kevin Livingston, UGA Cooperative Extension  
Brian Keel, Douglasville/ Douglas County Water and Sewer Authority  
Cora Thompson, HOA Representative/ P&Z Board Member  
Chris Pumphrey, Elevate Douglas/Economic Development Representative  
Babs Russell, West Georgia Technical College  
Richard Slaton, JP Morgan Chase (via Zoom)

**Project Management Team:**

Allison Duncan, Planning and Zoning  
Phil Shafer, Planning and Zoning  
Jacqualle Johnson, Planning and Zoning  
Karla Poshedly, Engineering and Transportation  
Chad Griffin, Parks and Recreation  
Anna Baggett, TSW  
Allison Stewart-Harris, TSW  
Audra Rojek, VHB  
Nick Stephens, Perez Planning (via Zoom)  
Dr. Deborah Johnson-Blake, Writing Pad  
Kristine Hansen-Dederick, Sycamore Consulting, Inc.

**Summary of Meeting:**

Attendees were greeted upon arrival into the physical and Zoom rooms, and in-person folks were offered lunch. Allison Duncan, Douglas County Planning and Zoning Manager, officially started the meeting at 11:30 a.m., welcoming the committee and thanking the members for their participation. Anna Baggett, TSW, then began the presentation (attached) talking about how the community's needs, goals and opportunities have been collected and organized, and how they inform the Comprehensive Plan Update's Community Work Program.



The committee was then led in an exercise to prioritize a short list of work program items. The following is a summary of the exercise. The results are organized by goal and include a description of the project, the level of priority assigned by the committee and any comments from the committee members.

Community Goal	Project	Description	Priority	SC Notes
Goal 1: PUBLIC SAFETY	Work with public safety to develop a plan for the installation of a countywide camera surveillance network and require camera installation for projects of a certain size or in proximity to an identified area of need	This would improve public safety by encouraging widespread use of security cameras	Medium/ Low	Targeted areas – not everywhere
Goal 1: PUBLIC SAFETY	Streetlight audit	Would examine streetlights throughout the County to see if work properly and where there may be needs for additional streetlights. Ensuring streetlights work properly contributes to public safety.	Medium/ Low	Ped-scaled lighting
Goal 2: INFRASTRUCTURE	Freight cluster study	This would examine freight truck travel in Douglas County and find ways to facilitate the efficient movement of freight, improve access to jobs, reduce traffic congestion, and improve safety, mobility, and access for all roadway users.	High	
Goal 2: INFRASTRUCTURE	Increase fees for the sidewalk fund and/ or requirements or alternatives for sidewalk construction/ construction of the countywide trail network	This would provide more funding for sidewalk and trail construction	Medium/ Low	Fees and requirements should ensure connectivity to outside subdivisions

Community Goal	Project	Description	Priority	SC Notes
Goal 2: INFRASTRUCTURE	Work with GDOT to improve/beautify the Campbellton roundabout gateway (Hwy 166/92)	A student project idea - this would improve the landscaping and gateway signage at the Campbellton roundabout, improving the look and impression as travelers enter Douglas County	Low	Wrap into other plans for gateway signage
Goal 3: ECONOMIC DEVELOPMENT	Complete zoning for cottage cluster housing	Would allow cottage court type housing in more areas in the County in line with the character areas	Medium	
Goal 3: ECONOMIC DEVELOPMENT	Revise list of allowable uses in the UDC with a particular focus on encouraging shops, restaurants and entertainment and discouraging, warehouse, distribution and certain industrial uses; develop more stringent standards for gas station; car wash and dollar store uses	The zoning code defines which uses are appropriate and where and how certain developments can be built. County staff would examine Douglas County's zoning code to find ways to allow for uses people want – restaurants, shops - and discourage people do not want – warehouses, dollar stores.	High	No waffle houses
Goal 3: ECONOMIC DEVELOPMENT	Investigate stronger enforcement mechanisms to remedy challenges posed by vacant, underutilized and blighted housing	County staff would research strategies to hold property owners accountable for the upkeep and appearance of their buildings to ensure proper living conditions for tenants and improve the appearance of the County	High	

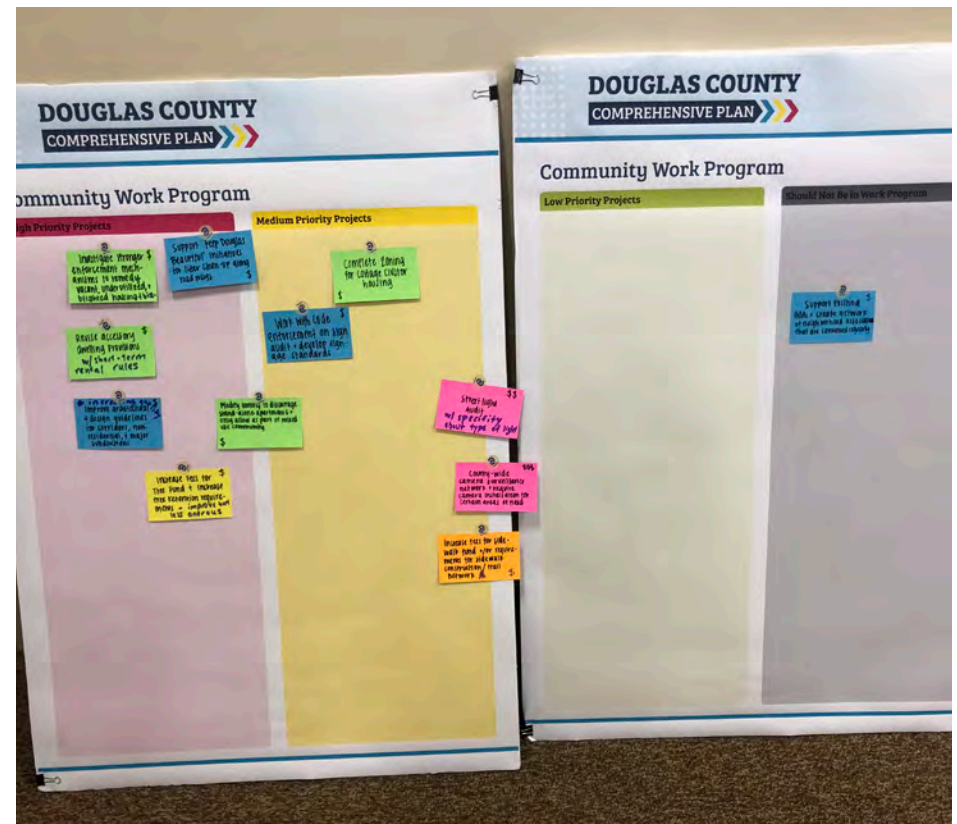
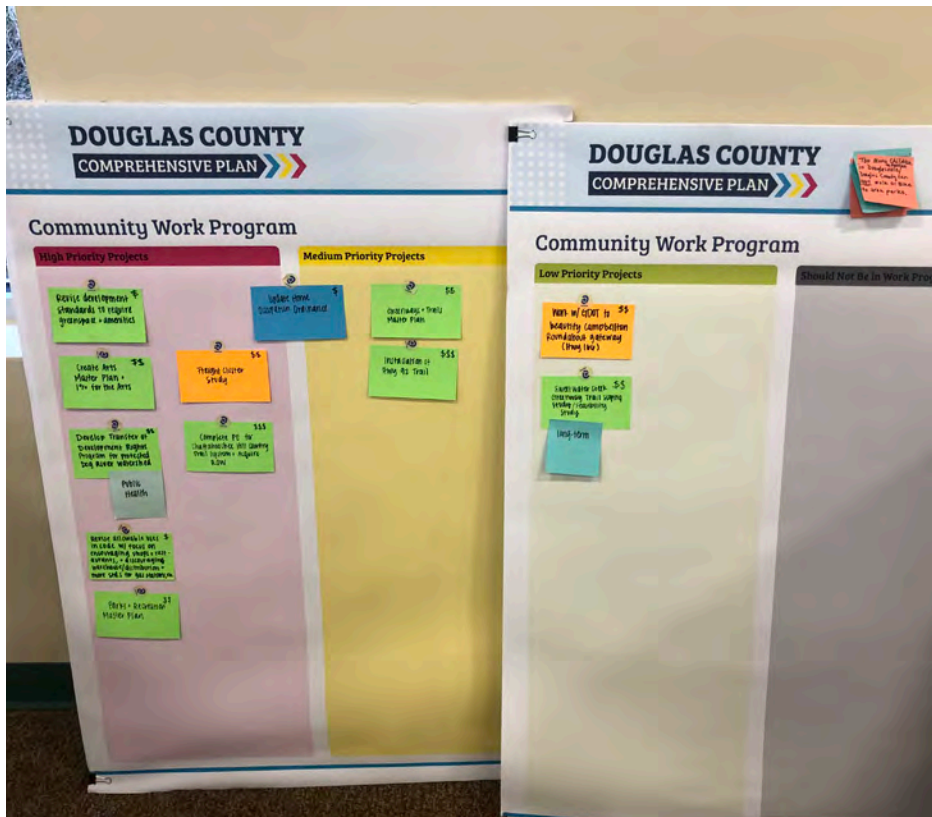
Community Goal	Project	Description	Priority	SC Notes
Goal 3: ECONOMIC DEVELOPMENT	Modify the zoning code to discourage stand-alone apartment zoning and only allow as a part of a mixed use community with a variety of residential and non-residential uses and amenities	This would encourage developers to incorporate other uses, like retail, when developing apartment housing	High/ Medium	
Goal 3: ECONOMIC DEVELOPMENT	Revise accessory dwelling provisions	This would allow accessory dwelling units in more areas in Douglas County in line with the character areas	High	
Goal 3: ECONOMIC DEVELOPMENT	Develop Transfer of Development Rights (TDR) Program for protected Dog River Watershed	This program would allow property owners to transfer their right to develop their land from within the Dog River Watershed- where a lot of development is prohibited - to more appropriate areas, like Hwy 5. TDRs protect large swaths of land from future development while guiding smart growth and density in areas defined by the community.	High	Relates to public health re drinking water
Goal 4: PUBLIC HEALTH	Increase fees for the tree fund and/ or increase tree retention requirements	Would provide funding for planting trees and discourage tree removal.	High	Improvement but less onerous
Goal 5: RECREATION	Revise development standards in regard to the types of greenspace and amenities that are required in new developments	This would require developers to include greenspace in their residential development plans, increasing neighborhood parks around the County over time	High	Could make housing unaffordable, but too many children in Douglas cannot walk or bike to neighborhood parks

Community Goal	Project	Description	Priority	SC Notes
Goal 5: RECREATION	Create Arts Master Plan and 1% for Arts	An arts master plan would establish a strategy for increasing public art and cultural programming in the County. The 1% tax would provide a steady source of funding for arts and culture projects.	High	
Goal 5: RECREATION	Parks and Recreation Master Plan	This plan would dig deeper on the high-level parks and recreation framework and better define parks and recreation needs throughout the county, including new parks and facilities, programming, and park maintenance.	High	
Goal 5: RECREATION	Sweetwater Creek Greenway Trail Scoping Study/ Feasibility Study	This study would identify the exact location of the future Sweetwater Creek Greenway as well as provide strategies for building out the trail system	Low	Not low priority, but more of a long-term project
Goal 5: RECREATION	Greenways and Trails Master Plan	This plan would examine the trails framework in a more detail, establishing a clear direction on how and where the County can build out a trail system	Medium	
Goal 5: RECREATION	Pursue installation of Hwy 92 Multi-Purpose Trail	This would construct a planned trail near Hwy 92 and Lee Road	Medium	
Goal 5: RECREATION	Complete PE for Chattahoochee Hill Country Trail System and acquire ROW	This would complete the preliminary engineering (PE) – a necessary step to build out the Chattahoochee Hill Country Trail system and acquire property where the trail will be built	High	



Community Goal	Project	Description	Priority	SC Notes
Goal 6: TRANSFORM	Support Keep Douglas Beautiful initiatives for litter clean up along roadways countywide	County staff would work with the existing non-profit to improve the look/impression of Douglas County	High	
Goal 6: TRANSFORM	Update home occupation ordinance	Would revise an ordinance that regulates home-based businesses to reflect post-pandemic realities	High/ Medium	Increase code enforcement and staff
Goal 6: TRANSFORM	Improve architectural and design guidelines for corridors, non-residential and major subdivisions	This would ensure that new developments are of high quality and design, as well as cohesive with desired character	High	Make sure to emphasize quality
Goal 6: TRANSFORM	Work with Code Enforcement to undertake a sign audit and develop signage standards	Signage standards would provide guidelines to improve the look of various signs around the County	Medium	

Following the exercise, Allison Duncan presented and discussed the Future Land Use Map and the Character Area Map, and any changes since the last Steering Committee meeting. She then discussed the upcoming public Roadshow where citizens are invited to view and comment on the draft land use elements of the plan, at both in-person events and online. The participants were then thanked for their participation in the meeting and throughout the overall process, and the meeting was adjourned at 1:00 p.m.



# Douglas County Comprehensive Plan Steering Committee

March 9, 2023

	Name	Email	Affiliation
	Commissioner Kelly Robinson	kgrobinson@douglascountyga.gov	Board of Commissioners/ Elected Official Representative
	Ivy Wright	iwright@douglascountyga.gov	Board of Commissioners
	Ricky Dobbs Jr.	clarencedobbs4@gmail.com	District 1 Appointee
	Rob Thomas	art14911@hotmail.com	District 2 Appointee & P&Z Board Member
✓	Ron Anglin	ron.anglin@gmail.com	District 3 Appointee
X	Yvonne Cuffie	ydayscuffie7@gmail.com	District 3 Appointee
	Cyrus Colley	coolcolley@gmail.com	District 4 Appointee
✓	Sabine Kelley	770-313-1994	District 4 Appointee
✓	Sharon Bachtel	wmanatee@bellsouth.net	Chairman Appointee
	Frank Payne	fpayne7661@aol.com	P&Z Board Member
✓	Mickey Thompson	mayormickey@aol.com	Citizen - Hwy 92 LCI
✓	Vanessa Levingston	v.levingston@gmail.com	Citizen - Placemaking Subcommittee
X	Pam Daniell	doubleheart406@comcast.net	Citizen - Scenic Byway Steering Committee
X	Ed Daniell	Georgiareb406@att.net	Citizen - Scenic Byway Steering Committee
X	Eddie Curtis	eddie.curtis@dot.gov	Citizen - Bike/ Ped Task Force
✓	Chris Pumphrey	chris@elevatedouglas.com	Elevate Douglas/ Economic Development Representative
	Gil Shearouse	gshearouse@ddcwsa.com	Douglasville/ Douglas County Water and Sewer Authority
	Emily Lightner	emily.lightner@artsdouglas.org	Cultural Arts Council of Douglasville/ Douglas County
X	Kevin Livingston	kliving@uga.edu	UGA Cooperative Extension
	Chelsea Tubbs	tubbsc@douglasvillega.gov	City of Douglasville Planning Department
	Ron Johnson	rjohnson@villarica.gov	City of Villa Rica Planning Department
	Orrick Curry	brookmontpres@gmail.com	HOA Representative/ P&Z Board Member
X	Cora Thompson	brookmontsec@gmail.com	HOA Representative/ P&Z Board Member
✓	Babs Russell	Babs.Russell@westgatech.edu	West Georgia Technical College
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200m ✓	Richard Slaton	Richard.slaton@chase.com	JP Morgan Chase
<b>Douglas County Representatives</b>			
	James Worthington	jworthington@douglascountyga.gov	Development Services
X	Allison Duncan	aduncan@douglascountyga.gov	Planning and Zoning
X	Phil Shafer	pshafer@douglascountyga.gov	Planning and Zoning
X	Jacqualle Johnson	jjohnson@douglascountyga.gov	Planning and Zoning
	Gary Dukes	gdukes@douglascountyga.gov	Parks and Recreation







# **APPENDIX B**

**Lithia Springs Small Area Plan Workshop**

**Winston Small Area Plan Workshop**

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## Douglas County Happenings

...

## Intro

Douglas County Happenings posts everything we know that is going on in our community, and keeps our

Page · Public & Government Service

8700 Hospital Dr, Douglasville, GA, United States, Georgia

(770) 920-7303

[list-manage.com/subscribe?u=627b40557f1d8acdec7138d20&id=e89a40c685](https://list-manage.com/subscribe?u=627b40557f1d8acdec7138d20&id=e89a40c685)

Always open

Rating · 4.1 (170 Reviews)

## Photos

[See all photos](#)


## Douglas County Happenings

December 6 at 8:50 AM ·

HAPPENING TOMORROW

Douglas County Development Services is inviting you to join their Comprehensive Plan Update Workshops being held in the Winston and Lithia Springs areas.

Workshops begin: December 7th-2PM to 5PM

December 8th-3PM to 5PM

Below you can get all the full details on drop in times. ... [See more](#)

# DOUGLAS COUNTY

## COMPREHENSIVE PLAN



# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

**Join us for a workshop in the Lithia Springs area!** The Douglas County Comprehensive Plan Update is underway. We need your input on the future of the Lithia Springs community.

**Date: Wednesday, December 7, 2022**

**Location: Mercer University Douglas**  
**975 Blairs Bridge Road**  
**Lithia Springs, GA 30122**

**There are two ways to participate:**

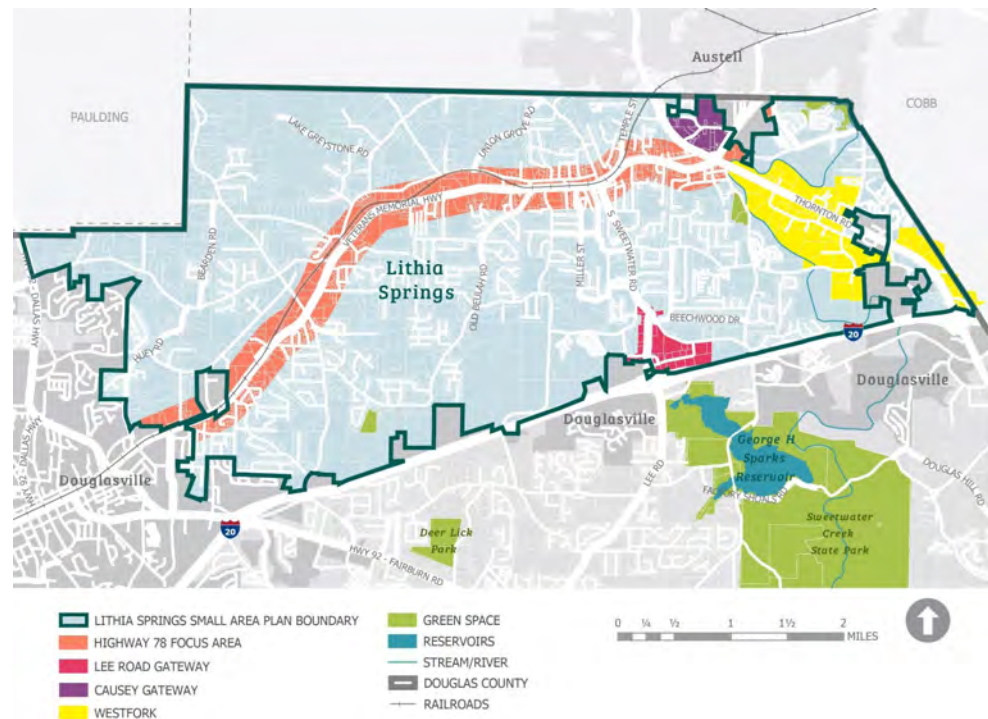
**Facilitated Workshop: 2:00 to 5:00 p.m.**

**Drop In: 2:00 to 7:00 p.m.**

The workshop will focus on

- area gateways
- redevelopment opportunities
- parks and greenspace areas

Learn more about the Comprehensive Plan at <https://bit.ly/DouglasCompPlan> [bit.ly] or call 678-715-5370 if you have any questions about the project.



# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

**Lithia Springs Small Area Plan Stakeholder + Public Workshop**  
**Wednesday, December 7th, 2022**  
**2:00 PM to 7:00 PM**  
**Mercer University - Douglas Campus**  
**975 Blairs Bridge Road**  
**Lithia Springs, GA 30122**

### AGENDA

#### Stakeholder Discussions/ Workshop

##### INTRODUCTION + OVERVIEW (2:00-2:10) NODES/GATEWAYS: CAUSEY ROAD + LEE ROAD (2:10PM-3:20PM)

1. **Summary of Existing Conditions**
2. **Preliminary Concepts**
  - Review of draft concepts
  - Commercial and industrial development types
  - Parks/greenspace/trails considerations

##### VMH CORRIDOR VISION (3:20PM-3:55PM)

1. **Summary of Existing Conditions**
2. **Preliminary Concepts**
  - Corridor redevelopment concepts
  - Urban design recommendations
  - Parks/greenspace/trails considerations

##### WESTFORK (3:55PM – 4:30PM)

1. **Summary of Existing Conditions**
2. **Preliminary Concepts**
  - Review of draft concepts
  - Urban design recommendations
  - Parks/greenspace/trails considerations

##### SWEETWATER CREEK GREENWAY (4:30PM-4:45PM)

1. **Preliminary Concept**

#### Drop-In Attendees Activity:

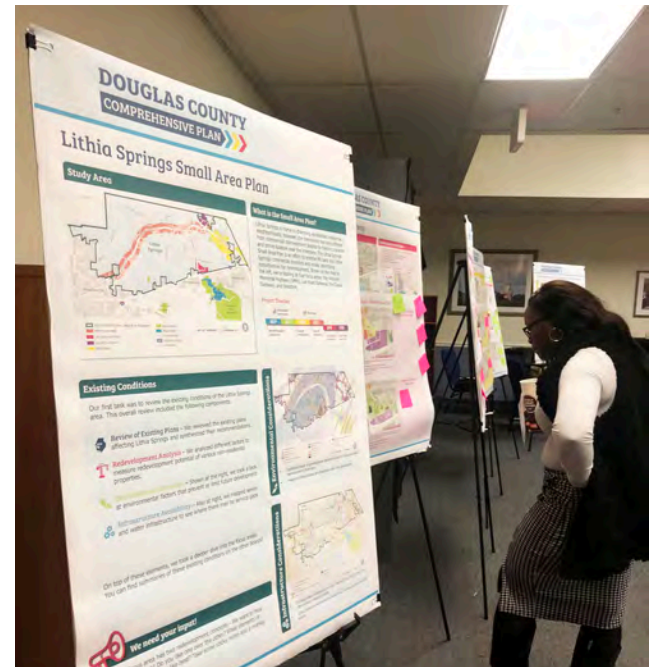
##### PASSIVE PUBLIC ACTIVITY (2PM -7PM)

Public/Stakeholders not wanting to be directly involved in the workshop can participate in a passive activity.

- Public/Stakeholders will be greeted and provided with a “tour” of the boards by a team member; can leave comments on post-its on board, or fill out comment card
- 1 boards for each area: summarizes existing conditions and presents draft concepts for people to comment on



## Lithia Springs Small Area Plan Workshop



**Douglas County Comprehensive Plan Update**  
**Lithia Springs Small Area Plan Workshop**  
12/7/22

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# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

**Join us for a workshop in the Winston area!** The Douglas County Comprehensive Plan Update is underway. We need your input on the future of the Winston community.

**Date: Thursday, December 8, 2022**

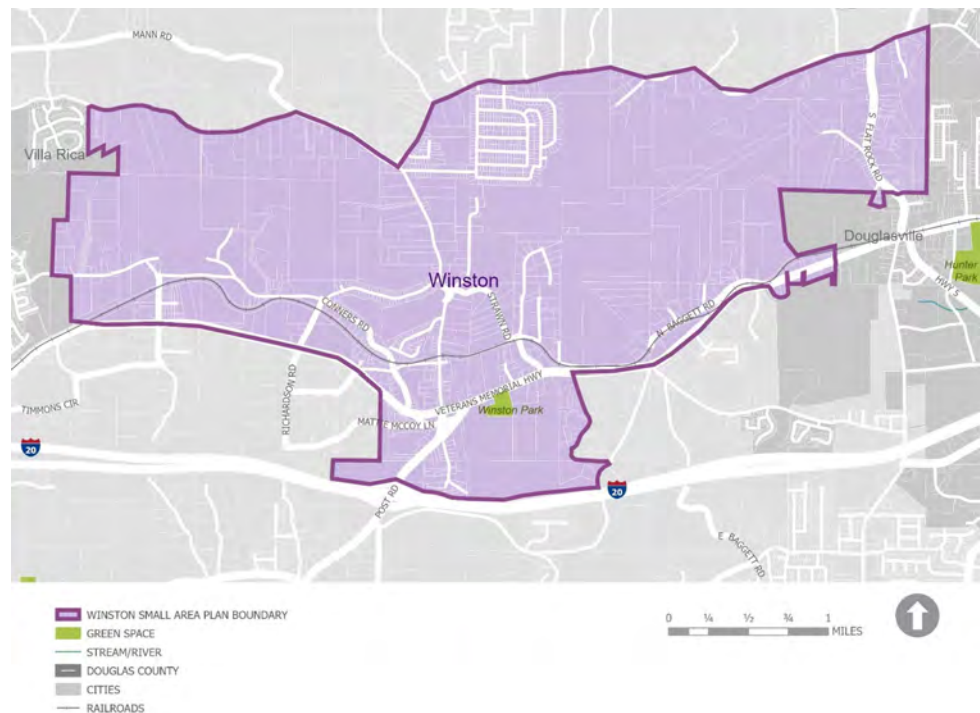
**Location: New Mountain Top Baptist Church  
7822 Conners Road  
Winston, GA 30187**

**There are two ways to participate:  
Facilitated Workshop: 3:00 to 5:00 p.m.  
Drop In: 3:00 to 7:00 p.m.**

The workshop will focus on

- economic development
- infrastructure & utilities
- existing and future land use

Learn more about the Comprehensive Plan at <https://bit.ly/DouglasCompPlan> [bit.ly] or call 678-715-5370 if you have any questions about the project.



# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

Winston Small Area Plan  
Stakeholder Workshop  
Thursday, December 8, 2022  
3:00 PM to 6:00 PM  
LOCATION TBD

### AGENDA

#### Stakeholder Discussion/ Workshop

##### 1. EXISTING CONDITIONS REVIEW (3PM-3:30PM)

- Land Uses
- Economic Development  
Focus Areas
- Transportation
- Improvements
- Infrastructure + Utilities  
Plan
  - Sewer Extension  
Areas
  - Geological Barriers

##### 2. NATURAL + CULTURAL RESOURCES PLAN (3:30PM- 4PM)

- Parks, greenways, trails  
and open spaces
- Conservation +  
Preservation Measures  
Discussion

##### 3. REVIEW PRELIMINARY DRAFT CONCEPTS 4PM-5PM

#### Drop-In Attendees Activity:

##### OTHER STAKEHOLDER/PUBLIC ACTIVITY (3PM -6PM)

Stakeholders not wanted to be directly involved in the workshop can participate in a passive activity.

1. Findings Poster
  - Highlights from land uses,  
transportation/trail  
connections, and cultural  
resources
2. Recommendations Map/Draft  
Concepts Activity
  - Comment on draft land use,  
transportation and trail  
connections  
recommendations
  - Draft Concepts for comments



# Winston Small Area Plan Workshop

## DOUGLAS COUNTY COMPREHENSIVE PLAN

### Draft Concept B: Rural Jobs Center

**We need your input!**

The Winston area has two redevelopment concepts - We want to hear what you think! Do you like one over the other? What elements of each concept do you like best? Take some sticky notes and a marker, and let us know!

*Mediat Entertainment Targeted industrial in study plan*

*Opp for sewer is here. To max jobs.*

*Where will we/ want to expand?*

#### Area Development Constraints

*2 growth could cause people to be relocated w/ limited option for affordable housing*

*like expanded infrastructure*

*really like town center approach*

**Comments on this**

*clean industry*

*Jobs & Supportive & lifestyle/ community*

*job center: small scale, quality*

*don't need more warehouses*

*NO GROWTH*

*Post F&O concerns*

*data center*

*Industrial = truck unicast trucks + equipment + materials*

*increasing history of possible indian mounds!*

*like rural character, less development*

*gravel, retail*

*sewer line @ school could be expanded extended*

*Senior Living? so many in Winston*

*Dog River primary vs. secondary policies*

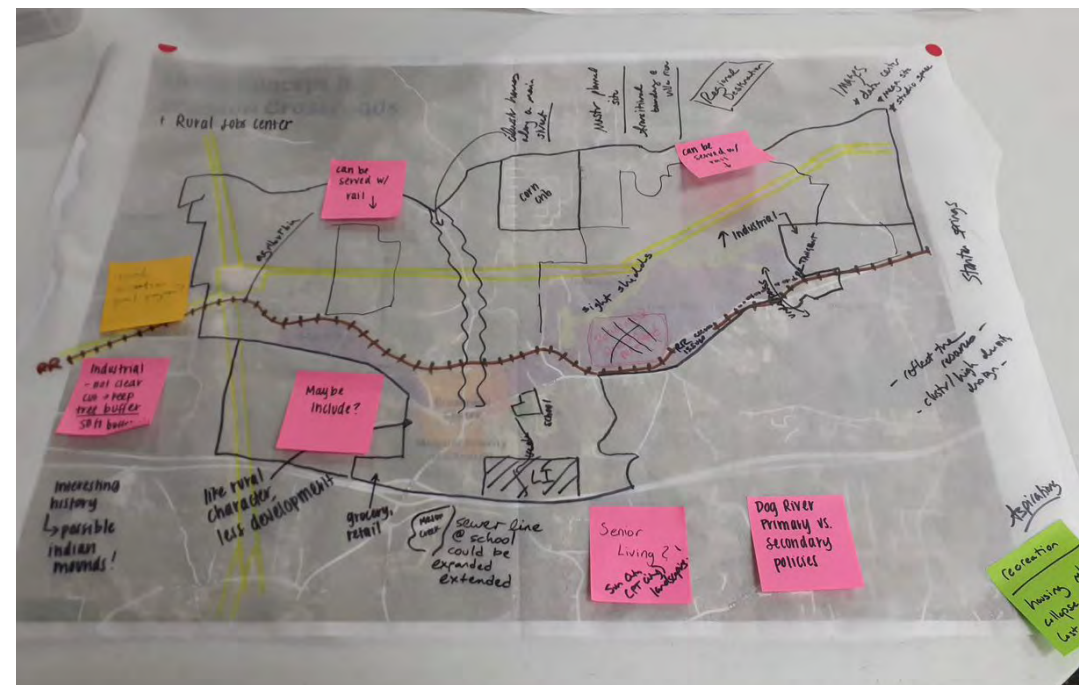
*legislation*

*recreation*

*housing*

*collaboration*

*late*





# Douglas County Comprehensive Plan Update

## Winston Small Area Plan Workshop

12/8/2022

Name	Email Address
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Margaret Jackson	margaret@jacksonshomes.com
Jim DeVille	jimdeville@kw.com
Bruce Mullins	BMULLIN.WX@COMCAST.NET
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# Douglas County Comprehensive Plan Update

## Winston Small Area Plan Workshop

12/8/2022

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# APPENDIX C

## September Saturdays Event





## September Saturday Events

**September 17 and 24, 2022**

**Douglas County Courthouse**

### **Event Summary**

September Saturdays is the largest annual festival and community event in Douglas County. The event is presented by the Douglas County Board of Commissioners over two consecutive Saturdays in September. Hosted at the Douglas County Courthouse, the events highlight the activities of County departments and local vendors, including food trucks and entertainment. The event attracts wide participation from County citizens. This year, the Comprehensive Plan Update team was present at the event with a staffed tent and boards to raise awareness for the plan, educate participants on the process and collect input.

Multiple citizens were engaged, with over 70 comments received. Citizens could provide their input regarding needs and opportunities of the County by posting comments on a county map or on display boards depicting the six priority areas from the recently completed Strategic Plan.





### **Comment Summary**

The major themes from the comments are summarized below, around the six goals of the strategic plan. All comments will be considered in the development of the plan.

#### **1. Public Safety**

- Support for fire, police and emergency personnel is important
- Increase police to keep up with population
- Maintain high quality of life

#### **2. Infrastructure:**

- Sidewalks are needed to fill gaps and around schools
- Potholes need to be addressed
- Sewer and roads need to keep up with development
- More traffic lights and traffic calming
- More transit stops

#### **3. Economic Development**

- There is enough industrial development
- Would like to see a more diverse mix of jobs
- Would like to see a more diverse mix of retail, restaurants, and entertainment
- Would like to see a more affordable housing for people at all stages of life

#### **4. Public Health**

- Need senior housing and assisted living housing
- Need more programs for special needs citizens
- More holistic health options

#### **5. Recreation:**

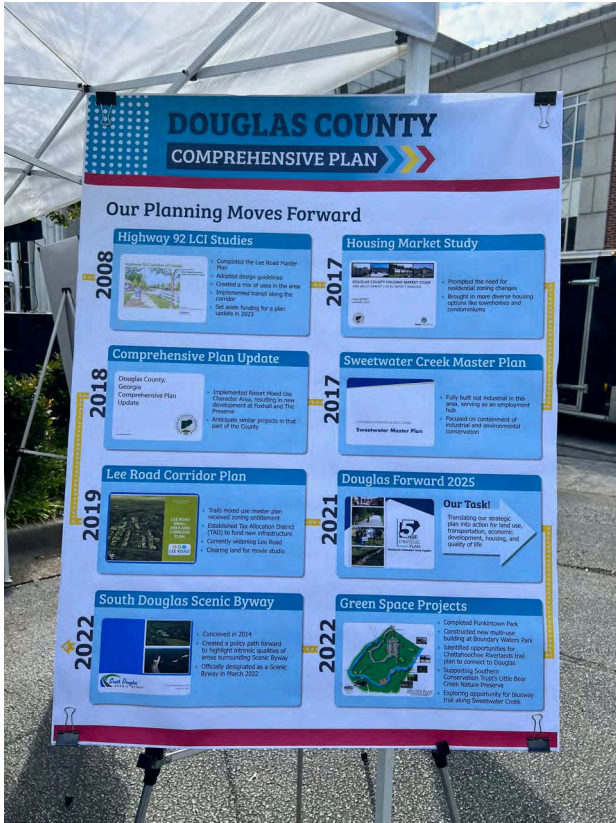
- Like the parks and trails
- Would like to see more investment and active options
- Excitement about Punkintown Park

#### **6. Governance**

- More programs to assist renters and homeowners with housing costs
- Better utilization of existing buildings
- More transparency in information-sharing







# APPENDIX D

## Roadshow Materials





## DOUGLAS COUNTY COMPREHENSIVE PLAN

The Comprehensive Plan is coming together! There will be many opportunities through March and April to learn more about the draft concepts and provide your feedback. Dubbed the "Roadshow," the list below includes upcoming in-person events that will feature a discussion of the Comprehensive Plan Update. Information Boards can be viewed at county libraries, senior centers and in several park buildings.

Date	Event	Time	Location
March 7, 2023	Joint P&Z/ BOC Hearing*	6:00 p.m.	Douglas County Courthouse
March 9, 2023	Comprehensive Plan Steering Committee Meeting	11:30 a.m.	Multi-Modal Transportation Center
March 14, 2023	March P&Z Community Information Meeting*	6:00 p.m.	Multi-Modal Transportation Center
March 17, 2023	P&Z Open House Hours***	1:00 p.m.	Douglas County Courthouse
March 20, 2023	P&Z Meeting*	6:00 p.m.	Douglas County Courthouse
March 23, 2023	District 3 Town Hall	6:00 p.m.	Multimodal Transportation Center
March 24, 2023	P&Z Open House Hours***	1:00 p.m.	Douglas County Courthouse
March 28, 2023	Douglas County Citizens Academy**	6:00 p.m.	Douglas County Courthouse
March 30, 2023	District 1 Town Hall	6:00 p.m.	Lithia Springs Senior Center
March 31, 2023	P&Z Open House Hours***	1:00 p.m.	Douglas County Courthouse
April 1, 2023	District 1 Coffee and Conversation	10:00 a.m.	The Vine Café & Market
April 4, 2023	Joint P&Z/ BOC Hearing*	6:00 p.m.	Douglas County Courthouse
April 11, 2023	April P&Z Community Information Meeting*	6:00 p.m.	Multi-Modal Transportation Center
April 13, 2023	District 2 Town Hall	6:00 p.m.	Lithia Springs Senior Center
April 14, 2023	P&Z Open House Hours***	1:00 p.m.	Douglas County Courthouse
April 16, 2023	P&Z Meeting*	6:00 p.m.	Douglas County Courthouse
April 20, 2023	Bike/ Ped Task Force**	3:30 p.m.	Virtual Meeting
April 21, 2023	P&Z Open House Hours***	1:00 p.m.	Douglas County Courthouse
April 28, 2023	P&Z Open House Hours***	1:00 p.m.	Douglas County Courthouse
May 4, 2023	District 4 Open House	5:00 p.m.	Dog River Library

\* The Comprehensive Plan discussion will begin after the regular business of the agenda.

\*\* Please call 678-715-5370 if you would like more information about attending this event.

\*\*\* P&Z Open House Hours will be between 1:00 p.m. to 4:00 p.m. in the Development Services Suite of the Douglas County Courthouse.

### Community Locations

- Douglas County Courthouse, 8700 Hospital Drive, Douglasville GA 30134
- Lithia Springs Senior Center, 7301 Groovers Lake Road, Lithia Springs GA 30122
- Woodie Fite Senior Center, 1000 Simeon Springer Court, 8750 Dorris Road, Douglasville GA 30134
- Lithia Springs Library, 7100 Turner Drive, Lithia Springs GA 30122
- Douglas County Library, 6810 Selman Drive, Douglasville GA 30134
- Dog River Library, 6100 GA-5, Douglasville GA 30135
- Deer Lick Park, 2105 Mack Road, Douglasville GA 30135
- Boundary Waters Activity Center, 4996 Hwy 92, Douglasville GA 30135
- Boundary Waters Aquatic Center, 5000 Hwy 92, Douglasville GA 30135

For more information

[www.celebratedouglascounty.com/727/Comprehensive-Plan-Update](http://www.celebratedouglascounty.com/727/Comprehensive-Plan-Update)

[www.surveymonkey.com/r/DC\\_Roadshow](http://www.surveymonkey.com/r/DC_Roadshow)



# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

### Roadshow Presentation and Survey

Check us out online and let us know what you think! Type in the link or scan the QR code to view the presentation and share your thoughts.

[www.surveymonkey.com/r/DC\\_Roadshow](http://www.surveymonkey.com/r/DC_Roadshow)

*For more information on the Comprehensive Plan,  
please visit <https://bit.ly/DouglasCompPlan>*



## DOUGLAS COUNTY COMPREHENSIVE PLAN

**Join us for a District 2 Zoning Forum!** The Roadshow is an opportunity for citizens to review critical elements of the land use vision of the Douglas County Comprehensive Plan. The Roadshow will be a combination of online and in-person opportunities.

**Date: Thursday, April 13, 2023**  
**Location: Boundary Waters Park Activity Center**  
**4996 Highway 92**  
**Douglasville, GA 30135**  
**Time: 6:00 p.m.**

The forum will focus on

- Countywide Character Areas
- Future Land Use Map Updates
- New Parks and Greenspace Concepts
- Lithia Springs and Winston Small Area Concepts

Learn more about the Comprehensive Plan at <https://bit.ly/DouglasCompPlan> or call 678-715-5370 if you have any questions about the project.



## DOUGLAS COUNTY COMPREHENSIVE PLAN

**The Roadshow is Live!** The Roadshow is an opportunity for citizens to review critical elements of the land use vision of the Douglas County Comprehensive Plan. **There are two upcoming opportunities in District 1.**

**District 1 Town Hall**  
**Date: Thursday, March 30, 2023**  
**Location: Lithia Springs Senior Center**  
**7301 Groovers Lake Road**  
**Lithia Springs, GA 30122**  
**Time: 6:00 p.m.**

**Coffee and Conversation with Commissioner Mitchell III**  
**Date: Saturday, April 1, 2023**  
**Location: The Vine Cafe and Market**  
**12375 Veterans Memorial Highway**  
**Douglasville, GA 30134**  
**Time: 10:00 a.m.**

The meeting will focus on

- Countywide Character Areas
- Future Land Use Map Updates
- New Parks and Greenspace Concepts
- Lithia Springs and Winston Small Area Concepts

Learn more about upcoming Public Outreach Tour Dates at the project website <https://bit.ly/DouglasCompPlan> or call 678-715-5370 if you have any questions about the project.



Proctor Creek - Google Maps | My Drive - Google Drive | Comprehensive Plan Update | Douglas County Georgia

celebratedouglascounty.com/727/Comprehensive-Plan-Update

ADP Workforce Now | Planning Studio Pro... | Brookhaven CP 10...


# TRANSIT MASTER PLAN

Douglas County Transit Master Plan  
Read On...

Create a Website Account - Manage notification subscriptions, save form progress and more.

Website Sign In

About Us | Government | Services | Explore | Doing Business | I Want To...



Search...

Home > Government > County Departments > Administrative > Planning & Zoning > Comprehensive Plan Update

## Comprehensive Plan Update

The Douglas County Comprehensive Plan is required by State law to be updated every five years. This plan update will be completed by October 2023. This page is a resource for all of the information you need to stay informed on the Comprehensive Plan Update. Your participation is encouraged!

**Final Stop on the Roadshow: Thursday, May 4, 2023 at 5:00 p.m. at the Dog River Library, 6100 GA Hwy 5, Douglasville GA 30135**

### Public Input Opportunities

The Roadshow is live! The Roadshow is an opportunity for citizens to review critical elements of the land use vision before we make the final document available for public review. This will be a combination of online and in-person opportunities. [A complete list of events can be found here.](#)

- You can review the [Roadshow Presentation](#) and use the [online survey](#) to give us your feedback.
- You can come to Planning and Zoning Office in the Douglas County Courthouse for one of our Open House Sessions which will be held every Friday from March 17 to April 28, 2023 between 1:00 and 4:00 p.m. (\*except for April 7, which is a holiday)
- You can view Roadshow Presentation Boards at libraries, parks and senior centers around Douglas County
- You can come to any [Planning and Zoning Board Meeting](#) in March or April and stay after the regular meeting for a discussion with staff
- You can join in a District Town Hall to participate in the Discussion

For a deep dive on the Roadshow materials, you can find more information at the [Project Blog](#). The blog gives greater detail on the new Character Areas, the updated Future Land Use Map, the Winston and Lithia Springs Small Area Plan Concepts, and the Parks and Greenspace Element.

Programs and Projects

Planning & Zoning Board

Unified Development Code

Plans and Studies

GIS and Mapping

Forms and Applications

Code Enforcement

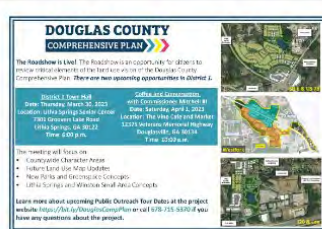
Comprehensive Plan Update



## Welcome to Douglas County

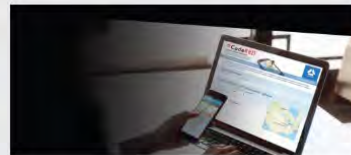
### LATEST COUNTY HIGHLIGHTS

#### News Flash



#### Douglas County Comprehensive Plan Road Show is headed to District One.

The roadshow is an opportunity for citizens to review critical elements of the land use vision of the Douglas County Comprehensive Plan. There are two upcoming opportunities in District One.



#### Sign Up for CodeRed

Douglas County has recently updated its account with OnSolve, the CodeRED high-speed notification solution provider, and the CodeRED Weather Warning service.

[Read on...](#)

#### DOUGLAS COUNTY COMPREHENSIVE PLAN

#### Douglas County Invites Community Feedback on Comprehensive Plan Update

Now that the Comprehensive Plan Update is halfway through, Douglas County will introduce its draft land use concepts through a series of open house events in March and April.

[Read on...](#)





# APPENDIX E

## Survey Results







#### Douglas County Citizens Improvement Survey

Help us help you by telling us about your experience in Douglas County!

You can take the Citizens Improvement Survey via the QR code which is can be found at all Libraries, Senior Services Centers, Connect Douglas and the County Courthouse.

You can also take it via this link: <https://forms.gle/YCawUm92h6eP7Hw7>

[\[celebratedouglascounty.us1.list-manage.com\]](https://celebratedouglascounty.us1.list-manage.com)

## YOU ARE INVITED!

We're hosting workshops for the Lithia Springs & Winston areas. Please see below for details. We hope to see you there!

Click [HERE](#) to take our \*new\* community survey!

### DOUGLAS COUNTY COMPREHENSIVE PLAN


**Join us for a workshop in the Winston area!** The Douglas County Comprehensive need your input on the future of the Winston community.

**Date: Thursday, December 8, 2022**  
**Location: New Mountain Top Baptist Church**  
**7822 Connors Road**  
**Winston, GA 30187**

**There are two ways to participate:**  
**Facilitated Workshop: 3:00 to 5:00 p.m.**  
**Drop In: 3:00 to 7:00 p.m.**

The workshop will focus on

- economic development



Click here for questions or to RSVP!

**Want to share the invites with friends? Click on the name to download a .pdf!**  
[Lithia Springs](#) & [Winston](#)

Douglas County Board of Commissioners | 8700 Hospital Dr., Douglasville, GA 30134

**Comprehensive Plan Update + Small Area Plan Community Survey Summary**  
**January 3, 2023**

**Survey Overview**

An online survey was developed and administered by Survey Monkey to collect input from citizens and stakeholders in Douglas County regarding attitudes towards current land use conditions and future growth trends in the county. The survey launched on November 14, 2022 and remained open until December 22, 2022. Advertising of the survey was broad with the online link distributed electronically to the Comprehensive Plan Update Steering Committee, the project email list, and County email lists and social media accounts; posted to the project website; and printed on flyers with the QR code available at the Lithia Springs and Winston Area Small Area Plan Workshops. A total amount of 339 responses was received. Feedback from the survey is very useful in drawing a more complete picture of citizens' feelings towards development in the county and will be used to help craft the recommendations of the Comprehensive Plan Update and the Lithia Springs and Winston Small Area Plans.

**Summary of Survey Responses**

In general, the survey responses reveal similar input to what the project team has heard to date at community outreach events and from our Stakeholder Advisory Group. Douglas County citizens care deeply about their neighborhoods and their recreational/green open spaces and are very interested in protecting those areas that feel special to them. That said, they would like the opportunity to shop and dine more within the county limits at shops and restaurants with more variety than what currently exists. We also heard some citizens express the need to limit additional warehouse and distribution centers and attract industries with higher paying jobs. Additionally, many feel development in the county is outpacing the infrastructure and would like to see the growth slow or paused. Others would like to see industrial growth confined to existing nodes with support facilities already in place.

**Key findings of the survey include:**

- Over 85% of the survey respondents live in Douglas County, with about 42% working in the county as well as residing.
- When asked to select the top three investments the county's Comprehensive Plan should encourage, respondents indicate 1.) Limiting additional warehouses/distribution centers (47%); 2.) Attracting more shops and restaurants, things to do (45%); and 3.) Investing in parks, trails, and open space (42%).\*
- The majority (55%) of respondents somewhat or strongly agree more shops and restaurants are needed in Douglas County.
- Opinions are split on whether there should be a broader range of housing types in Douglas County, with 42% somewhat or strongly disagreeing, 38% somewhat or strongly agreeing and 20% are neutral or with no opinion.
- A large majority (76%) are somewhat or strongly agreeing with the statement: "Improving and expanding our parks, open spaces, trails, and conservation areas is very important."

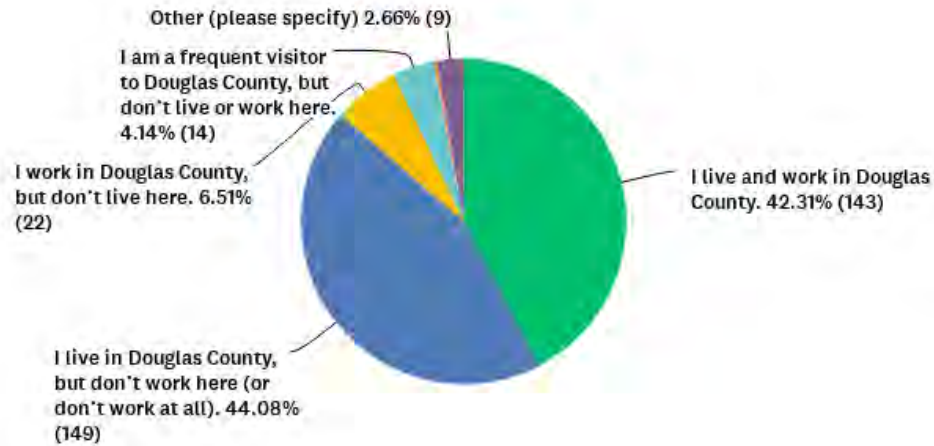


- The majority (59%) of respondents are somewhat or strongly agreeing that they would like to see more design guidelines to control the architecture and landscape of new development in Douglas County.
- The majority of respondents (39%) indicate neutrality or no opinion when asked if they agree or disagree that Douglas County facilitates the growth of its small business community by providing opportunities for development and expansion. About a third of respondents (33%) indicate they somewhat or strongly agree, with slightly less (28%) indicating somewhat or strong disagreement.
- Similar results were seen in the following question, with the majority (39%) indicating neutrality or no opinion when asked if they agree or disagree that Douglas County facilitates the growth of targeted industries in manufacturing, professional technology services and media and entertainment to support a thriving economy in the community. About a third of respondents (33%) indicated they somewhat or strongly agree, with slightly less (28%) indicating somewhat or strong disagreement.
- Regarding the addition of housing types in the county, responses indicate traditional single-family is the most preferred (44%), with housing for seniors at more affordable price points and smaller/more affordable single-family homes both tied for the second most preferred (each at 35%). Townhouses came in as the third most preferred housing type-specific response (22%). The least amount of support was reported for larger apartment communities (5%).\*
- Trails for walking and biking came in as the top choice for additional needs in terms of parks, trails, and open spaces in the county, as connectors to destinations (49%) as well as within parks (46%). Large community parks are tied with indoor recreation centers (each (39%), followed closely by small neighborhood parks (37%).\*
- Open-ended questions allowed respondents to provide suggestions on where in the county additional commercial growth and industrial growth should occur. While the top response for each question was “nowhere” with most respondents desiring a slower pace of growth to secure the “small town feel” of Douglas County, other respondents did provide various locations throughout the county to accommodate these types of future growth, mostly where commercial and industrial development is located currently.
- Citizens were also invited to leave general comments regarding development in Douglas County over the next 5-20 years. A wide range of input was received touching on topics such as connectivity with sidewalks, public safety, maintenance of current public facilities, pace of growth, traffic and congestion concerns, and development suggestions.
- The top five zip codes represented in the survey include 30135 (48%); 30122 (14%); 30134 (11%); 30187 (10%) and 30180 (9%).
- In terms of demographics, the majority (47%) of respondents indicating their age range of 30-49 years, with 42% identifying as White/Caucasian and 40% Black or African American.

*\*Respondents could select more than one choice and as a result the total percentage of answer choices will exceed 100%.*

## Individual Questions and Responses

Q1. Which statement best describes your relationship with Douglas County?



"Other" responses:

- My work covers both Cobb and Douglas County (but I live in Paulding).
- Live in Douglas County work from home for a company NOT in Douglas County
- I live in Douglas County and work from home
- Live in Douglasville. Work all over; Used to live/work in DC
- I recently moved from Douglas County but am still a frequent visitor.
- A very infrequent visitor, do not live there.
- Live in Douglas County, retired
- I live in Douglas County & I am trying to move out asap.

Q.2 What do you see as the top three investments that the county's Comprehensive Plan should encourage? Please check only three boxes.

Answer Choices	Responses	
	%	#
Limiting additional warehouses/distribution centers	46.61%	158
Attracting more shops and restaurants, things to do	45.13%	153
Investing in parks, trails, and open space	41.59%	141
Adding services for all ages, particularly seniors and children	28.02%	95
Adding sidewalks and trails around key activity areas	26.84%	91
Attracting more job opportunities close to home	21.53%	73
Encouraging a better diversity of housing options (e.g. senior communities, townhomes, apartments, condos, smaller single family homes)	20.65%	70
Other (please specify)	14.75%	50

Encouraging areas of compact, higher density, walkable development	11.21%	38
Establishing more opportunities to showcase the community's arts and culture	9.73%	33
Connecting key activity centers through transit options	5.60%	19

**“Other” responses:**

- Attract high paying job opportunities, encourage farming & farmland, lower density housing, upscale restaurants & shops; limit additional warehouse & distribution centers
- Preserving/improving industrial areas instead of pushing them all out.
- Get a grip on spending. Our property taxes are ridiculous!
- UPKEEP AND UPDATE OF THE PARKS WE ALREADY HAVE!
- Invest in roads to try to keep people from speeding and have more litter cleanups
- Feels like building contracts/ corporations are given Carte Blanche freedom, only planting a few trees in place of acres being bulldozed over. Lithia springs are losing green space at a rapid rate. This is detrimental to our air quality and noise pollution. You can give incentives to move companies here but stop giving away everything. They should be made to build sidewalks, green space, Triple the trees, things everyone can use. Not everyone uses the golf course, you are selling out lithia springs to improve the country and leaving us with very little. The trash problem is crazy. We have trash being thrown out regularly on Mt. Vernon, and all over Lithia Springs we have trash everywhere, the fine for parking in a handicap space is 500 and throwing trash is 300. We need cameras to catch the litter bugs. There needs to be a true way to discourage trash. Lithia springs is a trash heap and getting worse with every warehouse. The traffic is unsafe. Again, Lithia Springs is paying for everything and not benefiting.
- Paving Potholes/Roads
- Start being more fiscally responsible.
- Get rid of the corruptness of all county politics.
- I would like to see NICE condos developed in Douglas County. Condos aimed at empty nesters, and the 55 and older demographic.
- The county used to be one of the cleanest in metro Atlanta. Now there is trash thrown on the main roads and it doesn't get picked up for long periods of time. That encourages more people to use the streets as their trash cans.
- Attracting more upscale shops and restaurants - no more dollar stores, waffle houses, liquor stores, etc. More options like Whole Foods, Top Golf, Dave & Buster's, a skating rink, a theatre/playhouse, etc. Keep the money that our residents spend in Cobb County or Atlanta here in Douglas County by providing comparable food/shopping/entertainment/leisure options.
- Encourage lower density higher end homes
- More private pools for Douglasville residents
- Clean up the county and the mall. The county just looks dirty and clustered. Signs at shopping centers are dingy. It's embarrassing.
- Limiting the amount of car wash businesses, Dollar Generals and Waffle Houses
- Work on the road infrastructure. Higher quality restaurants. Better jobs, not just fast food, and retail
- Invest in cutting county cost so that property owners have lower taxes.

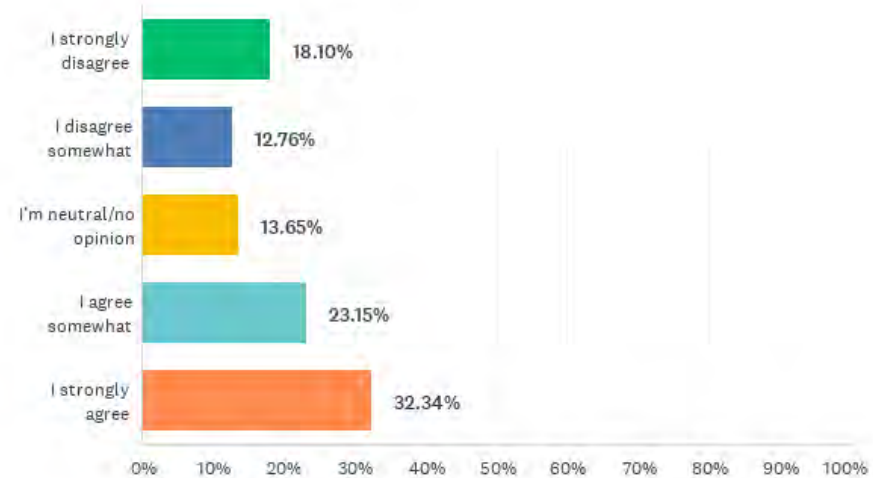
**Q2: What do you see as the top three investments that the county's Comprehensive Plan should encourage?**

***Q2: What do you see as the top three investments that the county's Comprehensive Plan should encourage?***

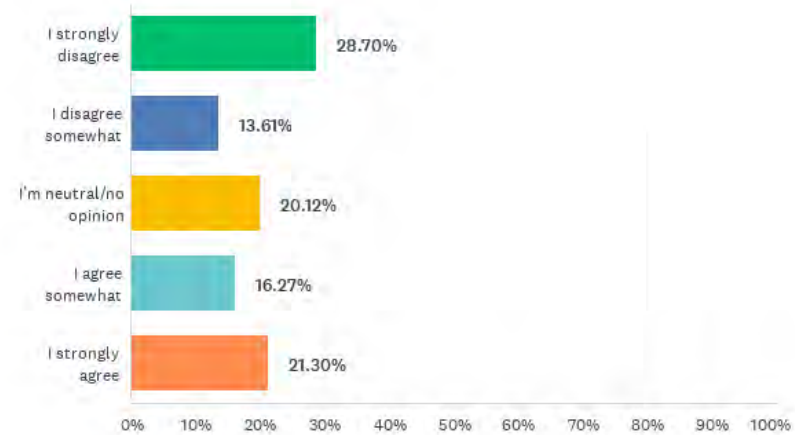
- Limiting the development of apartments townhomes, condos, until the present Rhodes can handle all of the incoming people that would be occupying these buildings.
- Stop building multi housing communities when the infrastructure and crime are so bad.
- Adding more activities for younger kids. There's nothing for younger kids besides bowling and chuck e cheese.
- No more apartments until the infrastructure is fixed to accommodate further growth
- Stop building and we don't want anything else here
- Need streetlights in some of the more rural areas. I am paying taxes for it
- Need to try and get crime under control
- Roadwork
- Affordable Senior Housing. One Level
- More activities for all. Especially youth.
- Better planning of projects and less hap-hazard water, sewage and road activity.
- maintaining/clean up major roads more frequently (debris, litter etc)
- In regard to public transportation, I wish our system would go everywhere well almost everywhere not just key places. I literally have to take an Uber just to get to a stop so a mine as well Uber all the way. There's no point for me to pay two different modes of transportation just to get around.
- Please limit the building of low-price businesses (IE. Waffle House and Dollar General across the street from a blue-ribbon middle school) this was a really poorly thought-out addition to our community.
- Youth sports, better management, and marketing
- More police
- Indoor Basketball Courts that are open past 5PM.
- Stop spending \$\$ and raising our taxes
- Fighting crime... I'm nervous to come into the Douglasville area... lately we had to Carrollton instead... just feels safer...
- Adding commercial job opportunities in the areas close to I20
- Stop building more
- improve the roads, the traffic is terrible
- Stop building on farmland and stop allowing businesses to buy houses for rental properties.
- Invest in traffic road infrastructure to alleviate congestion
- No development or increase in building
- Develop better traffic systems
- Staying a small town!
- Leave it alone
- Reduce crime, clean up the litter & stop wasteful spending
- Add more law enforcement- too much crime
- Keeping at least one section of the county open and not built up.



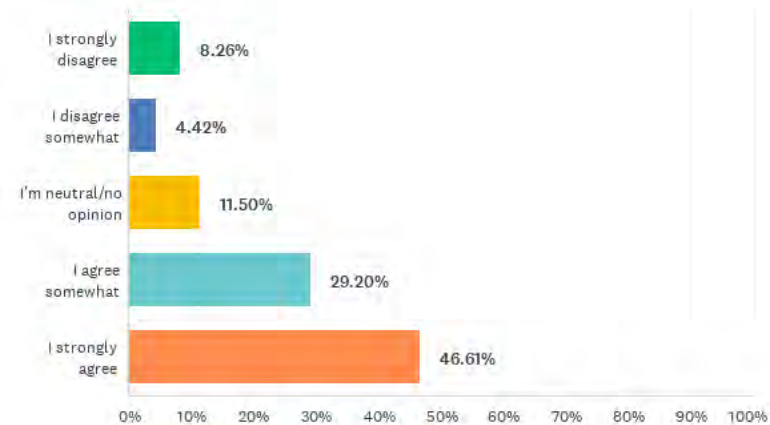
**Q3. Please indicate how much you agree or disagree with the statement: "We need more shops and restaurants in Douglas County."**



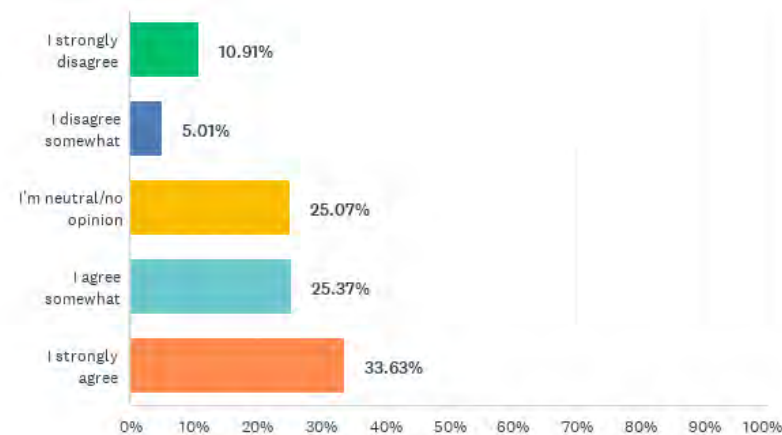
**Q4. Please indicate how much you agree or disagree with the statement: "There should be a broader range of housing types in Douglas County."**



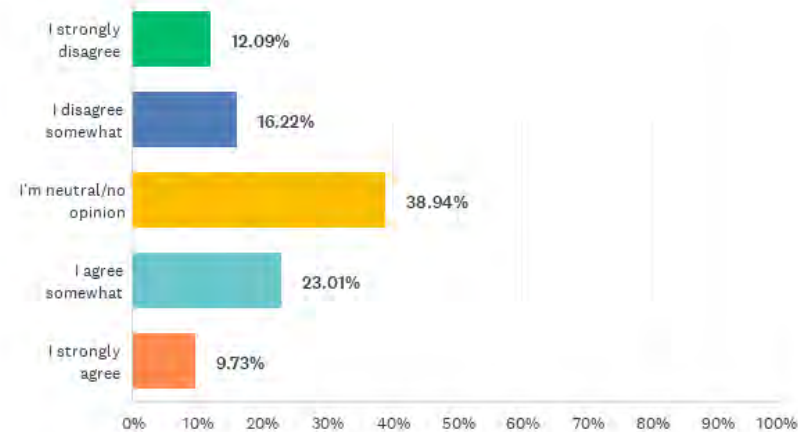
**Q5. Please indicate how much you agree or disagree with the statement:  
"Improving and expanding our parks, open spaces, trails, and conservation areas is  
very important."**



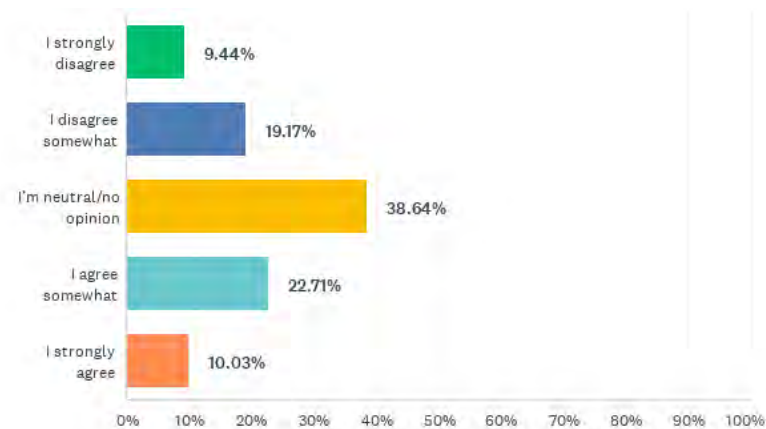
**Q6. Please indicate how much you agree or disagree with the statement: "I would  
like to see more design guidelines to control the architecture and landscape of new  
development in Douglas County."**



**Q7. Please indicate how much you agree or disagree with the statement: “Douglas County facilitates the growth of its small business community by providing opportunities for development and expansion.”**



**Q8. Please indicate how much you agree or disagree with the statement: “Douglas County facilitates the growth of targeted industries in manufacturing, professional technology services and media and entertainment to support a thriving economy in the community.”**



**Q9. When you think about housing, what types of housing do you think there should be more of in Douglas County? Please select all that apply.**

Answer Choices	Responses	
	%	#
Traditional single-family	44.25%	150
Housing for seniors at more affordable price points	34.81%	118
Smaller/more affordable single-family homes	34.51%	117
None, I think Douglas County has enough housing.	23.30%	79
Townhouses	22.42%	76
Other (please explain)	9.44%	32
Duplexes	7.08%	24
Small apartment buildings	6.78%	23
Larger apartment communities	5.01%	17

**“Other” responses:**

- More upper high-end homes and communities
- Encourage: farming & farmland, lower density housing; encourage upscale housing - we already have plenty of 'low-scale' housing packed into treeless revolting developments that don't attract people with good-paying jobs!
- I believe more housing will benefit Douglas County.
- All the housing is overpriced
- All types of affordable housing developments that do not begin with clear-cutting the trees, leveling all of the natural features, and paving huge spaces. More design variation, sidewalks, and housing closer to groceries and small markets/restaurants.
- Definitely Affordable New Tech Modular homes, more new ranch style homes
- Douglas County needs housing developments for middle income senior citizens. I would like to see nice condominium communities, and 55 and older active single-family homes which include or provide maintenance and lawncare for a fee etc. I would like to see these types of housing developments in the South Douglas and Winston area.
- Apartments with restaurants and shops underneath
- Too many apartments already in Douglasville
- House the homeless
- Condominiums, and other dwellings that are bought. No more transitional housing (apartment complexes).
- Before building anything else I feel the county needs to update the roads to accommodate the additional traffic.
- Lower density higher end single family homes
- No low-income housing there is plenty and brings property value down...rental properties are the reason so many are moving out of Douglasville...renters don't care about the area or developing the area
- Work- live- play areas to make the county more attractive and competitive
- It is not the role of government to target housing for people.
- Affordable single family with HOAs



**Q9: When you think about housing, what types of housing do you think there should be more of in Douglas County?**

- Neutral. No opinion.
- Affordable, but not section 8
- 55 plus
- Houses on acreage should be encouraged again, no more apartments and section 8 housing
- Tiny Home or Micro Home community
- High end homes
- it really doesn't matter unless Douglas County is willing to address the need for better traffic flow/reducing traffic congestion
- To be competitive, Douglas County has to promote the rural living, large lots, and single family; otherwise, it will be no different than any other community with no brand and no way to increase the average median income.
- Start allowing Tiny/Small Houses (less than 1000 sq ft)
- I would like to see mixed use commercial and residential communities. This seems to be the fashion throughout Atlanta and encourages better use of existing infrastructure. I'm particular, the odd triangle off Hospital Drive with Checkers and CVS is almost perfect to create more living space that and drive business within the Kroger, shops, and restaurants.
- Mixed use developments that incorporate entertainment/housing/food/business
- Affordable Houses that are not allowed to be owned by big investment companies but homeowners only.
- 500,000+ homes, no more apartments
- No more apartments or section 8.
- Limit rental properties- Douglas County has way, way too many investor-owned rentals

**Q10: What types of parks, trails, and open spaces do you think Douglas County is most in need of? Please select all that apply.**

Answer Choices	Responses	
	%	#
Trails for walking and biking that connect major destinations	48.51%	163
Trails for walking and biking within parks	45.83%	154
Large community parks with lots of things to do	39.29%	132
Indoor recreation facilities/centers	38.99%	131
Small neighborhood parks	36.61%	123
Natural areas with hiking	34.52%	116
More/better access to the Chattahoochee River	26.79%	90
Sports courts (tennis, basketball, pickleball, etc)	22.02%	74
Sports fields (baseball/softball, soccer, football, etc.)	20.54%	69
Other (please explain)	9.23%	31
None, I think Douglas County has enough parks, trails, and open spaces.	8.04%	27

**“Other” responses:**

- Passive parks

***Q10: What types of parks, trail, and open spaces do you think Douglas County is most in need of?***

- Dog parks
- Invest in state parks
- There should be parks / green space built with every new construction. Even if it is just trees and picnic tables.
- Opportunities for golfers
- I think Douglas County excels in beautiful parks for hiking & recreation! Keep up the good work.
- "Recreational programs targeting children/teens
- Invest in Boys & Girls Club add YM/WCA"
- We don't need anymore, just fix up what we have, like Deer Lick Park
- More dog walking and free-leash areas.
- Upgrade Deerlick Park how the other parks have been. The main building, softball fields, football field and the buildings/bathrooms at the fields
- no alcohol allowed in these areas
- All the above
- We don't need anything new right now. Maintain what we already have.
- We have adequate parks and Sweetwater. Stop building and wasting our land
- An area with on site security.
- Related to the above, we really could use sidewalks/bike paths on streets like Chapel Hill Road so people can walk to stores instead of having to drive.
- Maintaining current parks is a huge deal
- There should be more activities/events at the current indoor recreation facilities/centers. For example, more opportunities/openings for summer camps for school-aged children.
- It's been 13 years and the people have asked for trails. We see people walking but the trails so short, I hear about most people going to Carrolton and the Beltline just to walk
- First and foremost, DC should rearchitect, overhaul, and rebuild the existing DC parks that have been largely neglected including Deer Lick Park, Bill Arp Park, Post Road Park, and Fairplay Park. Indoor training and workout areas at some of these facilities would be a nice addition.
- It would be nice if Douglas County was more pedestrian friendly.
- Stop you don't take care of the parks we got.
- Dog parks
- I think sidewalks in common area would be perfect. I.e like near the schools for kids to walk on. Chapel Hill Middle School area is a perfect example headed towards Publix
- More access to Dog River. More emphasis on our antique mill areas.
- Golf course
- Improve existing parks, not just adding to the new parks.
- Playgrounds for disabled children

**Q11: Where in Douglas County should we add more commercial opportunities?**

**Q11: Where in Douglas County should we add more commercial opportunities?**



### Responses:

- Industrial parks
- west area of Winston.
- Bankhead Hwy
- Lithia
- Winston
- More commercial opportunities should be in Lithia Springs.
- Riverside
- Thornton Road and Rose Avenue Extension.
- Nowhere until this country's government gets there spending under control
- Lithia springs
- On Veterans Memorial
- Fairburn Rd, Chapel Hill, Highway 5
- I think the Arbor place mall needs to be redeveloped into a concept more in line with today's needs
- none
- Stop with the commercial warehouses!
- Away from our parks stops developing so close and ruining our green spaces
- Not unless you have the roads, red lights, to meet the demands. Too much traffic already
- In-filling areas that are vacant within developed areas or within already developed areas.
- Thornton and Fairburn Roads

***Q11: Where in Douglas County should we add more commercial opportunities?***

- Make a plan for the mall area. maybe the sears can be indoor parks.
- "Every section of Douglas County could use some commercial development. Since you started with Downtown Douglasville along the railroad tracks, you should continue with this area for restaurants and small business shops. Then extending this look from 78 to Hwy 5 would complete the look of that area. The intersection of Hwy 5 and VMH should provide a walking path connecting Hunters Park and the new pavilion.
- You should also consider from the Courthouse on Hospital Drive to Fairburn Road and from the VMH to Hospital Drive. "
- Westfork, Veterans Memorial redevelopment, Hwy 92, and Hwy 5
- North Douglas area
- Nowhere. Most people that live here do so because of the small town feel and community.
- Lee Rd from I20 South to Fairburn Rd
- nowhere
- Fairplay, West Douglas County
- Replace the empty buildings with new restaurants and shops. We do not need any new building.
- North of 1-20 on Hwy 78 between Winston and Mirror Lake
- Along Veterans Hwy
- Concentrate around I-20 exits - stay away from Rt 166 rural area.
- Nowhere
- Lithia Springs
- As a self-made business owner I look elsewhere for retail space because the taxes in DC are too high in comparison to surrounding counties.
- Fairburn Road
- The Hwy 166 and Hwy 5 intersection. PLEASE!!!
- Not sure
- We have enough commercial activities, need to scale back some - too many right now.
- This should be done on the north side
- Trader Joe's
- Sprouts
- Whole Foods "
- South Douglas area
- West side (Villa Rica)
- Fairburn Rd area
- Highway 5 going toward Hwy 78
- Nowhere, it should utilize the areas it already has and needs businesses in them
- On Hwy 5 in Douglasville
- Tributary
- nowhere
- Surrounding Boundary Waters area
- None
- Nowhere. Already overwhelmed
- Douglasville is in need of nice, mid-range hotels (Marriot Courtyard, Hilton Garden Inn, etc..) Once you get west of Thornton Road, there are few nicer hotels to choose from.



***Q11: Where in Douglas County should we add more commercial opportunities?***

There is a Holiday Inn Express on Hwy 5 that is fairly new and it's nice, and the hotel downtown at the Conference Center is nice, but that's about it. A "boutique hotel" like Hotel Denim or Hotel Indigo would be nice.

- Highway 5, Brightstar road, Fairburn Road
- I'm not sure we need more opportunities. There is under used capacity now.
- Nowhere. Douglas County should start utilizing the empty buildings they already have before destroying any additional undeveloped property!
- Nowhere
- Near Lee Rd.
- Only small private businesses
- None- we are already too congested
- Bright Star and Highway 5
- On the outskirts of the county near Fairplay & South Douglas areas
- Clean up what is empty first! Stop allowing trash businesses. The mall is a mess. Crime is awful.
- Lithia Springs
- Downtown
- Rte. 92 toward Hiram
- Riverside Parkway
- Nowhere near Hwy 5
- Lithia Springs"
- Near Chapel Hill Road. We need higher end restaurants
- Highway 5, Fairburn Rd
- Downtown and the west side
- Thornton Rd, Hwy 92 & 78
- None
- West of Hwy 5
- Along Hwy 5 and off the bright star connection- area around hwy 166- no more dollar general or subdivisions please
- downtown and see surrounding areas
- None
- Bankhead Hwy/78 area
- Try the mall. Well you will need more police to combat all the crime first. No business wants to go in there.
- Fairburn road
- Anywhere you can bring in higher paying jobs
- First fill the empty areas that already contain commercial opportunities that have gone belly up. And stay within those confines not infringing on residential areas.
- Douglas Blvd
- Near Lee Rd and Fairburn Rd.
- Nowhere
- well since it's already been started the lithia springs area, near the Sweetwater creek state park. There are a lot warehouses already there and Maxham Rd area.
- Hwy 92 on the North side. Traffic & new higher income bracket has moved north.
- Fairburn Rd area near Riverside Pkwy/Lee Rd.

***Q11: Where in Douglas County should we add more commercial opportunities?***

- Riverside Pkwy
- Highway 5 and Fairburn Road
- downtown
- The area between Lee Rd. And 92/Fairburn Rd and south to Riverside Road.
- Nowhere. The county is an armpit. Do something with empty buildings.
- Chapel Hill, Fairburn Rd
- Anywhere I can safely ride my bike.
- Not on Chapel Hill or Hwy 5
- Closer to Carroll county
- Off of Fairburn/Lee Road behind the Walgreens and Racetrac area.
- Not in Douglas County we do not have the infrastructure for it
- Nowhere. Stop building
- We have enough warehouses in Douglas County. We don't need anymore.
- In the empty spots, revamp the mall, there's also a LOT of unused land (or at least it looks that way) over by Academy Sports
- Winston
- I'm any of the empty buildings around Hwy 5 area
- 92/166 corridor
- All over Douglas County, especially revamp and re-imagine Arbor Place Mall.
- Cannot think of anywhere 🤔
- In the downtown area
- Fairburn Rd area could be a small camp creek if done properly.
- The North side
- Fairburn Rd.
- Riverside
- Lithia Springs, Winston, veterans highway,
- More opportunities where there are already empty warehouses. We don't need to cut down anymore trees to build new opportunities. Utilize the spaces that are already available.
- 166 & HWY 5 South Douglas; Bright Star Church road should be an exit
- Anywhere
- Lithia springs
- Douglasville
- Tear down the mall. Use that area for better restaurants and shopping. That area is a central location in the county.
- Fairburn Rd area
- Nowhere
- West side
- Only in the Thornton road area that is already commercial
- Further in county limits. outside of downtown Douglasville.
- Ga 5 south between bright star & Alexander pkwy
- Restructure the lots that are not being used to redevelop more infrastructure sustainably. Also, emphasize reviewing the environmental impact on commercial opportunities.
- City of Douglasville/Downtown Douglasville

***Q11: Where in Douglas County should we add more commercial opportunities?***

- Downtown and near Arbor Place
- Lee Rd.; behind Race Trac; Revamp the Shopping Plaza on Fairburn Rd. where it used to be a Piggly Wiggly; Completely revamp the Kroger Shopping Plaza on Hospital Drive.
- Downtown.
- Why not expand more commercial opportunities on Lee Road (near I20)?
- Downtown Douglasville
- I only see the city of Douglasville expanding with commercial/retail. The county and Lithia Springs especially needs improvement and promotion.
- On the western and southern portion of the county.
- Lithia springs. A small grocery store like Aldi and coffee shops at Bankhead and Sweetwater or near Ace hardware
- Nowhere
- On the north side, the new highway 92
- Downtown / Fairburn
- 278 needs a revamp
- Close to the Highway off of Fairburn and Hwy 5
- Lee Road
- Outside city limits
- The issue is the small businesses that last a month or two and are rotating within the shopping centers. They rarely last long. Attract businesses that will provide long term stability.
- South Douglas
- Commercial near Highway 5 ( please limit large chain style restaurants)
- Support Arbor Place Mall using the space available there to open new businesses
- Eastern sector
- Downtown; Hwy 166 (between Lee Rd & I-20)
- Not on top of I-20.
- No more commercial opportunities. The beauty of the city is being lost with so much construction. Where are the trees?
- All over
- downtown area
- Don't know because I do not live in DC.
- Towards Fairburn rd, Lee rd, riverside parkway and Boundary waters areas
- Promote and incentivize renovating areas with abandoned or dilapidated structures over clearing forests for new construction.
- Nowhere
- Downtown
- West
- Villa Rica and Carrollton
- Chapell Hill Road and Central Church Area going towards 166
- Douglas County does not need any more commercial opportunities
- Along Fairburn
- "Douglas County has enough!
- More is NOT better. "
- No where

***Q11: Where in Douglas County should we add more commercial opportunities?***

- Don't
- Downtown
- Downtown Douglasville, Chapel Hill, Hwy 5, Fairburn Road
- Downtown Douglasville, upper end of highway 5, 61
- Villa Rica
- I'm the areas close to I20 access
- Away from residential areas
- Look at existing places and reuse first before expanding into other areas.
- Hwy5, fairburn rd, chapel Hill Rd
- Hwy 78, Fairburn Rd, Chapel Hill Rd
- Downtown
- At the mall
- Riverside parkway needs grocery store
- In existing spaces that need further development and are not in current use.
- We should add a Trader Joe's or Whole Food to Fairburn Road or moving Target from Chapel Hill to the Stewart Mill where the old Ga highland college use to be
- None! Douglas County is over-packed already
- Nowhere
- Nowhere
- Downtown Douglas and along major roads ex Hwy-92, Hwy-5, Hwy-78
- Southwest and Northwest
- Nowhere, until the roads can handle the influx of traffic.
- Downtown Douglasville
- Nowhere.
- Nowhere. Clean up existing areas and pause growth on new areas while focusing on improvements and filling vacant spaces.
- North side
- Nowhere
- Up Fairburn Road
- Nowhere already too much
- Riverside, 92
- Around the downtown area and along the Hwy 92 by-pass
- Within the footprint of existing commercial areas with an emphasis on backfilling space where vacancies exist or where space is underutilized
- Near the mall
- Downtown Douglasville
- Villa Rica
- Major commercial opportunities should be explored near I-20 interchanges.
- along the I-20 corridor, with more forward-thinking infrastructure.
- Utilize existing buildings only. Quit destroying forest and build on every piece of property!
- Nowhere
- In Douglasville and Lithia Springs.
- Nowhere
- Nowhere



- Q12: Where in Douglas County should we add more industrial development?**



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***Q12: Where in Douglas County should we add more industrial development?***

- none
- Nowhere.
- Nowhere. Stop hurting our green spaces
- NO, way too many already trucks on the road with no room for people who live and work in this county.
- Nowhere, there are more industrial areas than desired already.
- Nowhere, too many industrial buildings are popping up, especially in Lithia Springs.
- we have enough warehouses STOP
- We have more than enough of these industries in the area. This industry offers lower salaries, mostly labor-intent jobs, and insufficient professional services positions. Therefore, it is best to move away from industrial development to attract residents with salaries above 50,000.
- Nowhere
- not sure
- Nowhere
- Thornton Rd
- North Douglas area
- Nowhere. Douglas county does not need to turn into Little Fulton County.
- Thornton Rd ONLY
- nowhere
- Nowhere. We have enough.
- Along Hwy 78
- Away from schools and housing
- Lee Road area where road is widening.
- Nowhere
- Lithia Springs
- Nowhere.
- None - we have enough
- There is already enough industrial developments
- In areas already established
- None
- Fairborn Rd
- Nowhere
- On Hwy 5 in Douglasville ga
- We do not need more industrial.
- nowhere
- Near the RR tracks
- None
- Nowhere too many
- Nowhere. There are enough warehouses and industrial complexes in Douglas County, we don't need any more.
- I don't want Douglas County to be an industrial center.
- Nowhere! There is more than enough industrial development in this county and nowhere to widen roads. The roads cannot sustain all of these trucks
- Nowhere

***Q12: Where in Douglas County should we add more industrial development?***

- The other side of the track...30134 zip code
- None
- None - we are already too congested
- we do not need more Logistical centers.
- None
- Nowhere if more industrial development is added the existing transit infrastructure will be impacted and result in more traffic congestion
- Nowhere!!!!!!
- NO MORE! PLEASE NO MORE!!!
- Lithia springs
- Fulton industrial area, not close to any parks
- Villa Rica
- Nowhere
- Riverside Parkway
- There is enough
- Lithia Spring or near Villa Rica
- none
- Riverside dr, bright star connector
- None
- No more!
- West of highway 5
- Riverside drive area and Thornton Road area where it is already under way -
- None
- Lithia springs Thornton Rd area
- Nowhere.
- Nowhere
- Fill the industrial developed areas that are empty first before even thinking about adding more industrial areas and keep them away from residential areas. If the county had been developed more in the line of Newnan, this county would be in much better shape.
- Nowhere
- Maybe the off Thorton Rd near the Google plant.
- None
- We have enough
- Highway 5
- riverside parkway
- No more industrial development on the South Eastern area PLEASE!
- None
- None.
- Nowhere
- East Douglas Co. ... Thornton Road
- Bright star/Winston
- Closer to Carroll county
- Get a Sprouts or a Whole Foods!!!!
- Not in Douglas County, we do not have the infrastructure for it
- Nowhere. Stop building

***Q12: Where in Douglas County should we add more industrial development?***

- We don't need any more industrial warehouses or any other type of industrial growth.
- Not quite sure if we have a lot more room for industrial development
- Winston
- Closer to Tyler Perry's house
- Not near subdivisions and schools.
- Nowhere
- No more
- Riverside Parkway area
- Near Thornton Road... not near neighbors with kiddos 🙄
- Out of the city limit
- Highway 5 area needs more industrial development for more job opportunities
- The North side
- Past Arbor Place Mall
- Not sure
- Nowhere
- None
- Highway 5 and 166 more industrial development should be added.
- None is needed.
- Away from residential and business areas.
- Nowhere
- N/A traffic is bad enough and inflation is super elevated.
- None
- On the outskirts, near Fulton County.
- Post Rd area
- nowhere
- South side
- Only in the Thornton road area that is already industrial
- No industrial please
- Restructure the lots that are not being used to redevelop more infrastructure sustainably. Also, emphasize reviewing the environmental impact on commercial opportunities. No more warehouses are needed.
- Thornton Rd or nowhere in the perimeter of Douglasville. We are not interested in an industrial complex within our city.
- Not sure
- Away from the main areas; industrial development areas are very unappealing. I don't like that so much space was utilized on Chapel Hill for this type of development. I wish it was more recreational: eat, play, etc.
- Winston
- any place where there is less congestion. Definitely not near the expressway or main highways. It's horrible trying to access the expressway with so many Prime and Amazon trucks on the road
- Downtown Douglasville
- Not East of the County. There is too much in the Lithia Springs area. We want more/better residential and better shopping options.
- Any where but Lithia Springs, this seems to be the only development taking place here.



***Q12: Where in Douglas County should we add more industrial development?***

- Redevelop Bankhead with a cleaner industrial look. That's where all the warehouses should have gone.
- Nowhere
- Fairburn
- Bright Star
- I would imagine we have a road maintenance and expansion plan so we would know the best location
- Nowhere
- Lee Road Area
- Outside city limits
- Nowhere. There's enough in the county already.
- South Douglas
- Thornton Rd area
- Nowhere
- Nowhere
- Nowhere
- Nowhere.
- None. I liked the small-town feel of Douglas County, the area is starting to resemble all other metro cities.
- On the Fairburn Road side of town.
- Nowhere!
- Bankhead Highway or Thornton Road is the most logical place for industrial growth, if any.
- Nowhere
- Fulton Industrial Blvd area and the lower part of Campbellton before it crosses Fulton Industrial.
- Not sure
- Nowhere.
- Villa Rica and Carrollton
- 166
- No where....Douglas County does not need any more industrial developments
- None
- "Downtown Douglas County. I like to see them all close together works better for people and companies.
- Nowhere
- Don't
- We do not need anymore industrial development.,
- Thornton Road and Skyview area
- Nowhere
- No more industrial!!!
- In the areas close to I20 access in the Winston area to reduce commercial highway use and preserve the rural communities south of I20
- Away from residential areas
- South and West of Douglasville
- Riverside Dr.

***Q12: Where in Douglas County should we add more industrial development?***

- Hey 78, Post Road
- None
- None
- Not riverside parkway
- Nowhere
- No where... we have enough warehouses
- None! Douglas county is over packed already
- Nowhere
- no where
- West Douglas
- Northwest
- nowhere.
- In current industrial parks
- Nowhere
- Nowhere. That's enough. Bright star rd looks awful.
- North side
- Nowhere
- Thornton road, business parks
- As close to Fulton as possible
- I think we have enough
- No where
- Riverside, 92
- Along Bankhead Hwy/Hwy 78
- Carrollton County and Cobb County. I don't think the tax breaks and lack of traffic mitigation that frequently accompanies industrial development suggest we need more of it.
- On the outskirts of the city
- Nowhere.
- Industrial development should be contained within the SR 6/ Thornton Rd and Riverside Pkwy corridors
- A long the I-20 corridor, with more forward-thinking infrastructure to support the industrial development.
- Nowhere
- NO MORE WAREHOUSES! NO MORE INDUSTRIAL DEVELOPMENT! I am so tired of seeing warehouses being approved. We need quality businesses coming to Douglas County that people will visit. Whole Foods, Trader Joe's, Barnes & Noble, Sprouts, etc
- None. By adding more industrial you think you have to use more land for apartments/multi family homes. It's just more bodies, not improving quality of life for existing residents.
- Nowhere
- Nowhere
- Post Rd liberty Rd areas
- None
- Hwy 78

**Q13: Do you have any other comments you'd like to share about the development of Douglas County over the next 5-20 years?**

**Responses:**

- More upscale homes, shops, etc.
- More services for seniors, senior center in Winston area.
- "Make a plan, set the zoning, enforce it & ABIDE by it so that residents can feel safe from urban sprawl impacting their environment & water & power resources.
- Attract UPSCALE restaurants, groceries, businesses, corporations, & medical facilities; & fast food restaurants! Attract high tech & professional corporations offering good paying jobs that attract educated people wanting up-scale housing & upscale businesses. Plan & zone to attract top-notch doctors & dentists & professionals who want to RESIDE & WORK HERE instead of in North Atlanta & Buckhead!!
- SECURE our power grid & water resources; Install better security for these facilities; improve the infrastructure so that power stays on more than occasionally in inclement weather - require underground power for new development; provide fire hydrants in all areas STILL WITHOUT THEM!
- Create tree commissions and environmental advisory boards/councils to guide development & manage public trees and landscapes. Establish tree laws for public & private property & enforce them.
- Strive for better enforcement of all County ordinances - 24/7 - not just 9:00-5:00 weekdays! Create & enforce better development, noise, & light ordinances. "
- Stop putting cheap stores and restaurants like Dollar General and Waffle House in upscale areas. Bring Sprouts and other more middle-class retail. Look at Hiram and Smyrna for better ideas.
- Consider traffic/roads when continuing to build and expand.
- Focus on safety in areas with deep curves and hills.
- I would like to see sidewalks in the Lithia Spring area, and a few upscale restaurants. I would also like to see some healthy alternative eating establishments.
- We love it here and look forward to the growth.
- Douglas County needs more east-west/north-south through ways. Also, we need access roads to go from shopping center to shopping center without having to get out on the main roads. Also, the Walmart/Sam's club area needs to be improved; congestion entering and leaving on concourse parkway is unnecessarily cumbersome.
- Stop punishing the property taxpayers and business owners to fund growth that does not support the infrastructure
- Please work on crime.
- Add more lanes on I-20. Need More white cloth table restaurants. Nicer bowling Alleys. Dinner and movie theaters.
- A free standing movie theater, more attention given for VA & Mental Health individual, more senior citizens activities.
- Road infrastructure, hasn't changed much since I moved here in 2006, population, commerce and industry has grown a lot since then
- fix/repair/upgrade what we have already. stop building commercial AND INDUSTRIAL properties until all available are repurposed and occupied.

***Q13: Do you have any other comments you'd like to share about the development of Douglas County over the next 5-20 years?***

- Our parks are a joke compared to neighboring counties!
- PLEASE NO MORE CAR WASHES. FROM THE FAIRBURN RD. TO HWY 5 AND THORNTON WE NEED SOMETHING LIKE A TRADER JOES, WHOLE FOOD, ANOTHER CLOTHING STORE.
- Protect our Green Spaces, protect native species
- Yes, make sure we can have hospitals, schools, police and firemen to keep up with the growth. Traffic patterns that keep traffic moving and green spaces to enjoy with our families, sidewalks for walking.
- As a lifelong resident, I have serious concerns about the clear-cutting that is taking place in our county. Our natural resources appear to be less important than short-term financial gain. For example, there are three major developments in the last year that are along the boundary to Sweetwater Creek State Park. Aren't there less naturally devastating areas we could build??
- Chapel Hill Rd and Highway 5 should not be the only shopping district in the county. It causes major traffic hassle with only one designated area to shop and it leads our residents to go to neighboring cities like Hiram, Austell or other counties to their malls.
- Do your homework and make a plan. Look at cities like Carrollton, Peachtree City,
- Maintenance of the roads and the new infrastructure frequently should be factored into the design. So, using materials that are earth friendly, but can withstand the weather elements would save on cost. Purchasing equipment and hiring the personnel needed to maintain littered streets and sidewalks, overgrown weeds, and missing and broken signs should also be factored into the development ideas.
- We don't need any more liquor stores or warehouses.
- The expansion of Douglas County should include school, shopping, road capacity. For example, the expansion should include a review of whether the public school system can handle the expansion. More warehouses mean more trucks and more trucks means battered roads that need maintenance.
- I'm new to Douglas County and am still figuring out where everything is. After 6 months here, I can say I'd like to see more small business development, areas where non-chain stores and restaurants can thrive, walkable areas etc. I have enjoyed some of the local parks, and the Dog River library is a treasure. Veterans Memorial is an eyesore.
- not now
- I would like to see more diverse sit-down restaurants, not fast food.
- 4-lane Chapel Hill, Stewart Mill, Central Church and Bomar for emergency purposes and volume of flow.
- "Renovate the public libraries already existing.
- Use building/land space already available instead of building new structures."
- There is no center to DC. Arbor Place Mall was a great start and centerpiece for awhile but it is no longer a desired location to visit and spend time. A good center to DC is deeply needed. Without a "center" location, we fall very short.
- I would like to see much more fiscal responsibility with our commissioners and school board.
- Liquor and spirits sales for Restaurants in ALL of County areas
- Get rid of the trash. This county does not look like it used to. Too many corrupt people running it.



***Q13: Do you have any other comments you'd like to share about the development of Douglas County over the next 5-20 years?***

- We have entirely too many fast food places, vacant strip malls, pawn shops, billboards, liquor stores, title pawns etc... Douglas County looks very trashy to visitors when they exit the interstate and start looking around.
- Leave the Fairplay/South Douglas area the way it is. There is a reason people move out this way. We do not need nor want any commercial building out this way!!
- Grow slow and smart.... Please consider traffic impact and schools not being overcrowded
- Maybe not tax the lower/middle class but more so the higher or the big businesses coming in
- "Grateful for the coming Department of Vehicle Services!
- An arts venue (theater/concert) might be nice.
- Invest in schools and roads first.
- There shouldn't be anymore development. Douglas County can't do the upkeep of the community as it is now.
- Growth in DC does not need to take place until they fix what is all currently broken (i.e. traffic on Hwy 5, etc.) The "growth" on Hwy 92 has taken over 15 years and still incomplete and looks HORRIBLE! If this is the kind of growth the future holds, I feel very sad for our town. Fix current issues before creating more of a mess.
- Quit developing all the apartment and condo complexes
- We do not need any more car washes, liquor stores, hair supply stores, or Dollar Generals. We need a more diverse range of supermarkets, shopping, and restaurants. Safety should definitely be a priority as well.
- Do a better job of managing potholes. I know that Lee Road will be updated but there are some potholes that can damage my car if I am not careful to try to avoid
- There should be more areas and activities added for children
- Maintenance of Green space, wildlife conservation
- Reduce carbon footprint and increase the cohesion of the city and county
- Keep the county small and don't expand.
- We need more restaurants in Douglasville on Hwy 5
- There's enough development in Douglas County. But if you insist on adding more houses, businesses, etc, then please build more/better roads to accommodate all the additional traffic!
- Would like for it to be more like Carrollton. Small town feel with lots of dining and entertainment opportunities.
- Lower taxes, leave Winston alone. Pave all dirt roads. Add hydrants to roads that do not have them.
- "I like that Douglas County has a number of locally-owned small businesses. I would like to see that trend continue as the county grows and prospers and have Douglas County become a destination for unique food, products, goods and services and experiences that are not available anywhere else.
- I would like to see hwy5 and I 20 interchanges updated. It, along with the post road exit is an eyesore for the county. All the other I20 exits in Douglas County have been updated.
- I'd want Douglas County / Douglasville to be a safe middle / upper middle class residential area.

***Q13: Do you have any other comments you'd like to share about the development of Douglas County over the next 5-20 years?***

- We've got to stop with all of these apartment complexes and townhomes. Our roads cannot handle all of this additional traffic and the county is NOT good at repairing roads in a timely manner as it is.
- We need to improve roadways and traffic situations before adding more to the county we are out growing our selves
- Yes we need more upscale areas, We can't get a Whole Foods due to the demographics of the area...stop all the mom and pops stores we have plenty
- Please work on fixing dead beheaded goat problem in the Chattahoochee River that has been going on for 4 plus years.
- We need to clean up our community. Douglas County has never been trash but it is deteriorating at an alarming rate .
- We need to have a plan for keeping Douglasville Clean.
- Center activities should be available for children to use facilities after school hours for example basketball courts close at 5pm and most parents who provide transportation to the facilities do not get off work until 5pm
- Clean up what is empty first! Stop allowing trash businesses. The mall is a mess. Crime is awful. Stop being and building low income. The county is declining. Taxes are out of the world high and for what!?!?!? I live in rural DC...we don't have street lights or sidewalks. Our roads are a disaster. I had to call and crawl someone up and down to get lines painted and trees and sides of the roads trimmed. Incredible. Seriously. The leadership in this county is so crooked. People don't even live here and are getting into office!?!? The superintendent employs his entire family. Gosh I could go on and on and on. But what a waste. It all falls on deaf ears.
- The developments that have been made to Douglas County have not made it better but worse. We continue to throw up cheap housing that bring in multiple families without the thought on the community consequences such as crime and small schools. We are spending too much time and money on fast money-making attributes instead of making our existing schools and communities better.
- No more industrial.
- We really need improvement in the arts. I would love to see opportunities for community theater as well as art classes and camps for kids.
- Please try to keep Douglas County a place that folks want to come to, rather than move away from and abandon.
- We need more senior housing at all levels
- Chapel Hill Road needs to be a major focus for development over the next 5 to 10 years. This is where the county can see most of the value growth for the county. Right now it is neglected and only being impacted by organic growth and not explicit focus from the county.
- There should be more focus on bringing better businesses to Douglas County. The restaurant options are limited. The retail shopping has become a choice of Dollar General stores. Take a look at Hiram and see what they have done. It is I fortunate that Douglasville loses money because most residents have to shop and eat elsewhere.
- Get some decent places to eat. There is NO variety here!
- Cooked politician run this town
- How about safe and affordable family/kids entertainment.

***Q13: Do you have any other comments you'd like to share about the development of Douglas County over the next 5-20 years?***

- I believe it could look like a smaller, quieter version of parts of midtown. We need a Whole Foods and Trader Joes, quality shops and restaurants- more diversity in food selection. I want to spend money where I live not have to take a day trip to spend money, the county is losing out
- Stop building warehouses, they only provide a small amount of jobs and our county is pushing the tax abatement loss onto the living in the county taxpayers. If we want high paying jobs to come to the area, automotive/production manufacturing is the way to go. I would like to see our area help people grow to have a skill set for the production environment even as an adult not just as a high school student and provide jobs to those who don't have the means to travel far to work. Working in your own county, not traveling to other counties to spend your hard earn dollars somewhere else.
- How about you collect taxes from the big businesses like GOOGLE. Instead of giving them tax abatements and make the citizens pick up the tab.
- Stop adding all these warehouses. They only bring big trucks that ruin the roads and hog the roads. They are even now on residential roads. It's ridiculous.
- Developers are trying to come in here and are being allowed to come in here without the forethought of the traffic area in the locations they want to develop. No more development should occur within Douglas County until the roads can handle the population and traffic now Douglas County has added quite a bit of housing without looking at all of the consequence of those developments. Roads, schools, and police, to name a few items.
- We need something constructive for teens to do and work on personal development.
- We need more restaurants and entertainment attractions.
- Development is always welcomed. But the roads need to be widened and adjusted along with all this new growth. Some of these roads will not work with increased traffic.
- As Douglas Growth add 2 -3 national chain and higher end restaurants, Whole Foods, Sprouts to every national large company that moves in. So people don't work here or live here and spend their money in Cobb, Paulding, Carroll and Fayette counties.
- Less warehouses and large data centers
- Let's get concerts and events in large scale.
- I'd like to see more family-oriented entertainment opportunities.
- Vote better
- Stop destroying all the green space
- In the past 5 years the lack of good leadership has taken a toll on our community. I feel that our tax dollars are being spent frivolously. We're just not 'community oriented' anymore.
- Need more quality restaurants near Thornton with all the warehouses and hotels
- More tech professional jobs!
- Fix the infrastructure
- Yes stop building. If you want to live in a city the move to Atlanta.
- Douglas County needs to attract higher end shopping and restaurants. We need to limit apartment buildings and section 8 homes.
- Would LOVE to have such a vibrant downtown area that we have a waiting list so that real estate doesn't stay open and empty for months on end
- No more warehouses in the Lithia Springs' area.

***Q13: Do you have any other comments you'd like to share about the development of Douglas County over the next 5-20 years?***

- Having all these places is great. You have to have people out there leading programs. We could have the scouts camping at some of the local parks. We need to have something that draws people out there and makes them keep coming back.
- Please no more stores like the Dollar General and Waffle House.
- Focus on fixing roads before any more building!
- Add more quality shopping /dining on the 92/166 end of Douglas County
- Listen to residents more 🗣️
- More things for seniors to do and place to eat
- I would love to see more restaurants and retail in the area
- The North side should be developed in a way that is comparable to Arbor Station, Chapel Hills and Hwy 5. Such a distinct and disappointing disparity.
- We definitely need more restaurants in Douglasville.
- Not at this time
- No more warehouses on Riverside.
- Reduce food deserts, less fast foods, increase landscaping on major streets with more greenery
- Within the next 5-20 years a lot of the County should be within the city limits of Douglasville.
- Douglas County seems to be at capacity. We don't need any more Dollar General or Family Dollar stores, car wash facilities or tire/auto repair shops. Douglas county is overly saturated, and those locations should have been for seniors if anything
- Better opportunities for seniors like jobs and affordable housing
- Please consider traffic and accessibility to Douglas County Connect. Douglas County should be a place for working, & Living
- I would like to see Douglasville as a beautiful, vibrant city that is less congested. I would also like to see more variety as it relates to shopping and dining. Currently, my family commutes to other cities to enjoy quality dining experiences, shopping, and entertainment.
- "It needs to be versatile and community driven.
- The Halloween event was horrible expected so much more, but the Christmas lighting was great. Make a better appeal to vendors and small business owners "
- Residents live in Fairplay for the peace and quiet. We don't want anything out here. As for the rest of the county, our roads can't handle the traffic. Most importantly, realize that our schools are at capacity, and we don't have bus drivers to cover the population we have. It is time to put the safety and wellbeing of our children as the FIRST PRIORITY. Stop building...PERIOD, unless it's schools.
- More townhomes, more things to do with the arts, better roads to support development. The traffic is so bad it makes me leave the county to do stuff.
- It would be nice to have good shops like Trader Joe's.
- maintenance of the current development is needed; also no more warehouses to limit the amount of trucks on the road
- Update parks to be more attractive. Deer lick needs a complete overhaul. Add more sidewalks for walking. More family-oriented activities. More moderate end shops and restaurant. Tear down the mall, only have Dillard as a major store with smaller stores and more restaurants.



***Q13: Do you have any other comments you'd like to share about the development of Douglas County over the next 5-20 years?***

- Encourage the use of more sustainable and eco-friendly options when it comes to waste production. Reviewing how Japan recycles could be very beneficial.
- We are not interested in an industrial complex within our city. No more apartment complexes either. We would like you to focus on the Downtown area to bring more revenue. Take a look at Marietta Square... They have small, thriving businesses and plenty of things to do for families including many restaurants. It really is a great example of what we should strive for. We would also like to suggest giving less monies to the Police Department/ Sheriff's Office and more to our Fire Department. Thank you for your time.
- I would love to see an indoor/outdoor Farmer's Market.
- I have lived in Douglas County for over a decade and have enjoyed seeing the development that has occurred over the years. However, I'm disappointed that it is taking so long for us to have more diverse restaurant options, and activities for kids and families. We always have to drive to Cobb County, DeKalb County and other areas of Atlanta. We need more movie theatres, outside shopping, places like Main Event, Top Golf, etc. And definitely a better variety of restaurants.
- Douglasville should become the next Smyrna or Lawrenceville. With such close proximity to Atlanta, Douglasville could attract so many new families. My family enjoys Chapel Hill for the small-town feel. We want to things to do in Douglasville but want to keep our community safe and small. Preserve the family culture.
- slow the increasing huge subdivisions and industrial buildings without accommodating traffic flow/road access. it's getting ridiculous in Douglasville! Overcrowded cities come with other issues - i.e. crime, etc
- I think we have too many apartment and town homes.
- "All the improvements have gone to Douglasville and west of Douglas County. The Lithia Springs area and they Hwy 78 corridor has been left out and nothing done. This is why we began this. We want to see better housing options, better shopping/restaurant options and road widening improvements and including sidewalks. This area must be invested in to attract new and better business/retail/restaurants/shopping.
- I think a strong focus should be placed on affordable housing and programs to assist lower income families (especially those that have been renters in the county for a long time) in purchasing a home. This would aid all around, including helping with the transience of students from school to school.
- More useful public transportation like buses so that seniors can get around, and extending MARTA rail out here to help workers commute to Atlanta.
- I would definitely like to see more and higher quality dine in restaurants and shops to support all the warehouses and businesses on Thornton road. I would like to see more of a plan to how areas like Bankhead and Fairburn Rd/92 are developed. I would also like to see sidewalks when businesses are built to encourage walking within communities. All the businesses behind Harley Davidson and on SkyView and Maxham should have sidewalks AND restaurants to walk to! I would like to see sidewalks in every neighborhood that has a park. I live a 10-minute walk to Lithia baseball park but can't walk there because of traffic. I would like to see more of a buffer between

***Q13: Do you have any other comments you'd like to share about the development of Douglas County over the next 5-20 years?***

residential areas and warehouses. The warehouse that is backing up to Sweetwater park on Mt Vernon road is an atrocity! PLEASE no more car washes.

- Less apartments, more restaurants healthy options please.
- A grocery store is needed along the new highway 92
- Please stop the addition of Dollar General, Waffle House businesses. Try to attract healthier grocery shopping opportunities. Allow more unique small businesses and mom & pop restaurants.
- "Douglas County has to have a unique brand, why not continue with what people know it to be. When I first moved here, I notice it had more sun and less smog than other places in Atlanta. How about keeping this a goal. Secondly, when I mentioned where I was moving, someone mentioned, oh, that's the area with a lot of land.
- I recently visited a new subdivision in Douglas County located in Villa Rica, the builder is still building; however, the homes are cheap, and the yards are dirt and weeds. There is no beauty around it, all the trees are gone. Again, my opinion, let's keep with what has worked and keep our brand.
- I'm an advocate for small businesses, more support for them is essential when you don't have large companies moving headquarters in your town. "
- I'm grateful that something is finally happening at Jessie Davis. I hope Douglasville continues to develop 92 and the westside of Douglasville.
- I do not wish to see anymore liquor stores are anything that would attract negative influences.
- Keep the small town feel of the county. There's too many "developments" and not enough infrastructure or services for them. Too many open positions in critical areas now. Crime has skyrocketed, traffic has gotten worse, and taxes are out of control. Responsible spending and fiscal due diligence is desperately needed.
- We have the opportunity to turn Douglasville and Douglas County to either Peachtree City and Fayetteville or the other way such as Union City and Fairburn. Let's strive for the first comparison. Increase taxes if you must.
- Build sidewalks and bike lanes. Enforce right of way for pedestrian and bicycles on these.
- Limit the number of dollar general, family dollar and dollar tree stores being built here.
- Less franchise/fast food restaurants, auto supply stores, car washes and more small, local businesses would bring life to Douglas County.
- More affordable housing options for seniors, I am considering moving to Cobb because they have more quality housing options for active adults over 50.
- We need more attractive restaurants. Douglasville has a growing mid 30s demographic and we hate that the restaurant selection is so limited
- Because I do not live in DC, I feel that my answers are generic and can be used across just about any community.
- Definitely would like to see more programs for youth, including a variety of summer camp options so we do not have to go outside of the county. Too many car washes within close proximity of each other. Limit these facilities and build recreational or activities for families.
- Improve girls' youth sports!! Market it and manage it!!

***Q13: Do you have any other comments you'd like to share about the development of Douglas County over the next 5-20 years?***

- Slow growth is best in Douglas Co so promoting small businesses over large commercial or industrial development. Keeping our community focused on families should be prioritized.
- Stop adding apartments, mattress stores, dollar generals/focus on quality-add a Trader Joe's-convert the now horrible mall to an outdoor mall with stores for all and lots of quality eating places-
- We don't need to keep approving zoning for more churches. We seem to have enough of them. Also, we don't need more government facilities downtown. Both churches and government facilities produce no tax dollars for our coffers
- Stop the warehouses and apartment buildings! Looking like a cheap county instead of a vibrant, robust county!!!!
- No more approving car washes, Family Dollar, and Dollar General stores. As well as liquor stores.
- Desperately need sidewalks, there is no walkability anywhere
- "Douglas County needs to focus on parks, walking trail(paved) like Carrollton Green belt.
- We need no more housing or businesses we are at max now."
- Stop spending money and raising taxes
- Please do what is necessary to create a safe environment for your citizens... control gang activity... encourage our youth to seek a positive path in their lives... I have a grandson who will attend FairPlay middle school next year, and eventually Alexander high school... and I'm terrified for him... school safety needs to be primary before focusing on other things...
- The traffic has gotten worst going I-20 East and West. Add an extra HOV Lanes going West and East.,
- None
- Revitalize downtown areas like Roswell and Woodstock
- Develop to encourage outdoor fun and activities. Things like maintained designated road biking routes. Mountain bike trails. Scenic trails for running/walking. More pickleball, tennis, basketball courts with organized leagues. Food and entertainment districts that are culturally diverse to bring everyone together in one place.
- Use the land north of I20 with ramp access in Winston for commercial/industrial development to lessen the impact of commercial vehicles on the west side.
- Given per Capita income in the southwest corner of the county, more upscale shops and restaurants are desirable to match and maintain the value of our homes.
- Traffic control need to be taken care of before expansion.
- Transportation and roads will need further development as Douglas County grows.
- Please stop building car washes, dollar generals and waffles house
- It's already packed enough, we don't need anything else. Traffic already sucks bad enough.
- I feel like many of the schools need upgrades and more curb appeal.
- I let them know how important I think it is to stop building industrial areas on top of farmland, stop allowing banks to snatch up all the affordable housing and turn it into overpriced rentals by enacting some regulation there, and that I'd like to see more waterfront access or viewing areas on Dog River and the Chattahoochee.

***Q13: Do you have any other comments you'd like to share about the development of Douglas County over the next 5-20 years?***

- The balance of urban and rural is what makes Douglas County great. Preserve the rural. Focus future development in the right areas.
- This county has grown in abundance in people and businesses over the last 20 years. Many of the people are coming from Atlanta and bringing crime with them. Develop the Police Dept.
- It would be nice to have an indoor event space for concerts, musicals, etc
- Fund the police more, control the influx of crime before you try to add more that we as a county can't handle already.
- I hope that the county will protect farmland and Greenspan. I'd also like to see regulations against election signs as they are an eyesore. And regulations on how fast banks can snatch up properties and turn them into overpriced rentals.
- The roads are not accommodating growth. Roads are in bad repair, Dorsett Shoals, Kings Hwy., Central Church, Reynolds Rd.
- Stop spending money
- Protect our waters, no more quarries, make this a green space, encourage more natural grass and plants, encourage more bees, outlaw plastics, charge \$1,000 fines for littering, build walkways and walking paths, host community hikes to encourage health and wellness, encourage whole foods to move here, encourage fruit and vegetable stands and mobile libraries in poor areas, build a new Library with a cultural arts center combined on Selman drive.
- Our roads, schools, hospitals, and first responders cannot handle the current influx of citizens. That needs to be addressed before any more growth is considered.
- No more car washes.
- Invest in making the entry points into the county more attractive
- Grew up in Douglasville moved three years ago because taxes became too high and have even gotten more expensive. Had to move further west.
- It is already congested beyond belief. Douglas county will soon be crime ridden slums like Clayton Co.
- Sidewalks, sidewalks, sidewalks.
- Connections, connections connections. Especially through exists subdivisions with limited access, frequently one entrance/exit."
- More restaurants. Affordable housing along with all housing
- There are a lot of intersections that need improvements. Also, there are some corridors that need widening and future transit routes.
- There needs to be another high school for the Winston and Villa Rica area. Alexander is too far.
- Douglasville have changed for the worst in the past 20 years. I can't imagine how much worse it will get. Thank God, I will be moved out and won't have to see it.
- The parks that exist now need to be completely renovated. Most of the ball parks still need major renovations. We don't need a new library--just add onto Douglas County Public Library. There is plenty of room there to add on. I am embarrassed every time I go to DCPL because it looks so bad. No more warehouses, no more condos, no more apartment complexes. Stop raising the millage rate. Stop wasting taxpayer money on needless things like balloons for county events, dinners for the BOC--it is all such a waste of money. Stop giving raises to the probate judge, coroner.



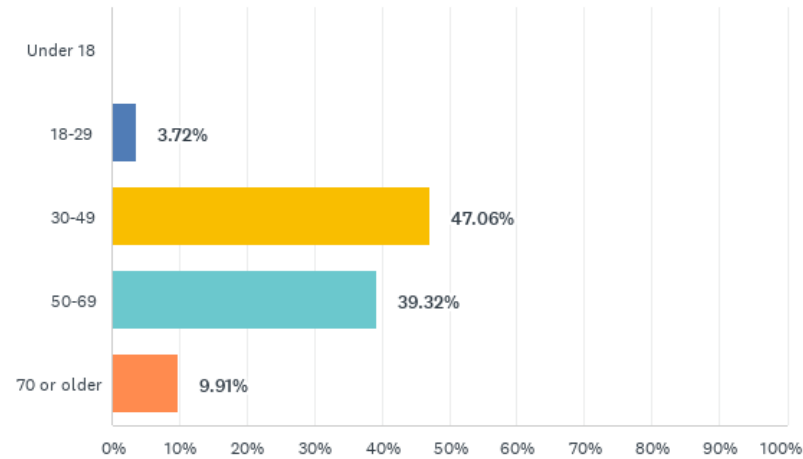
- Stop with all the fast food, dollar stores, govt housing, apartments. Seems like you just want more bodies in the county.
- No Marta!!!!

The following questions 15-17 were demographic in nature and asked in order to ensure the project's engagement reflected the diversity of the county.

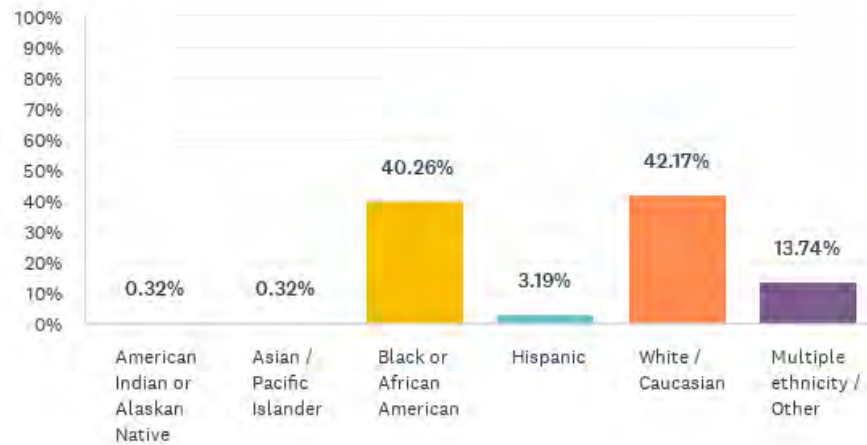
**Q15: In what ZIP code is your home located? (enter 5-digit ZIP code)**

Top 10 Responses	Responses	
	%	#
30135	48.25%	152
30122	13.65%	43
30134	11.43%	36
30187	10.16%	32
30180	8.89%	28
30116	1.27%	4
30185	.63%	2
30213	.63%	2
30117	.32%	1
30179	.32%	1

**Q16: What is your age range?**



**Q17: How do you identify? (Please choose only one.)**



# DOUGLAS CO

## COMPREHENSIVE PLAN

### FINAL WEEKS OF THE ROADSHOW!

The Roadshow is an opportunity for citizens to review critical elements of the land use vision of the Douglas County Comprehensive Plan.

Can't make it in person? You may also visit us online to view a short presentation and take a quick survey to leave your thoughts!

Click below to see the dates, locations and a link to the online materials!

**COMPREHENSIVE PLAN ROADSHOW**



Share This Email



Share This Email



Share This Email

## Survey #2 Summary

### **Summary of Survey Responses**

In general, the survey responses reveal similar input to what the project team has heard to date through the Community Survey, at community outreach events, and from our Stakeholder Advisory Group. Douglas County citizens care deeply about their neighborhoods and mostly agree with the designation of future character areas. However, some residents expressed concern over industrial growth and limited residential options in certain areas. They also approved of the prioritization of trail connections, large recreational/green open spaces, and rural character/landscapes throughout the County. That said, they would like more retail and dining options within the county limits as well as additional recreational opportunities. Some residents also expressed a desire to connect to adjacent communities via trails/sidewalks and want to see an improvement in the sidewalk network. The citizens also largely supported the revised small area plans for Lithia Springs and Winston with minor comments affirming existing challenges in Lithia Spring, and other comments echoing concerns over industrial development and limited recreation opportunities in Winston.

#### **Key findings of the survey include:**

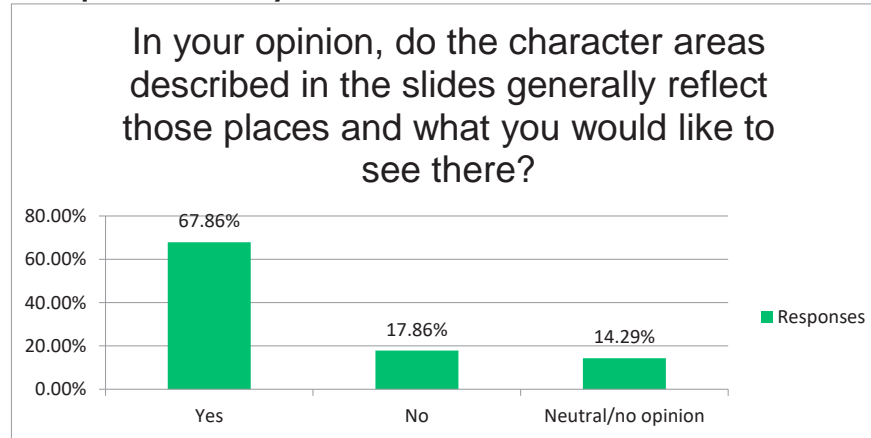
- More than two-thirds (67.86%) of respondents agreed that the character areas generally reflected those areas and their desires for what they would like to see in the area. Less than one-fifth (17.86%) disagreed with the character area maps and the remainder (14.29%) expressed neutrality. Comments from respondents included concerns about industrial development patterns, the prioritization of commercial development over other forms (i.e. residential), and existing regulatory barriers for encouraging specific land uses (e.g. grocery stores, shopping centers, etc.).
- More than four-fifths (82.14%) of respondents agreed with the direction of Douglas Co.'s greenspace planning focusing on trail connections and large parks. An equal amount of respondents disagreed with the direction (7.14%) or expressed neutrality (7.14%). Comments from respondents included desires to connect with natural and recreational amenities, connectivity to surrounding communities, and the walkability/condition of sidewalks throughout the county.
- Nearly two-thirds (60.71%) of respondents agreed with the types of development designated to particular areas of the Future Land Use Map. Less than one-fifth (17.86%) disagreed with the designations and the remainder (21.43%) expressed neutrality. Comments from respondents included concerns about limited suburban living options and also reported difficulties responding to the question because of small map details.
- Nearly four-fifths (77.78%) of respondents agreed with the revised concept for Lithia Springs' small area plan draft with the remainder (22.22%) of respondents expressing neutrality. Comments from respondents highlighted the challenges faced by the area or affirmed the veracity of the draft revision.
- Nearly three-fifths (59.26%) of respondents agreed with the revised concept for Winston's small area plan draft. Less than 4% (3.70%) disagreed with the revised concept and the remainder (37.04%) of respondents expressing neutrality. Comments from respondents included concern over industrial development and a desire for more recreational activities.



- Nearly half (46.67%) of respondents left additional comments for the survey team. These comments included a desire for more commercial retail options in the cities as well as a desire for safety and housing affordability to be prioritized in the comprehensive plan. Respondents also expressed praise for attempts to conserve the rural character of portions of the County.
- 80 percent of respondents provided their email address for continued engagement with the planning process or follow up about their thoughts.
- 60 percent of respondents hailed from the 30135 zip code; however, four other zip codes (30122, 30123, 30134, & 30180) were represented in the respondent pool.

### **Individual Questions and Responses**

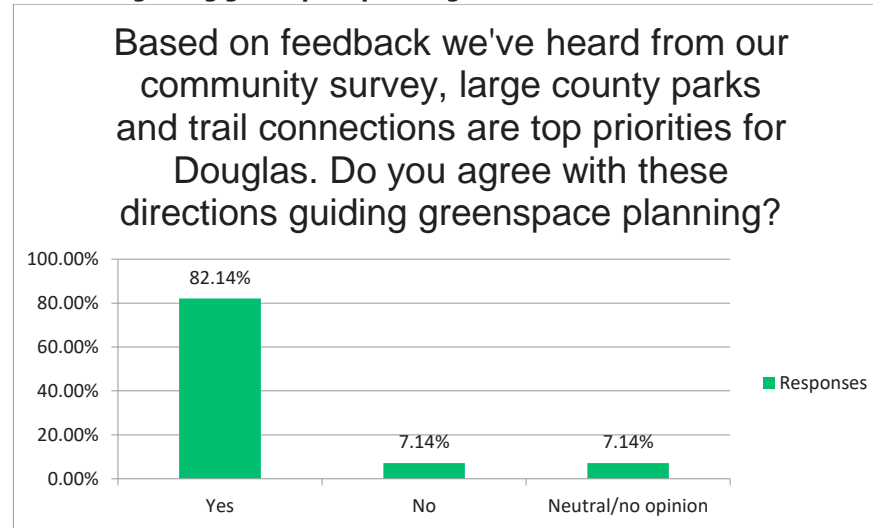
**Q1. In your opinion, do the character areas described in the slides generally reflect those places and what you would like to see there?**



#### **"Other" responses:**

- In General I oppose the government making plans on how I should use my property. As a landowner would you like me to decide how you should landscape your yard?
- Why does Campbellton West only support commercial development and not any improvement on residential living , stores, green space or just a clean environment
- The riverside parkway area is not reflected in any of the character areas although there are a lot of neighborhoods and apartments that have been built here over the last year. This should be categorized in the traditional neighborhood focus.
- There is enough truck traffic, stop building industrial businesses (warehouses) that doesn't serve the community. We need more shopping plazas and entertainment venues; especially on the Fairburn-Lee Corridor
- What can be done to improve the Post Rd. and Hwy 5 I-20 interchanges? They look horrible and traffic gets pretty backed up.
- Medical complex with at least Trauma 2 or 3 Status
- A bit concerned about development next to Sweetwater - traffic, noise, pollution?
- Summaries appear to reflect the ideas discussed in prior community meeting in Winston area and construction progression in Lee-Fairburn area.
- It's really hard to read the maps. You can't see street names or get a good idea of the pure areas you are referencing.
- In the Hwy 5 transitional corridor particularly the Bill Arp area a grocery store is badly needed but unfortunately due to the county and WSA Dog River and also Bear creek basin restrictions of impervious surface make it fiscally impossible, a developer needs approximately 15 acres impervious surface that means 100 acres to start with on the Dog River basin side or 60 acres on the Bear creek basin side so in essence Bill Arp will not see a grocery store until this restriction changes the largest tract in Bill Arp is 22 acres and that's located on Hwy 5 in the community village center

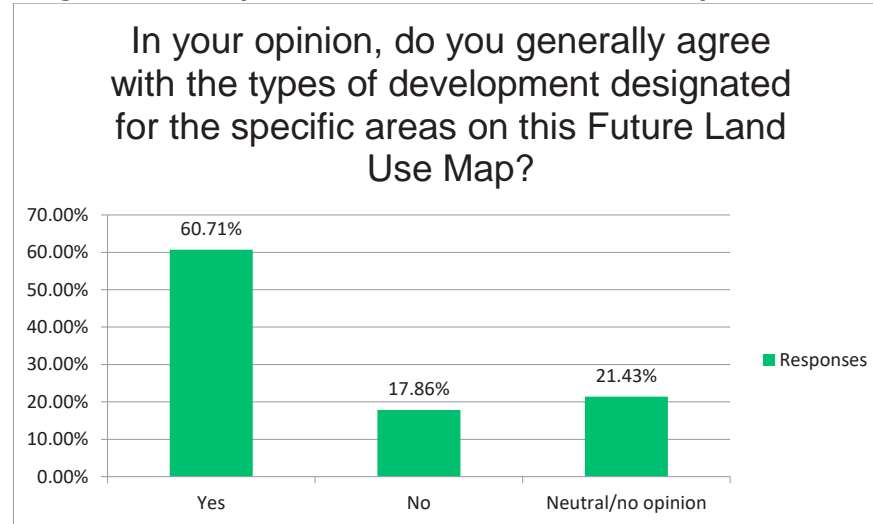
**Q.2 Based on feedback we've heard from our community survey, large county parks and trail connections are top priorities for Douglas. Do you agree with these directions guiding greenspace planning?**



**“Other” responses:**

- Not in my backyard. Sounds like a crime pathway.
- Maybe add a walking/biking trail along the Chattahoochee River with lighting
- Connect to other Corridor and Atlanta Beltline
- This is the city of half-built sidewalks that lead to nowhere. Considerable infrastructure costs will need to be utilized. The public doesn't have faith in the BOC to spend the money wisely.
- If there was a way to connect the Carrollton Greenbelt through Villa Rica and Douglasville that would be amazing!
- Walkable access to these parks is very important
- I've not heard anyone saying this is something they would think is a top priority for Douglas County. I don't believe it's a top priority for Douglas County.

**Q3. In your opinion, do you generally agree with the types of development designated for the specific areas on this Future Land Use Map?**

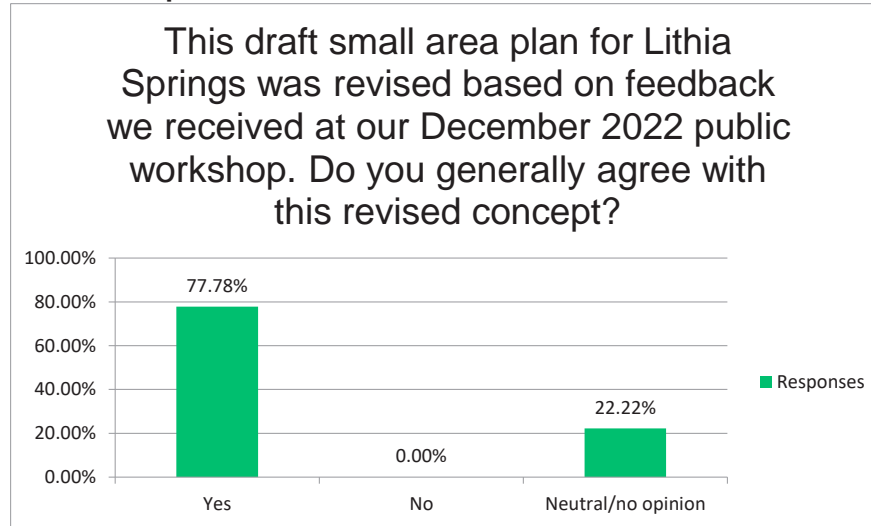


**"Other" responses:**

- I do not assume the right to tell others what to do
- appears only suburban living for certain areas..
- These maps are hard to read. Too small and fuzzy.
- The riverside parkway area should be focused on have some focus on the neighborhood village or suburban living
- A transitional corridor is not needed along HWY 92-Fairburn Rd.
- More attention to large exhibit space and mix use near larger parks
- Grocery stores on the new hwy 92
- I do not know.
- Again, unable to read the map and find out what you are referencing. I.e. The "Quarry." Is this the Quarry in Lithia Springs, or the Quarry at the end of West Strickland in Douglasville?



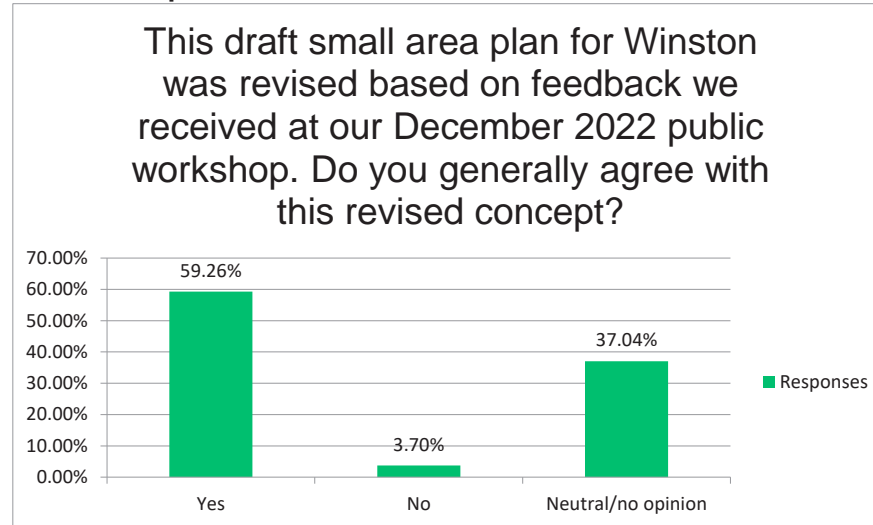
**Q4. This draft small area plan for Lithia Springs was revised based on feedback we received at our December 2022 public workshop. Do you generally agree with this revised concept?**



**“Other” responses:**

- The proposed visions look much better than the existing intersection
- Seems there are a lot of challenges. Bedrock, flood plains, GaDOT - and when GaDOT is involved, we know that can add a whole new level of complications and challenges.

**Q5. This draft small area plan for Winston was revised based on feedback we received at our December 2022 public workshop. Do you generally agree with this revised concept?**



**“Other” responses:**

- A Passive park is needed in the northern portion of Winston for senior activities such as: walking, bird watching, picture taking. There are parks for youth activities but nothing for seniors.
- I think there needs to be an option for limited residential development.
- The light industrial space is lessened.
- The workspace truck restriction is an excellent idea! Overall it looks great. The Post Rd.- I-20 intersection needs to be updated to attract development.
- Any development is over due and I would welcome the attention to the area.
- I think if you go to heavy with industrial in Winston, you are just asking for the public to revolt.

**Q6. If you have any additional comments for the Comp Plan Update team, please share here. (n = 14)**

**Responses:**

- "The County no longer has any trash companies that offer recycling pickup. (Green for Life just cancelled this service and they were the only one offering. PS More than 1/2 of my ""trash"" was being recycled."
- Thank you for including the survey. Also as a 22+ year resident of Douglas County, proud resident I know that some growth has to happen but the change does see, to be at the expense of the character of Douglas County and we are turning in to a county resembling some of those south of the city
- N/A
- The I-20 intersections on Hwy 5 and Post Rd need serious attention. Who is responsible for these areas?
- Local transportation connection
- N/A
- Thank you for preserving the south side of the county for the enjoyment of future generations and it's presently mostly unspoiled condition
- Currently under indictment, our Board of Commissioners may appear to have a vision for the future, but the public has lost trust in the Boards a bailout to govern. These projects and their potential mean nothing and represent another example of mismanaged spending. In other words, you've lost the room.
- For Downtown Douglasville it would be nice to see more restaurants and retail shops! A revamp of downtown is needed. So that the flow makes sense instead of government buildings and then a amphitheater, I would love to see all of downtown Douglasville as a place to shop and eat, entertainment and relax!
- Appreciate your forward thinking! Keep Douglas County safe & affordable. I love the diversity here - easy access to Atlanta and rural areas.
- Need more things along the new hwy 92, near gateway village subdivision
- Affordable housing for seniors is needed.
- I think there should be a lot more concentration on safety and crime. I see nothing in this document how any of this will improve safety, reduce crime, or make the community feel better about living here.
- I'd like to be part of the bike task force.

**Q7. Please provide your email to receive announcements of future events and project milestones. (n=24)**

**Responses:**

- teresanoles@yahoo.com
- Freepolazzo@gmail.com
- tokiwana@yahoo.com
- blossomgame2671@comcast.net
- smithermant49@gmail.com
- smithgmaude@aol.com
- wmanatee@bellsouth.net
- ritafasinathomas@gmail.com
- charissehenderson2011@gmail.com
- magistro08@comcast.net
- dmgood2095@gmail.com
- Choppie65@gmail.com
- pbell3899@gmail.com
- fitstylebyshay@gmail.com
- kedmondson32@comcast.net
- aseymour48@gmail.com
- merclind@msn.com
- stanleyw09@yahoo.com
- victoriapate@att.net
- beantine00@aol.com
- lindarpope@gmail.com
- m8830@bellsouth.net
- brewer.jason@gmail.com
- dowdaequipment@bellsouth.net



**Q8: In what ZIP code is your home located? (enter 5-digit ZIP code)**

Responses	Responses	
	%	#
30135	60.00%	18
30122	16.67%	5
30134	13.33%	4
30180	6.67%	2
30123	3.33%	1

# APPENDIX F

## Project Blog



# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

### Douglas County Comprehensive Plan Project Blog Overview

Throughout the course of the Comprehensive Plan effort, a project blog was maintained by Douglas County Planning & Zoning. The blog was available via the Douglas County Planning & Zoning website. The website contained information about the project process as well as updates for community engagement opportunities.

The project blog website address is: <https://www.celebratedouglascounty.com/Blog.aspx?CID=4>

The screenshot displays the 'TRANSIT MASTER PLAN' website. The header includes navigation links: About Us, Government, Services, Explore, Doing Business, and I Want To... A sidebar on the left contains a 'Project Kick Off' announcement dated September 8, 2022, by Allison Duncan. The main content area features the Douglas County Comprehensive Plan logo and a text update stating that the plan is underway, referencing the State of Georgia's requirements and the August 2, 2022 meeting. Below the text is a 'Comprehensive Plan Update' graphic with three columns: Required Elements, Plan Oversight, and Public Participation.

**TRANSIT MASTER PLAN** Douglas County Transit Master Plan  
Read On...

Create a Website Account - Manage notification subscriptions, save form progress and more. Website Sign In

About Us Government Services Explore Doing Business I Want To...

**Project Kick Off**  
Posted on September 8, 2022 at 5:43 PM by Allison Duncan

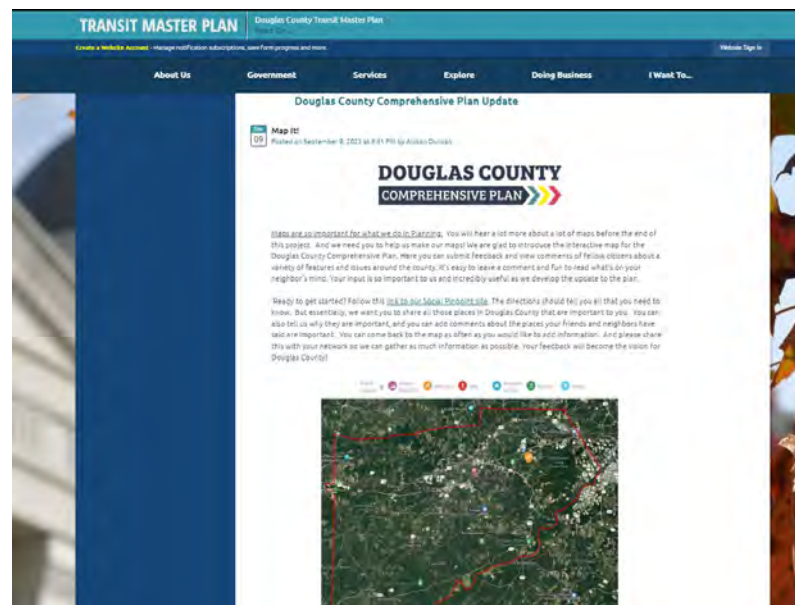
**DOUGLAS COUNTY**  
**COMPREHENSIVE PLAN**

The Douglas County Comprehensive Plan is underway! The State of Georgia requires cities and counties to update their Comprehensive Plan every five years. You can find the current Comprehensive Plan on the Planning and Zoning page of the Douglas County website, along with a number of other small area plans and studies. Planning and Zoning staff made the formal Kick Off presentation at the August 2, 2022 Meeting of the Douglas County Board of Commissioners. At this hearing, citizens had the opportunity to learn about the update process and understand opportunities for engagement. An overview is provided below. Reach out to Allison Duncan at [aduncan@douglascountyga.gov](mailto:aduncan@douglascountyga.gov) or 678-715-5370 if you would like to learn more about the plan update!

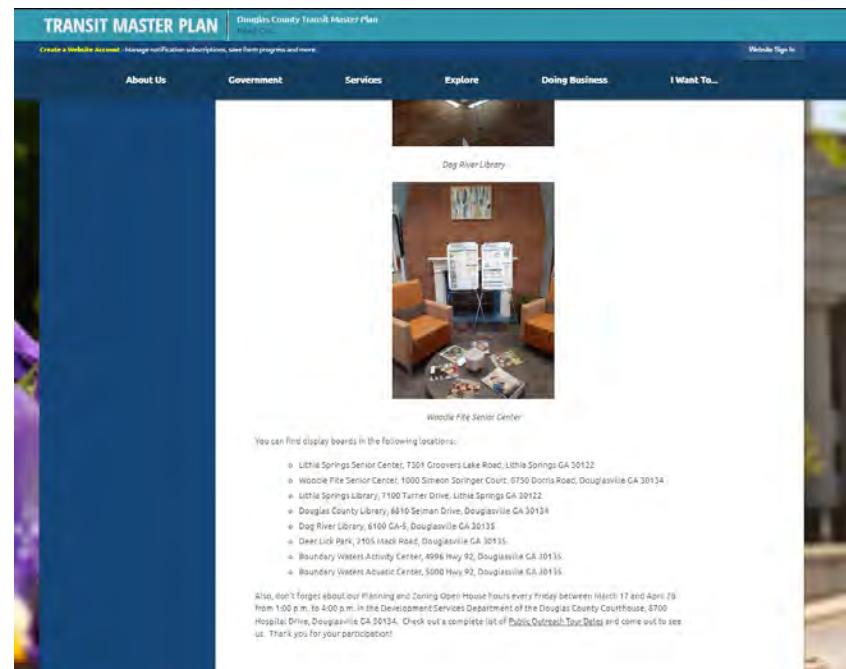
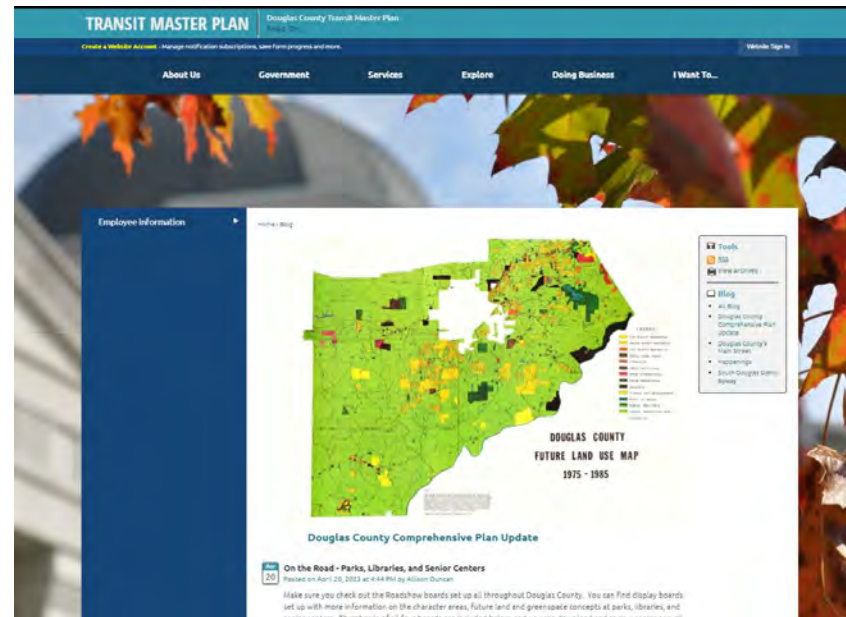
**Comprehensive Plan Update**

Required Elements	Plan Oversight	Public Participation
<ul style="list-style-type: none"> <li>Community Goals</li> <li>Needs and Opportunities</li> <li>Community Work Program</li> <li>Broadband Services</li> <li>Land Use</li> <li>Transportation</li> <li>Housing</li> <li>Economic Development</li> <li>Government and Trade</li> </ul>	<ul style="list-style-type: none"> <li>Planning and Zoning</li> <li>Public Works</li> <li>Public Safety</li> <li>Public Health</li> <li>Public Utilities</li> <li>Public Works</li> <li>Public Safety</li> <li>Public Health</li> <li>Public Utilities</li> </ul>	<ul style="list-style-type: none"> <li>Online interactive engagement</li> <li>September Saturdays</li> <li>Stakeholder Interviews</li> <li>Additional public input opportunities will be determined from feedback from the Steering Committee</li> <li>Meetings and presentations upon request</li> </ul>

The Small Area Plans will have additional plan elements and public engagement opportunities.







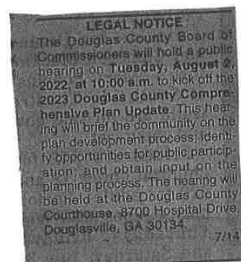
# APPENDIX G

## Legal Notices

A large, white, serif capital letter 'G' is positioned in the bottom right corner of a dark blue rectangular area. The 'G' is stylized with a thick stroke and a small gap at the bottom.

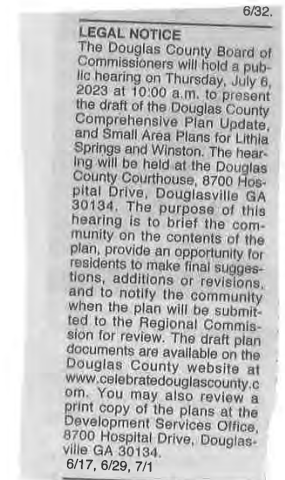
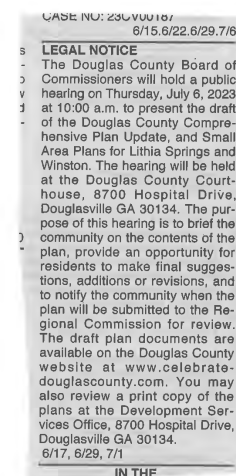
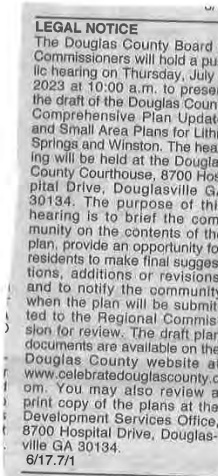
## LEGAL NOTICE

The Douglas County Board of Commissioners will hold a public hearing on Tuesday, August 2, 2022, at 10:00 a.m. to kick off the 2023 Douglas County Comprehensive Plan Update. This hearing will brief the community on the plan development process; identify opportunities for public participation; and obtain input on the planning process. The hearing will be held at the Douglas County Courthouse, 8700 Hospital Drive, Douglasville, GA 30134.



## LEGAL NOTICE

The Douglas County Board of Commissioners will hold a public hearing on Thursday, July 6, 2023 at 10:00 a.m. to present the draft of the Douglas County Comprehensive Plan Update, and Small Area Plans for Lithia Springs and Winston. The hearing will be held at the Douglas County Courthouse, 8700 Hospital Drive, Douglasville GA 30134. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and to notify the community when the plan will be submitted to the Regional Commission for review. The draft plan documents are available on the Douglas County website at [www.celebratedouglascounty.com](http://www.celebratedouglascounty.com). You may also review a print copy of the plans at the Development Services Office, 8700 Hospital Drive, Douglasville GA 30134.



## DOUGLAS COUNTY COMPREHENSIVE PLAN

### Tell Us What You Think!

The 2023 Update to the Douglas County Comprehensive Plan, with Small Area Studies for Lithia Springs and Winston, is available for public review and comment.

- You can find the Plan online at <https://www.celebratedouglascounty.com/727/Comprehensive-Plan-Update>.
- You can review a print copy of the Plan at the Development Services Office at the Douglas County Courthouse, 8700 Hospital Drive, Douglasville GA 30134.
- You can speak at the public hearing that will be held on Thursday, July 6, 2023 at 10:00 a.m. at the Board of Commissioners regular meeting at the Douglas County Courthouse.
- You can reach out to staff directly with questions or comments at 678-715-5370 or [aduncan@douglascountyga.gov](mailto:aduncan@douglascountyga.gov).

## DOUGLAS COUNTY COMPREHENSIVE PLAN

### Tell Us What You Think!

The 2023 Update to the Douglas County Comprehensive Plan, with Small Area Studies for Lithia Springs and Winston, is available for public review and comment.

- You can find the Plan online at <https://www.celebratedouglascounty.com/727/Comprehensive-Plan-Update>.
- You can review a print copy of the Plan at the Development Services Office at the Douglas County Courthouse, 8700 Hospital Drive, Douglasville GA 30134.
- You can speak at the public hearing that will be held on Thursday, July 6, 2023 at 10:00 a.m. at the Board of Commissioners regular meeting at the Douglas County Courthouse.
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# APPENDIX H

**Board of Commissioners Meeting - August 2022**

**Board of Commissioners Meeting - July 2023**

A large, dark blue rectangular graphic occupies the right side of the page. In the lower portion of this graphic, the letter 'H' is written in a large, white, serif font. To the right of the 'H', there is a small, white, tab-like shape extending from the edge of the blue rectangle.

# Board of Commissioners Meeting, August 2022 - Project Kickoff



## AGENDA

### DOUGLAS COUNTY BOARD OF COMMISSIONERS

Tuesday, August 2, 2022  
10:00 AM -- CITIZENS HALL

#### COMMISSION MEETING

##### CALL TO ORDER

INVOCATION - Pastor Edwin Ford

##### PLEDGE OF ALLEGIANCE

##### PUBLIC COMMENT

Public Comment allows the board the opportunity to listen to the public. The public is invited to participate in the Commission Meetings by registering in person at least 10 minutes prior to the start of the meeting. Please include your name, email address, phone # and topic. Comments must be germane to the agenda.

##### APPROVAL OF MINUTES

1. Commission Meeting Minutes of July 19, 2022.
2. Work Session Minutes of July 18, 2022.
3. Executive Session Minutes of July 18, 2022.

##### PROCLAMATIONS

4. Proclamation celebrating the 10-year Anniversary of Beyond the Front Porch. (Kascia Polk)

##### PUBLIC HEARING

5. Douglas County Comprehensive Plan Kick Off. (Allison Duncan)
6. To consider amending Chapter 5 (Animals and Fowl) Section 5-81 (Reclaiming impounded animals) of the Douglas County Code of Ordinances. (Vanessa Francikowski)

##### NEW BUSINESS

7. Resolution establishing a cap on the total amount of fees to be retained as personal compensation by the Douglas County Probate Judge in any calendar year.

Commission Meeting

2

August 2, 2022

##### CONSENT AGENDA

8. Authorization for Douglas County Sheriff's Office to apply for FY 2020 EDA (Economic Development Administration) Public Works and Economic Adjustment Assistance Programs including CARES Act Funding Grant in the amount of \$10M for Workforce Development Training Center Project, the Douglas County Re-entry and other Program Initiatives and authorize the Chairman to sign all related documents pending final legal review.
9. Approval of an MOU for a transit study through the Atlanta-Region Transit Authority (ATL) to develop a Transit Master Plan ("TMP") to assist Douglas County in identifying short, middle, and long-range plans for the future implementation of a Douglas County Public Transportation System, including future development and capital priorities using FY2017 5307 funding in the amount of \$600,000 with a local match of \$150,000 to be funded in next year's 2023 budget and authorize the Chairman to sign all related documents pending final legal review.
10. Authorize the Chairman to execute an employment contract with RoShawda Watkins as Legal Staff Assistant in the Public Defenders' Office for a position to be funded through ARPA funds and authorize the Chairman to sign all related documents pending final legal review.
11. Authorization to enter into an MOU with Vision 21 Concepts, Inc for the Douglas County Rental, Mortgage, and Utilities Assistance Program in the amount of \$390,000, Midway Resource Center for food and community resource assistance in the amount of \$50,000, the Pantry for food and community resource assistance in the amount of \$50,000, and the Share House for youth assistance for community stability in the amount of \$10,000 to be funded from ARPA funding and authorize the Chairman to sign all related documents pending final legal review.
12. Authorize the Chairman to execute an employee contract with Tabrieah Cobb as District 3 Commissioner Legislative Aide and authorize the Chairman to sign all related documents pending final legal review.
13. Authorization to accept Medicare's increase in Upper Payment Limit (UPL) for patient transport and authorization to accept supplemental payment of \$87,202.13 and to release the State Share of \$23,500.97 to the Department of Community Health and authorize Chairman to sign all related documents pending final legal review.

##### ANNOUNCEMENTS

Commissioner Mitchell will be holding his Coffee & Conversation on Saturday, August 6, 2022, from 10:00 am - 12:00 noon at the Blu Rose Art Bistro on 12441 Veteran Memorial Hwy, Douglasville.

District 1 Commissioner Henry Mitchell and the Douglas County Animal Shelter will be hosting a Pet Vaccination Clinic event at the Douglas County Animal Shelter located on 2171 Mack Rd, Douglasville, on August 20, 2022 from 8AM-12noon. No registration is required but to receive a rabies shot animals MUST be older than 12 weeks of age. ALL dogs must be on leashes, ALL cats in carriers.

# Board of Commissioners Meeting, August 2022 - Project Kickoff (continued)

Commission Meeting

3

August 2, 2022

Keep Douglas County Beautiful will be hosting their second Junk Dump event here at the courthouse on Saturday, August 6, 2022, beginning at 8am sharp! This event is for County/City residents and County employees only. Please note, dumping is on a first come first served basis, no residents or employees will be allowed to dump once the dumpsters are full! Prohibited items are- tires, mattresses, concrete, and paint. For more information, please contact: miallen@douglascountyga.gov, or see the flyer for more details.

Connect Douglas, Douglas County's fixed-route bus service is offering free rides through September 3rd. For more information, you can visit connectdouglas.com or call 770-949-7665.

To better understand the needs of our Citizens and to provide them with the best possible experience, the office of Constituent Services is conducting a Citizen Experience Survey. The survey will assist the County in its ongoing effort to improve the relationship between constituents and government, respond to resident concerns and assess citizen satisfaction. The surveys are available at all Senior Services centers, all libraries, Connect Douglas, Juvenile Programs, the Douglas County Court House, and the County's social media platforms. Flyers with a QR Code and hard copies of the survey will be placed at the locations. Citizens can access the survey by scanning a QR Code or completing a hard copy. The survey is available now and will run through September 30. Your input will help us make Douglas County the best it can be, so make your voice heard!

Free Covid-19 testing is being offered at Deer Lick Park Monday-Friday 8am-4pm. For more information, you can visit douglasvillecovid.com. For COVID-19 Information, call the COVID-19 CALL Center at 1-833-974-3366.

## **EXECUTIVE SESSION**

## **RECONVENE AS NECESSARY**

## **RECESS UNTIL 6:00 PM FOR THE JOINT P&Z AND BOC MEETING**

# Board of Commissioners Meeting, July 2022



## AGENDA

### DOUGLAS COUNTY BOARD OF COMMISSIONERS

Thursday, July 6, 2023  
10:00 AM -- CITIZENS HALL

#### COMMISSION MEETING

##### CALL TO ORDER

##### AGENDA ADOPTION

**INVOCATION** - Pastor Edwin Ford, Crossroads for Life Ministries

##### PLEDGE OF ALLEGIANCE

##### PUBLIC COMMENT

Public Comment allows the Board the opportunity to listen to the public. The public is invited to participate in the Work Sessions and the Commission Meetings by registering in Citizens Hall at least ten (10) minutes prior to the start of the meeting. Please include your name, email address, phone # and topic. As a reminder, Comments at the Work Session may be made regarding any item of public interest. Comments at the Commission Meeting must be germane to the agenda. For more information, contact the County Clerk, Lisa Watson, lwatson@douglascountyga.gov or 770-920-7416.

##### PRESENTATIONS

- Recognition of Douglas County Fire Fighters (Presented at Commission Meeting) (Tiffany Stewart-Stanley)

##### APPROVAL OF MINUTES

1. Commission Meeting Minutes of June 21, 2023.
2. Work Session Minutes of June 20, 2023.

##### PUBLIC HEARING

3. Douglas County Comprehensive Plan Update - Second Hearing and Authorization for the Chairman to sign the Letter to Transmit the Comprehensive Plan to ARC for Regional and State Review. (Allison Duncan)

##### BUSINESS ITEMS

4. Approval to enter into a construction management contract with Buford Goff & Associates in the amount of \$70,000 (to be funded through fund balance and reimbursed by the 2022 SPLOST funds) plus 10% of the estimated construction cost for the electronic security monitoring project at the Douglas County Law Enforcement and Detention Center which is estimated at an approximate cost of \$3,500,000 - \$4,000,000 related to the 2022 SPLOST and authorize the Chairman to sign all related documents pending final legal review. (Tabled from June 21, 2023)

Commission Meeting

3

July 6, 2023

14. Authorization to execute a mowing and maintenance agreement with the Georgia Department of Transportation in connection with the Hwy 5 & Douglas Blvd Intersection Turn Lane Project with no impact to the budget and authorize the Chairman to sign all related documents pending final legal review.
15. Authorization to accept 697.7 square feet of right of way dedication on Vansant Road from Starlight Homes GA. LLC with no impact to the budget and authorize the Chairman or to sign all related documents pending final legal review.
16. Appointment of Noah Jeffcoat and Andrianna Williams to the Cemetery Commission effective immediately.
17. Appointment of Evelyn Fitzgerald to the Animal Control Advisory Board effective immediately.

##### ANNOUNCEMENTS

Please save the date and join us on Saturday, August 19, 2023 where Commissioner Kelly Robinson will host the 8th annual HOA boot camp! The event will be held at Deerlick park from 8am - noon and streamed live. This year's topics will cover code enforcement, crime prevention, residential rentals and community conflict resolution.

Douglas County recently launched its 2023 Transit Master Plan (TMP), in partnership with the Atlanta-Region Transit Link Authority (ATL), to provide a comprehensive vision for the Douglas County transit system. Douglas County invites stakeholders who live or work, in the community, to join the conversation on the future of transit by participating in the upcoming Transit Master Plan surveys available at [connectdouglas.com/DouglasCountyTMP](https://connectdouglas.com/DouglasCountyTMP). The Douglas County Transit Master Plan will balance the technical analysis with a robust public engagement process.

The Probate Office will be open on the following Saturdays from 9:00 am - 3:00 pm for all probate services: July 8, 2023, and October 7, 2023.

Douglas County District Attorney, Dalia Racine, will be hosting the Record Restriction and Community Resource Fair on Saturday, July 29, 2023 from 10 am – 3 pm at First Presbyterian Church located at 9190 Campbellton St.. Preregistration is required at [www.douglasda.org](https://www.douglasda.org). Second Chance employers, Resume Reviews, and other community resources will be on site. For more information please call 470-308-4444 or email [darecordrestriction@douglascountyga.gov](mailto:darecordrestriction@douglascountyga.gov).

Please save the date for the County's biggest annual festival September Saturdays. This year's dates are Saturday September 23 and Saturday September 30 and will take place right here at the Douglas County Courthouse. Keep an eye out for updates on performers, vendors and more.

##### EXECUTIVE SESSION

##### RECONVENE AS NECESSARY

##### ADJOURN



# Board of Commissioners Meeting, July 2022 (continued)

Commission Meeting

2

July 6, 2023

## **CONSENT AGENDA**

5. Authorization to accept a Supplemental Project Framework Agreement # 1 with Georgia Department of Transportation for P.I. No. 0013563 Lee Road Phase I Project in the amount of \$963,187.00 with a local match of \$240,797.00 to be funded from 2016 SPLOST Funds, as recommended by the Transportation Committee, amend the budget, and authorize the Chairman to sign all related documents pending final legal review.
6. Authorization to accept the Family Connections Grant award in the amount of \$52,500 (with no match) for the period of July 1, 2023 through June 30, 2024 for Douglas CORE, amend the budget and authorize the Chairman to sign all related documents.
7. Approval of an Intergovernmental Agreement with the City of Austell for the Douglas County Tax Commissioner to provide tax collection services and authorize the Chairman to sign all related documents pending final legal review.
8. Authorization for Douglas County Sheriff's Office to renew an agreement with Doron Precision Systems, Inc. (8/1/2023 - 7/31/2024) for maintenance calls including parts, labor, and travel costs associated with the Driving Simulation System in the amount of \$10,992.00 to be funded through the Sheriffs' Office budget and authorize the Chairman to sign all related documents pending final legal review.
9. Authorization for the Chairman to execute a grant funded employee contract for Brandon Quesada as Accountability Courts Coordinator pending final legal review.
10. Authorization for the Chairman to execute an annual Intergovernmental Agreement renewal with the Department of Public Safety for lease of space on the Douglas County Radio System Network at a rental rate in the amount of one dollar (\$1.00) for 12-months, ending June 30, 2024, pending final legal review.
11. Authorization to charge fees for large events and gatherings requiring Fire & EMS coverage and authorize the Chairman to sign all related documents pending final legal review.
12. Authorization to replace ESO Inventory and Asset Management software with Operative IQ Inventory and Asset Management software to enhance EMS functionality and additional needs, to be funded through the Fire Department's budget with an implementation fee of \$6,250.00, and \$16,380.00 annually and authorize the Chairman to sign all related documents pending final legal review.
13. Approval of Change Order # 3 in the amount of \$195,161.00 on the contract with The Corbet Group, LLC for Stewart Mill Road at Reynolds Road Intersection Improvement project, to be funded from 2016 SPLOST funds, as recommended by the Transportation Committee, and authorize the Chairman to sign all related documents pending final legal review.



# Lithia Springs

## Small Area Plan

A CONNECTED EFFORT TO THE

**DOUGLAS COUNTY**  
COMPREHENSIVE PLAN

# ACKNOWLEDGMENTS

## **Douglas County Board of Commissioners**

Phil D. Miller, Chair

Ricky Dobbs, District 1

Kelly Robinson, District 2

Tarenia Carthan, District 3

Mark Alcaarez, District 4

## **Douglas County Project Management Team**

James Worthington - Managing Director, Development Services

Allison Duncan, AICP - Planning & Zoning Manager, Planning & Zoning

Phil Shafer - Senior Zoning Administrator, Planning & Zoning

Jacqualle Johnson- Senior Planner, Planning and Zoning

Gary Dukes - Director, Parks & Recreation

Chad Griffin - Assistant Director, Parks & Recreation

Karla Poshedly - Traffic Operations Division Manager, Engineering & Transportation

Ron Roberts - Director, Connect Douglas

## **Douglas County Consultant Team**

Allison Stewart-Harris, AICP - Project Manager, TSW

Anna Baggett, AICP - Deputy Project Manager, TSW

Audra Rojek, AICP - Principal-in-Charge, VHB

Kristine Hansen-Dederick, AICP - Engagement Lead, Sycamore Consulting

Nick Johnson - Land Use Analysis Lead, Georgia Conservancy

Carlos Perez, AICP - Parks, Green Space, and Trails Lead, Perez Planning + Design

Dr. Deborah Johnson-Blake - Engagement Consultant, The Writing Pad, LLC

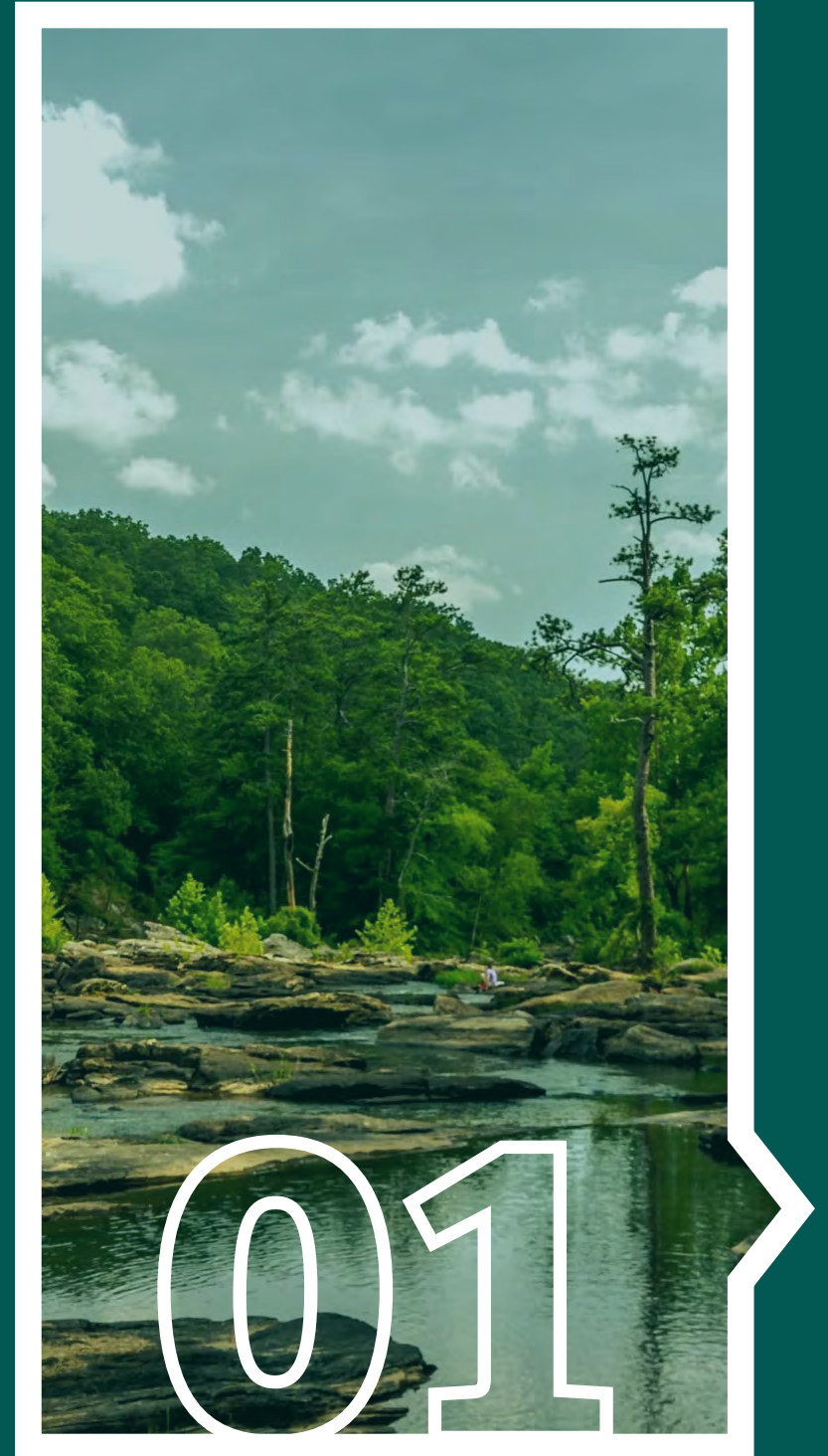
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# INTRODUCTION

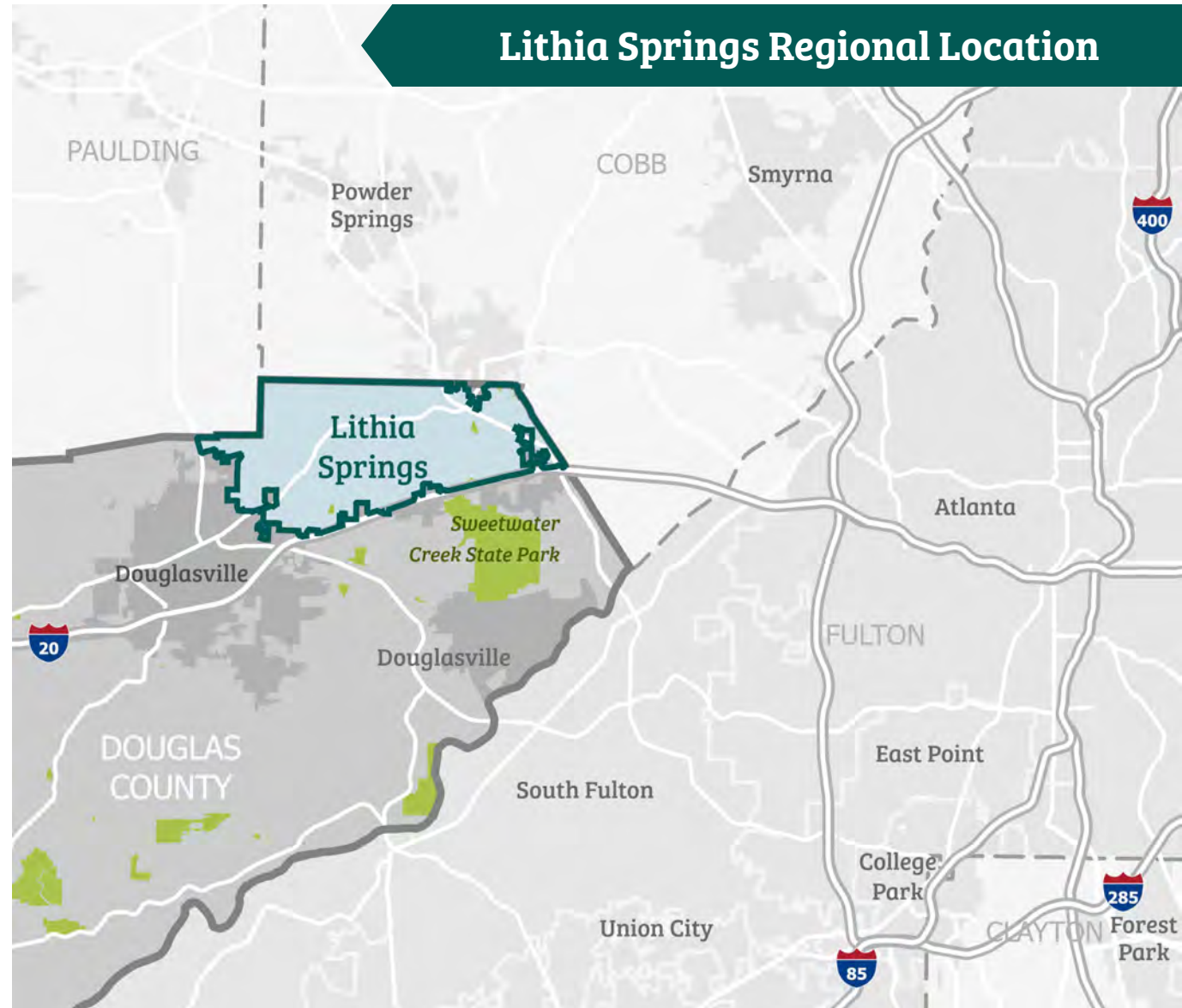
**About Lithia Springs**  
**An Evolving Community**  
**Purpose of this Plan**  
**Process**



# INTRODUCTION

## About Lithia Springs

The greater Lithia Springs area is a unique community with a rich history. Currently, Lithia Springs is home to established, charming residential neighborhoods, but in its commercial districts, much of this community has suffered from disinvestment. Despite the decline, Lithia Springs possesses a number of assets priming it for revitalization. The area possesses a unique historic character and remarkable location near I-20, Cobb County, and the City of Atlanta. Just across the interstate, Sweetwater Creek State Park welcomes the most State Park visitors in Georgia. This Small Area Plan serves to leverage these assets to reverse the trajectory of commercial decline and introduce strategies to breathe life back into the Lithia Springs' commercial corridors, districts, and key gateways.



# INTRODUCTION



*The Sweetwater Park Hotel (Source: GSU)*



*Existing body shop on VMH  
In business since 1962*

## An Evolving Community

Before exploring strategies to plan the future of Lithia Springs, it is important to understand how this unique community developed. In the late 19th century, Lithia Springs—also known as Salt Springs—developed as a vacation destination around a mineral springs thought to have healing powers. The grand Sweetwater Park Hotel accommodated Lithia Springs' many visitors, providing them a place for rest and relaxation. Unfortunately, the historic hotel burned in 1912 and many other historic resort-oriented businesses no longer exist.

The community continued to evolve, particularly as Bankhead Highway (now Veterans Memorial Highway or Highway 78) was constructed, connecting Lithia Springs from Washington DC to San Diego, California. Constructed in 1919, this auto trail predates the US Highway System and is considered one of the first paved transcontinental routes constructed in 1919. The legacy of this auto trail remains in Lithia Springs. Several existing auto-oriented businesses exist along the corridor. Veterans Memorial Highway (referred to as 'VMH' for the remainder of the plan) has since served as the

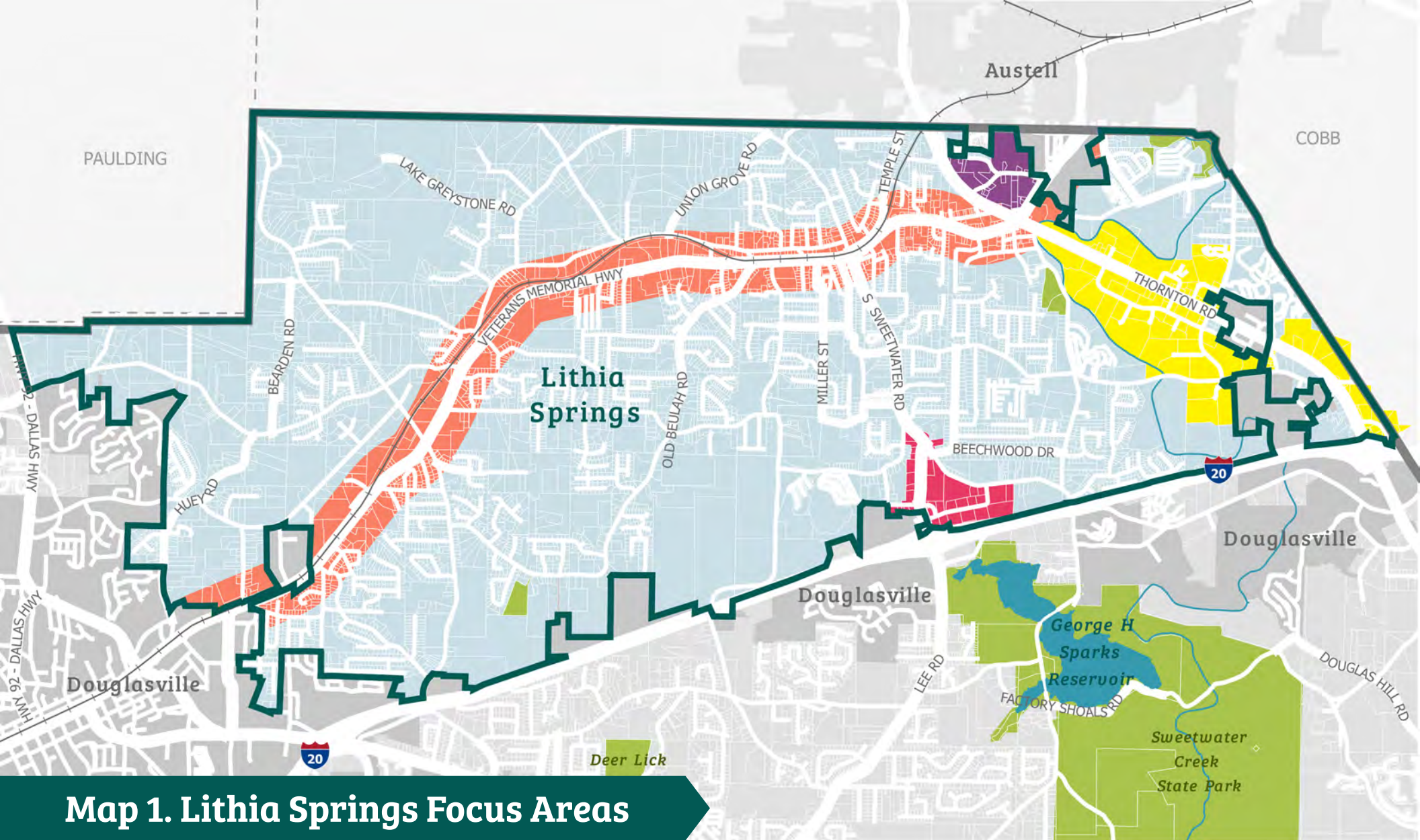
'main street' for both Lithia Springs and all of Douglas County. Much like other commercial areas in Lithia Springs, VMH has witnessed commercial decline since the 1990s.











## Purpose of This Plan

Relying on community engagement and an existing conditions assessment, the Lithia Springs Small Area Plan offers a redevelopment vision for VMH as well as three other focus areas in Lithia Springs: the Causey Gateway, the Lee Road Gateway, and Westfork. In addition to these focus areas, this plan introduces a unifying Sweetwater Creek Greenway trail concept to connect these points of interest to the rest of the region and draw redevelopment interest. In addition to establishing a vision for focus areas, the Small Area Plan charts out an action plan to realize this vision with detailed implementation strategies. Map 1 on the next page identifies the plan's four focus areas:

1. Lee Road Gateway
2. Causey Gateway
3. VMH Corridor
4. Westfork





- |   |  |
|---|--|
|  LITHIA SPRINGS SMALL AREA PLAN BOUNDARY |  GREEN SPACE    |
|  VMH FOCUS AREA                          |  RESERVOIRS     |
|  LEE ROAD GATEWAY                        |  STREAM/RIVER   |
|  CAUSEY GATEWAY                          |  DOUGLAS COUNTY |
|  WESTFORK                                |  RAILROADS      |

0 1/4 1/2 1 1 1/2 2 MILES





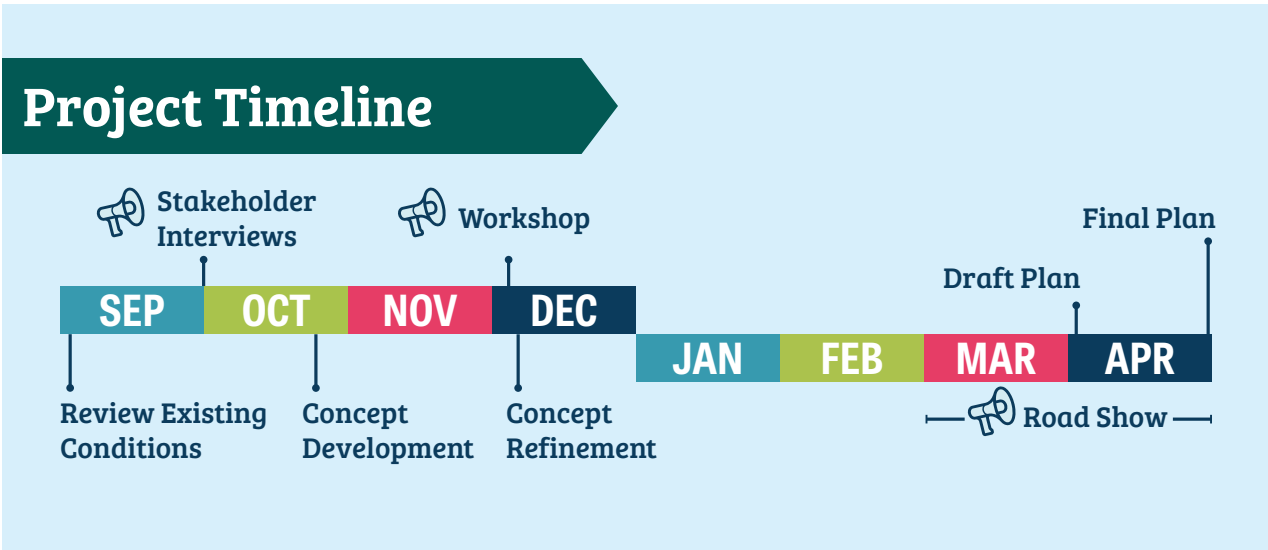
# INTRODUCTION

## Process

Summarized below, the project team developed the Small Area Plan from September 2022 to April of 2023 in conjunction with Douglas County's Comprehensive Plan Update. At the start of the project, the team assessed existing conditions and conducted stakeholder interviews to better understand Lithia Springs and the needs of the four focus areas. Based off this information, the team drafted high-level concepts articulating potential development visions. Stakeholders and members of the public reviewed these concepts and provided input at a workshop on December 7th. The project team incorporated this feedback into refined redevelopment concepts and developed more detailed land use plans coupled with

implementation recommendations. Known as the 'Roadshow,' County staff presented and exhibited Comprehensive Plan and Small Area Plan information at various locations throughout Douglas. This public engagement effort allowed a broad audience to review and provide comments on key pieces of the plan.

This plan first summarizes the existing conditions analysis and community engagement and then contains a section for each focus area. Chapter 9 showcases the overall land use plan for Lithia Springs. Finally, the plan closes with an implementation strategy detailing how to achieve the vision.



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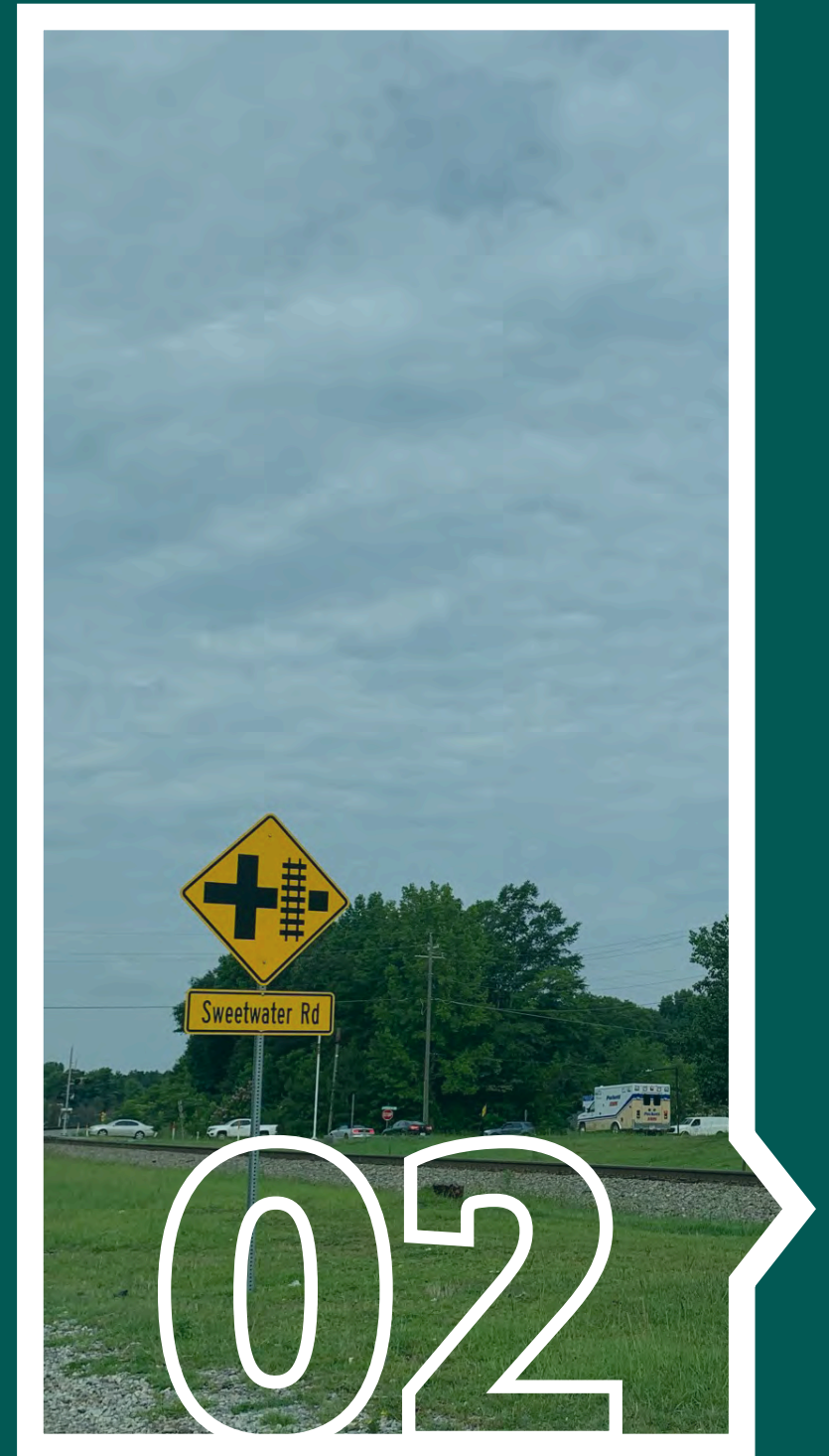
# EXISTING CONDITIONS SUMMARY

**Existing Plans**

**Redevelopment Potential**

**Environmental Efforts**

**Infrastructure**



# EXISTING CONDITIONS SUMMARY

The first step to creating a future vision for redevelopment was to better understand the greater Lithia Springs area. The team conducted a robust existing conditions analysis of the overall study area as well as took a more detailed look at each of the focus areas. The appendix includes the full analysis, but this section summarizes its key findings.

## Existing Plans

Related to the greater Lithia Springs area, the analysis reviewed existing plans to ensure that the future vision was consistent with completed work.

### *Urban Redevelopment Area Plans and Opportunity Zone Documents*

Lithia Springs had both State and Federal Opportunity Zones. These are economic development tools used to spur job growth and redevelopment in disinvested areas. Both these programs highlight the continued need for commercial reinvestment throughout Lithia Springs.

Shortly after the Great Recession in 2008, Douglas County designated two areas as state opportunity zones, one around most of Westfork

and another along VMH between South Sweetwater Road and Thornton Road. Although both are now expired, opportunity zone designation required urban redevelopment plans that document the levels of disinvestment in these areas and communicate the County's intent to spur revitalization through incentives and infrastructure improvements.

The heart of the Lithia Springs study area currently contains Federal Opportunity zones, offering tax breaks to investors if they invest capital into these distressed areas. This is a relatively new program, and vague reporting requirements result in uncertainty around its effectiveness in spurring investment.

### *Lithia Springs Small Area Plan (2021)*

Completed in 2021, the County took a deeper dive into the Historic Lithia Springs footprint, providing an in-depth history and detailed land use recommendations. The greater Lithia Springs study area in this 2023 plan is larger and more general than the Historic Lithia Springs footprint studied in the 2021 plan. Where they overlap, the land use plan presented in a later chapter references the 2021 land use recommendations.

### *Lithia Springs Community Development Training Documentation*

The Georgia Conservancy facilitated a training session on Lithia Springs focused on civic branding and public art; underutilized spaces; improvement incentives and funding mechanisms; streetscapes; and infill development and Missing Middle housing. Primarily an educational document, the plan included 10 ideas for implementation largely focusing on placemaking interventions and infill development opportunities.

### *Douglas County Comprehensive Transportation Plan (CTP)*

Douglas County completed its update of its transportation plan earlier in 2022. The CTP is a detailed look at transportation across the County, and is a critical source of information on mobility challenges in the Lithia Springs Small Area Plan study area. Specific needs that address roadway congestion, safety, and pedestrian infrastructure are noted in each of the four focus areas, as well as recommended projects by implementation tier.



# EXISTING CONDITIONS SUMMARY

## Redevelopment Potential

For the focus areas where redevelopment is needed, the project team evaluated non-residential parcels for redevelopment potential, or the likelihood of a certain property to be redeveloped into a higher and better use. These focus areas included the Lee Road Gateway, Causey Gateway, and the VMH Corridor. Westfork was excluded, as it is fully built out and redevelopment is not anticipated.

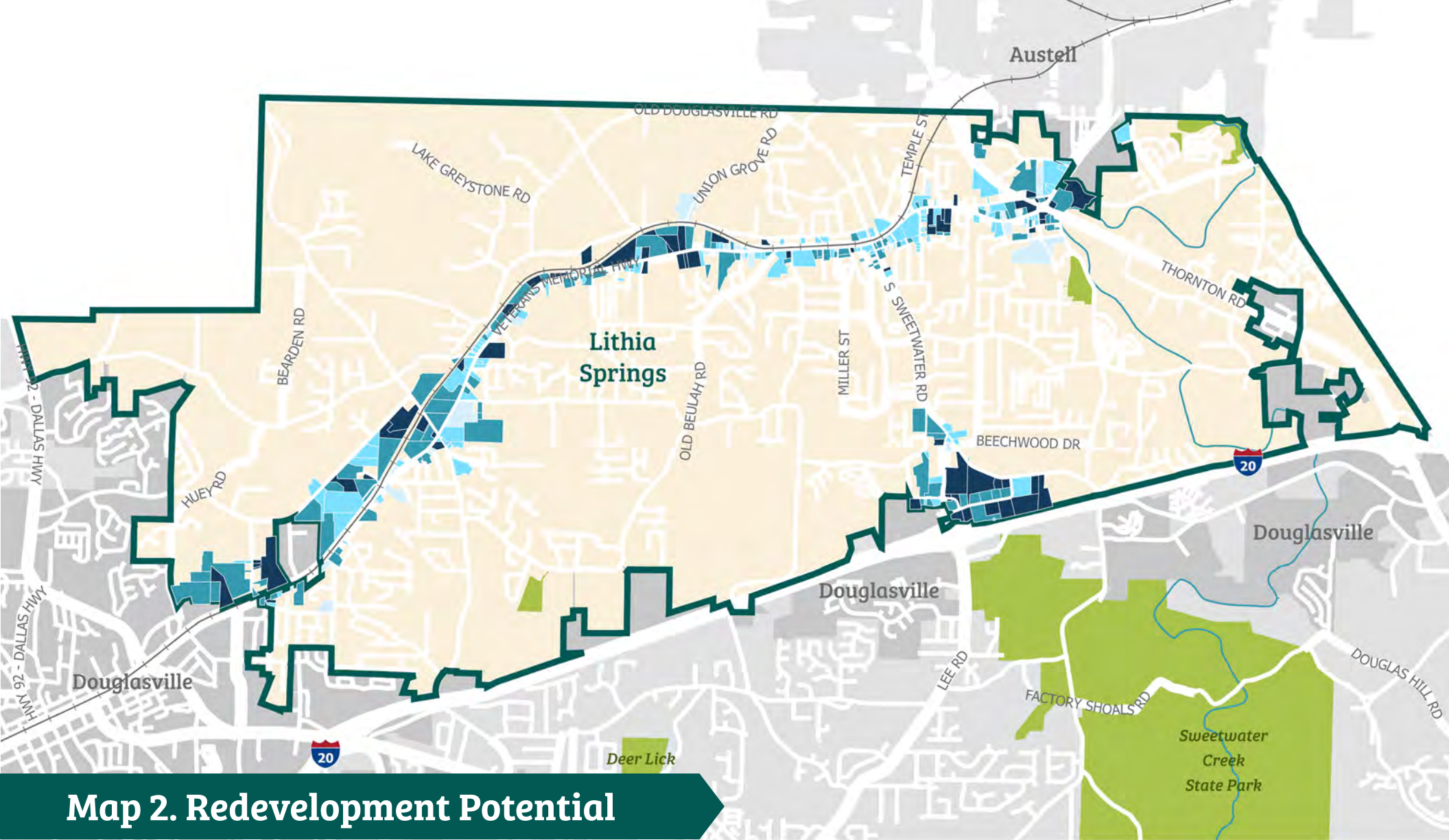
Criteria for redevelopment potential included property size; building value compared to land value; age of existing structures; ownership; sewer access; existence of floodplains and other water bodies; presence of granite deposits; and topography. Reasons for these criteria and a detailed methodology can be found in the appendix.

Within 3 of the 4 focus areas, the team scored the parcels based on these criteria, with calculated scores ranging from 4 to 14 (Map 2 on the next page). A higher score, like 14, indicates higher redevelopment potential according to these criteria.

The Lee Road Gateway focus area exhibited the most redevelopment potential with several properties scoring over 10. Other property clusters along VMH also exhibited high scores. This redevelopment potential factored greatly into the proposed redevelopment visions.

**Table A. Redevelopment Analysis Scoring**

Criterion	Score		
	0 points	1 point	2 points
<b>Size of Property</b>	Less than half an acre	Half an acre or larger	-
<b>Building Value vs. Land Value</b>	Ratio of 2 or higher	Ratio between 1 and 2	Ratio less than 2
<b>Age of Existing Structures</b>	Less than 20 years old	50+ years	20 to 50 years old; vacant or temporary structures
<b>Ownership</b>	Individual/Family Or Public/Institutional	-	LLC or similar entity
<b>Sewer Access</b>	Greater than 500 ft away	Access within 200 – 500 feet	Access within 200 feet
<b>Floodplains + Water Bodies</b>	50% + floodplain/ water body coverage	20-50% floodplain/ water body coverage	Less than 20% floodplain/ water body coverage
<b>Topography/ Slope</b>	50% + of site has steep slope (20%)	10-50% of site has steep slope (20%)	Less than 10% has steep slope (20%)
<b>Hard Bedrock Deposits</b>	50% + of site has hard bedrock deposit	10-50% of has hard bedrock deposit	Less than 10% has hard bedrock deposit



REDEVELOPMENT ANALYSIS SCORES

- 4 - 6
- 7 - 8
- 9 - 10
- 11 - 14
- NOT STUDIED

- LITHIA SPRINGS SMALL AREA PLAN BOUNDARY
- GREEN SPACE
- STREAM/RIVER
- RAILROADS
- CITIES

0 1/4 1/2 1 1 1/2 2 MILES



# EXISTING CONDITIONS SUMMARY

## Environmental Elements

The team studied the area's environmental features including hard bedrock deposits, topography, flood zones, and groundwater recharge areas, shown in Map 3. This analysis revealed several challenges that may explain some of the lack of investment and redevelopment in the area. While all are influential, hard bedrock deposits and flood zones prove to be the most significant barriers to development.

### Hard Bedrock

Hard bedrock, like granite, granitic gneiss, and quartzite, imposes significant barriers to development in the County and throughout the Lithia Springs area. Blasting through granite adds significant cost and time to construction projects and often is cost prohibitive to starting a project. Sourced from the United States Department of Agriculture (USDA) Natural Resource Conservation Service, data show a large swath of granite and granitic gneiss in central Lithia Springs, affecting portions of the VMH Corridor focus area and the entirety of the Causey and Lee Road Gateways. Quartzite deposits impact the small portions of the Westfork area.

### Flood Zones

Flood zones, or floodplains, are areas where flooding is likely to occur during 100-year rain events. Additionally, floodplain protection is a critical to water quality, particularly upstream. As such, the County prohibits construction in the floodplain and imposes development buffers around them. The Lithia Springs area has a number of flood zones, with the most significant following Sweetwater Creek near the Westfork area by Thornton Road.

### Natural Assets

It should be noted that while these features often complicate development, water bodies and other natural elements are assets. People enjoy natural, outdoor spaces; therefore, enhancing and creating access to nature can lend to a development project's success.

## Infrastructure

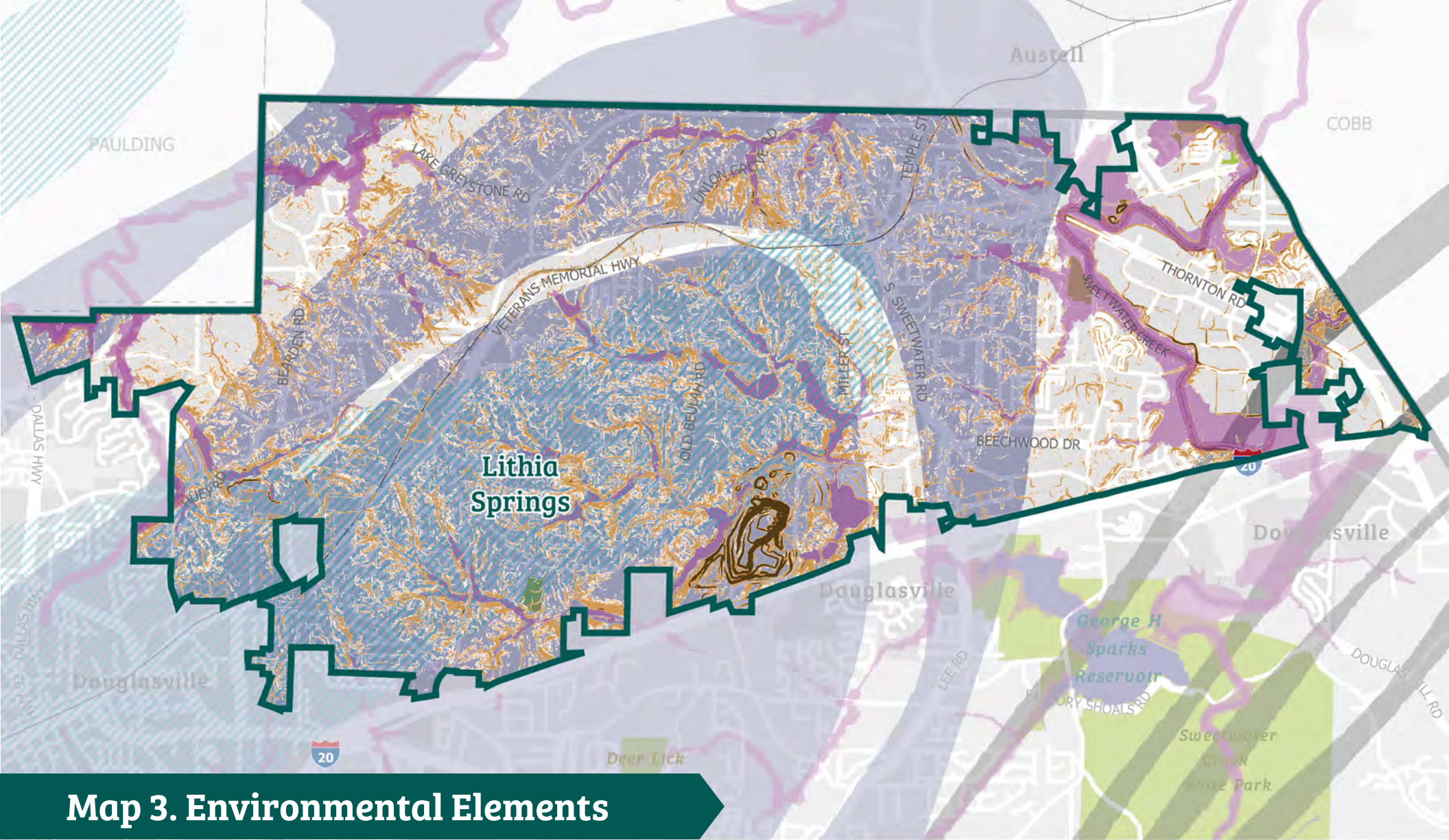
Available infrastructure, particularly sewer, is a proven predictor of future development. Hard bedrock deposits also impose costs to the public construction of water and sewer lines, often limiting access to this critical infrastructure. Water line access is widespread

throughout the Lithia Springs area; however, sewer line access is much more limited, likely because of the granite/granitic gneiss deposits shown in Map 3. While Lithia Springs is certainly an established community, it lacks sewer infrastructure in a number of areas, particularly north of VMH and the western portion of Lithia springs just north of I-20.

The County does not currently have plans in place to expand sewer to these areas; however, a sewer connection to Cobb County is currently under construction and will double the sewer capacity where sewer lines currently exist. This increase in capacity could allow for denser, infill development in these areas. This project should be complete by the end of 2023.

The four focus areas received a more detailed existing conditions analysis - read more starting in Chapter 4!





- IMPAIRED STREAMS
- FLOOD ZONES
- GRANITE & GNEISS
- QUARTZITE
- GROUNDWATER RECHARGE AREAS
- STREAM/RIVER

- PARKS AND GREENSPACE
- RESERVOIRS
- 20-25% SLOPE
- 25-30% SLOPE
- 30-55% SLOPE
- 55+ SLOPE

- LITHIA SPRINGS SMALL AREA PLAN BOUNDARY
- RAILROADS
- CITIES
- COUNTIES





# ENGAGEMENT SUMMARY

Stakeholder Interviews  
Public Workshop  
Roadshow



# ENGAGEMENT SUMMARY

Understanding community desires for Lithia Springs was fundamental in defining a clear vision for the future. Engagement efforts often piggy-backed on the Douglas County Comprehensive Plan Update, as the planning processes kicked off at the same time. Three main methods were used to gather community input:

## 1 - Stakeholder Interviews

As the project kicked off, stakeholder interviews provided in-depth information, particularly for documenting existing conditions. In total, the project team interviewed eight local stakeholders specifically for Lithia Springs and gleaned additional information from interviews dedicated to the Comprehensive Plan effort. Stakeholders ranged from local real estate agents, public library managers, business owners, high school principals, and economic development leaders. Interviewees provided their opinions on the current conditions, the changing local market, and improvements to attract private investment in Lithia Springs. The information learned from these interviews informed the existing conditions analysis summarized in the previous chapter as well as future development concepts.

## 2 - Public Workshop

After documenting existing conditions and gathering information from interviews, the team drafted two high-level redevelopment concepts for each focus area. On December 7th, 2022, the

project team held a public workshop at Mercer University's Douglas campus in Lithia Springs. At this workshop, the project team presented these initial concepts, providing alternatives from which the public could choose. Community members had the option to share their preferences and other feedback in an active discussion with the project team or leave written comments on informational boards.

## 3 - Roadshow

Between March and April of 2023, Douglas County representatives presented materials from the Comprehensive Plan and associated small area plans to the community at various venues throughout the County. Locations included libraries, parks, senior centers, and other community events. During this time, County staff held office hours for community members to drop by and chat about the plans. The project team affectionately referred to this series of engagement opportunities as the "Roadshow." An online survey with similar material accompanied this "Roadshow," and community members offered input in person and online.

This community engagement framework established key touchpoints with the community, and through these events, the public shaped the final development visions and implementation strategy. Each focus area chapter provides more detail on community preferences and feedback in the context of their existing conditions and redevelopment visions.



# LEE ROAD GATEWAY

Introduction

Existing Conditions

Concept Development

Refined Concepts

Recommendations







*Business on Sweetwater Industrial Boulevard*



*Vacant parcel on Lee Road*



*I-20 ramp on Lee Road*

# LEE ROAD GATEWAY

## Introduction

The Lee Road Gateway is situated just north of I-20 and Sweetwater Creek State Park. It sits south of the Lithia Springs historic core and serves as a predominant gateway into Lithia Springs from the Interstate. The segment of Lee Road south of I-20, particularly near Highway 92, has received significant planning attention in the previous decades; however, the northern section, dubbed the Lee Road Gateway, requires more focus and an identity that truly welcomes people. Given its high visibility from I-20 as well as from Sweetwater Creek State Park visitors, this gateway has tremendous potential to transform into a well-defined community gateway.





# LEE ROAD GATEWAY

## Existing Conditions\*

### Existing Land Use and Character

The Lee Road Gateway is a patchwork of different land uses without a clear identity. Some of these uses benefit from the proximity to the interstate or cater to its users. For instance, a newer gas station and fast-food restaurant serve I-20 travelers. Light industrial and warehouse buildings from the 1980s and 90s cluster around Sweetwater Industrial Boulevard, leveraging freight access to the Interstate. While these buildings are in good condition, they do not suit modern industrial uses in terms of ceiling height and other specifications.

A mix of uses front Lee Road including a church, a powder-coating facility, and self-storage warehouse, single-family and multifamily homes, as well as a local restaurant which famously served as a filming location for the television show *The Walking Dead*. More commercial uses converge at the intersection of South Sweetwater Road, including a U-Haul dealer, an Ace Hardware store, an auto-repair shop, and an HVAC contractor. Each of these buildings appear to have been developed around midcentury, consistent with Lithia Springs's development as first-generation suburb.

*\*Full details in appendix*

There are a number of vacant or underdeveloped properties interspersed throughout the study area. Most notably is a large, forested property fronting the eastern side of Lee Road. The site has received significant redevelopment interest, yet this property remains vacant and densely wooded. Like much of Lithia Springs, the Lee Road Gateway sits on granite bedrock, and granite is particularly challenging on this property, historically proving cost-prohibitive to developers.

### Zoning

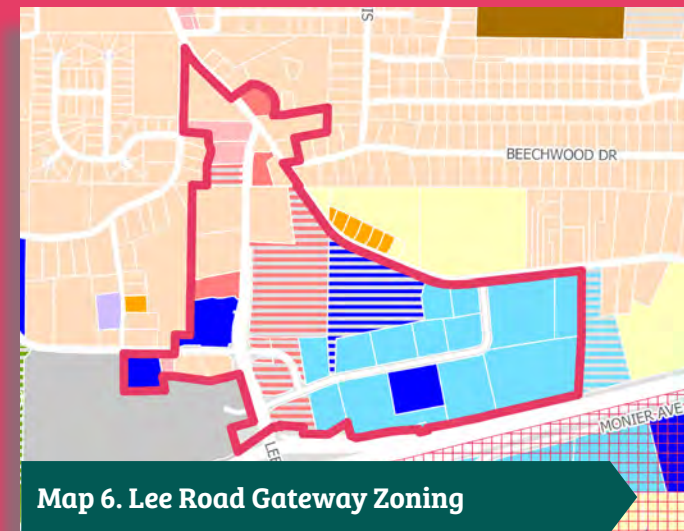
Four zoning districts currently exist within the Lee Road Gateway: Low Density Residential (R-LD), Light Industrial (LI), Heavy Commercial (C-H), and General Commercial (C-G). The western side of Lee Road is predominantly zoned R-LD with some LI, C-H, and C-G. Properties along Sweetwater Industrial Boulevard are zoned LI, consistent with its existing land use. C-G predominantly fronts the eastern side of Lee Road with a few parcels zoned C-H and R-LD.

Aside from the large, vacant parcel on the eastern side of Lee Road, the area's zoning is consistent with the hodgepodge of existing uses on the ground and does not lend itself to a warm welcome.



Map 5. Lee Road Gateway Existing Land Use

- Undeveloped/Vacant
- Single Family Residential
- Commercial
- Public/Institutional/Utility
- Industrial



Map 6. Lee Road Gateway Zoning

- R-LD: Low Density Residential
- LI: Light Industrial
- LI-R: Light Industrial Restricted
- C-G: General Commercial
- C-H: General Commercial

# LEE ROAD GATEWAY

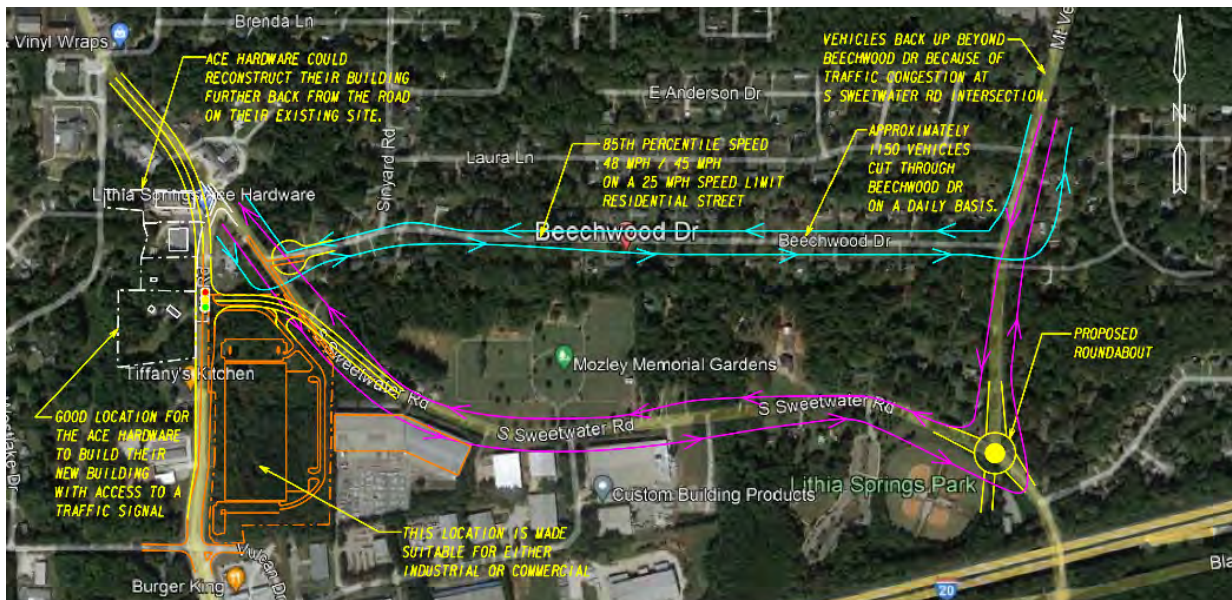
## Transportation

Together, Lee Road and South Sweetwater Road serve as a major north-south roadway, connecting the historic core of Lithia Springs to the Interstate. Currently, Connect Douglas Route 40 uses the corridor.

Lee Road is expected to become even more multi-modal, as its future widening incorporates a multi-use path. The area greatly needs this improvement because it currently lacks pedestrian and bicycle infrastructure aside from sidewalks closer to the I-20 bridge. Outside the focus area, there are extensive sidewalk systems within residential neighborhoods. There may be an opportunity to connect these complete, but isolated systems through the study area. Currently, Lee Road serves automobiles and bus transit but is

envisioned to accommodate more active modes.

Douglas County Department of Transportation (DCDOT) is exploring improvements to the Lee Road area, particularly for Beechwood Drive. Drivers use Beechwood Drive as an east-west connection to South Sweetwater Road/Lee Road and Mount Vernon Road. While classified as a major collector, Beechwood Drive resembles more of a local, neighborhood street in character. Residents are concerned by the cut-through traffic, particularly with regard to safety. The proposed improvements include converting Beechwood Drive into a cul-de-sac to prevent cut-through traffic. While this improvement would calm traffic, it would reduce overall connectivity in the area.



DCDOT proposed Beechwood Drive improvements

## Needs

- 1 Establish clear gateway signage that would define the Lee Road Gateway as an entrance into Lithia Springs
- 2 Develop more cohesive and welcoming land uses with a focus on aesthetics and placemaking
- 3 Work with existing environmental constraints to find a productive and desirable use of land
- 4 Balance maintaining mobility and connectivity with addressing neighborhood safety and concerns

## Opportunities

- 1 Leverage its excellent location near the Interstate, Historic Lithia Springs, and Sweetwater Creek State Park
- 2 Capitalize on large, vacant parcels with development potential and existing interest from developers
- 3 Improve multi-modal travel with planned Lee Road improvements, including a multi-use path



# LEE ROAD GATEWAY

## Concept Development

After reviewing existing conditions and conducting stakeholder interviews, the project team took what they learned and crafted two redevelopment concepts that would better establish the Lee Road Gateway as a formal entrance into Lithia Springs.

### Concept A – Mixed Use Gateway

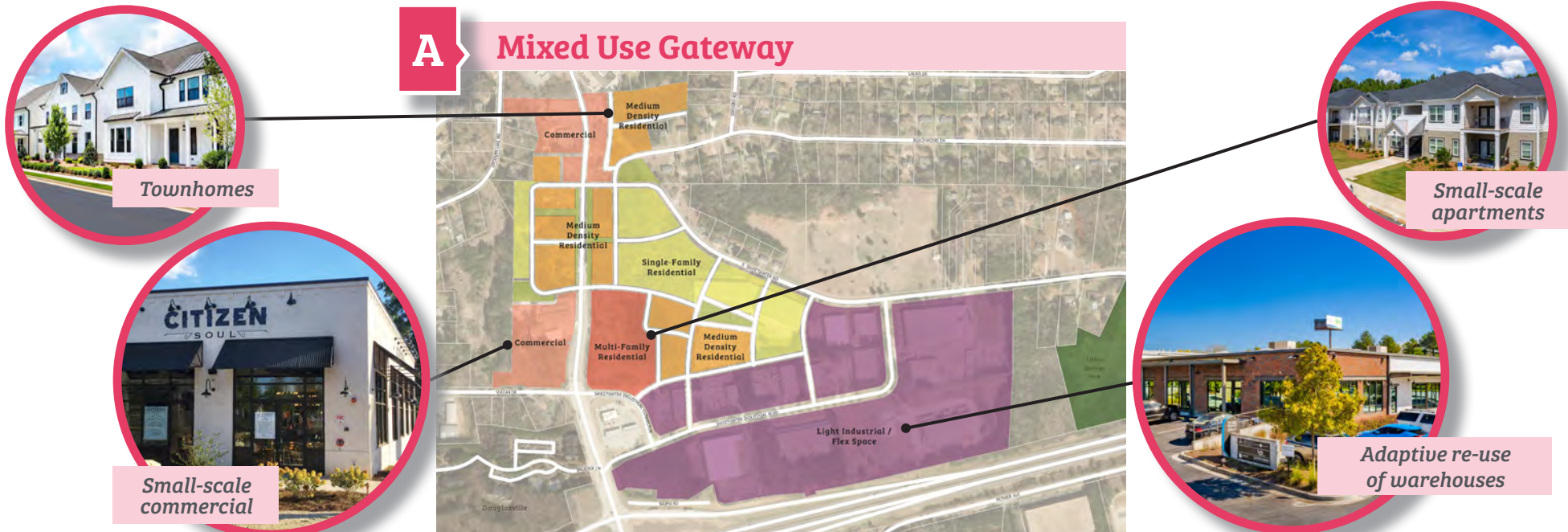
The Mixed Use Gateway concept reimagines the Lee Road Gateway as a unified community featuring a mix of residential, small-scale retail, and office. The concept proposes several housing types including townhomes, small-scale

apartments, and single-family homes. These homes would support additional commercial fronting Lee Road. These commercial uses include shops and restaurants, amenities that stakeholders emphasized as being important. The concept showed all of these uses as one to two stories, with the understanding that granite may restrict building heights because of excavation costs.

In addition to these mixed uses, Concept A features creative adaptive reuse of the light industrial district along Sweetwater Industrial Boulevard, allowing for the incremental transition of uses over time. Understanding

these buildings no longer serve industrial uses for modern day businesses, the vision retains these buildings but converts them to uses such as breweries, offices for non-profits, artisanal manufacturing, and other similar community-facing uses. Infill of underutilized properties is also envisioned.

Regarding transportation, the Mixed Use Gateway reconfigures the road network to maintain and create more connectivity. This proposed reconfiguration also discourages cut-through traffic on Beechwood Drive and acts as an alternative to the DCDOT proposal.



# LEE ROAD GATEWAY

## Concept B – Regional Park

The Regional Park concept has a strong focus on parks, greenspace, and recreation. It addresses the County's overall need for additional active recreation facilities such as ballfields. The existing warehousing district is converted to sports fields with one or two existing warehouses converted to an indoor recreation facility. To avoid challenges with granite bedrock, the large, vacant property on

the eastern side of Lee Road remains wooded and serves as a nature preserve with possible walking and/or mountain biking trails. These new greenspaces and sports facilities connect to the existing Lithia Springs Park to the east via a trail system. Through walking trails, the concept also ties into the existing cemetery, Mozley Memorial Gardens, creating another passive greenspace. Together, these parks, greenspaces, recreation facilities, and trails form a regional park destination.

The rest of the Regional Park concept resembles features of the Mixed Use Gateway. Like Concept A, the concept includes a mix of residential, commercial, and office along Lee Road. Some industrial buildings south of Sweetwater Industrial Boulevard remain and serve as flexible industrial space. Roadways preserve and improve connectivity while deterring cut-through traffic on Beechwood Drive.





# LEE ROAD GATEWAY

## Refined Concepts

To refine the concepts, the project team solicited feedback from the public to better understand community needs and obtain a clear direction on a final vision. At the public workshop, the team presented the draft concepts for the Lee Road Gateway along with the other focus areas. Participants indicated their preference for a particular alternative as well as provided feedback on both concepts.

### Feedback on Concept A

Participants generally liked the mix of uses in the Mixed Use Gateway concept and emphasized the desire for intimate, people-scaled buildings. Community members also stressed the need for walkability and high development quality. For the light industrial district, people accepted the existing warehouses but did not want additional industrial uses. They responded positively to the transition of uses over time, particularly to those that served the surrounding community.

### Feedback on Concept B

Attendees greatly favored the Regional Park concept over the Mixed Use Gateway,

highlighting the need for sports facilities and other recreation opportunities in the Lithia Springs area. Community members lauded the improved walkability and connection to existing greenspaces through the proposed local trail system and walking paths. However, discussions noted the challenge of the County acquiring all of the privately-held property to implement such a vision.

### Refined Concepts

With the public preferring the Regional Park concept, the project team advanced the vision, outlining details like potential building and sports field configurations, shown in the detailed vision on page 24. While the goal was to reach consensus on one Lee Road Gateway redevelopment vision, the project team also developed a more modest outcome, taking into account the property acquisition hurdle. Shown on 22, the more modest outcome is likely more realistic than the full Regional Park concept because it requires much less property acquisition. This version still includes the nature preserve but retains the existing light industrial buildings for adaptive reuse and flexible, community-facing uses similar to those suggested in the Mixed Use Gateway Concept.



*The team presented the Lee Road Gateway concepts at a stakeholder workshop at the Douglas campus of Mercer University in Lithia Springs*





# Lee Road Gateway Refined Concept - Modest Outcome





## Lee Road Gateway Refined Concept - Regional Park





*An illustrative drawing showing small-scale commercial on the left and the proposed nature preserve on the right along with improved streetscaping (Lee Road facing north at its intersection with Vulcan Drive/Sweetwater Industrial Connector)*



# LEE ROAD GATEWAY

## Recommendations

The following recommendations are steps to achieve the vision outlined in the refined concepts.

### Land Use + Development

There are a handful of best-fit commercial and industrial uses for the Lee Road Gateway. Local- or community-serving retail would be desirable but should be built so that there are commercial frontages on Lee Road with parking in the interior. A small-footprint grocery store, like a Lidl or a Sprouts, would be an ideal tenant to anchor a new retail development. Limited office or civic space is also a possibility.

Existing light industrial uses are expected to remain at the Lee Road Gateway at least into the medium term. Over time, these uses are recommended to evolve into more community-facing production spaces such as a brewery. This area is expected to remain attractive to flex-type spaces serving heavier commercial uses and light industrial uses.

The ultimate goal is to transition a part of the area into a more regional-level park space. This part of Douglas County is very underserved by active recreation facilities. Lee Gateway, with its easy access to I-20 and environmental constraints, is an excellent location for expanding the parks system.

Longer term, there are further opportunities to expand Lee Road Gateway as a center for parks and recreation, as the Sweetwater Creek Greenway vision is realized, and once the Vulcan quarry just west of the study area is closed and potentially transitioned to a unique park space (see Chapter 8 for information on Sweetwater Greenway).

The land use vision also includes some limited residential development. Although the highest and best use of this area is commercial, industrial, and civic uses, it is also appropriate for some additional housing, particularly townhomes or medium-density single-family residential.

### IMPLEMENTATION ACTION ITEMS

To summarize, some key implementation action items related to land use and development include:

- Rezone properties to align with redevelopment vision:
  - Planned Residential Development (PRD) offers flexibility to the areas marked as medium and low density residential. Appropriate density would be at 8-10 dwelling units per acre. PRD requires a min of 2 acres, so smaller lots would be limited as potential PRD unless consolidated.

- General Commercial (C-G) is appropriate for areas marked for commercial
- For the community-facing adaptive reuse area, Restricted Light Industrial (LI-R) suits the needs of re-use/conversion while limiting more intensive or noxious uses like trucking, automotive dealers, etc.

- Identify funding source to purchase parcel for the new passive park along Lee Road
- Meet with property owners on Lee Road and Sweetwater Industrial Boulevard to share the Lee Gateway vision, potential impacts of widening Lee Road, and discuss the owners' long-term plans for their properties
- Meet with Mozely Memorial Gardens to begin planning for connecting path

### Transportation

Proposed transportation projects in the County's CTP are the best short-term opportunities to advance the Lee Road Gateway vision. These include:

- Coordinate with Douglas County DOT on the intersection realignment at Lee Road and Sweetwater Road and Beechwood Drive improvement (potential conversion to cul-de-sac) and advocate for conceptual realignment to maintain connectivity.

# LEE ROAD GATEWAY

- Coordinate with Douglas County DOT on intersection realignment at Lee Road and Sweetwater Road and Beechwood Drive improvement (potential conversion to cul-de-sac) and advocate for conceptual realignment to maintain connectivity.
- The current CTP includes a project to widen Sweetwater Road from Blairs Bridge to Lee Road (CTP-24) and onto Skyview Drive (CTP-25). Ideally, this project's goals expand to include the realignment at Beechwood Drive and Lee Road, as well as incorporating the proposed Sweetwater Creek Greenway trail.
- If the Lee Road widening project moves forward, it is an opportunity to integrate streetscape improvements along this key corridor. Streetscape elements to consider include green medians, wide sidewalks, pedestrian-scaled lighting, street trees, and landscaping where appropriate.

## Urban Design and Placemaking

Unlike other parts of Douglas County, the Lee Road Gateway does not have major historic assets to build off of to enhance a sense of place. Instead, this will need to be achieved through strong design requirements of new development and the creation of new parks spaces and streetscapes.

Buildings in the new Lee Road Gateway should shift away from the suburban model of

shopping centers behind large parking lots, to development where building front Lee Road and parking is provided behind. This is particularly important for the proposed commercial areas at Lee Road and Vulcan Drive and at the proposed realignment of Sweetwater Road and Beechwood Drive. Older industrial buildings along Sweetwater Industrial Boulevard are also opportunities for innovative adaptive reuse, such as transitioning to indoor recreational facilities or places that face the community like breweries.

The other major opportunity is through the development of a new, regional-scaled park

space starting with the natural area just east of Lee Road. This park can set the stage for some of the visual character in the area, extending back to the remainder of the proposed park space as the proposed Sweetwater Creek Greenway Trail.

Finally, there is also an opportunity to welcome people to the area from I-20. At Exit 41, there is already attractive landscaping. The County should consider a placemaking element here as well, with signage/art announcing to the thousands of people on I-20 every day that they are passing the gateway to Lithia Springs.



*Adaptive reuse from industrial to brewery*  
(source: Shull & Associates, Inc.)

# CAUSEY GATEWAY

Introduction

Existing Conditions

Concept Development

Refined Concept

Recommendations







*Thornton Road + VMH intersection*



*Historic photo of nearby 'Frog Rock'*  
(source: Georgia Archives)

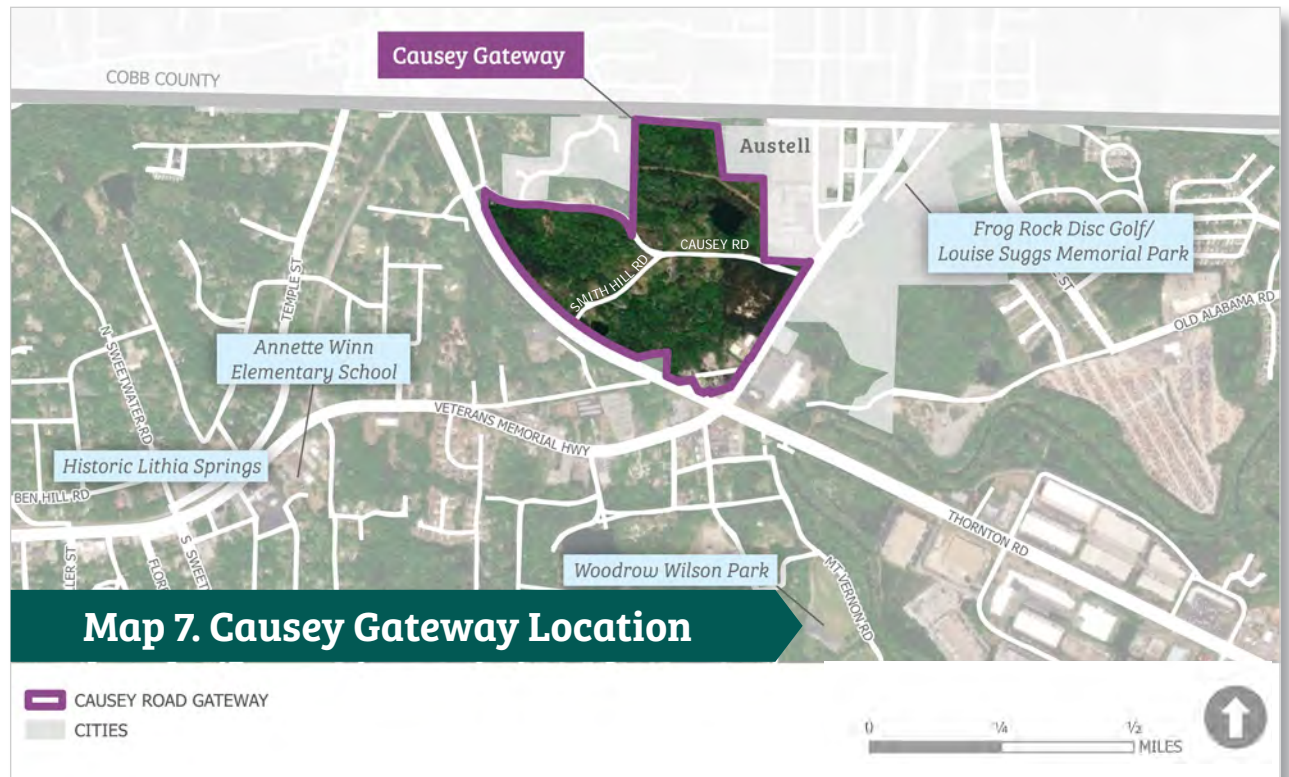


*Historic map showing golf course location*

# CAUSEY GATEWAY

## Introduction

Just south of the City of Austell, the Causey Gateway sits at the northeastern corner of the County, wedged between the major intersection of Thornton Road and VMH. Similar to Lee Road, this focus area acts as a gateway into eastern Douglas County from other parts of the region. The Causey Gateway greets people traveling south and west from the City of Austell and Cobb County, yet it is largely underdeveloped despite its location at a major intersection. While the lacks a clear identity, the Causey Gateway is nearby critical historic resources that define Lithia Springs, such as the Lithia Springs Bottling Company and Frog Rock. Within the focus area, a historic golf course once sat south of Causey Road and hosted the first golf lessons of Louise Suggs who founded the LPGA. Leveraging this historic character, the Causey Gateway presents an opportunity to create a unique entrance into Lithia Springs and catalyze redevelopment along VMH - Douglas County's main street.





# CAUSEY GATEWAY

## Existing Conditions\*

### Existing Land Use and Character

Car-oriented uses, like used auto dealerships and car repair shops, dominate the intersection of Thornton Road and VMH. Many of these businesses operate with small building footprints and large expanses of impervious pavement for parking. This development pattern reflects VMH's history as an auto trail.

Deeper within the study area, just south of Causey Road, large properties remain forested and undeveloped. The property owners intend to sell this land jointly, presenting opportunity for significant redevelopment.

Further north, the properties fronting Causey Road exhibit traditional suburban/rural development from the mid-20th century with large lots and ranch-style homes as well as undeveloped tracts of forested land.

Environmental conditions in the Causey Gateway are particularly challenging for redevelopment. Significant floodplains surrounding creeks restrict where developers can build. Granite bedrock is also pervasive in the study area, as are steep slopes.

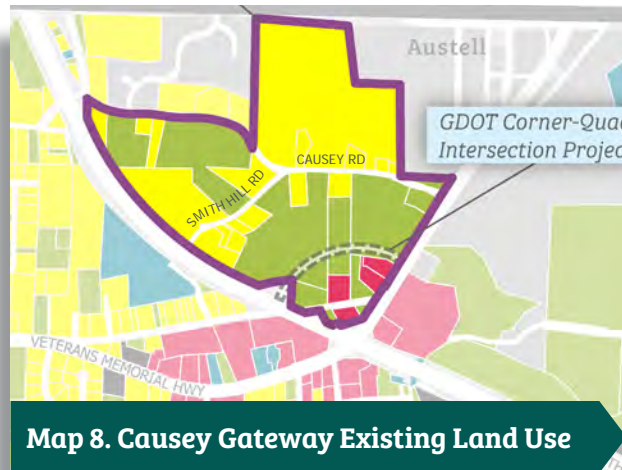
### Zoning

The intersection of Thornton Road and VMH is primarily zoned for Heavy Commercial with a

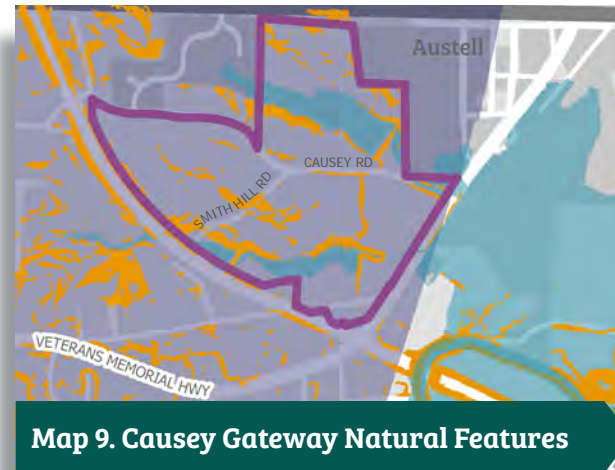
sprinkling of General Commercial at a lower intensity. Surrounding this commercial zone is Low Density Residential.

Where they abut VMH, the zoning code subjects properties to a Highway Corridor Overlay. The overlay prescribes design and streetscape standards that promote high-quality and well-designed development. For example, it requires pedestrian-friendly streetscape design, wide sidewalks, street trees, and pedestrian lighting. In terms of design, the overlay stipulates building façade materials that reflect the County's character.

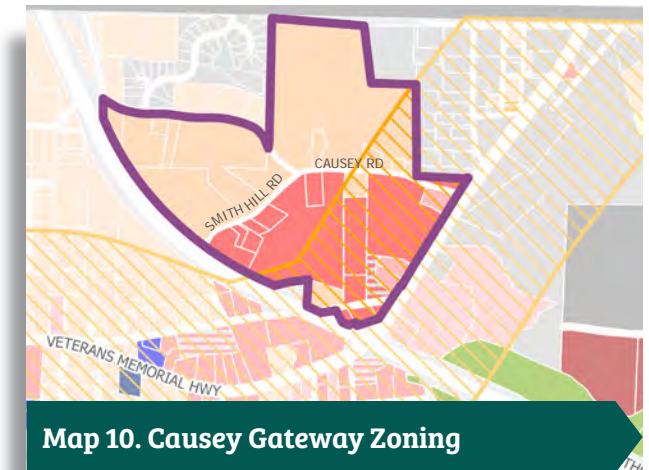
*\*Full details in appendix*



- Undeveloped/Vacant
- Single Family Residential
- Commercial
- Public/Institutional/Utility



- Granite/Gneiss Bedrock
- Flood Zones
- Steep Slopes



- R-LD: Low Density Residential
- C-H: Heavy Commercial
- C-G: General Commercial
- Highway Corridor Overlay

# CAUSEY GATEWAY

## Transportation + Infrastructure

Regarding roadway infrastructure, the Causey Gateway is positioned on one of the most congested intersections in the County. Thornton Road is a major freight route, connecting the Interstate to the Norfolk-Southern intermodal yard in Austell. Because of this traffic flow issue, GDOT plans to construct a corner-quad intersection connecting Thornton Road and VMH, as Causey Road currently does not pass all the way through to Thornton Road. This cut-through would primarily alleviate congestion and facilitate freight movement. At the existing intersection of VMH and Thornton Road, this project requires land acquisition as it cuts through four privately-owned parcels currently planned for redevelopment. It is unclear whether GDOT will permit local access or development fronting this new road or if access will be restricted to prioritize the flow

of vehicles; however, the County is currently advocating for the former.

Transit serves both these critical thoroughfares, with both Xpress Route 476 and Connect Douglas Route 40 running through the area.

The intersection of Thornton Road and VMH has crosswalks with pedestrian refuge islands. Outside this main intersection, Thornton Road and VMH lack sidewalks in the study area, though they exist on the south side of VMH going east. Otherwise, there is little pedestrian or bicycle infrastructure. The only trail in the area exists within a nearby park in the City of Austell.

Concerning other infrastructure, the Causey Gateway currently has limited sewer access, adding complications to future development. Existing granite bedrock could cause issues with plans to expand sewer.

*GDOT corner-quad intersection improvements*



## Needs

- 1 Continue advocating for local access on proposed GDOT corner-quad intersection project
- 2 Accommodate floodplains and stormwater in future redevelopment scenarios
- 3 Ensure redevelopment concept is cohesive with existing single family residential character
- 4 Encourage better design and higher quality development to make the area more welcoming and attractive
- 5 Buffer properties from negative transportation impacts to better attract residential/mixed use development

## Opportunities

- 1 Leverage location at the convergence of two major County thoroughfares and establish gateway identity
- 2 Highlight its unique history, including the site of a historic golf course, and proximity to other cultural resources
- 3 Catalyze development elsewhere along VMH with existing redevelopment interest



# CAUSEY GATEWAY

## Concept Development

Like the Lee Road Gateway, the existing conditions analysis and stakeholder interviews informed the creation of two concepts illustrating potential redevelopment scenarios for the Causey Gateway.

### Concept A – Neighborhood Village

The Neighborhood Village concept imagines the Causey Gateway as a predominantly residential neighborhood with retail center at the main intersection of Thornton Road and VMH. The residential component includes a variety of housing types like single family homes, cottage court style homes, and townhouses. A local road

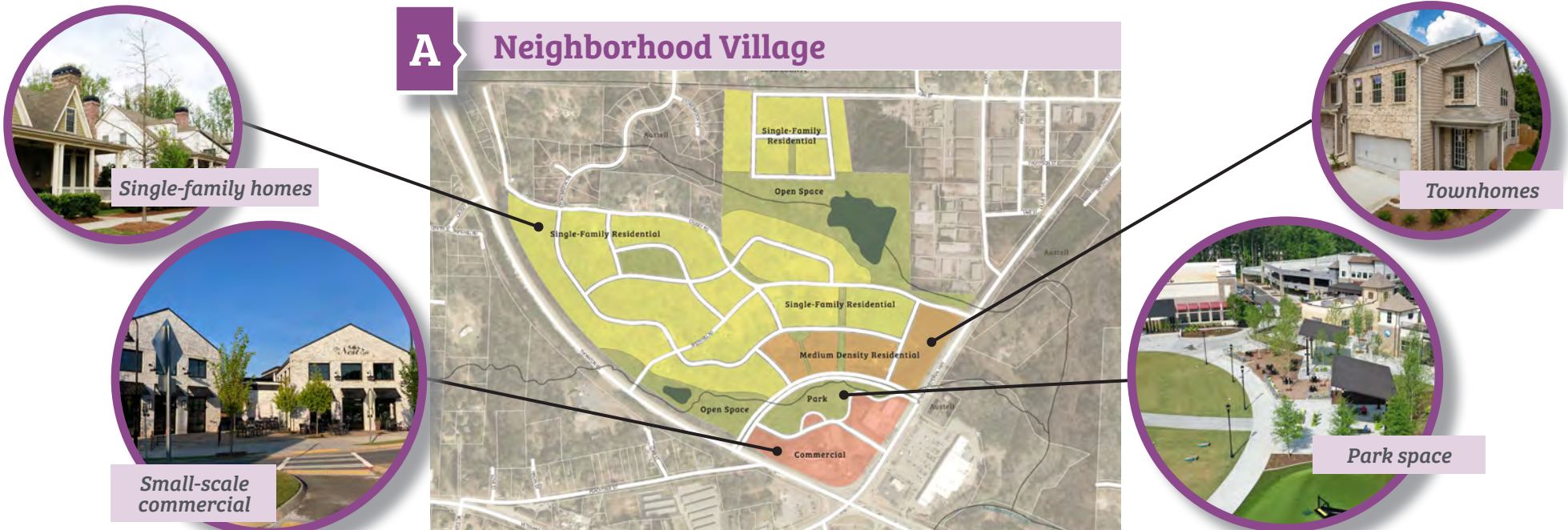
network would offer more connection points to Thornton Road and VMH, distributing traffic. This concept factors in the GDOT intersection design, but it assumes local road access to maintain connectivity. Within the bounds of the corner-quad intersection, the commercial village offers neighborhood-serving retail such as shops and restaurants.

Greenspace appears throughout Concept A. A park sits behind this commercial village serving as a community gathering space and an opportunity to manage stormwater, particularly because the access road lies in a floodplain. Natural open spaces protect floodplains and streams.



## What is a Cottage Court?

Cottage courts are smaller, often single-story detached homes surrounding a common greenspace. These smaller footprints are particularly suitable for seniors because they are generally more affordable than traditional single family homes and more physically accessible.



# CAUSEY GATEWAY

## Concept B – Health + Wellness Gateway

The Health + Wellness Gateway is also mainly residential but has a focus on health services and active spaces. Similar to Concept A, single-family homes make up the majority of the residential areas. Townhomes and cottage courts are also featured, but not as extensively as Concept A. However, this concept positions a senior living community at the corner of Thornton Road and VMH as

stakeholders mentioned the need for more affordable senior housing options. Interviews also revealed that the County needs primary care and other health services; therefore, Concept B includes a healthcare center near the senior living community. Like Concept A, natural open spaces also protect floodplains and streams, but Concept B also integrates walking and biking trails to foster physical activity and access to nature—other critical components to healthy living. This open space

also buffers the residential neighborhood from the busy intersection. The Health + Wellness Gateway is based on an alternative to the GDOT intersection design, showing Smith Hill Road connecting through to Thornton Road as well as other local connections to VMH to alleviate some intersection traffic.





# CAUSEY GATEWAY

## Refined Concepts

The public reviewed the two concepts at the public workshop and offered feedback to inform the final redevelopment vision. Generally, attendees emphasized how the final concept should capitalize of the area's springs and promote wellness. They also noted that a tax allocation district (TAD) could be a mechanism to encourage redevelopment of this area. One attendee wondered how a new development would interact with the rest of VMH and Thornton Road. She was concerned the corridors would have a haphazard and inconsistent look. The project team noted that these focus areas would catalyze development elsewhere along these corridors, incrementally becoming more cohesive corridors.

## Feedback on Concept A

Meeting attendees generally preferred the Neighborhood Village Concept (A) over the Health + Wellness Gateway (B) because it had more opportunities for new retail and restaurants, emphasizing the need for higher end shopping and dining options in Lithia Springs. Participants also liked how the park connected to the commercial district. Regarding residential uses, they also liked the amount and the mix of residential in Concept A.

## Feedback on Concept B

Although the majority of attendees preferred Concept A, attendees appreciated elements of the Health + Wellness concept. Its nod to the area's springs and health resort history resonated with the group. However, attendees noted that there is already a senior housing development nearby and while there are primary care needs elsewhere in the County, the Causey Gateway is close to existing health facilities.

## Refined Concepts

Understanding that the public preferred the Neighborhood Village concept, the team fleshed out Concept A and adjusted the vision. On the following page, the refined concept shows potential building layouts for the commercial district, cottage court developments, and townhomes are detailed. Another adjustment includes buffering the residential areas from the access road, as it is intended to divert freight traffic from the intersection of VMH and Thornton Road. An illustration depicting the vision of the Causey Gateway is on page 36.



*The public workshop gave attendees the option to participate in a facilitated review session or an open house style format (pictured) to provide feedback*





# Causey Gateway Refined Concept





*An illustrative aerial view of refined redevelopment concept—commercial village at the prominent intersection and various housing types*



# CAUSEY GATEWAY

## Recommendations

The following recommendations serve as action items to implement the redevelopment concept.

### Land Use + Development

The best-fit commercial use for the Causey Gateway is community-level retail. No industrial uses are recommended for the area. The majority of development, however, is envisioned to be a mix of housing types ranging from cottage courts, to townhomes, to more traditional single-family products.

### IMPLEMENTATION ACTIONS:

- Currently Causey Gateway is zoned mostly for C-H and C-G, which does not align with the predominantly residential concept. To improve alignment between the vision and regulations, the following is recommended:
  - Define cottage courts as a use in zoning code—clarifying whether they are considered single-family or multi-family as well as which zoning districts permit them.
  - Consider rezoning parcels where the vision shows residential units but are currently zoned heavy commercial (C-H) to a zoning district that allows a residential mix, like high-density residential (R-HD).
  - Consider rezoning outer edges to medium density single-family (R-MD) for outer as they approach existing lower density residential.
- Instead of the preceding piecemeal rezonings, consider rezoning the residential portion of the vision to Planned Residential Development (PRD). This zoning district allows a diversity of housing types, flexibility of design for roads and alleys, parking, etc. However, PRD requires a min of 2 acres, so smaller lots would be limited as potential PRD unless consolidated.
- Identify and engage with homeowners in Stonebrook to understand their concerns
- There is currently development interest in this parcel; the County should meet with developers, sharing the concept and how it can work from a regulatory perspective.
- Work with the City of Austell on a long-range strategy to redevelop parcels along Hotel Street. Long term, it would be ideal for this area to develop into a residential area and serve as an alternative way for people walk and bike between the Causey Gateway and downtown Austell without using VMH. The street grid for this is already largely in place.
- Organize a tour with Douglas County elected officials to visit projects in the region with similar components, such as:
  - Cottages on Vaughan – Clarkston
  - The Shops at Belmont - Smyrna



*Cottage court development in Clarkston, GA*  
(source: SaportaReport)



*The Shops at Belmont development includes gateway signage and residential behind this commercial district*  
(source: Halpern Enterprises)



# CAUSEY GATEWAY

## Transportation

As with most of the other areas in the Lithia Springs study, the greatest opportunity for change comes with planned transportation improvements.

- GDOT's current planned corner-quad intersection is at odds with the vision for the Causey Gateway. Douglas County should advocate as strongly as possible for either an alternative solution to the intersection's challenges or at a minimum, ensure that there is at least two points of local access on the new roadway.
- The County will also need to monitor the evolution of GDOT's truck-friendly lane project on Thornton Road to find ways to minimize the negative impacts of trucks on the experience of the commercial area.
- One of the benefits of the Causey Gateway development is the addition of a denser network of local streets. These would be built through the private development process.
- Long term, there is a project to widen VMH, which will need to be considered in terms of streetscape and gateway improvements.
- As the Sweetwater Creek Greenway is established and recognized as an important amenity, there may be an opportunity to improve Sweetwater Shopping Center located across VHM from the Causey Gateway (see Chapter 8 for information on Sweetwater Greenway). Recruiting a higher

end grocery chain, such as a Sprouts, would be a great economic attractor to quality development in the area. If this comes to pass, there will be a need for improved pedestrian connectivity across VMH between the two developments.

## Urban Design + Placemaking

The concept includes a series of primarily passive greenspaces that would be part of the private development concept.

In addition to greenspace, there are three major urban design and placemaking opportunities: leveraging the history of the area, accentuating natural features, and investing significantly in attractive streetscape.

## GATEWAY TO HISTORY

The best placemaking is often rooted in an area's history and natural environment, both of which tend to get obscured over time and suburbanization.

One of the most interesting aspects of the Causey Gateway is its association with LPGA founder and championship golfer Louise Suggs. The County should reach out to the LPGA and the Suggs family to discuss a way to commemorate her at this high-visibility intersection. The challenge will be to create a gateway that can be experienced both by someone visiting the commercial area and as someone passing through on VMH/Thornton Road.



*LPGA Founder Louise Suggs*

*(source: New York Times)*

# CAUSEY GATEWAY

This gateway element is something that can happen in the short term. Currently there is a strip of land in the public right of way (ROW); however, whatever is installed should anticipate a future widening of VMH that could impact the size of this area.

## NATURAL FEATURES

Several natural features of the site should also be maximized to ensure that Causey Gateway has a sense of place. Primarily these are the existing water features, which should be integrated seamlessly into the site plan. The bedrock of granite/gneiss should also be part of the design where possible, exposing interesting outcrops and treating them as places of interest or focal points of smaller green spaces.

## STREETSCAPE

Getting the streetscape right at the Causey Gateway will be critical. Most importantly, there will need to be a balance struck along Thornton Road and VMH to buffer people from trucks and these roadway's heavy traffic, yet not obscure the development from view. Typical streetscape elements should be included: green medians, wide continuous sidewalks, and pedestrian-scaled lighting. In this context, the green medians should include low-level plantings, like grasses, rather than trees to minimize interference with freight trucks as well as maintain views of the commercial development. Wide, landscaped buffers should be a safety and design priority to create an attractive barrier between pedestrians and the busy roads. These

landscaped buffers should include street trees, but not in locations that would screen the commercial district.

It seems the 'truck-friendly' lanes CTP project on Thornton Road has morphed into a largely operational project; however, if any physical improvements stem from this investment, the County should advocate for streetscape improvements on Thornton Road, particularly near its intersection with VMH.

Similarly, once a realistic schedule for the VMH widening is understood, the County should advocate for significant streetscape improvements in conjunction with this major infrastructure investment.



*Existing rock outcrop at intersection of Causey Road and Smith Hill Road*



# VETERANS MEMORIAL HIGHWAY (VMH) CORRIDOR

Introduction

Existing Conditions

Concept Development

Refined Concept

Recommendations







*Used auto-shops are common along VMH*



*Historic Lithia Springs - VMH and S Sweetwater Road*

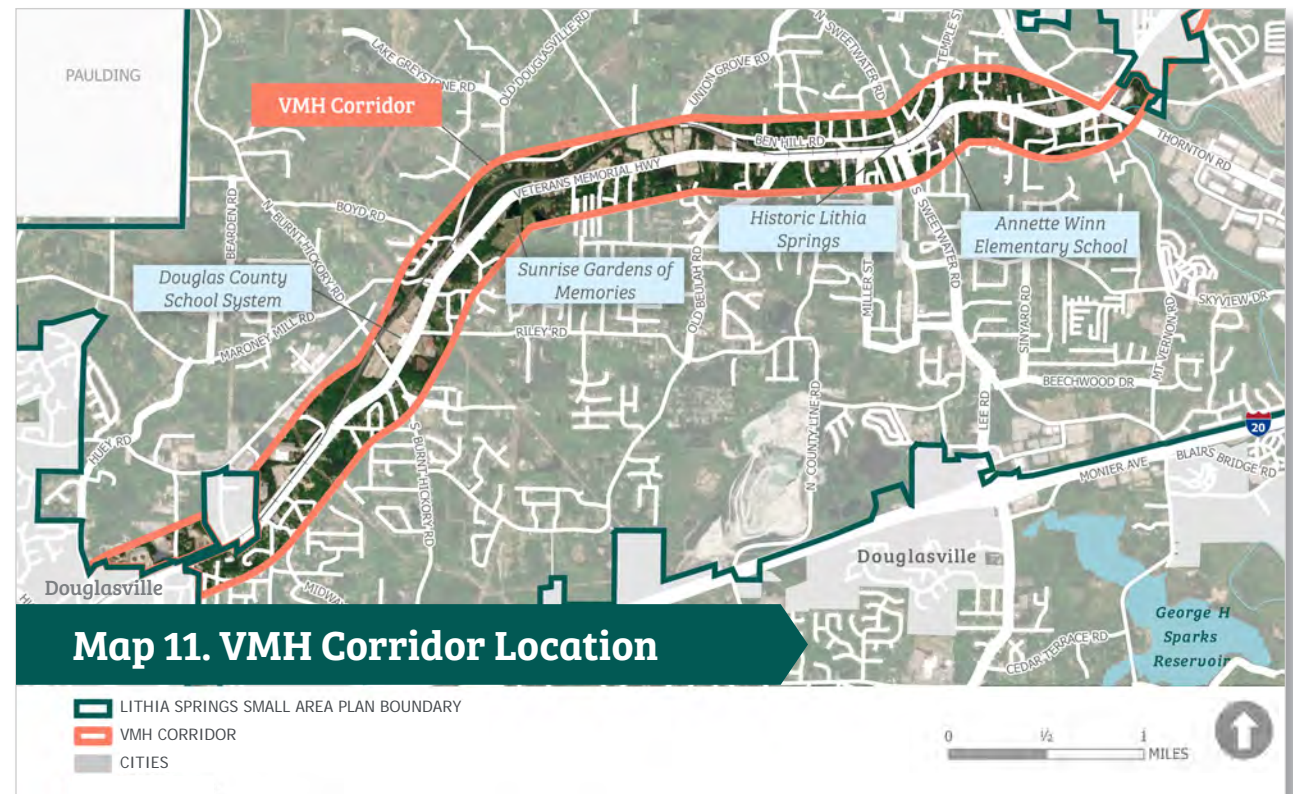


*Existing industrial along VMH*

# VMH CORRIDOR

## Introduction

Veterans Memorial Highway (VMH) is a key organizing element of the greater Lithia Springs area and is considered the “Main Street” for not only Lithia Springs but also all of Douglas County. This historic auto trail connected the east coast to the west coast before the Interstate system. With the construction of the Interstate, many trips diverted away from VMH leaving businesses with fewer potential customers passing by. Now, the corridor continues to suffer from disinvestment, made clear in that few buildings have been constructed in the last 20 years. In an interview, one stakeholder described the corridor as “old and country” as the corridor does not serve modern needs. The uncertainty of a road widening project along VMH further exacerbates this lack of investment. This long, looming project does not encourage owners to invest in maintaining their property because of potential property acquisition needed to widen the road. For these reasons, VMH needs a clear vision to strategically catalyze its revitalization.





# VMH CORRIDOR

## Existing Conditions\*

### Existing Land Use and Character

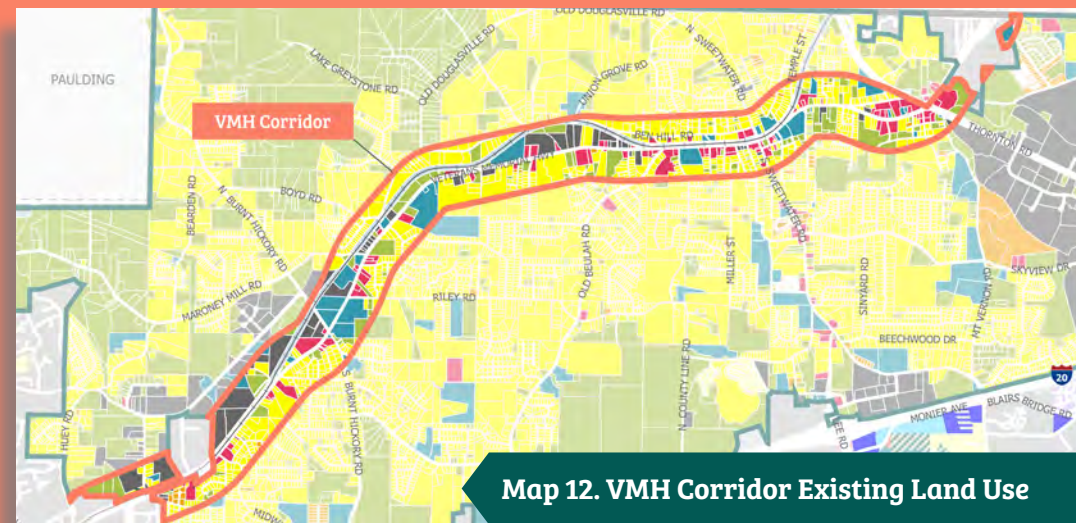
The VMH corridor currently exhibits ad hoc development pattern with predominantly car-oriented commercial uses characteristic of its automotive trail history. Gas stations, auto repair shops, and used car dealerships are common. Interspersed along the corridor are single-family homes, often next door to incompatible uses. There are pockets of industrial uses, like recycling centers. Institutional uses, like an elementary school and the Douglas County School System, are also present on VMH.

At the historic core of Lithia Springs, there are more consistent commercial land uses characteristic of a historic town center. Retail uses, like Wyatts Pharmacy, cluster near the intersection of VMH and South Sweetwater Road. The town center also boasts some historic buildings ideal for generating pedestrian activity because of their scale; however, the intersection and commercial district lack sidewalk and car-oriented uses, like tire shops, are still prevalent.

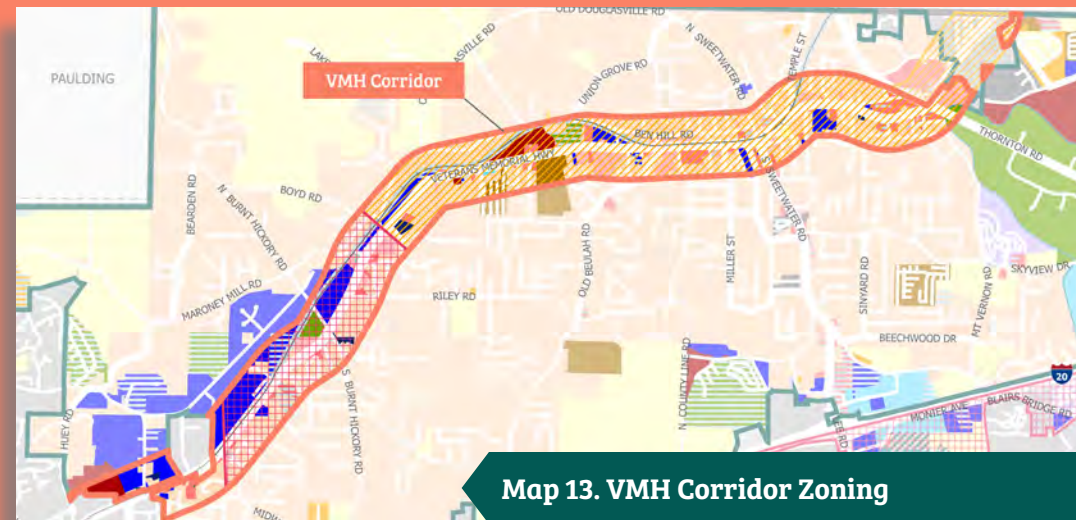
Overall, stakeholders expressed that several businesses along VMH look poorly maintained and outdated. There is little to do, and its current uses do not generate activity throughout the day.

One possible reason for the lack of investment is that the majority of the corridor sits atop granite bedrock, making redevelopment challenging. Sewer access is also scattered, adding yet another barrier to development.

\*Full details in appendix



- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> Agricultural/Undeveloped/Vacant | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black;"></span> Commercial                   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> Single-Family Residential       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black;"></span> Public/Institutional/Utility |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> Multi-Family Residential        | <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Industrial                   |



- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFB6C1; border: 1px solid black;"></span> C-G: General Commercial       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> PUD: Planned Unit Development   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black;"></span> C-H: Heavy Commercial         | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> R-MH: Manufactured Home Res.  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black;"></span> R-LD: Low Density Residential | <span style="display: inline-block; width: 15px; height: 15px; background-color: #00008B; border: 1px solid black;"></span> OI: Office Institutional  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; border: 1px solid black;"></span> LI: Light Industrial          | <span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, orange 2px, orange 4px); border: 1px solid black;"></span> Highway Corridor Overlay |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> HI: Heavy Industrial          | <span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, pink 2px, pink 4px); border: 1px solid black;"></span> Quality Growth Overlay      |

# VMH CORRIDOR

## Zoning

Shown in Map 13 on the previous page, zoning in the VMH study area reflects its patchwork development pattern. General and heavy commercial zoning is widespread, particularly in the Historic Lithia Springs area, but there are pockets of light and heavy industrial and low density residential zoning. Notably, VMH is subject to two overlays: the Highway Corridor Overlay and Quality Growth Overlay. East of Boyd Road, the Highway Corridor Overlay imposes design standards to promote high-quality redevelopment in the portion of VMH that is already developed. Between the City of Douglasville and Boyd Road, the Quality Growth Overlay applies to an undeveloped part of VMH that is anticipated to experience substantial change. Its stipulations focus on protecting natural resources and promoting the highest-and-best-use development.

## Transportation

VMH is a major east-west route through the County and is sometimes used as an alternative route for the Interstate. Only a small portion of the corridor is served by Connect Douglas transit, with Route 40 serving South Sweetwater Road and VMH until it turns east on Thornton Road.

Sidewalks are generally lacking along the corridor, particularly in the historic core of Lithia Springs. The CTP identifies this particular part of the corridor as a high priority pedestrian area, yet sidewalk projects are not programmed. Stakeholders have stressed the need for sidewalk connectivity in this area, particularly to attract business and improve the area's aesthetic.



*Historic core has a human scale that is pedestrian friendly but lacks pedestrian infrastructure.*

## Needs

- 1 Encourage maintenance or redevelopment of existing building stock
- 2 Account for potential future road widening in improvement projects
- 3 Promote walkability along the corridor, particularly around the historic core

## Opportunities

- 1 Create a walkable, people-scaled town center with restored extant buildings as focal point
- 2 Cater to residents from surrounding stable neighborhoods with services like retail and restaurants
- 3 Celebrate Lithia Springs history and existing community identity



# VMH CORRIDOR

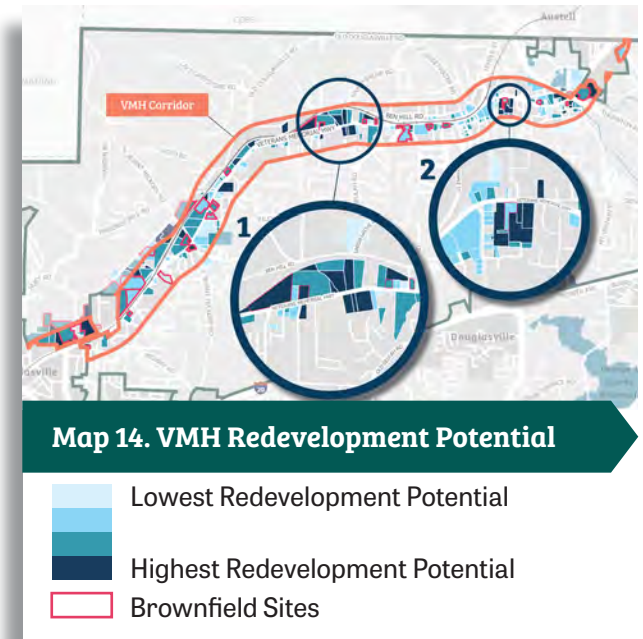
## Concept Development

Similar to the gateways, the project team devised two concepts to present at a public workshop. However, the VMH concepts showed a high-level, land use perspective rather than specific redevelopment visions. The two land use concepts—Nodal Development and Historic Town Center—took different approaches to revitalizing the corridor.

### Concept A – Nodal Development

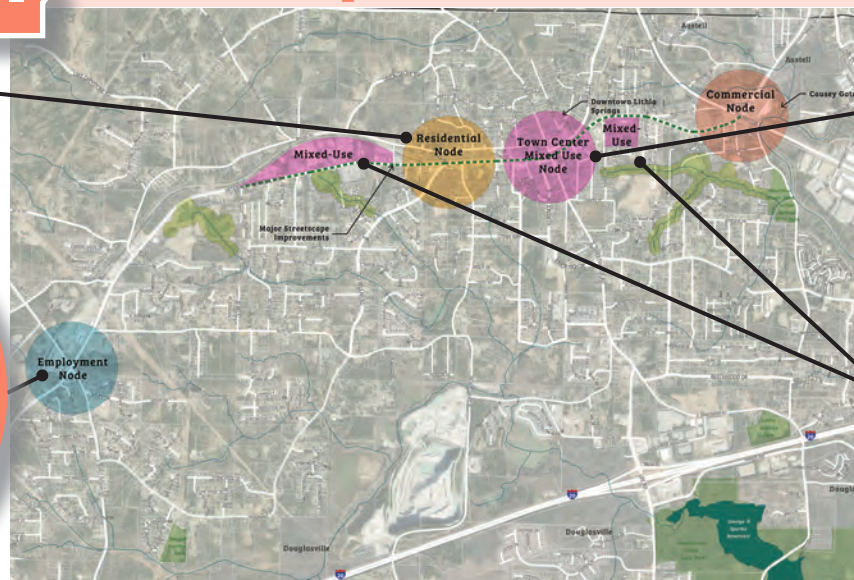
The Nodal Development concept spreads revitalization efforts to key points along VMH. Causey Gateway acts as the eastern most

commercial node. West of the Causey Gateway, there are three mixed use nodes, one at the historic core of Lithia Springs and two at areas that scored highly for redevelopment potential (shown on map to the right; refer to pages 10-11 for a summary of the redevelopment analysis). The concept identifies a key area for medium density residential that would support two mixed use nodes. Where VMH intersects with Old Burnt Hickory Road, professional uses like office, light industrial, and other job-generating uses are concentrated. The concept envisions major streetscape improvements from Thornton Road west to Little Road.



**A**

## Nodal Development



Medium-density residential



Professional uses



Mixed-use town center



Mixed-use development

# VMH CORRIDOR

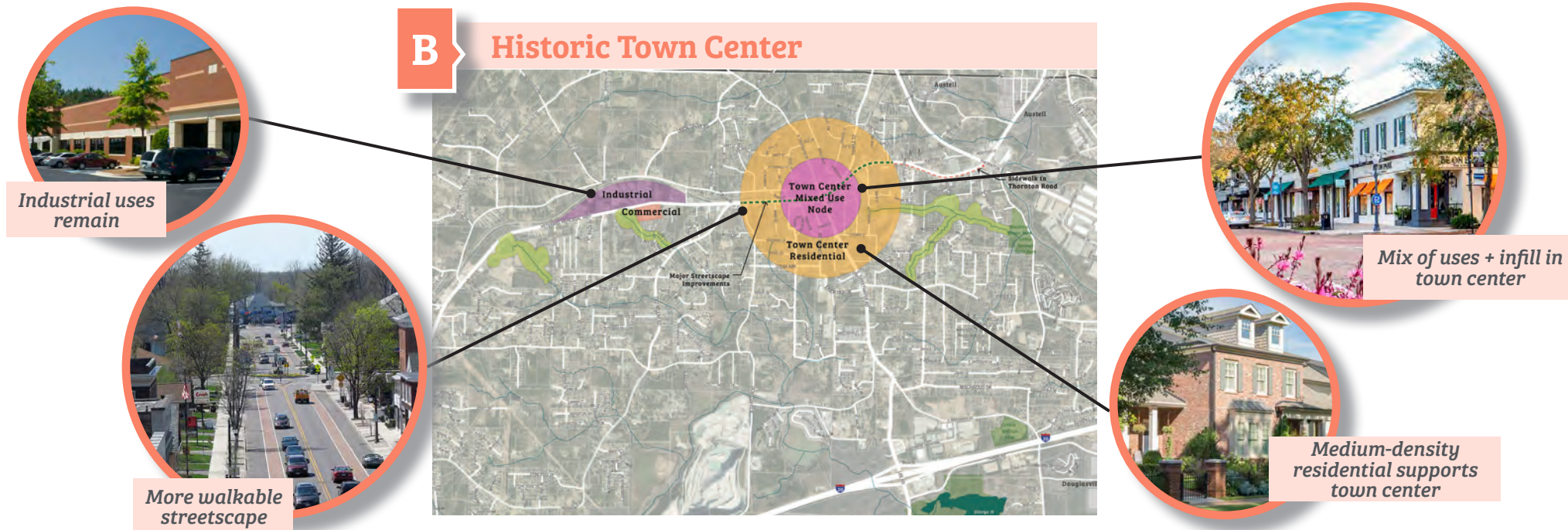
## Concept B – Historic Town Center

Concept B takes a different approach to catalyzing development along VMH. Instead of spreading efforts, the Historic Town Center concept targets the historic core of Lithia Springs for mixed use redevelopment with the assumption that creating a successful, vibrant center will catalyze investment elsewhere along VMH. Following Concept B, the County would focus policies, economic development tools,

and other efforts to promote infill development and revitalization of existing historic buildings. Streetscape improvements are also confined to the historic core, with the focus of creating a more walkable environment. To further support existing and future town center businesses, medium density residential uses would add more patrons within walking distance.

The concept also shows the northern section of VMH between Little Road and Harper Road as all

industrial uses, whereas now, it has other uses peppered in with existing industrial. Concept B envisions this industrial district with right-sized facilities for modern industrial operations.





# VMH CORRIDOR

## Refined Concepts

At the workshop, attendees considered the two concept approaches. The need for transit along the corridor came up in discussion. Discussions also emphasized that the Lithia Springs community has a history of coming together to enact change. Overall, preferences were mixed. Participants in the facilitated workshop leaned toward Concept A while drop-in attendees preferred Concept B, but oddly, for the same reason. Each group believed that its preferred concept was the more practical and achievable vision.

### Feedback on Concept A

Drop-in attendees preferred the nodal development concept, citing that it was more practical than Concept B; however, these attendees noted that Concept A would take a considerable amount of resources to implement and would spread County resources thin.

### Feedback on Concept B

Facilitated workshop participants believed that focusing efforts on the Historic Town Center would be more attainable than spreading attention to various points along the corridor. The walkable town center captured the sense of community that participants desired. One drop-in attendee commented that the property acquisition needed to create a cohesive town center would be extremely challenging.



## Refined Concepts

Because of the mixed reviews, the project team took parts of both concepts to meld together a final vision. Shown on the following page, the refined vision outlines future land uses to specific parcels.

Elements from the Historic Town Center concept feature prominently in the refined concept. The land use vision focuses on developing a mixed-use town center surrounded by denser residential uses, like townhomes and high-density single-family homes.

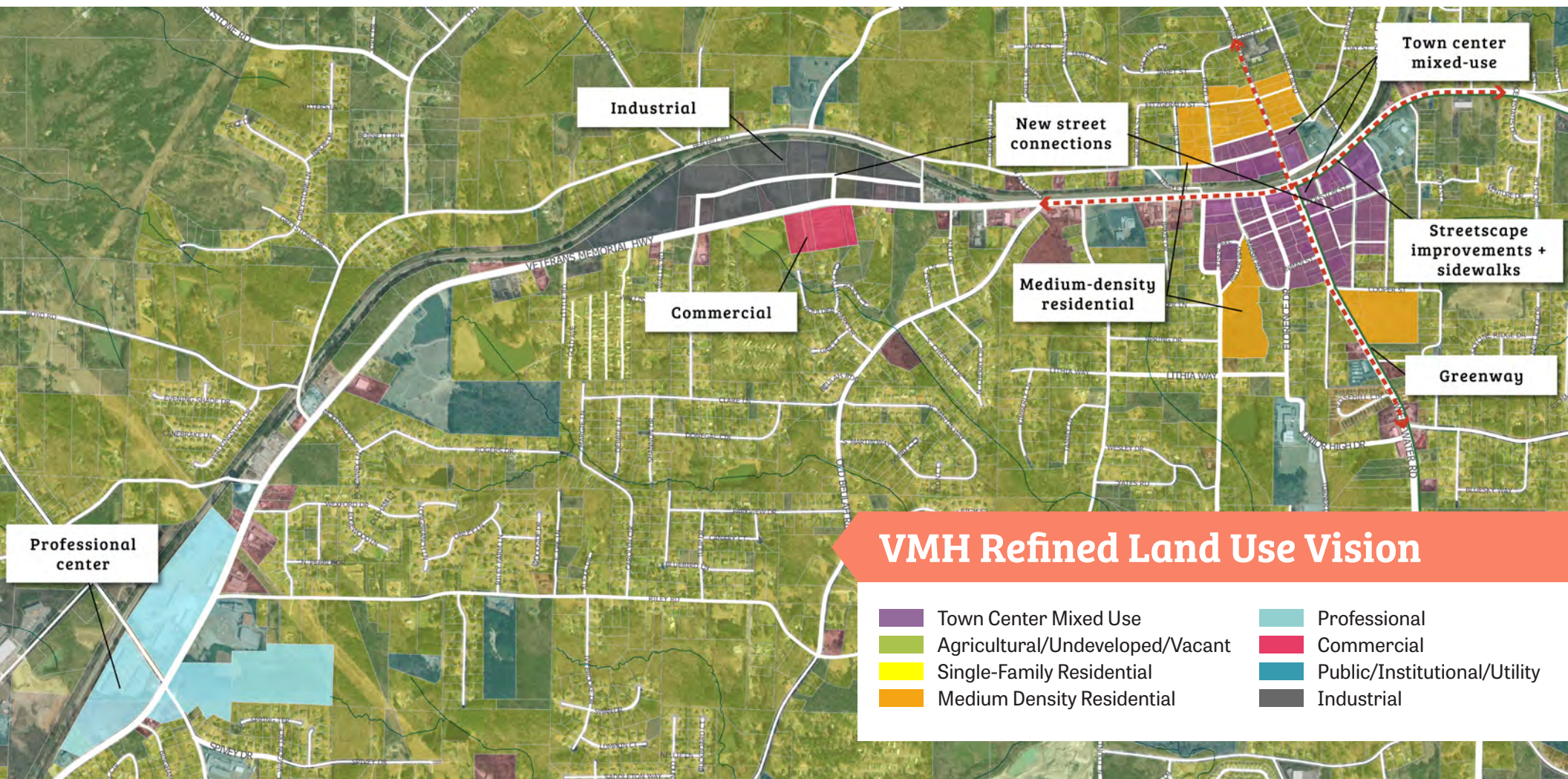
Streetscape improvements are also targeted in the historic core to foster a walkable environment. The Sweetwater Creek Greenway



concept, discussed in Chapter 8, is envisioned to follow VMH and South Sweetwater Road, further elevating the bike and pedestrian infrastructure in the area.

Industrial land uses remain and extend to neighboring parcels further west down the corridor. From Concept A, the professional node was incorporated into the final concept to encourage employment-generating uses to cluster at this intersection.





*Professional and commercial uses*



*Light industrial uses remain*



*Medium-density residential*



*Walkable town center*



*Improved streetscape + walkability*





# VMH CORRIDOR

## Recommendations

The following recommendations aid the County in realizing the vision outlined in the VMH land use framework.

### *Land Use and Development*

The land use vision focuses on the development of three different centers of activity: the Historic Lithia Springs area, an enhanced industrial area west of Harper Road, and an professional center focused at Burnt Hickory Road.

Specific to Historic Lithia Springs, one of the easiest ways to attract development interest is to start with housing. Attracting new, denser housing will signal to the broader the community that change is at last happening on VMH. Recommended housing types include townhomes, duplexes, triplexes and quadplexes. To better fit in with the surrounding single family neighborhoods, apartments are not recommended. With this 'gentle' density, more rooftops translate into more potential customers to support the types of new businesses desired in downtown Historic Lithia Springs.

To achieve this desired housing mix, key parcels in/near Historic Lithia Springs need to be rezoned to a combination of Medium Density Residential (R-MD) and High Density Residential (R-HD). R-MD allows for duplexes, and R-HD allows for townhomes, triplexes, and quadplexes. Any parcels abutting existing

single-family homes should be rezoned to R-MD to better transition into established residences.

Zoning and land development regulation changes are a key implementation mechanism for other parts of the VMH corridor. Currently, Low Density Residential (R-LD) zoning is widely spread along the corridor. VMH can support much more residential density and commercial uses. Targeted rezonings away from R-LD will be needed.

For both the industrial area and professional center, rezoning R-LD properties over time to more compatible zoning districts like Light Industrial (LI) or Heavy Commercial (C-H) will better define these spaces as employment-generating hubs. Specific to the professional center, the County should also consider amending the Quality Growth Development Overlay to require sidewalks.

For the industrial area, one strategy to encourage redevelopment along VMH is to facilitate the assembly of key parcels. These parcels include the industrial parcels west of Harper Road; although many are sizable, aggregating three or four of these parcels would create a much more appealing project to the development community.

Elsewhere along the corridor, higher residential densities like R-MD and R-HD would better support future commercial developments than R-LD.

### *Supporting Creative Businesses*

One goal of the VMH plan is to expand opportunities for creative businesses to thrive in the greater Lithia Springs area. Becoming part of the Georgia Main Street program—whether as a classic Main Street program or a downtown affiliate—is one way to provide a formalized support system to small, local businesses looking to grow.

Many of these businesses would benefit from high-visibility, high-traffic areas. As the VMH corridor develops, the County should ensure that spaces on the Lithia Springs “oceanfront”—the Sweetwater Greenway—are available for small businesses. Ways to encourage range from reduce minimum square footage for retail spaces to very low amounts like 300 square feet to more intensive projects like the County renting a storefront space to incubate small creative businesses who can apply for the space, and set up shop for a nominal monthly rent.

Another aspect to supporting creative businesses is making sure there are affordable, flexible spaces where creative businesses can take root and grow. Oftentimes, the presence of these spaces is limited by code requirements.

# VMH CORRIDOR

To better support small creative businesses, the following provisions in the County's code should be reconsidered along VMH:

- Expand maker businesses as allowable uses into other districts.
- Add of “craft manufacturing” or “maker space” as a use in the zoning code.
- Allow for small scale manufacturing of goods to be sold on premises, limited by size of establishment.
- Allow art studios and similar uses by right in industrial districts instead of requiring a Special Permit to take advantage of aging industrial sites.

A final strategy is to work with properties that already in place but could use improvement such as Bill's Flea Market. This market already supports many entrepreneurs and small businesses, but its lack of improvements and challenging physical conditions are likely a deterrent to potential customers.

Local governments are prohibited from directly allocating grants to for-profit businesses; however, they can distribute certain federal funding for business renovations. The U.S. Department of Housing and Urban Development (HUD) allocates funding through its Community Development Block Grant (CDBG) program. Local governments can allocate CDBG funds to businesses for revitalization. Unfortunately, CDBG grants are hard to come by. Other options include connecting these

small businesses to Elevate Douglas, the County's economic development partnership, to learn about available small business loans and other business support programs.

Another potential strategy for this property is to pursue an assembly strategy where the Bill's Flea Market property includes the lake property next door. Together, these two properties provide a unique opportunity to create a creative shopping and recreation destination.

## Transportation

As the heart of this area study, ensuring VMH's mobility efficiency is critical. A major action item is to coordinate more aggressively with GDOT to understand the agency's intentions around when it plans to widen VMH. This project getting underway can kickstart the redevelopment process not only by providing an opportunity to build a key segment of the Sweetwater Creek Greenway, but also to give property owners and businesses clarity on the futures of their parcels.

The proposed widening of Lee Road is also an opportunity to integrate streetscape improvements and build additional segments of the Sweetwater Creek Greenway.

Another key aspect is proactively creating a denser, more downtown-like grid of roadways in Lithia Springs.



*Maker's space*

*(source: Georgia Tech College Of Engineering)*



# VMH CORRIDOR

## *Urban Design and Placemaking*

The rich history of Lithia Springs is a trove of inspiration for placemaking and urban design. Design standards should be in place in Historic Lithia Springs to ensure that new buildings are people-scaled, front the street, and establish a classic “Main Street” atmosphere. This should be re-enforced by streetscape improvements on VMH and Lee Road in particular, as well as

accomplished through the development of the Sweetwater Creek Greenway.

Redevelopment and adaptive re-use are long-term projects that will take years to materialize. In the interim, and in partnership with the Georgia Main Street program and local arts organizations such as the Cultural Arts Council should pilot a mural façade program for key buildings in the corridor. Currently there are

a handful of buildings with great human scale, but their facades are lacking in visual interest. Working with property owners and pairing them with local artists, the County could sponsor a program that develops eye-catching murals that encompass whole building facades and help tell the story of Lithia Springs in a creative, compelling way.



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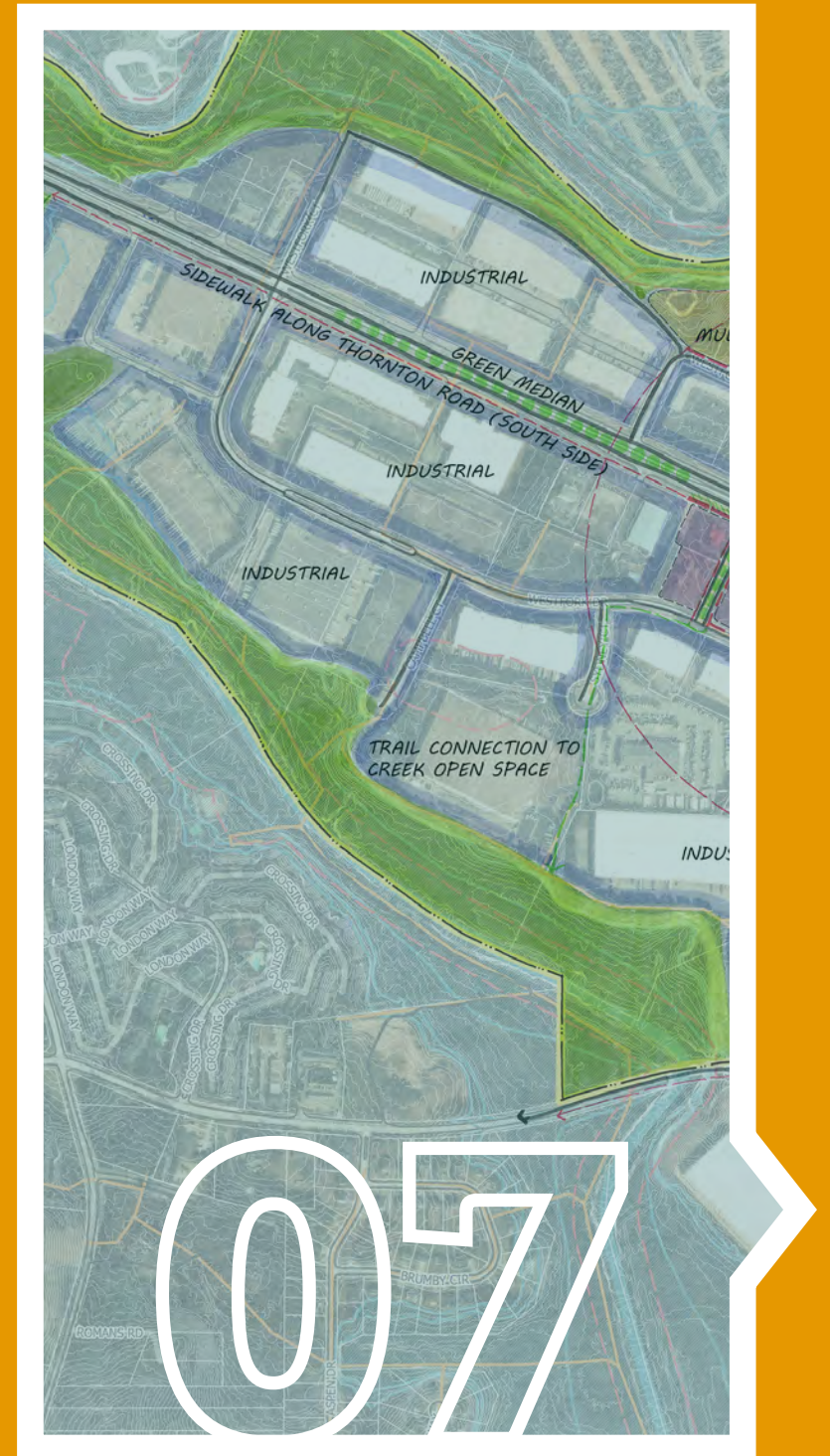
# WESTFORK

Introduction

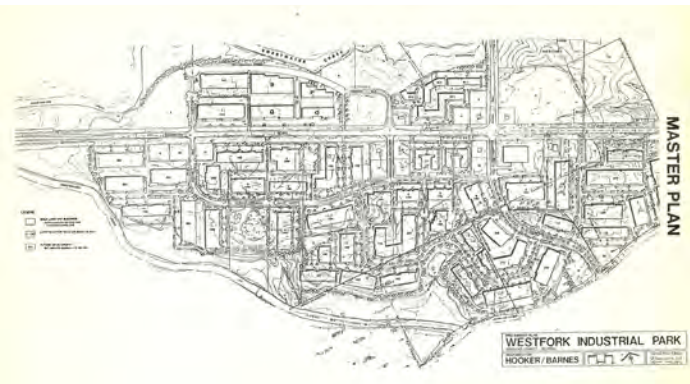
Existing Conditions

Zoning Recommendation

Other Recommendations



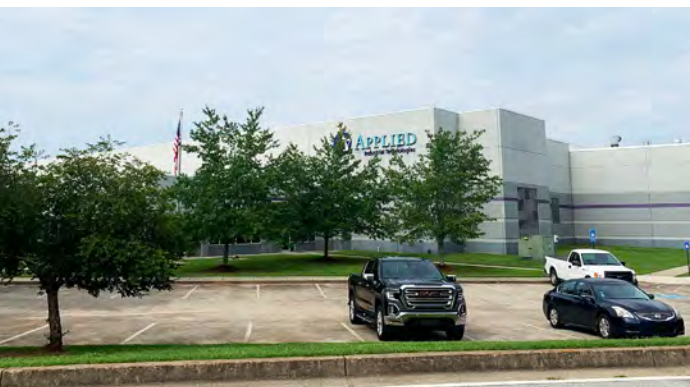




*Original 1973 Master Plan*



*Large-scale commercial on Thornton Road*



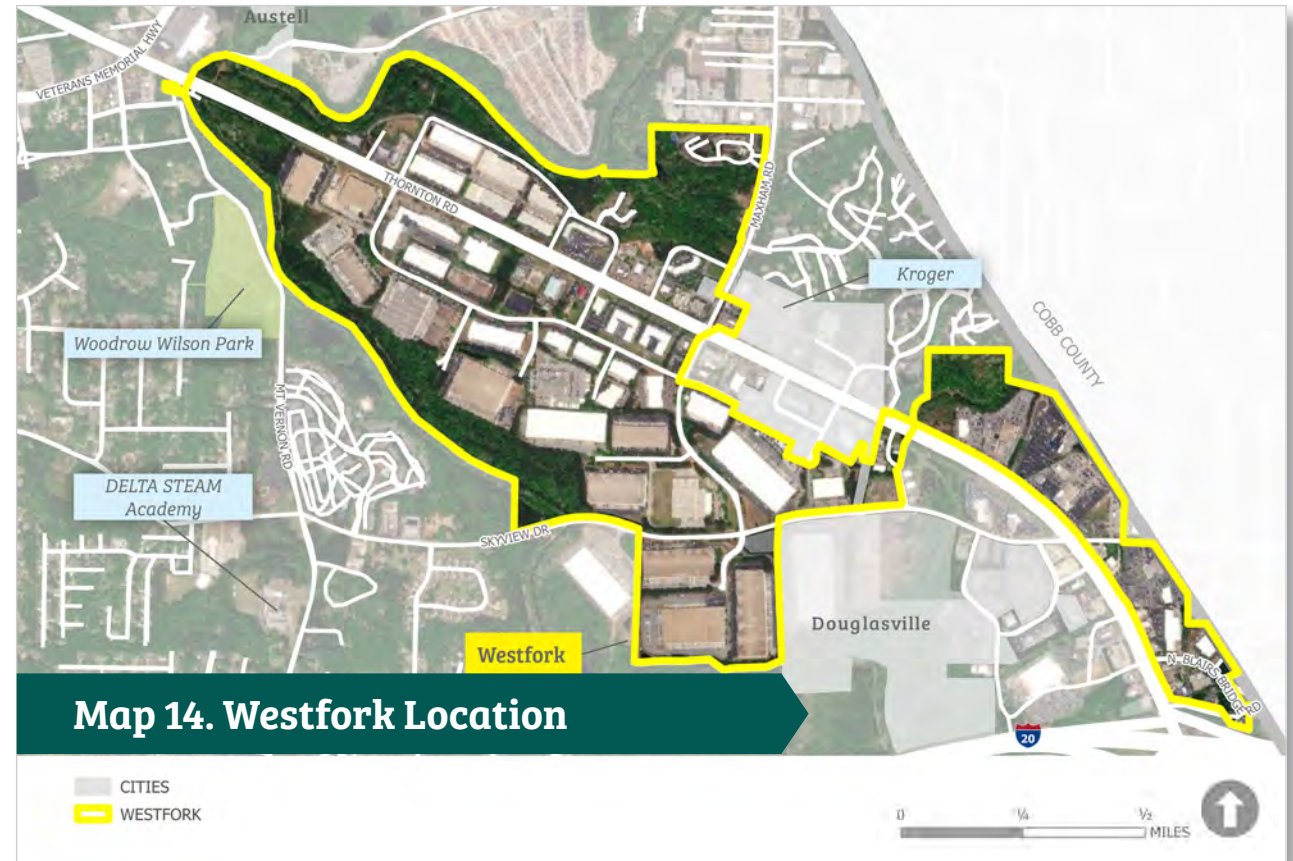
*Large-scale industrial/warehouse*

# WESTFORK

## Introduction

Centered along Thornton Road, the Westfork area is a unique part of Douglas County. Its current form—largely light industrial and large-scaled commercial uses—dates from 1973, when the area was imagined as the Westfork Industrial Park by the developer Hooker/Barnes. Before this, the area was mostly rolling farmland and floodplain around branches of Sweetwater Creek.

The master plan included technology and office parks, a distribution/industrial center, highway-oriented retail, some residential, and a 75-acre regional shopping center intended as an alternative to Greenbriar Mall. Over the 1980s and 1990s, much of the Westfork industrial and office concept became a reality, as did one of the residential developments. The regional shopping center, however, did not materialize.





# WESTFORK

Unlike the other focus areas, Westfork is largely built out; therefore, the project team focused on urban design and zoning interventions rather than creating a redevelopment vision.

## Existing Conditions\*

### Existing Land Use and Character

Today, Westfork has a mix of light industrial and flex commercial uses, with some auto-oriented retail serving travelers along Thornton Road.

The lower intensity, Class C flex commercial buildings fronting Thornton Road are the most limited in terms of the uses they can support—though they have the best visibility, they are smallest in size, have the smallest footprints, and the lowest ceiling heights. These limitations are reflected in the leasing; although few of these buildings are empty, many have vacancies, and tenant turnover is common.

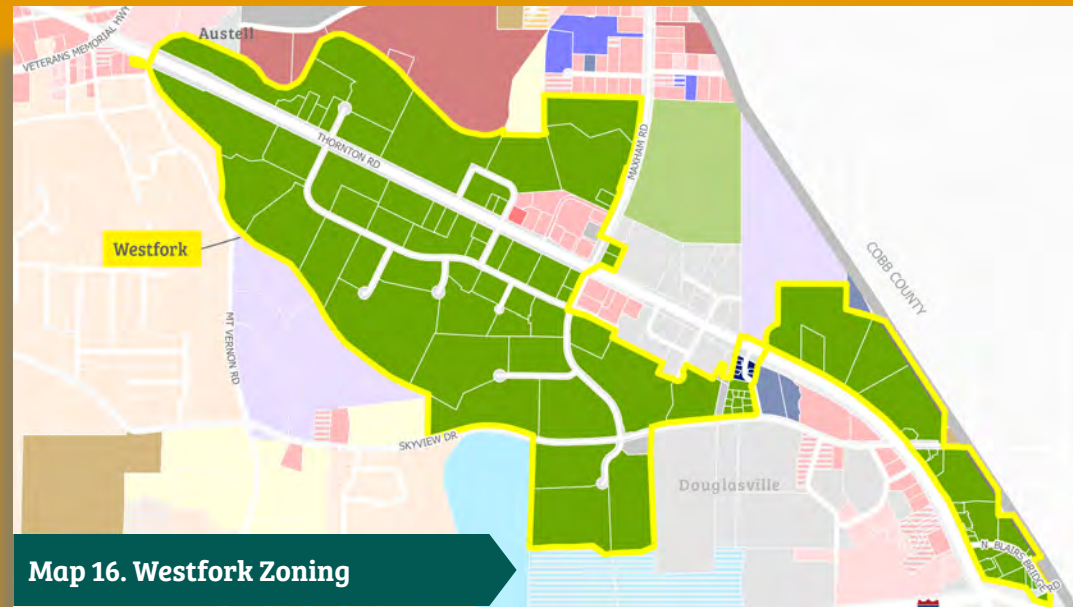
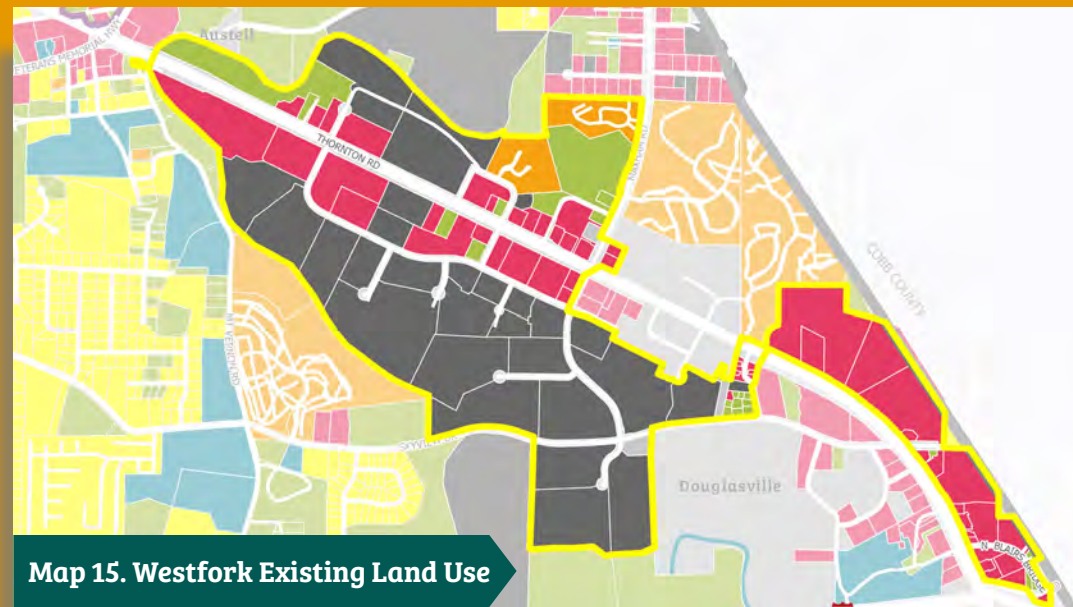
Industrial and warehousing uses are located further away from Thornton Road, particularly in the southern part of the district. These buildings are typically newer and larger, both in terms of total square footage and clear ceiling heights. These Class A industrial spaces are well leased, and can tap into the strong regional market for warehousing and distribution operations.

The edges of Westfork are characterized by two forks of Sweetwater Creek and its associated floodplains. These areas are densely wooded and provide a natural buffer between Westfork and neighboring uses, but also are a barrier to connectivity.

### Zoning

Shown in Map 16, most of Westfork is zoned Planned Unit Development (PUD) with the exception of some properties located near the intersection of Maxham Road and Thornton

*\*Full details in appendix*



# WESTFORK

Road. These are zoned Commercial General (C-G) and Heavy Commercial (C-H).

The PUD zone is challenging for the County to administer. The original PUD application was vague, and the concept was not fully built out as planned. In particular, one of the challenges is in knowing which uses are allowed and which ones are not. There is a strong need for clear zoning regulations to provide better consistency in decision-making and support the vision of the plan.

## Transportation

As the defining transportation feature of Westfork, Thornton Road serves dual purposes: short local trips and longer regional trips connecting to the interstate, creating conflict and congestion. As a result Thornton Road is a hotspot for vehicular crashes in Douglas County—especially those involving freight trucks. This segment of Thornton Road is a critical truck route connecting I-20 with the Norfolk-Southern

intermodal yard in Austell. The warehouse and distribution uses in Westfork further contribute to this freight traffic, and pose a challenge to creating a hospitable environment for other modes.

Bicycle and pedestrian safety is a concern on Thornton Road. Although major intersections have crosswalks, sidewalks are very limited, and there are no bicycle facilities. Maxham Road north of Thornton Road is the only roadway with consistent sidewalks, and the CTP identifies this intersection as a priority pedestrian area. Despite this infrastructure, bicyclist and pedestrian-involved crashes highly concentrate at the intersection Thornton Road and Maxham Road.

The Westfork area is well served by transit. Two transit lines serve the area: Xpress Route 476, connecting Hiram to Downtown and Midtown Atlanta and Connect Douglas Route 40, linking the West Douglas Park and Ride to Cobb County.



*Intersection of Thornton Road and Maxham Road; Source: Crexi*

## Needs

- 1 Clarify appropriate uses and simplify zoning administration of the PUD
- 2 Expand and improve safety of pedestrian and bike infrastructure
- 3 Improve connectivity, where possible. Sweetwater Creek acts as a natural barrier

## Opportunities

- 1 Capitalize on location and existing economic vitality of the district
- 2 Retrofit and expand uses of Class C flex buildings along Thornton Road
- 3 Create access to Sweetwater Creek—a beautiful natural resource and asset that is largely hidden



# WESTFORK

## Zoning Recommendation - Create the Westfork Overlay

The most important needed change in Westfork is clarifying the zoning that regulates it. Adopting a zoning overlay can resolve ambiguity on allowed and prohibited uses, addressing administrative issues.

An overlay can also act as a tool to achieve a desired vision. Specifically, it can establish streetscape and urban design standards to implement the desired future character of Westfork: a unique, campus-like environment with interconnected paths, public spaces, and attractive landscaping. As owners improve their properties over time—either as a part of partial or complete redevelopment—this vision is realized.

A Westfork Overlay should include these four key elements:

1. Define 'tiers' for distinct character/uses
2. Define prohibited uses and establish allowable uses
3. Define development and design standards
4. Establish redevelopment thresholds

### 1 Define 'tiers' for distinct areas

This overlay should differentiate between the two main types of spaces and land uses in the district: the older, more office/flex industrial type uses closer to Thornton Road and the newer, larger distribution centers closer to the edges. The standards and redevelopment thresholds can be consistent across both types, but the permitted uses should be different. The map on the following page outlines these recommended districts, or 'tiers.'

#### TIER 1: WESTFORK CORE + BUSINESS INCUBATION

The oldest buildings date mostly from the 1980s and do not meet the needs of 21st century industry: the building footprints are too small and the ceiling clearances are lower than desired. However, these spaces serve an important function as transitional spaces for smaller, office-heavy or very light industrial businesses that need affordable space and good access to infrastructure.

#### TIER 2: WESTFORK INDUSTRIAL + DISTRIBUTION

Because they were built later, the Tier 2 buildings at Westfork are larger and serve a different type of business. These are predominantly more established businesses associated with warehousing and distribution, as well as other types of large scaled uses like construction material exposition centers.

## COMMERCIAL ZONE

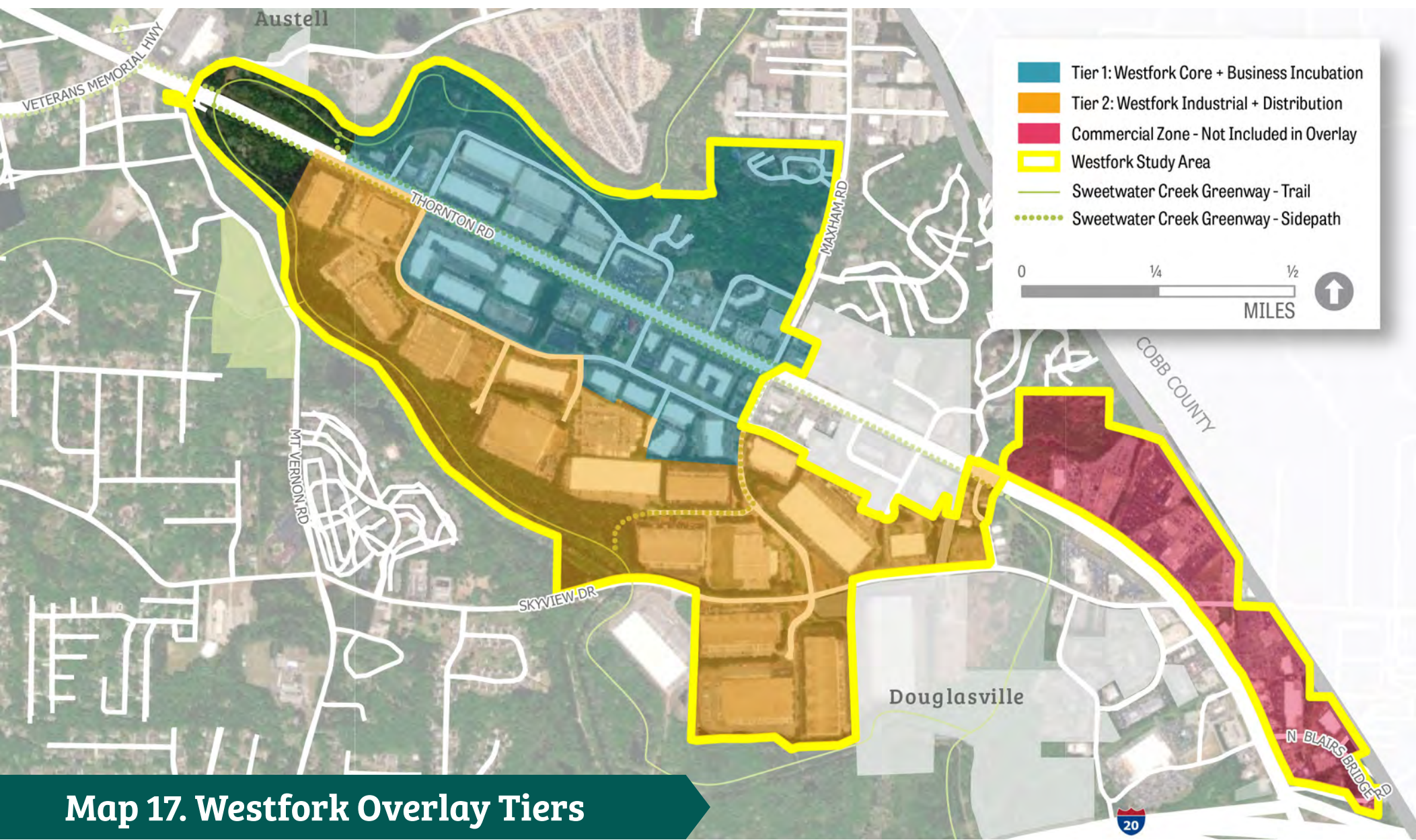
East of the two tiers, car dealerships and other businesses form a distinct commercial area. The overlay should exclude these parcels. Instead, Douglas County should consider rezoning these parcels from PUD to C-H to simplify administration. Given the context of this area, consideration should be given to developing the CH zoning district as Restricted (CH-R) to manage the uses that would be allowed in this area.

### 2 Define prohibited uses and establish allowable uses

To ensure consistency, the overlay should define permitted uses in a similar format to its Unified Development Code (UDC). In Article 2, Section 210, the UDC provides a table of allowed principal uses. The overlay should include a similar table to clarify allowable uses for the Westfork Overlay.

In general, Tier 1 Business Incubation Uses are more oriented to offices, professional services, and light industrial/manufacturing that occurs at an artisanal level rather than mass production. Tier 2 Industrial and Distribution uses include most of Tier 1 uses, but are expanded to include larger industrial uses, warehousing, and distribution uses as well—these are very similar to the County's current uses allowed and prohibited in L1. Appendix A has a complete listing of recommended prohibited and allowable uses, as well as uses that would require special use approval.





**Map 17. Westfork Overlay Tiers**

# WESTFORK

### 3 Define Standards

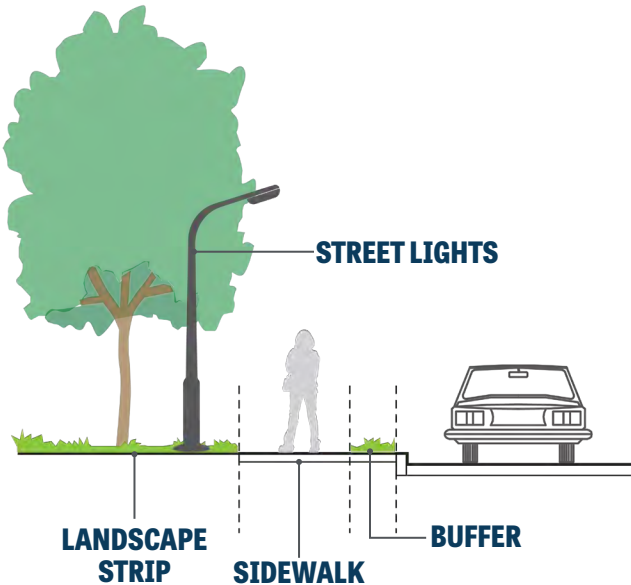
The overlay should include standards for various desired improvements in the district. Recommended sections for these standards are detailed below.

#### STREETSCAPE STANDARDS DEFINED BY TYPE

Defining streetscape standards by type will encourage a consistent streetscape throughout Westfork. Type refers to the roadway classification, differentiating between busier, larger roadways and local streets. Table B is an example of how the overlay could define those standards by

street type. Because the UDC inherently does not define these standards for PUD zoning, the table offers figures from other zoning districts or overlays as an example—not as a formal recommendation. The overlay is an opportunity to include these specifics and can reference existing portions of the UDC.

Suggested streetscape standards include minimum requirements for a landscaped setback between the sidewalk and curb (buffer); the width of sidewalk (sidewalk); a landscape strip at the back of the sidewalk on private property (landscape strip); and street lights.



Streetscape Elements

**Table B. Example Streetscape Table**  
(Illustrative Only)

Street type	Applicable streets	Buffer (sidewalk setback from curb)	Sidewalks	Landscape strip	Street lights
<b>GDOT Controlled-Principal/Major/Minor Arterial, Major Collector</b>	Thornton Road	GDOT Standards	Min. 5 ft. (GDOT Standard)	Min. 15 ft. (see Sec. 804.C.4.A (Sidewalks))	GDOT Standards
<b>Principal/Major/Minor Arterial, Major Collector</b>	Maxham Road (north of Thorton Road) and Skyview Drive	Min. 6 ft.	Min. 8 ft.	Min. 15 ft. (see Sec. 804.C.4.A (Sidewalks))	Required: pedestrian-scaled and vehicle-scaled (see Lighting Standards Sec. 4.30.7 of Overlay)
<b>Local</b>	Bosch Court, Campbell Court, Creekside Circle, Maxham Road (south of Thornton Road), Misty Lane, Sydney Court, Thornton Way, West Park Place, and Westfork Drive	Min. 2 ft.	Min. 5 ft.	Min. 10 ft. (see Sec. 804.C.4.A (Sidewalks))	Required: pedestrian-scaled (see Lighting Standards Sec. 4.30.7 of Overlay)

# WESTFORK

## LIGHTING STANDARDS

The streetscape standards can require lighting, but a section devoted to Lighting Standards can further define the style, distribution, size, and other specifications. Recommended specifications include the following stipulations:

- Define and differentiate lighting scale by street type, e.g. pedestrian-scaled and vehicle-oriented
- Style and decorative characteristics, like fixture head, and type/finish
- Distance between streetlights
- Review requirements

## PEDESTRIAN ACCESS

Improving walkability in Westfork is a priority. The overlay can stipulate sidewalk standards, but also pedestrian access to buildings. To further improve walkability, the pedestrian access section should require a walkway between buildings and adjacent public right-of-way at specified width.

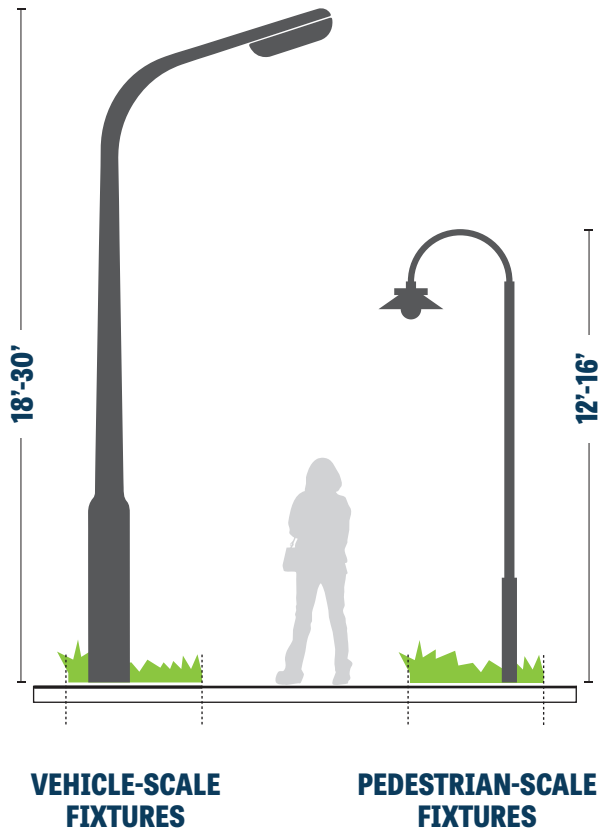
## ACCESS MANAGEMENT

Thornton Road is a congested thoroughfare, and managing vehicular access to this road may reduce unnecessary local trips. The Access Management section can include stipulations on driveways, and inter-parcel access to

reduce unnecessary congestion on Thornton, and other “Priority” corridors in the district. For instance, the section could specify the number of driveways per project, particularly on roads identified as “Priority” corridors. More importantly, the Access Management section can encourage inter-parcel access, such as joint driveways, cross-access drives, and access easements to facilitate vehicular movement between businesses, rather than on congested roadways.

## BUILDING DESIGN

The overlay can include building design standards that encourage a cohesive look and higher-quality design. Westfork’s large-scale commercial and industrial operations typically require large spaces, and their buildings exhibit this scale. While this scale serves an important function, it also poses design challenges, as these buildings often have large surface areas without much visual interest. At the same time, many of the original buildings in Westfork’s master plan are approaching historical status. The overlay should include building design standards that promote more visual interest and other design elements while recognizing and preserving the historic character of Westfork.



*Lighting Scale*



# WESTFORK

Some key building design elements to consider include:

- **Building entrance/pedestrian access:**

As a fundamental design element, building entrances should be clearly visible, accessible, and at a human-scale. These characteristics provide visual interest, deemphasize the bulk typical of Westfork buildings, and contribute to the connected, campus-like feel. The overlay can specify standards on how to achieve these design goals from landscaping, entrance canopies, and orientation toward the street.

- **Fenestration:**

Fenestration describes the amount, arrangement, and transparency of openings or glass on a building's façade, particularly windows and doors. Windows and doors

can create visual interest and break up the large surface areas typical of industrial and large-scale commercial buildings. Transparency is also a consideration as it subtly suggests that the public realm is being observed, contributing to safety. The overlay can specify these details on the desired fenestration.

- **Building materials:**

Exterior finishes are also essential to building design and quality. The overlay can specify appropriate exterior finish materials like brick, stucco, or stone. The overlay can also limit the proportion of a certain exterior building materials, like stucco. Because of the Westfork's historic character, stipulations should consider materials, like brick, that are compatible with the original buildings of the master plan.

- **Building façade:**

To create additional visual interest, the overlay can provide design standards for building façades. Creating a sense of depth, changing color or materials, and including other detailing can interrupt large expanses of otherwise flat surfaces.

Special consideration should be paid to the unique needs of different uses, especially industrial. Standards should focus on the front of the property visible from the street and the connection to the public realm. Outside of this, standards should lend some flexibility to the sides and rear of buildings.



*The commercial buildings at 561 and 591 Thornton Road date back to the 1970s and are considered historic.*

# WESTFORK

## 4 Establish Redevelopment Thresholds

A critical piece to implementing the desired standards is to include specific redevelopment thresholds to trigger these required improvements. Defining these thresholds is essential because the district is largely built out, and complete redevelopment is unlikely. These will ensure that necessary upgrades are made, even when complete redevelopment is not contemplated.

Examples A and B show how different jurisdictions have defined redevelopment thresholds.

Example A establishes thresholds by the level of renovation. This includes destruction of a portion of an existing structure, the expansion of an existing structure, significant site disturbance, or a change of use.

Example B defines redevelopment thresholds by the cost of improvement in proportion to the fair market value of the structure.

Douglas County should choose how to define these thresholds based on past redevelopment activity, implementation goals, and ease of administration.

**Table C. Example Redevelopment Threshold Table - Level of Renovation**  
(Illustrative Only)

Sections that shall apply	30% or more destruction	Expansion	Site disturbance	Change of use
<b>Sec. ##.6 Streetscape standards</b>	Mandatory	Not mandatory	Mandatory	Not mandatory
<b>Sec. ##.7 Lighting standards</b>	Mandatory	Not mandatory	Mandatory	Not mandatory
<b>Sec. ##.8 Pedestrian access</b>	Mandatory	Mandatory	Mandatory	Mandatory
<b>Sec. ##.9 Access Management</b>	Mandatory	Not mandatory	Not mandatory	Not mandatory
<b>Sec. ##.10 Building Design</b>	Mandatory	Mandatory	Mandatory	Mandatory

**Table D. Example Redevelopment Threshold Table - Cost of Improvement**  
(Illustrative Only)

Sections that shall apply	Redevelopment costs as a % of the structure's fair market value		
	Less than 40%	40% - 70%	70% or more
<b>Sec. ##.6 Streetscape Standards</b>	Not mandatory	Mandatory	Mandatory
<b>Sec. ##.7 Lighting Standards</b>	Not mandatory	Mandatory	Mandatory
<b>Sec. ##.8 Pedestrian Access</b>	Mandatory	Mandatory	Mandatory
<b>Sec. ##.9 Access Management</b>	Not mandatory	Not mandatory	Mandatory
<b>Sec. ##.10 Building Design</b>	Not mandatory	Mandatory	Mandatory

# WESTFORK

## Recommended Outline

A recommended overlay outline is below:

### SECTION 4.30. WESTFORK OVERLAY DISTRICT

#### Sec. 4.30.1. Purpose

The purpose of the Westfork Overlay District is to enhance the quality of design of the Westfork business district that respects the district's original master plan while promoting livability. The overlay is further intended to provide clarity on allowed and prohibited uses in the area as well as to encourage improved streetscapes and urban design throughout the district.

#### Sec. 4.30.2. Applicability

#### Sec. 4.30.3. Redevelopment Thresholds

#### Sec. 4.30.4. Definitions

#### Sec. 4.30.5. Use Provisions

##### A. General

##### B. Prohibited uses

#### Sec. 4.30.6. Streetscape Standards

##### A. Sidewalk setback from curb

##### B. Sidewalks

#### Sec. 4.30.7. Lighting Standards

#### Sec. 4.30.8. Pedestrian Access

#### Sec. 4.30.9. Access Management

##### A. Driveways

##### B. Inter-Parcel Access

#### Sec. 4.30.10. Building Design

## Other Considerations

The overlay can be amended to include additional standards. One standard the County might consider in the future is a trails component for the Sweetwater Creek Greenway (see Chapter 8 for information on Sweetwater Greenway). Once the alignment is determined in further studies, certain redevelopment thresholds should trigger trail building in places where the trail alignment is on private property.

## Other Recommendations

### Westfork Community Improvement District

Because redevelopment is likely to happen very slowly, and/or not until far into the future, substantial improvements to the streetscape and landscaping will likely not happen through private development. One way to potentially expedite these improvements is to consider establishing a community improvement district (CID), which can advance the implementation of sidewalk networks, trails, and the general beautification of Westfork.

### Branding and Promotion

Westfork is a unique place and creating a cohesive branding scheme can further advertise it as a business district. Now that Westfork's core has a concrete vision, Douglas County should consider promoting its identity



Photo from Gwinnett Daily Post

## Gateway85 CID

Where Jimmy Carter Boulevard meets I-85, Gateway85 is a CID in Gwinnett County. Industrial, warehousing, and heavy commercial characterize the district—much like Westfork on a larger scale. Of its many functions, the CID promotes a distinct branding and signage scheme that creates a sense of place.

as a business incubation and entrepreneurship hub. The proposed CID can aid in implementing such a marketing campaign. While a CID itself is not well-equipped to recruit entrepreneurs or businesses, the CID can partner with agencies that can. For example, Elevate Douglas—the County's economic development arm—can work with the future CID to promote the district as a business incubation hub through recruitment.



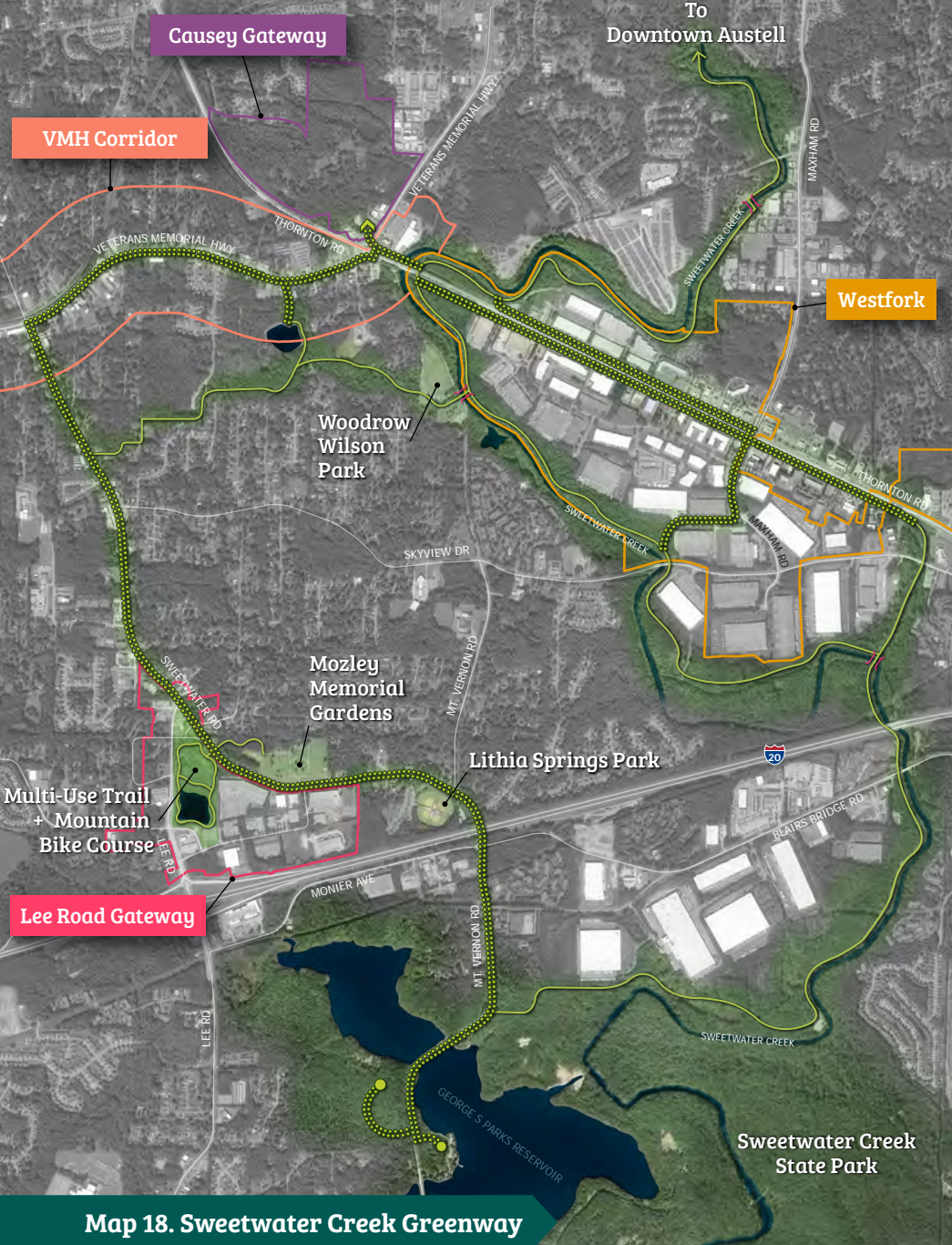
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# SWEETWATER CREEK GREENWAY

The Concept  
The Incentive



08



**Map 18. Sweetwater Creek Greenway**

- PROPOSED GREENWAY TRAIL
- PROPOSED SIDEPATH TRAIL
- PROPOSED BRIDGE
- POND / STREAMS

# SWEETWATER CREEK GREENWAY

## The Concept

Each of the focus areas discussed in previous chapters are distinct but are still a part of the character of Lithia Springs. Creating the Sweetwater Creek Greenway, a multi-use trail, would further connect these critical areas, accentuate Lithia Springs' beautiful, natural features, and may spur development, particularly in the focus areas.

## Connection

Shown in the map to the left, the Sweetwater Creek Greenway would connect Sweetwater Creek State Park along Sweetwater Creek north to the City of Austell in Cobb County. The system's concept provides people with an alternative, active way to access to several destinations than by car. Walkability was a key concern to Lithia Springs residents and stakeholders, and a multi-use trail system would create more walkable, connected spaces.

Key connections include greenspaces like the State Park and other local parks. Specifically, the proposed trail passes by Lithia Springs Park, the proposed passive park in the Lee Road Gateway, and Woodrow Wilson Park.

Other key destinations include commercial and business districts like the Lee Road and Causey Gateways, Historic Lithia Springs, Westfork, and Downtown Austell in Cobb County.



# SWEETWATER CREEK GREENWAY

## *Context-Sensitive Trails*

While the primary trail would run along the creek, the Sweetwater Creek Greenway would act as a larger system of context-sensitive multi-use paths, including urban/suburban sidepath trails and rural, off-street greenway trails connected via bridges. While this is not the final, adopted alignment, Map 18 shows a conceptual mock-up of where these various trail typologies could work, and the imagery to the right shows examples of these trail typologies.

## *Building Out the System*

The conceptual alignment of the trail system aims to maximize public right-of-way along streets and through County-owned property such as public parks; however, acquiring property and easements to create a continuous corridor will be necessary to build out this extensive system.

Much of the conceptual rural greenway system snakes along creeks and streams as well as through flood zones. Douglas County prohibits development of buildings and other structures in these areas to both protect water quality but also to prevent property damage from flooding. While most development is prohibited in these

areas, trail development is typically allowed—innately creating a continuous, natural corridor for trail development free of structures or other impediments. While there are few buildings to contend with, the County would still have to work with property owners to acquire trail easements on privately-owned land.

## *Accentuation of Natural Features*

Sweetwater Creek is a defining natural feature of Lithia Springs, and the proposed greenway concept allows people to experience this natural asset; however, Sweetwater Creek needs environmental restoration. Currently, its banks are clogged with debris and in many places, it is no longer free flowing.

Local citizen, Howard Williams, developed the Sweetwater Blueway project with the express purpose of cleaning up the creek as it stretches through three counties: Douglas, Paulding, and Cobb. His goal is to restore it as a usable recreational blueway with activities like kayaking and fishing.

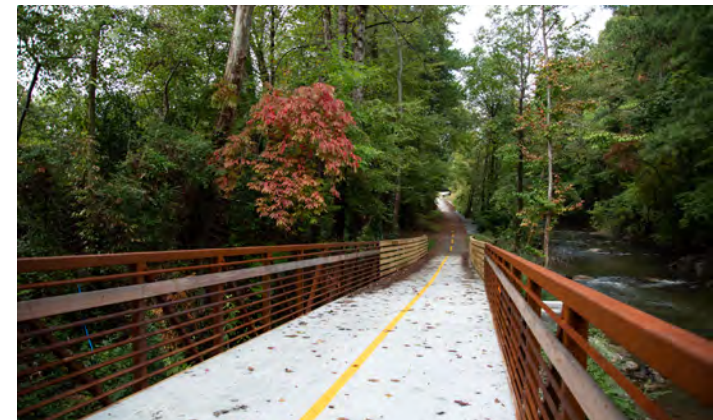
In conjunction with the Sweetwater Creek Greenway, the project would attract people to enjoy the creek and appreciate Lithia Springs' natural environment.



*Urban/suburban sidepath trail* Source: Emory News Center



*Rural off-street greenway trail*



*Greenway bridge*

Source: Cumberland Trails



# SWEETWATER CREEK GREENWAY

## The Incentive

### *Economic Development*

Trails provide countless economic development benefits to communities, including increased property values and tourism. Tourism and recreation-spending on hotels, gear, and other items provide a boost to the local economy.

This amenity can also draw development interest, whether it's commercial, residential, or mixed use. There are a number of variables other than trails that predict redevelopment, but greenways increase an area's quality of life and provide an amenity on which developers could capitalize. The redevelopment concept for the historic core of Lithia Springs shows how this path would be integrated into the fabric of the neighborhood.

### *Other Community Benefits*

In addition to economic development, trails and greenway systems provide countless other community benefits. Implementing the Sweetwater Creek Greenway would further add to a sense of place—connecting the major redevelopment opportunities and further defining the distinct focus areas of Lithia Springs. These connections would also enhance multimodal mobility options, providing alternative, active transportation options and contributing to public health.



*Existing - S Sweetwater Road at VMH*



*Future redevelopment and sidepath*

# LAND USE PLAN

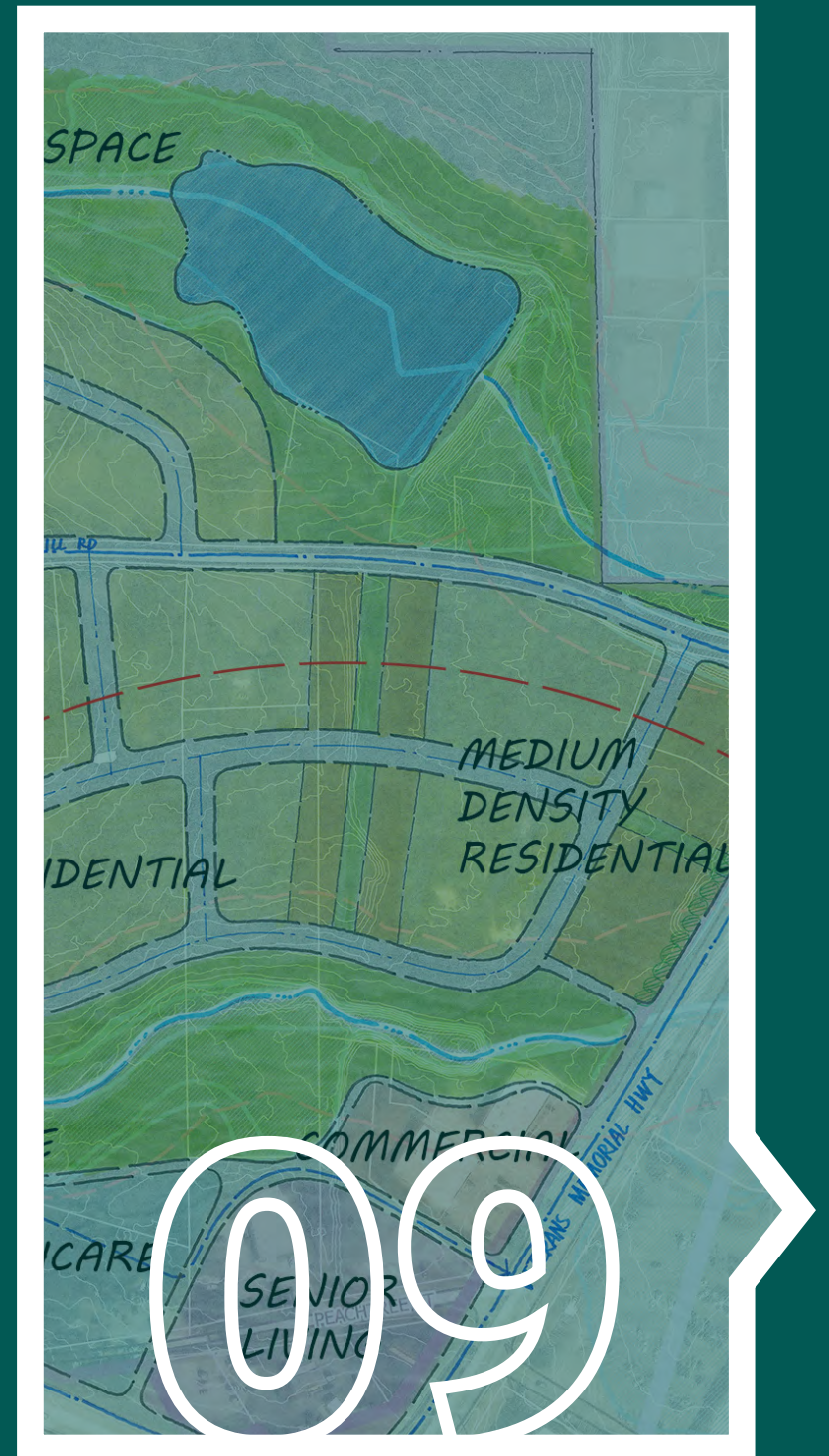
**Overview**

**Causey Gateway**

**Lee Road Gateway**

**Historic Lithia Springs**

**Industrial + Professional Center**

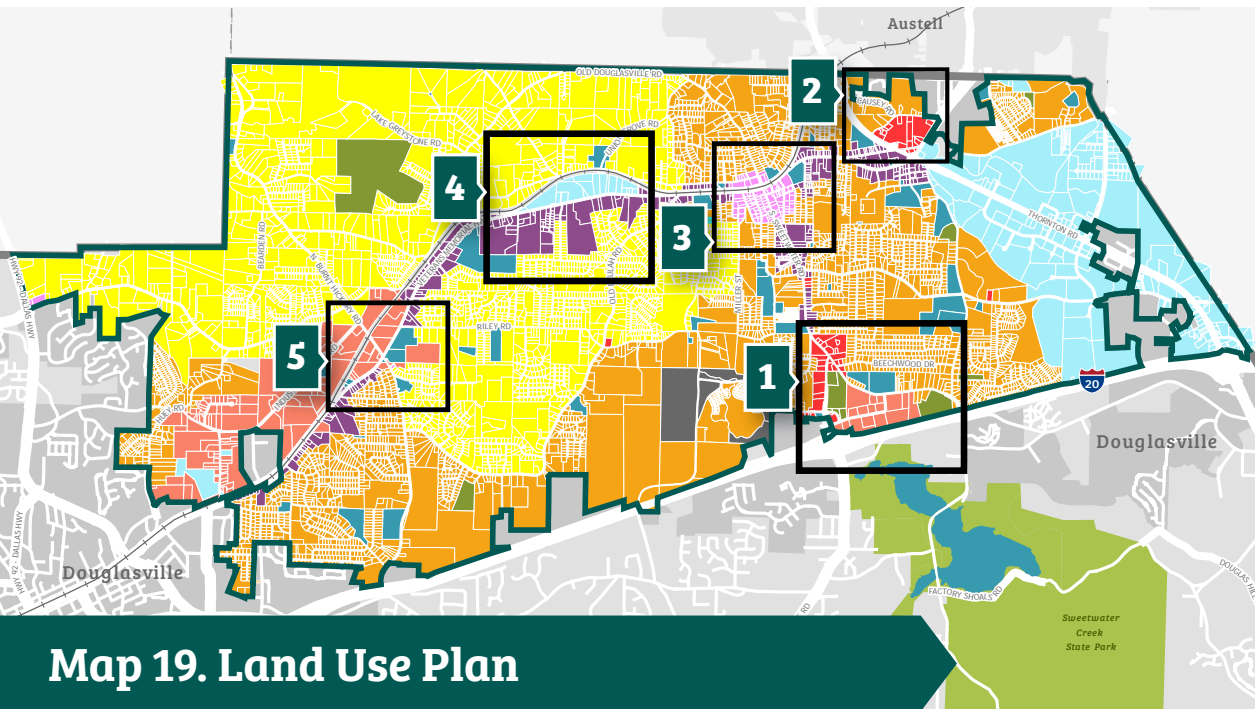




# LAND USE PLAN

## Overview

Future land use designations used in the County's Comprehensive Plan serve as the base for the Lithia Springs land use plan depicted in the map below. The greater Lithia Springs area is home to stable residential neighborhoods that are unlikely to change drastically; therefore, the future land use map is largely unchanged. However, there are five key recommended differences (Map 19) along commercial corridors and nodes to support the redevelopment visions for the Causey Road Gateway, Lee Road Gateway, and VMH. Westfork's current future land use designations align with its future vision and is therefore, not included.



**Map 19. Land Use Plan**

### Future Land Use

- SUBURBAN LIVING
- URBAN RESIDENTIAL
- COMMERCE CENTER
- COMMUNITY VILLAGE CENTER
- WORKPLACE CENTER

- MIXED USE CORRIDOR
- NEIGHBORHOOD VILLAGE CENTER
- INTENSIVE INDUSTRIAL
- PUBLIC / INSTITUTIONAL
- PARKS / REC. / CONS.

- LITHIA SPRINGS SMALL AREA PLAN BOUNDARY
- RAILROADS
- CITIES

0 ¼ ½ 1 1½ 2 MILES



## Key Future Land Uses

### Suburban Residential

Predominantly characterized by established single-family residential neighborhoods

### Urban Residential

Predominantly characterized by older, established single-family homes that may include a mix of single family, duplex and townhomes

### Neighborhood Village Center

Small-scaled commercial and service uses located at key crossroad intersections that provide amenities to surrounding neighborhoods

### Community Village Center

Higher intensity of commercial activity—like grocery stores and offices—designed to serve more than one neighborhood

### Commerce Center

Industrial and office park type developments that are appropriately buffered from established and future residential development

### Workplace Center

Current and future intensive commercial, office and technology development along major corridors that are major employment generators

### Mixed Use Corridor

A mix of non-residential uses in proximity to major thoroughfares and support a greater urban density of form, scale and use

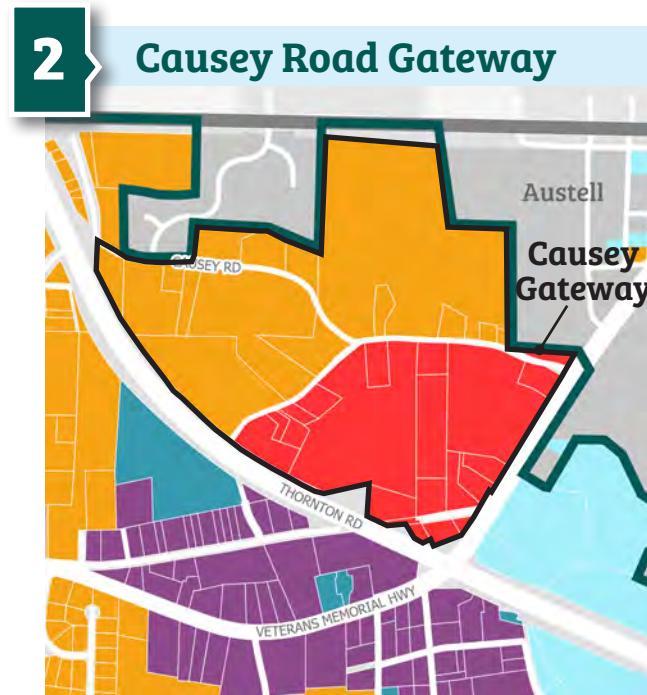
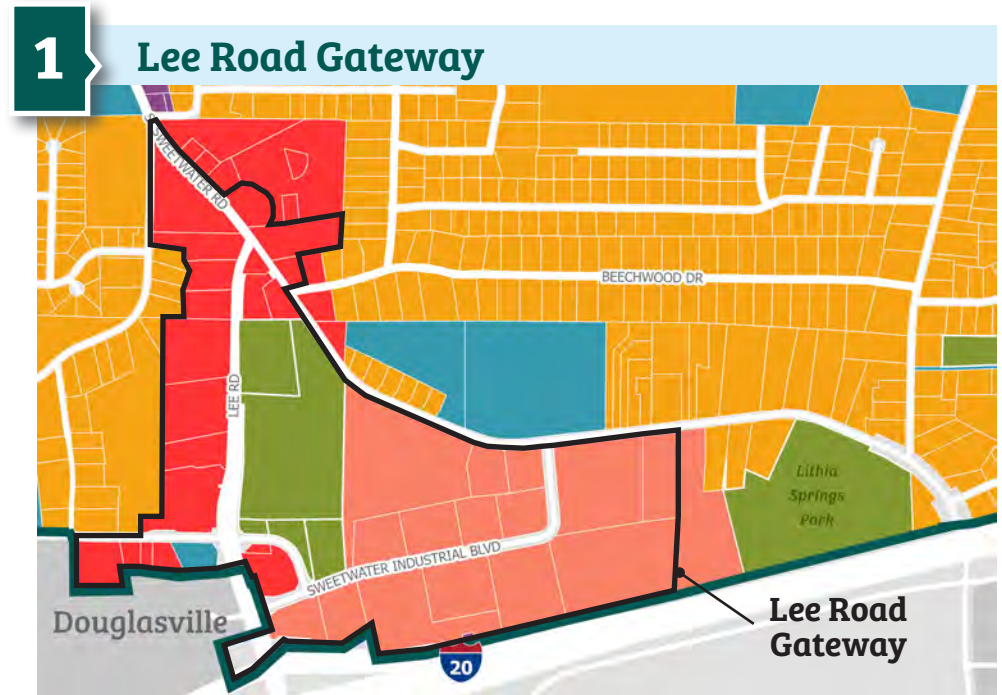
# LAND USE PLAN

## Lee Road Gateway

For the Lee Road Gateway, this land use plan curbs the wide use of Community Village Center in the adopted map and only applies it to parcels fronting Lee Road and South Sweetwater Road. The land use plan also shows the Urban Residential designation where residential neighborhoods currently exist to the west of those frontage parcels. The Lee Road Gateway redevelopment vision identifies a future passive park on the property on the west side of Lee Road. Developers have struggled implementing their visions on this parcel due to hard granite bedrock. The Parks/Recreation/Conservation designation reflects the redevelopment vision of a natural park space as an amenity for the community village. Finally, the land use plan applies the Workplace Center designation to the parcels surrounding Sweetwater Industrial Boulevard. This future land use designation better reflects the anticipated transition from light industrial to community-facing services and flexible uses identified in the redevelopment vision. The current building stock cannot support modern industrial uses, but adaptive reuse of these existing buildings is encouraged.

## Causey Gateway

For the Causey Gateway area, this land use plan is consistent with recommended future land use changes from the previous Lithia Springs Small Area Plan completed in 2021. This previous plan proposed changing the Causey Gateway corner to a combination of Community Village Center and Urban Residential designations. These changes are compatible with the refined redevelopment vision discussed and shown in Chapter 5.



## Map Key

- Workplace Center
- Community Village Center
- Urban Residential
- Mixed Use Corridor
- Commerce Center
- Public/ Institutional
- Parks/ Rec./ Conservation



# LAND USE PLAN

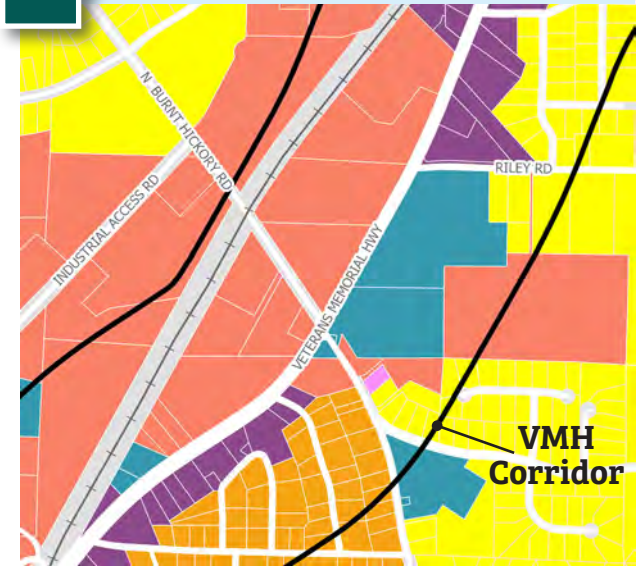
## Historic Lithia Springs

The land use plan reassigns the Historic Lithia Springs area with Neighborhood Village Center, rather than the adopted Mixed Use Corridor designation. The previous Lithia Springs Small Area Plan proposed that this area become Neighborhood Village Center as well. The Historic Town Center redevelopment concept aligns better with this less intense future land use designation. Surrounding residential uses are also consistent with the future land use designation changes proposed in the 2021 plan.

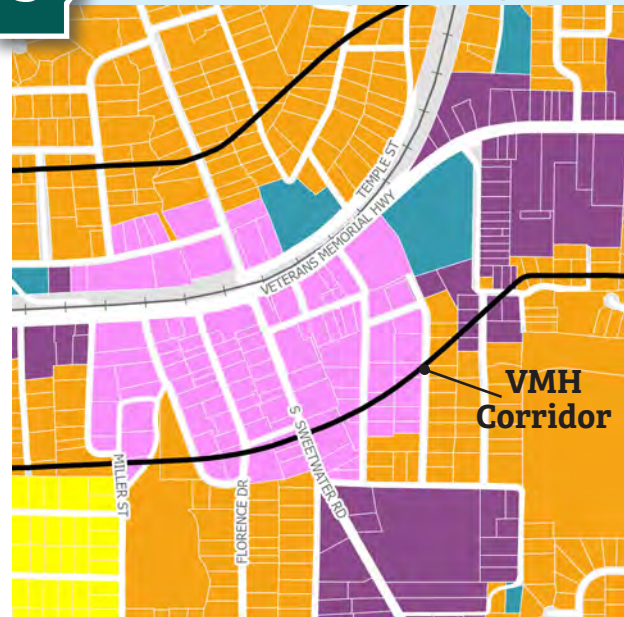
## Industrial + Professional Center

The VMH redevelopment vision identifies the area on the north side of VMH and west of Old Beulah Road as a place to maintain and expand industrial uses due to its existing character and proximity to heavy rail. The land use plan assigns Commerce Center to this area - rather than Intensive Industrial - to allow for future industrial uses but also flexibility. Additionally, the vision marked the intersection of VMH and North Burnt Hickory as a professional center for office and similar uses. The land use plan replaces Mixed Use Corridor with Workplace Center to emphasize this focus.

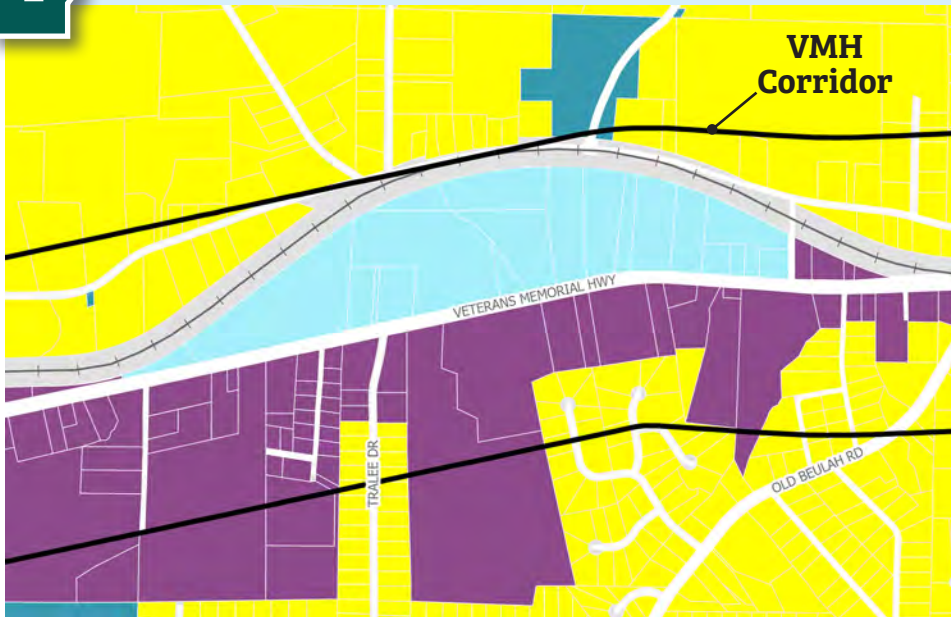
## 5 Professional Center



## 3 Historic Lithia Springs



## 4 Industrial Center



## Map Key

- Neighborhood Village Center
- Commerce Center
- Workplace Center
- Mixed Use Corridor
- Public/ Institutional
- Urban Residential
- Suburban Residential



# LAND USE PLAN

## Informing the Comprehensive Plan

In addition to future land use designation changes, the Lithia Springs Small Area Plan helped define character areas in the Comprehensive Plan. Character areas are similar to future land uses but summarize a general area's desired character at a higher-level. Shown in Map 21, Historic Lithia Springs, Westfork, and VMH Professional Corridor are three Comprehensive Plan character areas found only in Lithia Springs.

### Historic Lithia Springs

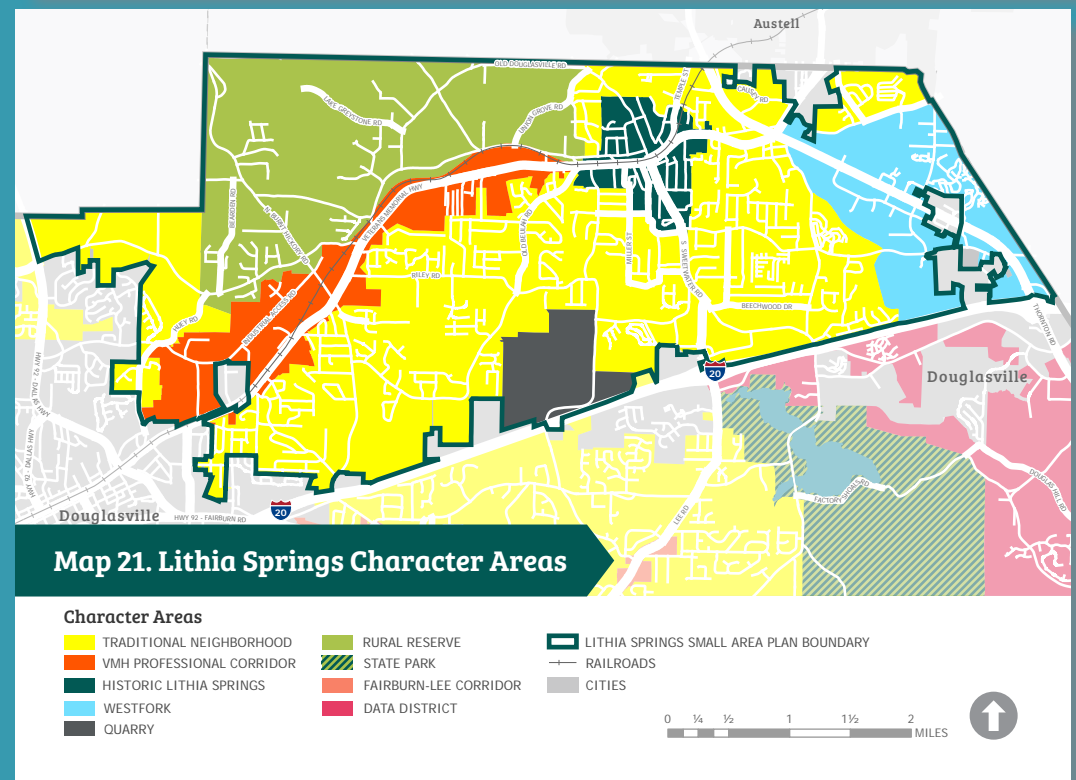
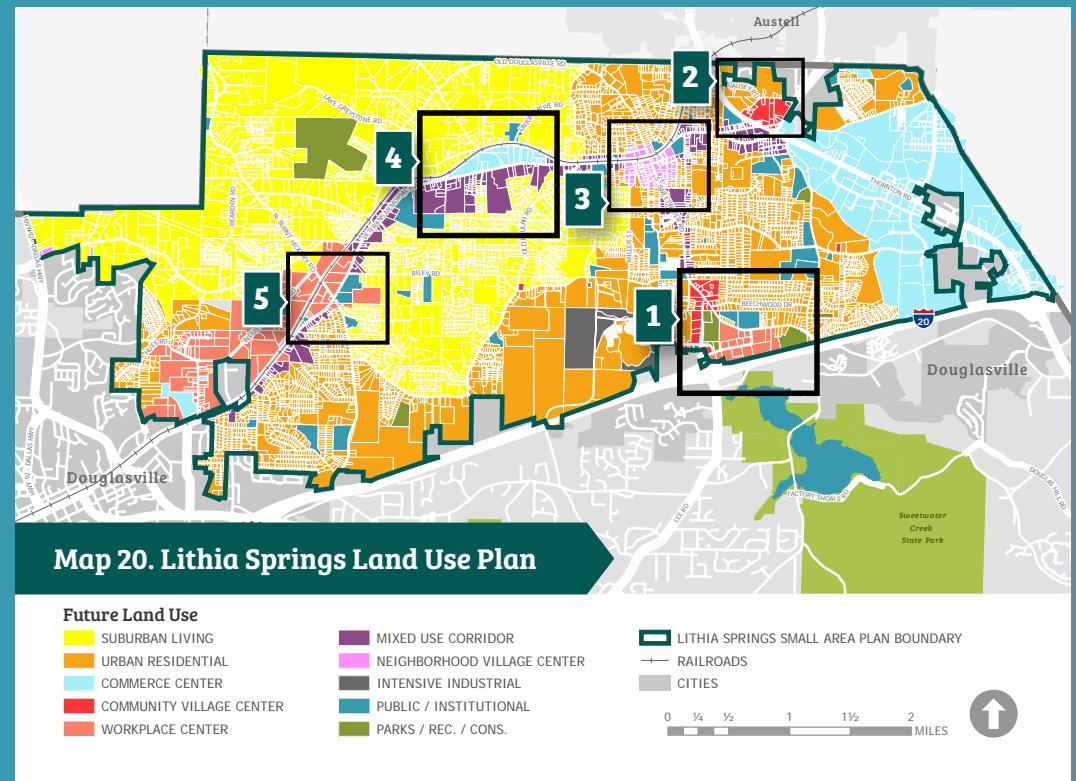
The Historic Lithia Springs character area roughly corresponds with the recommended future land use change number 3 (Map 20). This character area further supports the desire to revitalize this historic town center and promote small businesses.

### VMH Professional Corridor

The VMH Professional Corridor character area approximately follows the suggested future land use changes numbers 4 and 5 (Map 20). This character area emphasizes professional and employment generating uses in line with the desired character associated with the Workplace and Commerce Center future land use designations.

### Westfork

Westfork's study area—discussed in Chapter 7—serves as the base for the Westfork character area. This character area reinforces Westfork as a distinct business district intended for business incubation in its commercial core and industrial and warehouses at its outer edges.



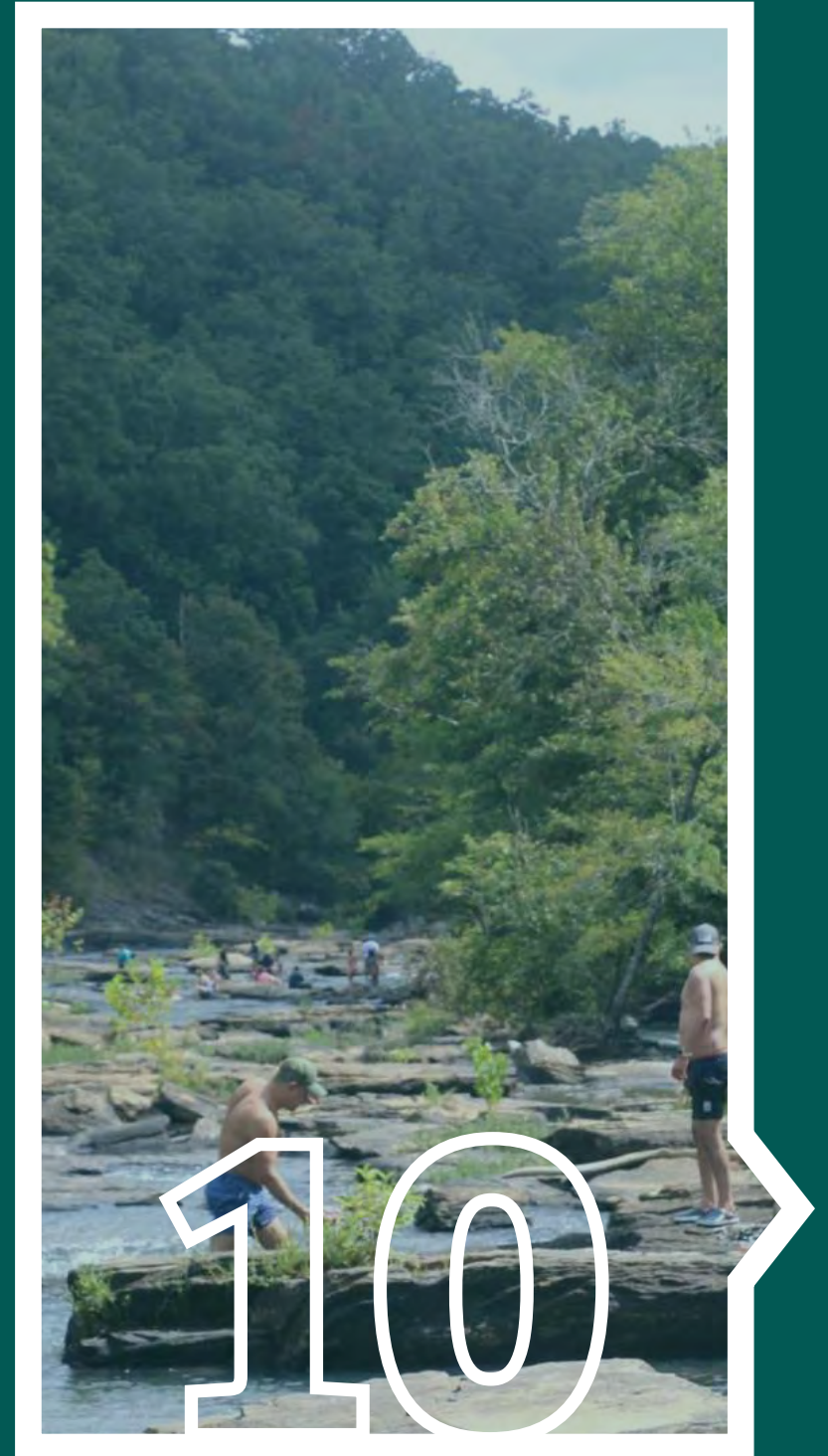
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# IMPLEMENTATION

**Overview**

**List of Action Items**

**Community Work Program**





# IMPLEMENTATION STRATEGY

## Overview

Each preceding section offered recommendations on how to realize the desired redevelopment visions for the focus areas and all of Lithia Springs. This implementation strategy pulls top action items from the focus area recommendations as well as presents additional recommendations that apply to all of Lithia Springs. The actions outlined in this chapter aim to catalyze implementation in the near term.

Where appropriate, many of these items will be integrated into the community work program (CWP) of Douglas County's Comprehensive Plan. The CWP serves as a list of projects that the County intends to complete in the next 5 years. Table E summarizes the top action items appropriate for the work program.

## List of Action Items

### *Top Action Items Across All of Lithia Springs*

1. Amend Future Land Use Map in Comprehensive Plan to reflect changes recommended in the Land Use Plan in Chapter 9.
2. Complete the Sweetwater Creek Greenway scoping/feasibility study in conjunction with the Greenways and Trails Master Plan.
3. Start a Creatives Collaborative. Identify a team of artists, etc. in Douglas County to serve as the County's creative task force. This group should join the County at the table in brainstorming placemaking initiatives, ensuring a broad spectrum of possible ideas while keeping things authentic to Douglas County. One starting point to identifying this group is to work with the Cultural Arts Council's Teaching Artists to brainstorm ideas on how to best engage the local arts community.
4. Install gateway features and wayfinding signage at all focus areas. "Lithia Springs" should be on all signage as a unifying element.



# IMPLEMENTATION STRATEGY

## *Lee Road Gateway Top Action Items*

1. Begin planning realignment/intersection improvements for Sweetwater Road, Beechwood Drive, and Lee Road.
2. Make sure that streetscape improvements are included in the proposed Lee Road and Sweetwater road widening projects.
3. Work with DOT to explore a placemaking installation at the Exit 41 Lee Road Lithia Springs from I-20. The element should be integrated into the existing landscape, and welcome people to Lithia Springs from the Interstate (see Top Action Items Across All of Lithia Springs #4).
4. Identify funding source for purchase of future park property.

## *Causey Gateway Top Action Items*

1. Work with GDOT to modify its current plans for the corner-quadrant intersection.
2. Define cottage courts as a use in zoning code—clarifying whether they are considered single-family or multi-family as well as which zoning districts permit them.
3. Begin work on a public art/gateway feature at Thornton Road and VMH to start establishing a sense of place and direction for the quality of future development expected (see Top Action Items Across All of Lithia Springs #4).
4. Partner with Austell on a long-range plan for the area from Causey Gateway to Downtown Austell. This is the primary gateway into Austell from Thornton Road, and there is an opportunity for redevelopment along Hotel Street to help better link the two into a more human-scaled place.

## *VMH Corridor Top Action Items*

1. Rezone key Lithia Springs parcels to general or heavy commercial (C-G or C-H) in the commercial core where needed and rezone parcels in residential support area to High Density Residential (R-HD) or Medium Density Residential (R-MD). Accompany these residential rezonings with aggressive marketing to residential developers.
2. Work with GDOT to clarify a realistic schedule for VMH's widening, and ensure that the Sweetwater Creek Greenway is incorporated into the design.
3. Enroll Lithia Springs as a Downtown Affiliate of the Georgia Main Street program.
4. Begin plans for developing downtown Lithia Springs' future street grid.
5. Meet with property owners in the industrial area west of Harper Road to evaluate opportunities for property assembly.

## *Westfork Top Action Items*

1. Create Westfork Overlay that defines permitted uses, tiers, redevelopment thresholds, and desired standards.
2. Conduct a CID feasibility study for Westfork and meet with commercial property owners to evaluate desire to form a CID.
3. Meet with Elevate Douglas to discuss possible branding and promotion of Westfork as well as develop strategies for attracting entrepreneurs to Westfork's business incubation core (Tier 1).
4. Add gateway features at Thornton Road and Maxham Road in line with Westfork's branding scheme. (see Top Action Items Across All of Lithia Springs #4).

# IMPLEMENTATION STRATEGY

**Table E. Community Work Program Items**

Comprehensive Plan Goal	Project/Initiative	2024	2025	2026	2027	2028	Department
<b>Recreation</b>	Complete the Sweetwater Creek Greenway scoping/feasibility study in conjunction with the Greenways and Trails Master Plan.	X	X				Parks & Recreation, Planning & Zoning, Transportation
<b>Recreation</b>	Form a Creatives Collaborative	X					Parks & Recreation, Planning & Zoning
<b>Economic Development</b>	Install Lithia Springs placemaking features in the Lee Road Gateway, Causey Road Gateway, Historic Lithia Springs, and Westfork			X	X		Planning & Zoning, Elevate Douglas
<b>Infrastructure</b>	Design/plan realignment/intersection improvements for Sweetwater Road, Beechwood Drive, and Lee Road.	X					Transportation
<b>Infrastructure</b>	Widening, Operational improvements, and streetscaping - Lee Rd and S. Sweetwater Rd	X	X	X	X		Transportation
<b>Economic Development</b>	Define cottage courts as a use in zoning code	X	X				Planning & Zoning
<b>Economic Development</b>	With the City of Austell, complete a long-range plan for the area between Causey Gateway to Downtown Austell			X	X		Planning & Zoning
<b>Economic Development</b>	Rezone key Historic Lithia Springs parcels to support redevelopment vision.	X	X				Planning & Zoning
<b>Economic Development</b>	Enroll Lithia Springs as a Downtown Affiliate of the Georgia Main Street program	X					Planning & Zoning, Elevate Douglas
<b>Economic Development</b>	Create Westfork Overlay that defines permitted uses, tiers, redevelopment thresholds, and desired standards.	X	X				Planning & Zoning
<b>Economic Development</b>	Conduct a CID feasibility study for Westfork		X				Planning & Zoning, Elevate Douglas



# APPENDIX A

## Westfork Overlay Recommended Uses



# WESTFORK RECOMMENDED USES

**P**=Permitted

**S**=Special Use Permit

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NAICS Code	Principal Uses	Tier 1	Tier 2
	<b>Agriculture, Forestry, Fishing and Hunting</b>		
111	Crop Production, except Greenhouse, Nursery, and Floriculture Production		
1114	Crop Production: Greenhouse, Nursery, and Floriculture Production		S
	Animal Production		
1121	Cattle Ranging and Farming, except feedlots		
112112	Cattle feedlots		
1122	Hog and Pig Farming		
1123	Poultry and Egg Production		
1124	Sheep and Goat Farming		
1125	Animal Aquaculture		
1129	Other Animal Production, such as Horses, Bees, Rabbits, etc.		
113	Forestry and Logging		
114	Commercial Fishing, Hunting, and Trapping		
1151	Support Activities for Crop Production		
1152	Support Activities for Animal Production		
1153	Support Activities for Forestry		
42259	Livestock Sale Pavilion and Auction		P
	<b>Residential Uses</b>		
	Single-Family Detached: site-Built or Modular Home		
	Single-Family Detached: Manufactured Home		
	Single-Family Attached: Duplex		
	Single Family Attached: Townhomes/Condominiums		
	Multi-Family	S	
	Fraternity and Sorority Houses		
	Mixed-Use Dwelling, including Lofts	S	
	<b>Nursing and Residential Care Facilities</b>		
6239	Assisted Living Facility - See Personal Care Homes		
6231	Nursing Care Facilities		

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NAICS Code	Principal Uses	Tier 1	Tier 2
6232	Residential Mental Retardation, Mental Health and Substance Abuse Facilities		
6233	Retirement Community		
6239	Personal Care Homes, Family (up to 6 under care)		
6239	Personal Care Homes, Family (up to 15 under care)		
6239	Personal Care Homes, Congregate (more than 15 under care)		
	<b>Subdivisions</b>		
	Minor Subdivisions		
	Manufactured Home Subdivisions		
	Manufactured Home Park		
	Conventional Residential Subdivision		
	Planned Unit Development	P	P
	Commercial and Industrial Subdivisions	P	P
	<b>Administrative and Professional Offices</b>		
55	Corporate Management Offices	P	P
5111	Newspaper, Periodical, Book, and Database Publishers	P	S
5112	Software Publishers	P	S
51223	Music Publishers	P	S
519190	All Other Information Service: On-Line Information Services	P	S
5222	Credit Card Issuing and Sales Financing	P	S
52231	Mortgage and Nonmortgage Loan Brokers	P	S
52232	Financial Transactions Processing, Reserve, and Clearinghouse Activities	P	S
52239	Mortgage Servicing and Other Activities Related to Credit Intermediation	P	S
523	Financial Investments and Related Activities	P	S
5241	Insurance Carriers	P	S
525	Funds, Trusts, and Other Financial Vehicles	P	S
4541	Electronic Shopping and Mail-Order Houses	P	S
4543	Direct Selling Establishments, except Fuel Dealers	P	S



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NAICS Code	Principal Uses	Tier 1	Tier 2
5411	Lawyers, Notaries, and Other Legal Services	P	S
5412	Accounting, Tax Preparation, Bookkeeping and Payroll Services	P	P
5413	Architectural, Engineering, and Related Services	P	P
5414	Interior Design, Graphic Design, and other Specialized Design Services	P	P
54143	Art Studio	P	S
5416	Management, Scientific, and technical Consulting Services	P	P
54171	Research and Development in the Physical, Engineering, and Life Sciences	P	P
54172	Research and Development in the Social Sciences and Humanities	P	S
6211	Medical Offices of Physicians	P	
6212	Medical Offices of Dentists	P	
6213	Medical Offices of Health Specialists	P	
6215	Medical and Diagnostic Laboratories	P	P
54194	Veterinary Services, including Animal Hospitals	S	
7113	Promoters of Performing Arts, Sports, and Similar Events	P	P
7114	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	P	P
	<b>Commercial Services</b>		
	<b>Finance, Insurance, and Real Estate Services</b>		
5221	Banks, Credit Unions and Savings Institutions	P	
522298	All Other Non-Depository Credit Intermediation (Pawnshops)	S	S
5242	Insurance Agencies, Brokerages, and Other Insurance Related Activities	P	P
531	Real Estate Office	P	
	<b>Day Care Services</b>		
6244	Group Day Care Facility (18 or fewer persons in care)		
6244	Day Care Center (more than 18 persons in care)	S	
	<b>Traveler Accommodation/Transient Lodging</b>		
72111	Hotels and Motels		
721191	Bed-and-Breakfast Inns/Country Inns		

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NAICS Code	Principal Uses	Tier 1	Tier 2
	Vacation Rental Homes: VRBO, AirBnB, ADU Short-term rental		
721214	RV Parks and Recreation Camps		
721310	Rooming and Boarding Houses		
	Dormitories and Worker Camps		
	<b>Automotive Repair and Maintenance</b>		
811111	General Automotive Repair		
811111	Heavy Truck or Bus Repair Shops, general		S
811112	Automotive Exhaust System Repair		
811113	Automotive Transmission Repair		
811121	Automotive Body, Paint, and Interior Repair and Maintenance		
811122	Automotive Glass Replacement Shops		S
811191	Automotive Oil Change and Lubrication Shops		S
811192	Car Washes - Manned-full service		
811192	Car Washes - Self Serve		
	<b>Other Repair and Maintenance Services</b>		
8112	Electronic and Precision Equipment Repair and Maintenance	P	P
8113	Commercial and Industrial Machinery and Equipment Repair and Maintenance	S	P
811310	Welding Repair Services and Shops	S	P
811411	Home and Garden Equipment Repair and Maintenance	S	P
811412	Home Appliance Repair and Maintenance	P	P
81142	Reupholstery and Furniture Repair and Maintenance	P	P
81142	Shoes and Leather Goods Repair and Maintenance	P	P
81149	Personal and Household Goods Repair and Maintenance	P	P
	<b>Personal Care Services</b>		
812111	Barber Shops	P	
812112	Beauty Salons	P	
812113	Nail Salons	P	

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NAICS Code	Principal Uses	Tier 1	Tier 2
812191	Diet and Weight Reducing Centers	S	
812199	Personal Services not listed Above	S	
812199	Other Personal Care Services	S	
	<b>Dry-cleaning and Laundry Services</b>		
81231	Coin-operated Laundries and Drycleaners		
81232	Dry-cleaning and Laundry Drop-Off Station	S	P
81232	Dry-cleaning and Laundry Services (except Coin Operated)		P
812331	Linen and Uniform Supply	P	P
812332	Industrial Launderers		S
	<b>Health Related Services</b>		
6216	Home Health Care Services	S	
621910	Ambulance Services	S	P
621991	Blood and Organ Banks		P
	<b>Other Personal Services</b>		
81221	Funeral Homes Without Crematory		
81291	Pet Care, Grooming, Training, Pet Sitting, and Boarding	S	S
81291	Non-profit Animal Rescue Corporation	S	S
812921	Photofinishing Laboratories	P	P
812922	Photofinishing, One-Hour	P	P
81293	Automobile Parking Lots and Garages		
81299	Personal Services not listed Above	S	S
	<b>Rental and Leasing Services</b>		
531120	Convention Center		
53211	Passenger Car Rental and Leasing		P
53212	Truck, Utility Trailer, and RV Rental and Leasing		P
53221	Consumer Eletronics and Appliance Repair	P	P
532281	Formal Wear and Costume Rental	P	



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NAICS Code	Principal Uses	Tier 1	Tier 2
532281	Video Rental	P	
532283	Home Health Equipment Rental	P	P
532284	Recreational Goods Rental	P	P
532299	All Other Consumer Goods Rental	P	P
53241	Construction, Transportation, Mining, and Forestry Machinery and equipment Rental and Leasing	S	P
532420	Office Machinery and Equipment Rental and Leasing	P	P
53249	Computers, Medical, and Other Commercial and Industrial Machinery and Equipment Rental and Leasing	S	P
	<b>Business Support Services</b>		
561410	Document Preparation Services	P	P
561421	Telephone Answering Services	P	P
561422	Telemarketing Bureaus	P	P
56143	Business Service Centers	P	P
56144	Collection Agencies	P	P
56145	Credit Bureaus	P	P
561491	Repossession Services	P	P
561492	Court Reporting and Stenotype Services	P	P
561499	All Other Business Support Services	P	P
	<b>Other Business Services</b>		
323111	Photocopying and Duplicating Services	P	P
4922	Couriers and Messengers, Local Delivery	P	P
519110	News Syndicates	P	
518210	Data Processing Services	P	P
53111	Real Estate Rental or Leasing (Residential)	P	
54151	Computer Systems Design and Related Services	P	P
5418	Advertising, Public Relations and Related Services	P	
54191	Marketing Research and Public Opinion Polling	P	P
54192	Photographic Studios and Commercial Photography	P	P

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NAICS Code	Principal Uses	Tier 1	Tier 2
54193	Translation and Interpretation Services	P	P
5611	Office Administrative Services	P	P
5612	Office Facilities Support Services	P	P
5613	Employment Placement and Temporary Help Services	P	P
5615	Travel Agencies, Tour Operators, and Convention and Visitors Bureaus	P	P
56191	Packaging and Labeling Services	P	P
	<b>Investigation and Security Services</b>		
561611	Investigation Services	P	P
561612	Security Guards and Patrol Services	P	P
561613	Armored Car Services	P	P
56162	Security Systems Services	P	P
561622	Locksmith Shops	P	P
	<b>Services to Buildings and Dwellings</b>		
56171	Exterminating and Pest Control Services		P
56172	Janitorial Services	S	P
56173	Landscaping Services	S	P
56174	Carpet and Upholstery Cleaning Services		P
56179	Swimming Pool, Duct, Gutter, and Drain Cleaning, and Other Services to Buildings and Dwellings		P
	<b>Construction Services</b>		
23	Construction Contractors, Builders, and Developers, office only	P	P
23	Construction Contractors, Builders and Developers, with outdoor storage		P
	<b>Education Services: Private Schools &amp; Personal Enrichment</b>		
6114	Business Schools and Computer and Management Training	P	P
6115	Technical and Trade Schools	P	P
61161	Fine Arts Schools (Art, Drama, Music, and Dance Studios)	P	P
611620	Sports and Recreation Instruction	S	P
61163	Language Schools	P	P

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NAICS Code	Principal Uses	Tier 1	Tier 2
611691	Exam Preparation and Tutoring	P	
611692	Automobile Driving Schools	P	P
6117	Educational Support Services	P	
6243	Job Training and Vocation Rehabilitation Services	P	P
	<b>Arts, Entertainment and Recreation</b>		
519120	Libraries and Archives	P	
7111	Performing Arts Theaters	P	
711510	Independent Artists, except Taxidermists	P	P
711510	Taxidermists		
541430	Commerical Artist's Studios	P	P
71211	Museums and Historical Sites	P	P
71213	Zoo and Botanical Gardens		
71219	Nature Parks	P	P
512131	Motion Picture Theaters (except Drive-Ins)	P	
512132	Motion Picture Theaters, Drive-In	P	S
711211	Stadiums, Coliseums, Arenas, Amphitheaters	S	S
	<b>Spectator Sports</b>		
711212	Racetracks		S
711219	Other Spectator Sport Facilities		S
71311	Amusement and Theme Parks		
71312	Amusement Arcades		
	<b>Amusement and Recreation Uses, Other:</b>		
71391	Golf Courses and Country Clubs		
71393	Marinas		
71394	Fitness and Recreational Sports Center, Health Clubs	S	S
71394	Ice- or Roller-Skating Rink		S
71394	Tennis Courts	P	S



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NAICS Code	Principal Uses	Tier 1	Tier 2
71395	Bowling Centers	P	S
713990	Billiard and Pool Halls		
713990	Miniature Golf		S
713990	Golf Driving Range		
713990	Riding Stables		
713990	Community Recreation Facility (non-profit), including YMCA	S	S
713990	Neighborhood Recreation Centers, includign Private Playgrounds		
713990	Private Parks, Playgrounds nd other Open Space Amenities		
713990	Amusement and Recreation Uses not listed Above	S	
	<b>Retail Trade Motor Vehicle and Parts Dealers</b>		
441110	New Car Dealers		
441120	Used Car Dealers		
44112	New and Used Auto Brokers - Office Only	S	
441210	Recreational Vehicle Dealers		
441122	Motorcycle Dealers		
441222	Boat Dealers		
4412	Other Motor Vehicle Dealers		
441310	Automotive Parts, Accessories No service bays	S	
441310	Automotive Parts, Accessories with service bays		
4441320	Tire Dealers		
326212	Used Tire Store (recaps/retreads)		
	<b>Electronics and Appliance Stores</b>		
423620	Household Appliance Stores	P	
443142	Radio, Television, and Other Electronics Stores	P	
443142	Computer and Software Stores	P	
443142	Camera and Photographic Supplies Stores	P	

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NAICS Code	Principal Uses	Tier 1	Tier 2
	<b>Building Materials and Supplies Dealers</b>		
444110	Home Centers		
44412	Paint and Wallpaper Stores	P	
444130	Hardware Stores	P	
44419	Lumber Yards		P
44419	Heating and Plumbing Equipment	S	P
44419	Electrical Supply	S	P
44419	Glass Stores	S	P
444190	Other Building Material Dealers	S	P
	<b>Lawn and Garden Equipment and Supplies Stores</b>		
44421	Outdoor Power Equipment Stores		P
44422	Nursery and Garden Centers	S	P
	<b>Food and Beverage Stores</b>		
44511	Supermarkets and Other Grocery Stores		
44512	Convenience Food Stores without Fuel Pumps		
455211	Warehouse Clubs, superstores, or supercenters		
455219	Small Box Discount Stores (Dollar-Type Stores)		
4452	Specialty Food Stores	S	
4453	Beer and Wine Sales	S	
311811	Retail Bakeries and Pastry Shops		
	<b>Health and Personal Care Stores</b>		
44611	Pharmacies and drug stores		
44612	Cosmetics, Beauty Supplies, and Perfume Stores		
44613	Optical Goods Stores		
446191	Food (Health) Supplement Stores		
	<b>Gasoline Stations</b>		
4471	Gasoline Stations, Full Service		

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NAICS Code	Principal Uses	Tier 1	Tier 2
44711	Gasoline Stations with Convenience Stores		
44719	Trucks Tops and Other Gasoline Stations		
	<b>Clothing and Clothing Accessories Stores</b>		
4481	Clothing Stores		
4482	Shoe Stores		
44831	Jewelry Stores		
44832	Luggage and Leather Goods Stores		
	<b>Sporting Goods, Hobby, Book, and Music Stores:</b>		
45111	Sporting Goods Stores and Bicycle Shops		
45112	Hobby, Toy, and Game Stores		
45113	Sewing, Needlework, and Piece Goods Stores		
45114	Musical Instrument and Supplies Stores		
	<b>Book Stores</b>		
451212	News Dealers and Newsstands		
453142	Prerecorded Tape, Compact Disc, and Record stores		
452	General Merchandise and Department Stores		
	<b>Miscellaneous Retailers</b>		
442	Furniture and Home Furnishings	P	
4531	Florists	P	P
45321	Office Supplies and Stationery Stores	P	
45322	Gift, Novelty, and Souvenir Stores		
4533	Used Merchandise Stores		
45331	Used Merchandise Stores Including Antique Shops		
45391	Pet and Pet Supplies Stores		
45392	Art Dealers	P	
45393	Manufactured (Mobile) Home Dealers		S
453991	Tobacco Stores		



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NAICS Code	Principal Uses	Tier 1	Tier 2
453998	Accessory Utility Structures, Prefabricated Sheds and Gazebo Dealers		P
453998	Farm Equipment and Implements		P
453998	Auction House	P	P
	<b>Temporary Events and Other Direct Selling Establishments</b>		
454390	Roadside Produce Stand		
454390	Revival Tent		
454390	Seasonal Business Use		
454390	Special Indoor/Outdoor Event	P	P
454390	Agricultural Related Activities		
454390	All Other Temporary Events		
454390	Swap Meets, Flea Markets, Craft Shows and Farmers' Markets	P	
	<b>Food Services and Drinking Places</b>		
722511	Restaurants, Full Service, Family	P	
722511	Restaurants, Full Service, Quality	P	
722513	Restaurants, Limited Service, Including Fast Food and Take-Out	P	
722513	Restaurants, Limited Service, including Cafeterias	P	
722515	Restaurants, Specialty	P	
445210	Delicatessen, Baked Ham Stores, Butcher shops, Meat Markets, Poultry Dealers	S	
722310	Caterers and Other Food Contractor Services	P	
7224	Bars, Taverns, and Other Drinking Places	P	
	<b>Manufacturing, Wholesaling and Warehousing</b>		
311	Food Manufacturing, except animal slaughtering and retail bakeries	L	P
3116	Food Manufacturing, animal slaughtering and processing		
312	Beverage and Tobacco Product Making	L	P
313	Textile Mills		
314	Textile Product Mills		P
315	Apparel Manufacturing, except Dressmakers and Tailors		P

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NAICS Code	Principal Uses	Tier 1	Tier 2
31521	Dressmakers and Tailors	P	P
316	Leather and Allied Product Manufacturing	L	
3161	Leather and Hide Tanning and Finishing		
321	Wood Product Manufacturing, except Sawmills and Wood Preservation	S	P
3211	Sawmills and Wood Preservation		
322	Paper Manufacturing, except Finished Stationery Products	L	
32223	Paper Manufacturing, Finished Stationary Products	S	P
323	Printing and Related Support Activities, except Photocopying	P	P
32411	Petroleum Refining		
32412	Petroleum and Coal Products		
325	Chemical Manufacturing except Pharmaceutical and Medicine		
3254	Chemical Manufacturing: Pharmaceutical and Medicine		P
325920	Chemical Manufacutring: Explosives		
3261	Plastics Product Manufacturing		S
3262	Rubber Product Manufacturing		P
32621	Rubber Produts: Tire Manufacturing		P
	<b>Concrete, Clay, Stone, Glass and Other Nonmetallic Mineral Product Manufacturing</b>		
3271	Brick and Other Clay Manufacturing		
3272	Glass and Glass Product Manufacturing		
32732	Cement Manufacturing: Ready-Mix		
32733	Cement Manufacturing: Concrete Pipe, Brick and Block		
327331	Cement Manufacturing: Concrete Block and Brick		
327332	Cement Manufacturing: Concrete Pipe		
32739	Cement Manufacturing: Other Concrete Products		
3274	Lime and Gypsum Product Manufacturing		
3279	Other Nonmetallic Mineral Product Manufacturing		
331	Primary Metal Manufacturing		

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NAICS Code	Principal Uses	Tier 1	Tier 2
	<b>Fabricated Metal Products Manufacturing</b>		
3321	Forging and Stamping	L	S
3322	Cutlery and Hand-Tool Manufacturing	L	P
3323	Architectural and Structure Metals Manufacturing	L	P
3324	Boiler, Tank and Shipping Container Manufacturing		P
3325	Hardware Manufacturing	L	P
3326	Spring and Wire Product Manufacturing	L	P
3327	Machine Shops: Turned Product; and Screw, Nut and Bolt Manufacturing	L	P
3328	Coating, Engraving, Heat Treating, and Allied Activities		
3329	Other Fabricated Metal Product Manufacturing, except Munitions	L	P
333	Machinery Manufacturing	L	P
	<b>Computer and Electronic Product Manufacturing</b>		
3341	Computer and Peripheral Equipment Manufacturing	L	P
3342	Communications Equipment Manufacturing	L	P
3343	Audio and Video Equipment Manufacturing	L	P
3344	Semiconductor and Other Electronic Component Manufacturing	L	P
3345	Navigational, Measuring, Electromedical, and Control Instruments Manufacturing	L	P
3346	Producing Software, Compact Discs, and Other Magnetic and Optical Media	L	P
335	Electrical Equipment, Appliance, and Component Manufacturing	L	P
336	Motor Vehicle and Other Transportation Equipment Manufacturing		P
337	Furniture and Related Product Manufacturing	L	P
339116	Miscellaneous Manufacturing		
33991	Medical Equipment and Supplies	L	P
339116	Dental Laboratories	L	P
33991	Jewelry and Silverware Manufacturing	L	P
33992	Sporting and Athletic Goods Manufacturing	L	P
33993	Doll, Toy, and game Manufacturing	L	P



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NAICS Code	Principal Uses	Tier 1	Tier 2
33994	Office Supplies (except Paper) Manufacturing	S	P
33995	Sign Manufacturing	P	P
339991	Gasket, Packing, and Sealing Device Manufacturing		P
339992	Musical Instrument Manufacturing	S	P
339993	Fastener, Button, Needle, and Pin Manufacturing	S	P
339994	Broom, Brush, and Mop Manufacturing	S	P
339995	Burial Casket Manufacturing	S	P
339999	All Other Miscellaneous Manufacturing	S	P
	<b>Wholesale Trade</b>		
42	Wholesale Trade with Customer Showrooms, except Livestock	P	P
42	Wholesale Trade, no Showrooms or Outdoor Storage	P	P
42	Wholesale Trade with Outside Storage, except Junkyards and Scrap Yards		P
4542	Vending Machine Operators	P	P
	<b>Fuel Dealers</b>		
454310	Heating Oil Dealers		P
454310	Liquefied Petroleum Gas		S
454310	Other Fuel Dealers		P
	<b>Warehousing and Storage</b>		
4931	Warehousing and Storage, except Petroleum Storage		P
493190	Petroleum or Bulk Storage		
531130	Mini-warehouses and Self-Storage Units		P
	<b>Motion Picture and Video Industries</b>		
51211	Motion Picture and Video Production	P	P
51212	Motion Picture and Video Distribution	P	P
51219	Postproduction services and other motion picture and video industries	P	P

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NAICS Code	Principal Uses	Tier 1	Tier 2
<b>Sound Recording Industries</b>			
512250	Record Production	P	P
512250	Integrated Record Production/Distribution	P	P
512250	Sound Recording Studios	P	P
512290	Other Sound Recording Industries	P	P
<b>Waste Management and Remediation Services</b>			
423140	Junkyards		
421930	Scrap Yards		
562111	Solid Waste or Recycling Transfer Station		
562111	Solid Waste Collection Company Office		P
562112	Hazardous Waste Collection Company Office		P
562111	Hazard Waste Treatment and Disposal		
562212	Solid Waste Landfill Subtitle B		
562212	Solid Waste Landfill (Inert)		
562213	Solid Waste Combustors and Incinerators		
562219	Composting Facility		
56292	Other Remediation Services including Asbestos Abatement		
56292	Recycling and Materials Recovery		
56292	Recycling Center - Collecting		
56292	Recycling Center - Reprocessing		S
562991	Septic Tank Cleaning and Portable Toilet Services		
21231	Mining: Stone Mining and Quarrying		
326212	Tire Retreading and Recapping		
<b>Transportation, Communications and Utilities</b>			
481	Airport and Other Air Transportaiton		
481219	Helicopter Landing Pad		

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NAICS Code	Principal Uses	Tier 1	Tier 2
	<b>Rail Transportation</b>		
4821	Rail Transportation Company Office	P	P
488210	Support Activities for Rail Transportation Rail Yards, Rial and Train Service and Repair		S
	<b>Truck Transportation</b>		
48411	General Freight Trucking, Local		P
48412	General Freight Trucking, Long-Distance		P
48421	Used Household and Office Goods Moving		P
48422	Specialized Freight (except Used Goods), trucking local		P
48423	SPecialized Freight (except Used Goods), long distance		P
	<b>Transit and Ground Passenger Transportation</b>		
485111	Mixed Mode Transit Systems	P	P
485112	Commuter Rail Systems	P	P
485113	Bus and Other Motor Vehicle Transit Systems	P	P
485119	Other Urban Transit Systems	P	P
4852	Interurban and Rural Bus Transportation and Bus Stations	P	P
4853	Taxi and Limousine Service	P	P
4854	School and Employee Bus Transportation	P	P
4855	Charter Bus Industry	P	P
485991	Special Needs Transportation	P	P
485999	All Other Transit and Ground Passenger Transportation	P	P
486	Pipeline Transportation Company		P
487	Scenic and Sightseeing Transportation	P	P
	<b>Support Activities for Transportation</b>		
48841	Motor Vehicle Towing including storage and wrecking		
48841	Motor Vehicle Towing with NO storage		P
4885	Freight Transportation Arrangement	S	P
48891	Packing and Crating	S	P



# WESTFORK RECOMMENDED USES

**P**=Permitted

**S**=Special Use Permit

**L**=Limited; allowed if under 5,000 square feet

NAICS Code	Principal Uses	Tier 1	Tier 2
488999	Emissions Inspection		
447190	Truck Parking as a principal use without fuel		
	<b>Broadcasting and Telecommunications</b>		
5151	Radio and Television Broadcasting Stations	S	P
5152	Cable Networks and Program Distribution	S	P
238	Telephone and Other Wired Telecommunications Carriers	S	P
517	Cellular and Other Wireless Telecommunications Carriers (except Satellite)	S	P
517	Telecommunications Resellers	S	P
517/515	Satellite Telecommunications		P
518	Data Processing, Hosting, and Related Services	P	P
519	Other Information Services: Internet Publishing, Broadcasting and web search portals	P	P
	<b>Radio, Television, and Telecommunications Antennae and Towers</b>		
517	Ham Radio Tower Less than 70 feet	P	P
517	Micro Telecommunications Facilities	S	S
517	Macro Telecommunications Facilities	S	S
517	Alternative Tower Structure	S	S
517	Monopole Tower 150 feet or less		
517	Guyed or Lattice Tower 150 feet or less		
517	Monopole, Guyed or Lattice Tower higher than 150 feet		S
517	Co-location on an existing tower		
	<b>Utilities</b>		
22111	Electric Power Generation		S
22112	Electric Power Transmission, Control, and Distribution		S
2212	Natural Gas Distribution		S
22131	Water Supply and Irrigation Systems		S
22132	Sewage Treatment Facilities		S

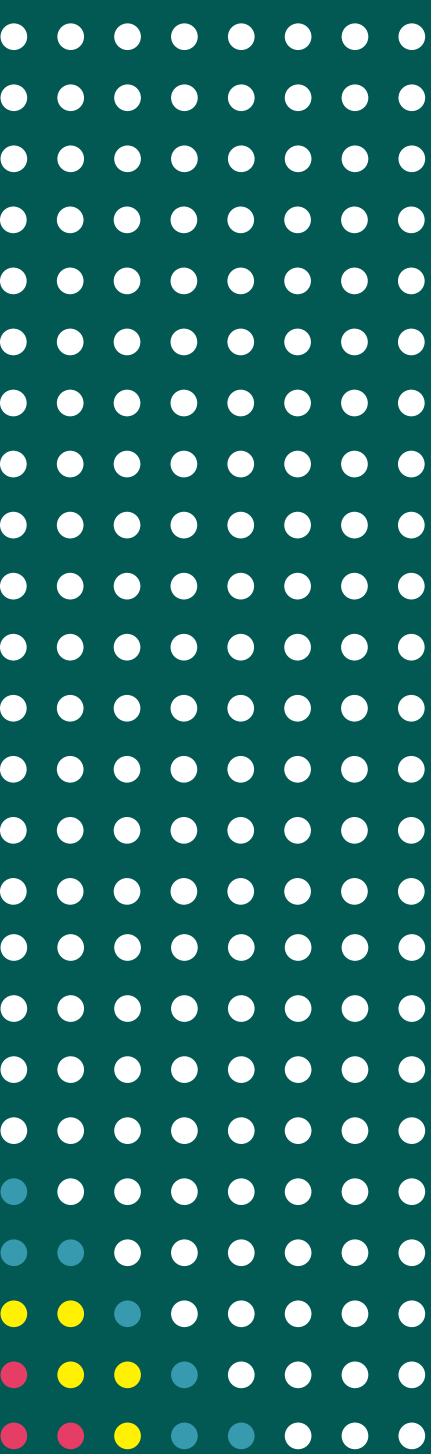
# WESTFORK RECOMMENDED USES

**P**=Permitted

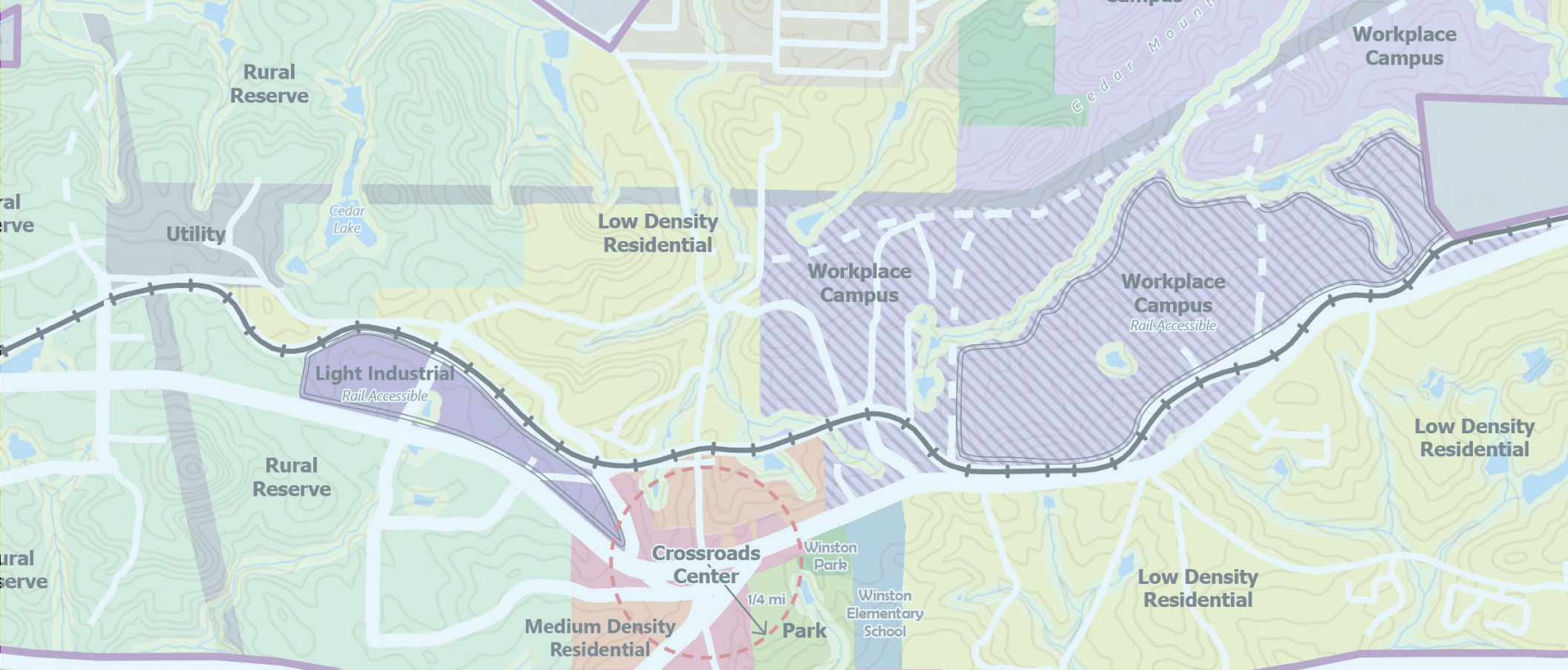
**S**=Special Use Permit

**L**=Limited; allowed if under 5,000 square feet

NAICS Code	Principal Uses	Tier 1	Tier 2
<b>Public and Institutional Uses</b>			
8131	Religious Organizations including Churches	S	S
8132	Charitable Organization Offices	P	
8133	Social Advocacy Organizations	P	
8134	Civic and Social Organizations with Private Bar or Restaurant	P	
8134	Civic and Social Organizations without private bar or restaurant	P	
8139	BusineSs, profesional, labor, political, and similar organizations	P	
9221	Government - Justice, Public Order, and Safety Activities	P	P
926120	Government - Motor Vehicle Licensing offices	P	P
926	Government - General Offices	P	P
<b>Hospitals</b>			
6214	Outpatient Medical Care Centers	P	P
6221	General Medical and Surgical Hospitals		
6222	Psychiatric and Substance Abuse Hospitals		
622310	Specialty Hospitals		
6231	Nursing Care Facilities		
6232	Residential Intellectual and Developmental Disability/Mental Health Facilities		
6233	Continuing Care Retirement Communities and Assited Living		
6241	Social Services Assistance, including Individual and Family Services	P	
6242	Community Food and Housing and Emergency and Other Relief Services	P	
81222	Cemeteries		
81222	Crematories		
<b>Educational Services</b>			
6111	Private Schools: elementary and Secondary		
6112	Private Schools: Junior Colleges		
6113	Private: Colleges, Universities, and Professional Schools		







# Winston

## Small Area Plan

A CONNECTED EFFORT TO THE

**DOUGLAS COUNTY**  
COMPREHENSIVE PLAN

# ACKNOWLEDGMENTS

## Douglas County Board of Commissioners

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<b>Chapter 5: Implementation</b>	<b>34</b>



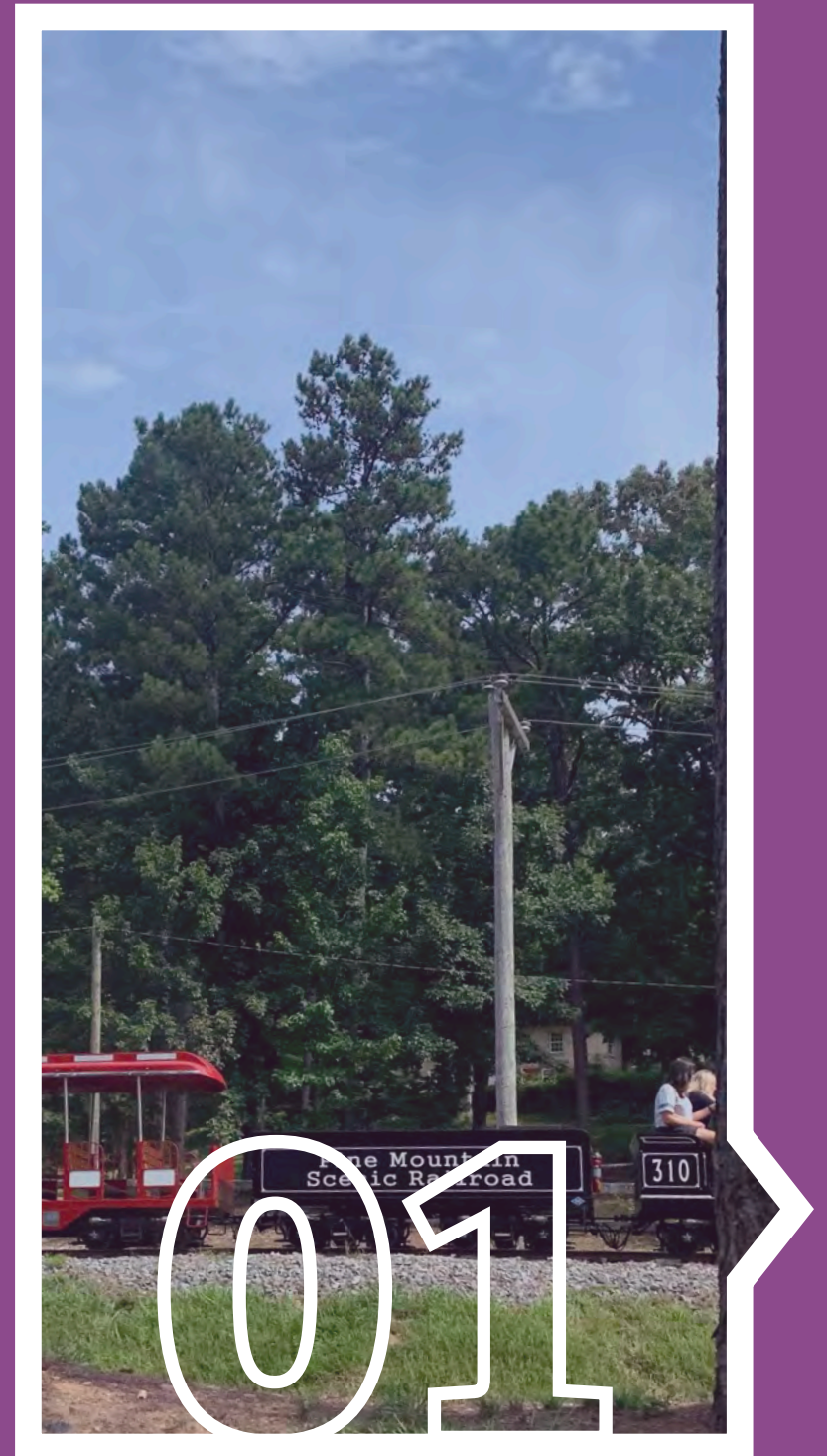
# INTRODUCTION

**Study Area History**

**Winston Today**

**Plan Purpose**

**Process**



# INTRODUCTION

## Study Area History

Historically known as Weddington and Winn Town, Winston was incorporated as the Town of Winston from 1906 to 1950. Winston's location along the Georgia Pacific (Southern) Railroad made it a prime location for two grist mills<sup>i</sup>. The Winston train depot, one of three depots in the County, provided Winston with regular shipments of mail, freight, and passenger service<sup>ii</sup>.

Winston residents successfully petitioned to revoke the town's charter in 1951 and the community's commerce center shifted from railroad to auto-centric with focused development along VMH and later I-20<sup>iii</sup>. The Winston study area is shown in Map 1 on Pg. 4 of this document.

## Winston Today

Today, the Winston community remains a distinct area in the northwest portion of Douglas County. Anchored in the south by the intersection of I-20 and Post Road, Winston stretches from the western boundary of the City of Douglasville to the eastern boundary of the City of Villa Rica.

The Winston community has shifted from a bustling mill town with direct rail access to a quieter, more rural area. Winston is still in close proximity to larger urban centers for goods

and services with easy access to I-20. Known for its "country crossroads," Winston is characterized by rural residential areas, rural charm, and ample open space/forest cover. The area is also characterized by hard rock deposits, major flood zones, and high-grade bluffs making the current landscape challenging for development.

Demographically, compared to the rest of Douglas County, Winston is more sparsely populated at just under 3,000 people. Winston is also less racially diverse (almost 60% White), has a lower overall educational attainment, and a slightly lower, albeit more equitably distributed, household income than the County overall.

## Plan Purpose

Winston is one area identified for further analysis as part of the Douglas County Comprehensive Plan effort due to Ultimately, finding a balance between known environmental challenges, economic development opportunities, and maintaining the historic character will be crucial in supporting the Winston community. For these reasons, the County is creating a detailed land use plan for the Winston area that will set a course for land uses, water and sewer services, transportation infrastructure, and future development of Winston.

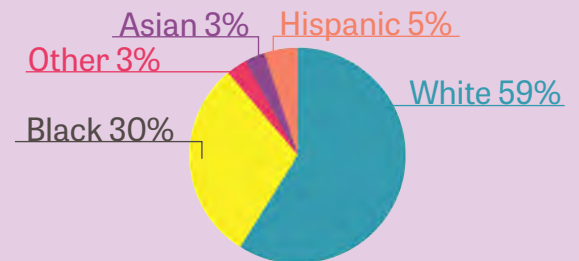
## Winston At A Glance

### Population

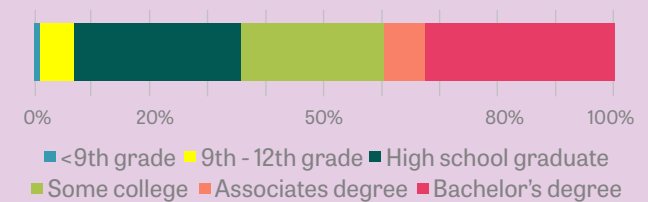


**2,975**  
(331/square mile)

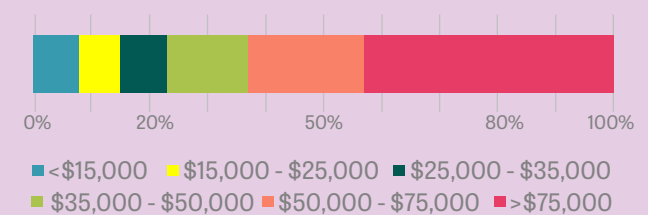
### Race/Ethnicity



### Age & Education



### Household Income



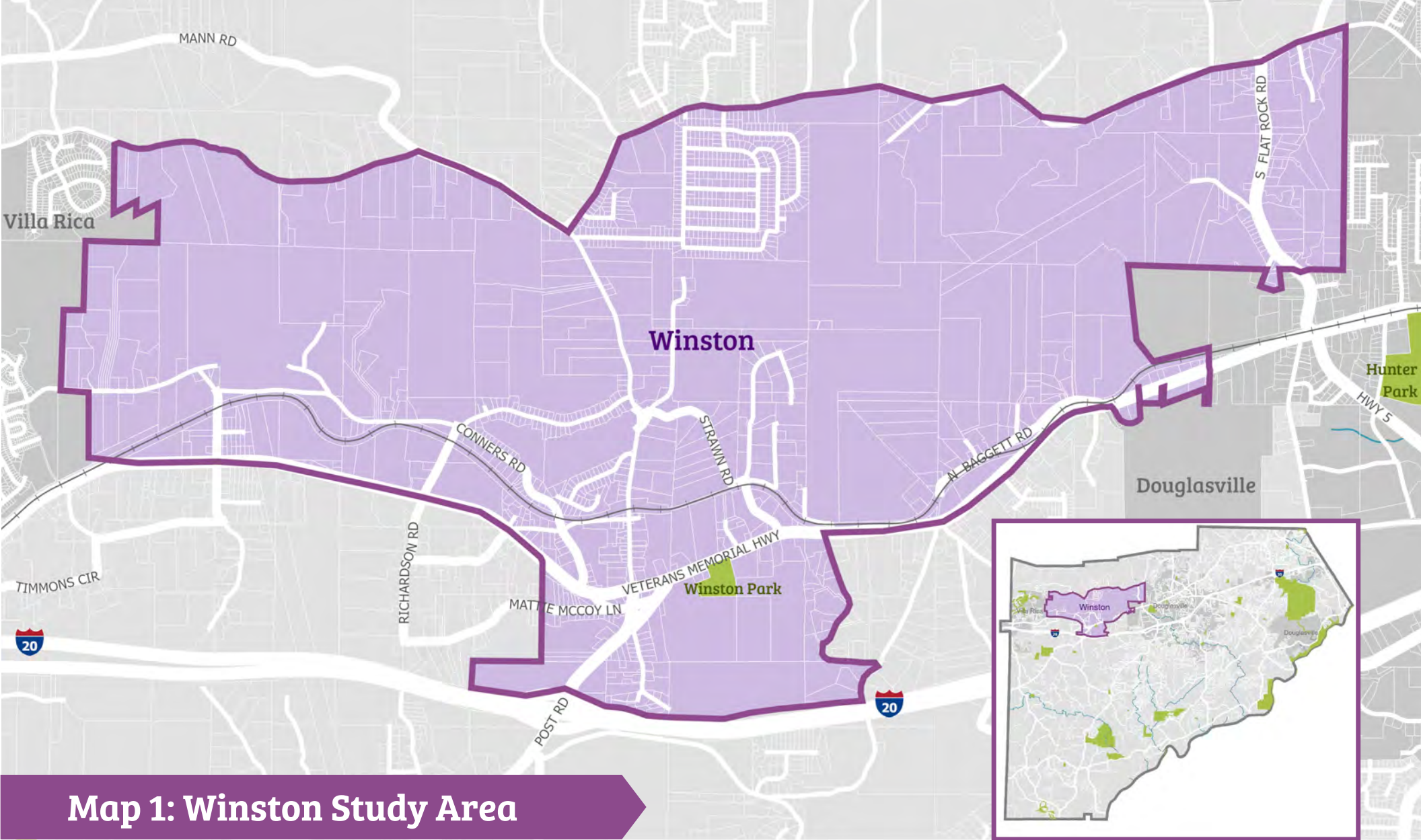
<sup>i</sup> The Heritage of Douglas County Georgia 1870-2002, Inc. Douglas County Genealogical Society, 2003.

<sup>ii</sup> Douglas County Historic Resources Survey, 1999, Douglas County Board of Commissioners & Historic Preservation Commission.

<sup>iii</sup> Douglas County, Georgia From Indian Trail to Interstate 20, 1987, Fannie Mae Davis.

Source: FHWA STEAP Tool, US Census American Community Survey (2015-2019)





- WINSTON SMALL AREA PLAN BOUNDARY
- GREEN SPACE
- STREAM/RIVER
- DOUGLAS COUNTY
- CITIES
- RAILROADS

0 1/4 1/2 3/4 1 MILES





# INTRODUCTION

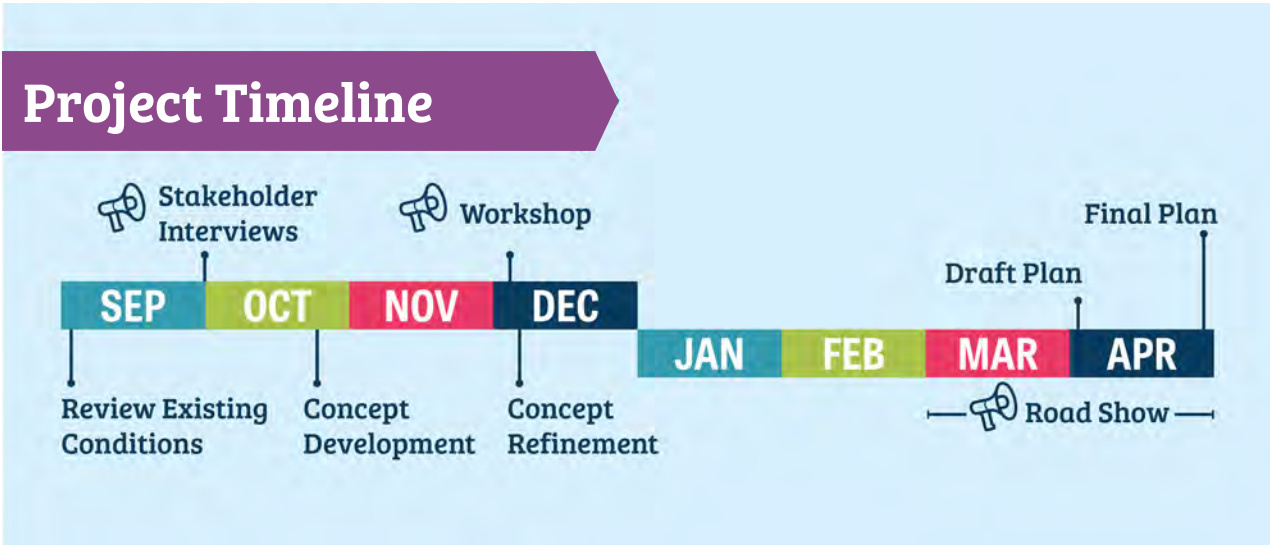
## Process

As shown in the figure below, the project team developed the Winston Small Area Plan over an 8-month time period starting in September 2022. This process mirrored that of the overall Comprehensive Plan process, but at a smaller scale for just the Winston area. The process started with a review of existing conditions and interviewing Winston community stakeholders to gain an understanding of Winston today.

Then, the project team worked to create development concept options for the Winston area that were presented to the public and stakeholders at a Workshop in early December. With input from the public, the project team refined the concept for a final

Winston Masterplan encompassing elements such as Future Land Use, parks and trails, and transportation. All of this came together to make-up the Winston Masterplan. This plan was included in the “Roadshow” where County staff presented and exhibited Comprehensive Plan and Small Area Plan information at various locations throughout the County in March and April 2023.

This document first summarizes the Winston area existing conditions and community engagement portions of the planning process. The final chapter showcases the overall Winston Masterplan and its associated recommendations for Future Land Use, transportation and infrastructure, parks and trails, and cultural and natural resources.





# EXISTING CONDITIONS SUMMARY

**Review of Existing Plans**

**Land Use**

**Zoning + Land Cover**

**Location + Development Access**

**Development Constraints**

**Transportation Infrastructure**



# EXISTING CONDITIONS

## Overview

Existing conditions were reviewed for the Winston area at the start of the project to establish a baseline of what Winston looks like today in comparison to its past and future. This analysis included a review of existing plans, land uses, economic development, transportation infrastructure, and more.

## Review of Existing Plans

A review of existing plans was conducted to identify relevant planning studies and initiatives that may impact the Winston Small Area Plan.

### *Villa Rica Comprehensive Plan*

The Villa Rica Comprehensive Plan was reviewed for potential land use impacts due to its proximity to the Winston study area. Based on the Plan's Future Development Map, the Winston SAP should consider connections to planned trail network in Villa Rica and ensure Future Land Use plans are consistent with the character of development planned especially in the eastern portion of Villa Rica.

### *Douglasville Comprehensive Plan*

The Douglasville Comprehensive Plan, similar to Villa Rica, was reviewed due to its proximity on the eastern side of the Winston study area. Per the Douglasville Plan, Future Land Use designations in the western portion of the City of Douglasville are low-density residential, light industrial, and heavy industrial. These should

be considered in the Winston SAP development as they are immediately adjacent to the eastern border of the Winston study area.

### *Douglas Forward 2025*

The Douglas Forward 2025 strategic plan provided overarching priorities for Douglas County that can help serve as guiding principles for the Winston Plan. Specifically, the strategic plan focused on active transportation and called for walkability, bikeability, and a mix of uses to create more connected, vibrant communities.

### *Douglas County Comprehensive Transportation Plan (CTP)*

The Douglas County CTP was completed in 2021 and was reviewed for relevant transportation projects slated for the Winston area. Some of these improvements included Post Road safety improvements, sidewalk additions/improvements, and various intersection improvements over the next 30 years.

### *Key Findings*

- Consider connections to planned trail network and ensure Future Land Use plans are consistent with the character of development planned in adjacent areas of Villa Rica.
- Integrate its goals with the Douglas County Strategic Plan.
- Leverage truck-friendly transportation improvements on Post Road.





# EXISTING CONDITIONS

## Land Use

### *Future Land Use (from 2018 Comprehensive Plan)*

Winston's current Future Land Use designations from the 2019 Comprehensive Plan are much more diverse than its current zoning. Though the majority of the area's Future Land Use is still set aside for "Rural Places," much of the western half of Winston is designated a "Mixed Use Corridor" which calls for the co-location of residential and commercial uses. This is achieved through modest density that promotes walkability.

A significant amount of land is also designated for "Workplace Center" which calls for mostly commercial, office, and industrial development to promote economic development. The influence of the mixed-use corridor land use has already led to the industrial tone found in the existing local businesses in the study area.

It should also be noted that these current Future Land Uses have proposed changes as a result of this Comprehensive Plan Update.

## Zoning + Land Cover

### *Zoning*

The majority of the Winston study area (more than 80%) is zoned for residential uses, specifically rural-agriculture (R-A), low-density residential (R-LD), and also manufactured

housing (R-MH) in the Corn Crib community. Within zones designated R-A, a significant amount of land is vacant and most of these parcels face some environmental and/or infrastructural barriers to development, which is explored in later sections. The remaining portion of the Winston area is zoned for light industrial uses mostly located along US Hwy 278/VMH.

Several of the vacant parcels in Winston zoned for R-A or R-LD are held by limited liability corporations or limited partnerships (LLCs or LPs) which may indicate that developers or property managers are interested in exploring

development on these lands. Additionally, Douglas County has an overlay district to help regulate quality design and improve economic development opportunities along several well-traveled corridors in the County. In the Winston area, this overlay applies to Post Road as it feeds into the historic Winston Crossroads.

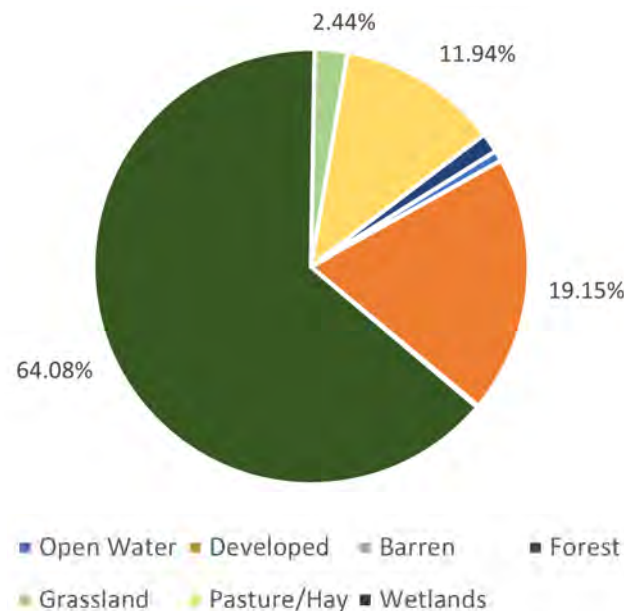
### *Land Cover*

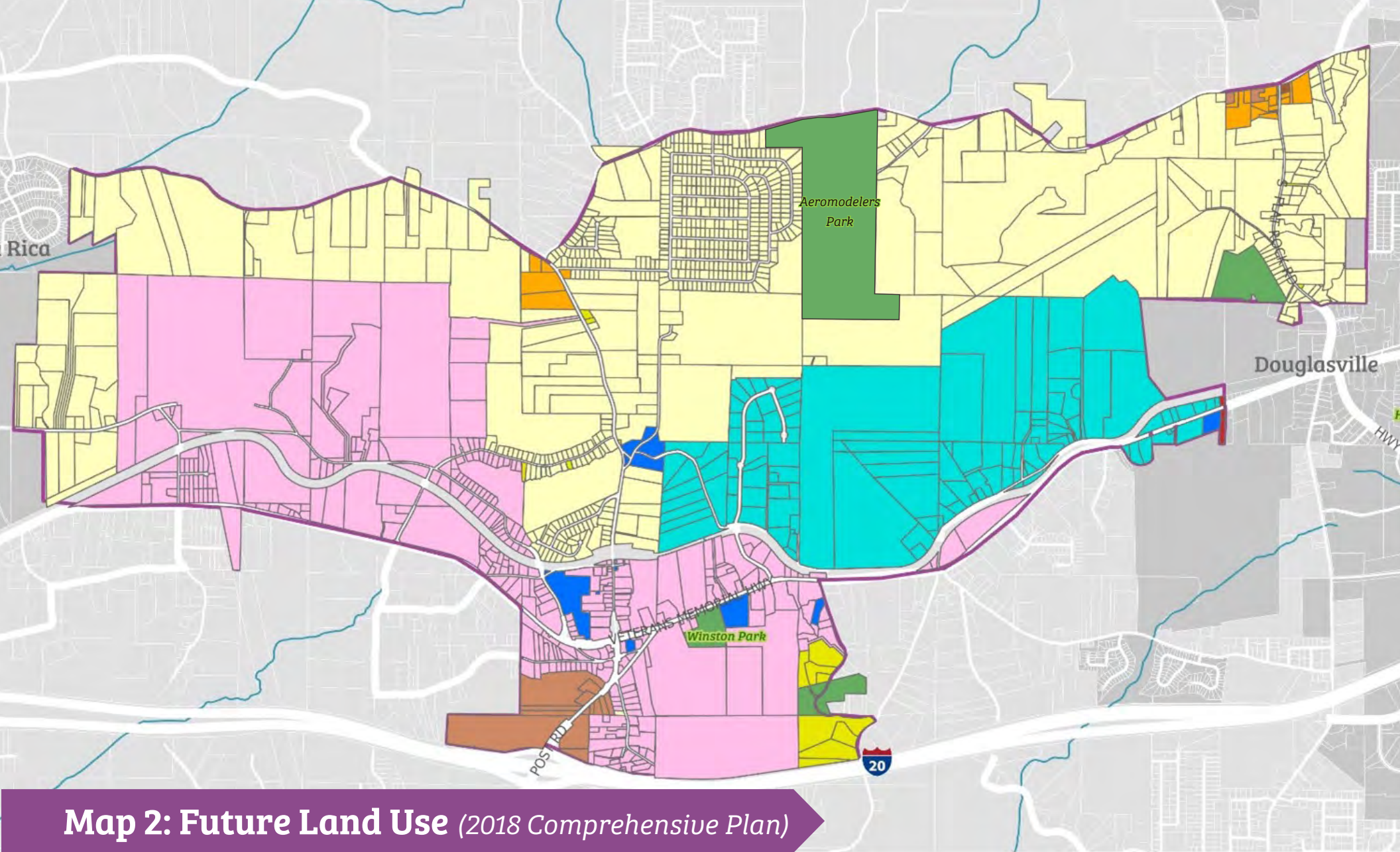
Separate from land use, land cover describes the physical characteristics of the land: whether it's developed or natural and its natural cover. A majority of the Winston area (over 75%) is forested or pasture/grazing land. Developed land, which includes low-intensity development and manicured open space (e.g. lawns) comprises almost 20%.

### *Major Land Use Findings*

Both Zoning and Future Land Uses support desired development; however, land cover findings indicate that not all parcels are being developed to these conditions, which may indicate there are environmental and infrastructure constraints that may impede desired development.

Winston Land Cover Percentage Breakdown





- |                             |                            |                            |
|-----------------------------|----------------------------|----------------------------|
| COMMUNITY VILLAGE CENTER    | ROW                        | WINSTON SMALL AREA PLAN    |
| INTENSIVE INDUSTRIAL        | RURAL PLACES               | CITIES                     |
| MIXED USE CORRIDOR          | SUBURBAN LIVING            | STREAM OR RIVER            |
| NEIGHBORHOOD VILLAGE CENTER | TRANSPORTATION / UTILITIES | GREEN SPACE                |
| PARKS / REC / CONSERVATION  | WORKPLACE CENTER           | GROUNDWATER RECHARGE AREAS |
| PUBLIC / INSTITUTIONAL      |                            | FLOOD ZONES                |

0 1/4 1/2 3/4 1 MILES





# EXISTING CONDITIONS

## Winston's Location + Development Access

The Winston study area has desirable access to downtown Atlanta and to Hartsfield-Jackson International Airport via the Post Road interchange with I-20. Through a strategic plan, Elevate Douglas—the County's economic development arm—identified several target industries for Douglas County, one of which is advanced manufacturing and professional technology services. Winston's location along the Interstate is an advantage to attracting businesses within these target industries.

Further, the Mixed-Use Corridor and Work Place Center Future Land Use designations are perfectly situated to encourage development intensity to continue to cluster along Veterans Memorial Highway (VMH) and the east portion of North Baggett Road. However, despite Winston's prime location, there are several elements that have inhibited development in the past including the areas environmental features and lack of infrastructure and utilities.

### *Environmental Features*

The Winston study area features several environmental characteristics that impose constraints on the County's ability to service the area with infrastructure that can be supportive of future development. These constraints include protected watersheds, hard bedrock deposits, steep slopes, flood zones,

and groundwater recharge areas. Certain types of development—especially lower-intensity residential or commercial—could navigate around some of these constraints, but other more dense/intense developments may have more infrastructure needs that these environmental features would not allow.

### *Infrastructure + Utilities*

Another development constraint facing Winston is its lack of sewer infrastructure. Water lines have been installed along most arterial and local roads within the study area, but almost no properties in Winston are served by sewer infrastructure. There are two gravity mains that stop just shy of Winston's borders, one south of I-20 and one southeast of VMH.

Higher-intensity development tends to follow sewer lines, as this infrastructure allows smaller lot sizes and larger commercial and industrial facilities. Plans have been discussed to expand sewer to the Winston area, though no exact locations have been solidified. This would dramatically expand development potential in Winston by reducing this critical infrastructure barrier.

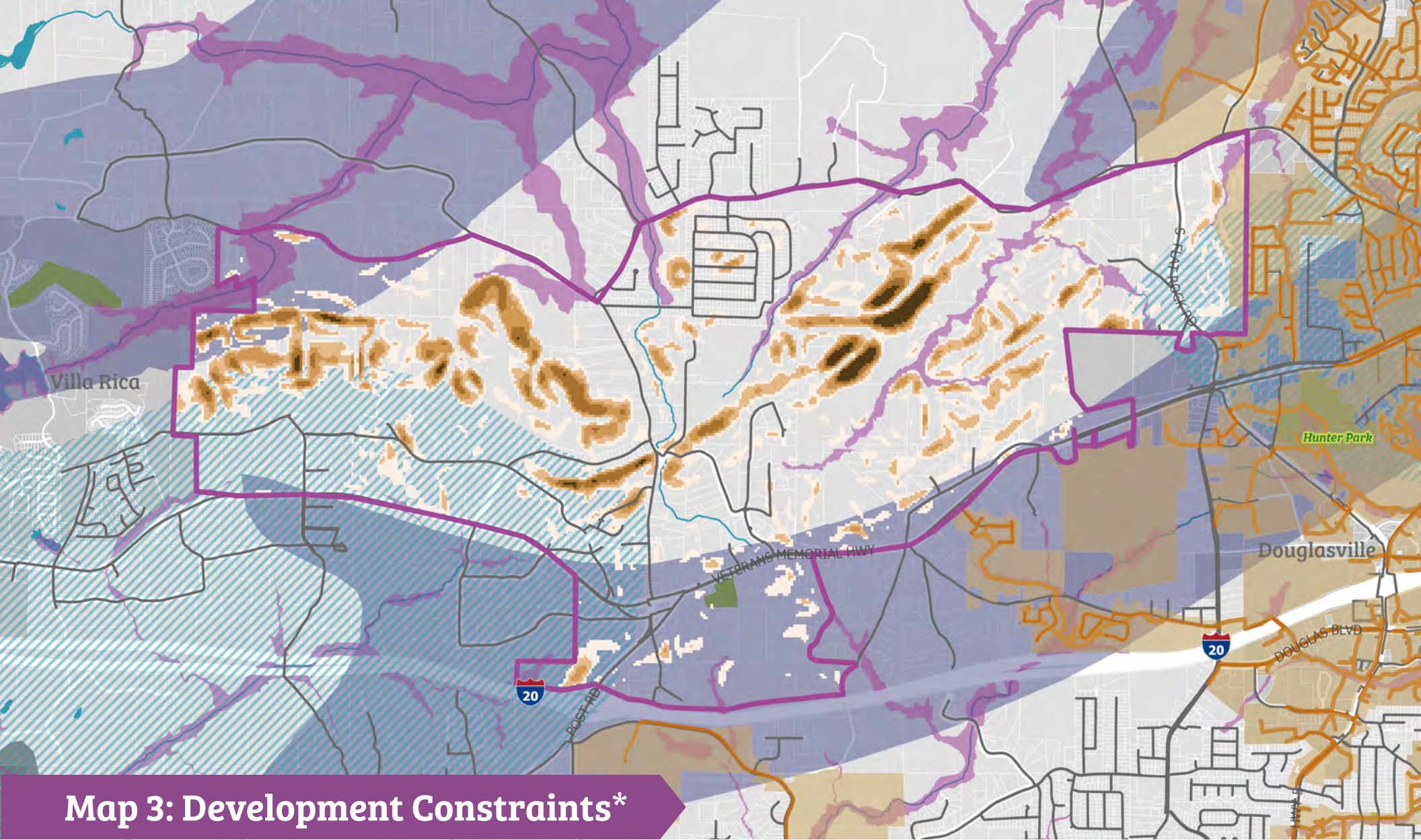
## Development Constraints

Based on the current land policy, environmental features, and existing infrastructure within the Winston small area study boundary, the following themes emerged as related to

development constraints in the area:

- **Environmental Constraints:** Despite the prevalence of vacant parcels, environmental constraints bring barriers to development across Winston. Between hard bedrock deposits and ample forest cover—as well as flood zones along tributaries and the high-grade bluffs in between them—the landscape of Winston presents numerous challenges to development (see Map 3). It's not that development would not be feasible, just that it would be difficult and/or expensive. Developers may find greater prospects in other parts of Douglas County (or beyond the County line) that do not come with so many strings attached.
- **Lack of Sewer Infrastructure:** Historically, sewer lines have driven development patterns in Douglas County. This seems to be the case for Winston, for the most part (see existing sewer infrastructure in Map 3). Development (of any kind) for this area is only possible if sewer access is extended to the unsewered parts of Winston. Whether residential or Workplace Campus, this area would need sewer access to facilitate any development. Until that time, it is possible that other Future Land Use categories may make more sense for these unsewered areas.





- |                  |                             |                            |
|------------------|-----------------------------|----------------------------|
| GRANITE & GNEISS | SEWER MAINS                 | WINSTON SMALL AREA PLAN    |
| QUARTZITE        | PARCELS W/IN 50 FT OF SEWER | CITIES                     |
| 20-25% SLOPE     | WATER MAINS                 | STREAM OR RIVER            |
| 25-30% SLOPE     |                             | GREEN SPACE                |
| 30-35% SLOPE     |                             | GROUNDWATER RECHARGE AREAS |
| 35-40% SLOPE     |                             | FLOOD ZONES                |
| 40-50% SLOPE     |                             |                            |

0 0.3 0.6 0.9 1.2  
MILES



*\*Water and sewer coverages shown are for informational purposes only and accuracy is not guaranteed*



# EXISTING CONDITIONS

## Transportation Infrastructure

The center of Winston's civic and roadway infrastructure is focused at the crossroads between VMH and Mann Road. The road network radiates outward from here. Conners Road parallels VMH in the western half of Winston, and a few other local roads provide access to rural homes throughout. In the area's eastern half, Jason Industrial Parkway services a commercial/industrial area that is slowly being built out.

### Roadway Classification

Different types of development and land uses are geared for different types of roadway classifications. Reviewing the classification of Winston's roadways helped determine what type of future development and land uses are a good fit for certain parts of the Winston area. Douglas County utilizes the GDOT roadway functional classification system. This system defines the roles that each roadway serves to provide for different travel needs. The main functional classifications in the Winston area are interstates, arterials, and collectors.

The study area is bordered in the south by I-20 which connects the area to the rest of the County and region. VMH, a minor arterial, parallels I-20 and several collectors run north-south, connecting VMH to Cedar Mountain Road/Brewer Road that serves as the northern boundary of the study area. Mann Road run is the primary north-south collector in the study area that provides access to I-20 and VMH.

### Truck Percentages

Daily truck percentages in 2020 show trucks primarily concentrated on I-20, making up as much as 25% of the cars on the road. Post Road also experiences a relatively high truck volume, with up to 7.5% for the length of the study area. Post Road serves as the main connection for trucks and other vehicles between I-20 and the study area, sometimes creating an issue of truck congestion.

### Level of Service (LOS)

LOS is a standard means of classifying traffic conditions associated with volume levels relative to each roadway's carrying capacity and traffic flow conditions. LOS A, B, and C represent light and stable traffic flow. LOS D is characterized by longer delays, but still is considered an acceptable operational condition. LOS E and F are considered unacceptable conditions of extreme congestion and delay.

The existing LOS of Winston roadways during the PM peak hour are operating at an LOS A or B. An LOS C is observed on the roadway connecting to I-20 which is also operating at an LOS C, with portions of the Post Road interchange peaking at LOS E.

Projected PM peak period LOS in 2050 is expected to be similar with a majority of roadways in the study area still operating at an acceptable LOS in 2050. However, LOS is expected to decrease at the I-20 and Post Road interchange

and will continue to experience delay if not improved.

### Douglas Comprehensive Transportation Plan

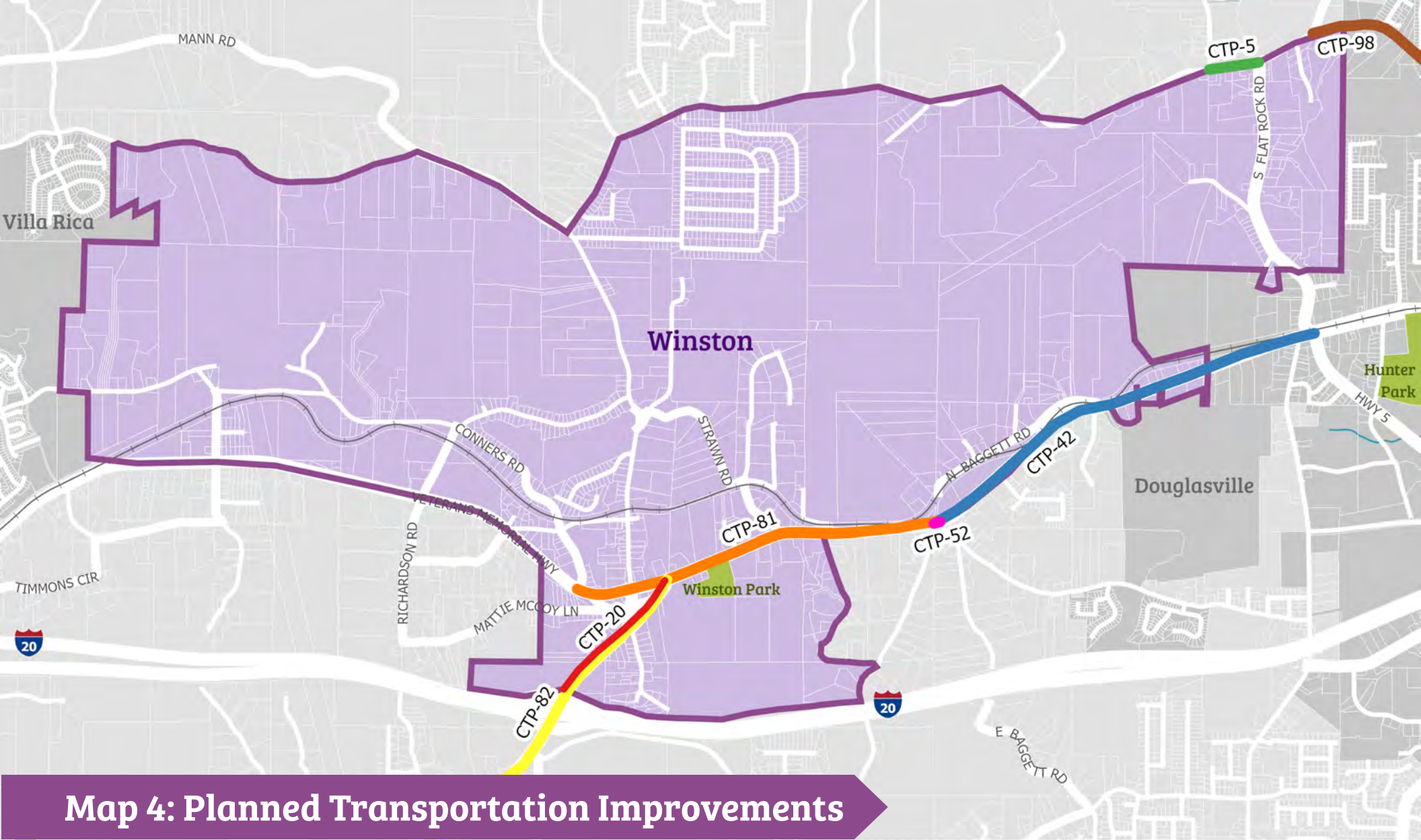
The 2021 Douglas County CTP provides a detailed listing of short-, mid-, and long-term recommended transportation projects. Relevant CTP projects within the Winston study area include:

**Short-term (2022-2026):** safety improvements for truck movement on Post Road and an intersection improvement at US 78/Baggett Road (both are current County SPLOST projects)

**Long-Term (2032-2050):** intersection improvements at Cedar Mountain Road/Dorris Road and operational improvements along US 78 to include lane restriping and turn lane channelization

**Aspirational:** sidewalk improvements on US 78 and Post Road, expansion of Connect Douglas fixed-route transit service along US 78 from Douglasville to Villa Rica

Coordination with these efforts, particularly the short-term projects, is recommended as the Douglas County Comprehensive Plan and Winston Small Area Plan are implemented.



DOUGLAS CTP PROJECTS

- CTP-20
- CTP-42
- CTP-5
- CTP-52
- CTP-81

CTP-82

CTP-98

WINSTON SMALL AREA PLAN BOUNDARY

GREEN SPACE

STREAM/RIVER

DOUGLAS COUNTY

CITIES

RAILROADS

0 1/4 1/2 3/4 1 MILES





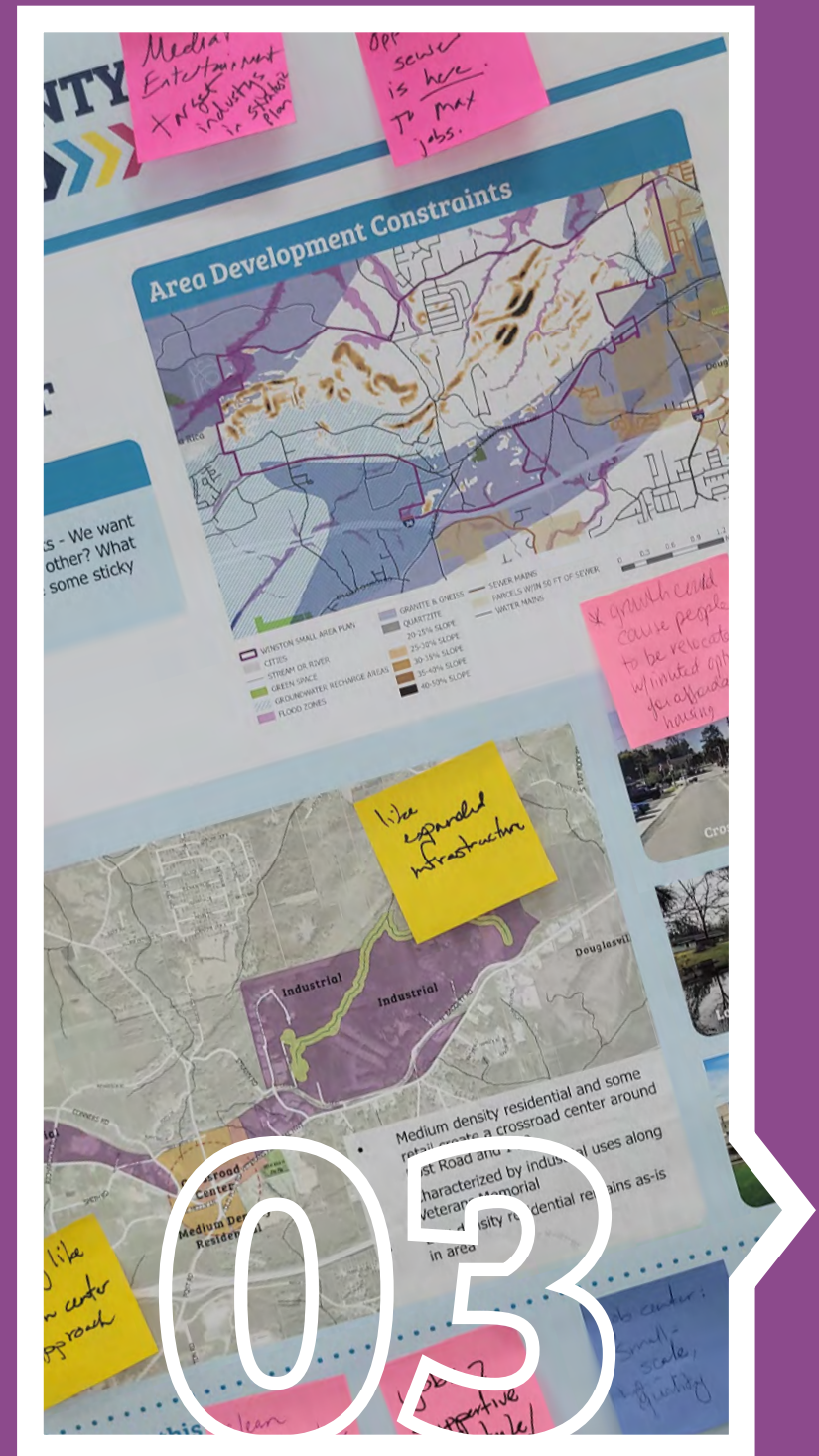
# ENGAGEMENT SUMMARY

Stakeholder Interviews

Public Survey

Winston Workshop

Engagement Next Steps



# ENGAGEMENT SUMMARY

Understanding community and stakeholder desires for Winston was fundamental in defining a clear vision for its future. Engagement efforts for the Winston Small Area Plan were closely coordinated with the Douglas County Comprehensive Plan Update, as the planning processes kicked off at the same time. The main methods used to garner input were stakeholder interviews, a public survey, a public workshop, and a “roadshow” of the final deliverables.

## Stakeholder Interviews

In Fall 2022, interviews were conducted with stakeholders who live or work in the Winston area. Stakeholders told us that Winston was valued for its undeveloped nature. Its low-density, large-lot homes, often in the hands of families that had owned them for generations, made the area feel like the Douglas County of a few decades ago. There was a disinclination towards new residential in the area, and the concern that expansion of infrastructure like roadways and sewer would bring not only new subdivisions to this unspoiled corner of the County but also the need to fund additional services like fire and police.

Similarly, there was a concern that additional truck traffic might continue to erode the area’s quality of life. All the same, interviewees indicated that the area needed a grocery store.

An interview with Elevate Douglas indicated their interest in the area for its potential as the

last large collection of parcels in the County that could still be aggregated for a Georgia State Department of Economic Development megasite, yet expressed the understanding that new development would need to respect Winston’s culture and community values. Elevate Douglas indicated that they were interested in a holistic plan for the Winston area that included new commercial uses but also was sensitive to the natural resources in the area and gave some thought to workforce housing for those who might be employed nearby.

Stakeholder interviews influenced the development of the Winston small area plan by centering the area’s need for preservation balanced with the need to accommodate new development that strengthens, rather than strains, the County’s tax digest.

## Public Survey

For the Comprehensive Plan Update, an online survey was used to collect input from residents and stakeholders in Douglas County regarding attitudes towards current land use conditions and future growth trends in the County. The survey launched on November 14, 2022 and remained open until December 22, 2022.

Findings from this survey influenced the Winston SAP. Respondents indicated that the top three investments that the Comprehensive Plan should encourage were: limiting additional warehouses/distribution centers (47%), attracting more shops and restaurants, things to do (45%), and investing in parks, trails, and open space (42%).

Open-ended questions allowed respondents to provide suggestions on where in the County additional commercial and industrial growth should occur. The top response for each question was “nowhere” with most respondents

## Top 3 Investments that the County should encourage:

46% 

Prefer attracting more shops and restaurants, things to do

47% 

Prefer limiting additional warehouses/distribution centers

42% 

Support investing in parks, trails, and open space

*Public Survey Results*

# ENGAGEMENT SUMMARY

desiring a slower pace of growth to secure the “small town feel” of Douglas County. However, other respondents did provide locations throughout the County to accommodate future commercial and industrial growth, mostly where this type of development already exists.

These responses influenced the amount and placement of new commercial land uses in Winston in the refined Masterplan concept. The light industrial land uses currently located in the study area were not expanded upon, and buffer areas between residential areas and existing and new proposed commercial uses were included in the plan to alleviate some of their visual and auditory externalities. Shops, restaurants and activities will be sought for the area’s central node to provide services and amenities to nearby workers and residents.

Finally, parks, trails and open spaces have been woven throughout the land use plan preserve the rural look and feel of the area while also providing non-vehicular connectivity throughout the area and County.

## Winston Workshop

A public workshop was held on December 9, 2022 and was well attended by Winston residents, community representatives, and elected officials. Feedback was solicited for two draft land use concepts for the Winston area.

Workshop participants expressed general concern for protecting Winston’s rural

character, but remained interested in right-sized growth with employment-generating uses. The community was supportive of transportation and public-service infrastructure expansion for the right development opportunities, but was cautious of growth for growth’s sake.

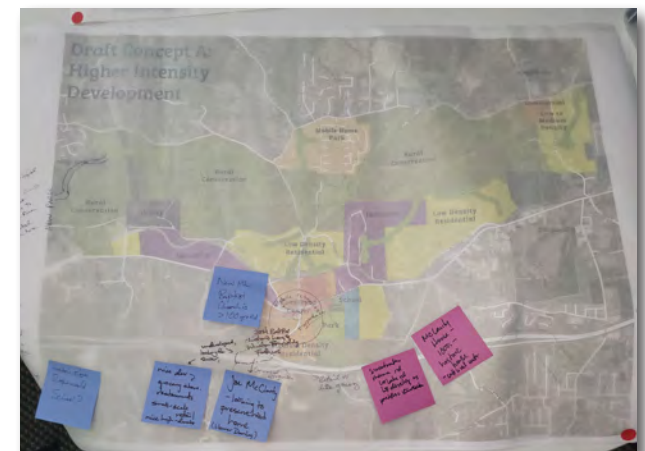
### Concept A Feedback

Draft Concept A proposed higher intensity development for the Winston area. This included a mix of low- and medium-density residential, existing planned industrial, smaller scale industrial off VMH, and large rural conservation districts to preserve the “Old Douglas” look and feel. Major feedback on this concept included:

- Desired trail connections to Villa Rica
- Preserve area historic resources and rural character
- More community amenities needed (i.e. grocery store, senior center, etc.)
- Controlled growth, “right” kind of jobs
- Creative uses: agri/eco tourism
- New development would mean more services/infrastructure are needed



Concept A Feedback



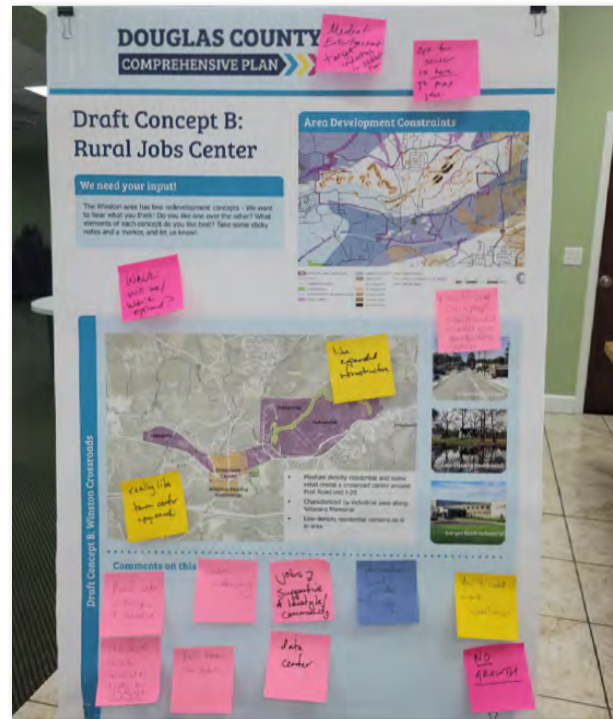


# ENGAGEMENT SUMMARY

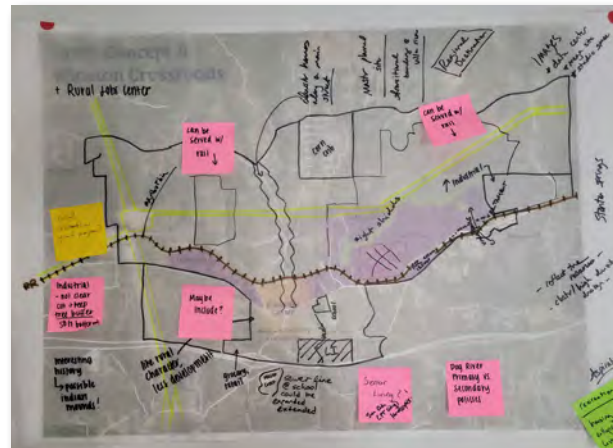
## Concept B Feedback

Concept B focused on the Winston Crossroads area at Post Road/VMH as a rural jobs center. This concept proposed less intense development from a land use perspective than Concept A. Major feedback on this concept included:

- Focus on target industries (media + entertainment)
- “Clean growth” (i.e. data centers, industries that won’t put more trucks on the roads)
- Town center/crossroads approach was well received overall
- Transitional boundary with Villa Rica
- Preserve rural character – focus growth at VMH/Post Rd
- Concern of growth pricing out the Winston community



Concept B Feedback



## Engagement Next Steps

Following the workshop, the project team moved forward on a final Masterplan concept for Winston that included expanded opportunities for development while preserving and leveraging the rural character of the Winston area. The development of this final Masterplan for the Winston area was closely coordinated with additional follow-up meetings with the District 4 Commissioner and Elevate Douglas. This helped create a balanced plan between the desires of the areas residents and representatives with the County's economic development vision for this area.

At the end of the process, the entire Comprehensive Plan and its small area plans for Winston and Lithia Springs, will be taken on a “roadshow” by County staff to share with the public at various locations throughout the County.



# WINSTON MASTERPLAN

**Masterplan Overview**

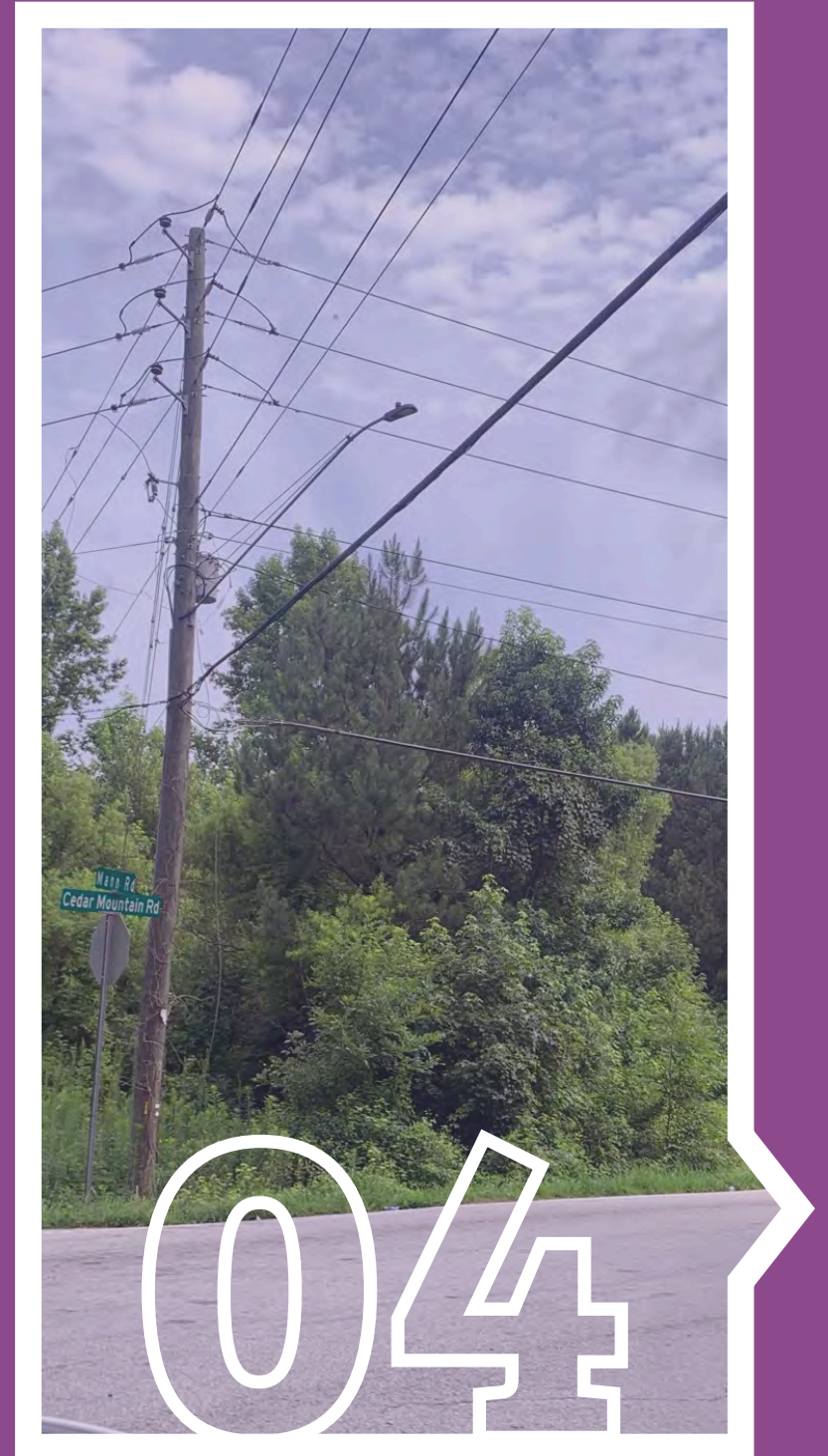
**Connecting to the Comprehensive Plan**

**Land Use Plan**

**Transportation + Infrastructure Plan**

**Parks + Trails Plan**

**Natural + Cultural Resources Plan**



# WINSTON MASTERPLAN

## Masterplan Overview

Throughout the planning process, the consistent goal was to retain and protect Winston's rural/natural character, avoid sprawling residential subdivision development, and yet remain open to the right type of development opportunities that would provide jobs. This sentiment is reflected in the Winston Masterplan and its balance of preserving rural character in much of the Winston community while focusing on attracting key services and commercial activity to the Crossroads Center and right-sized development in the Workplace Campus areas. The Masterplan for the Winston area is shown in Map 6.

To support the Future Land Uses across Winston, the Masterplan also shows key opportunities for expansion of roadway and utility infrastructure to support growth in specific areas. The Masterplan also identifies key areas for expansion of parks and greenspace, notably surrounding Winston Park and Elementary School, and opportunities for preservation of cultural, historic, and natural resources. These elements of the Winston Masterplan are detailed on the following pages.

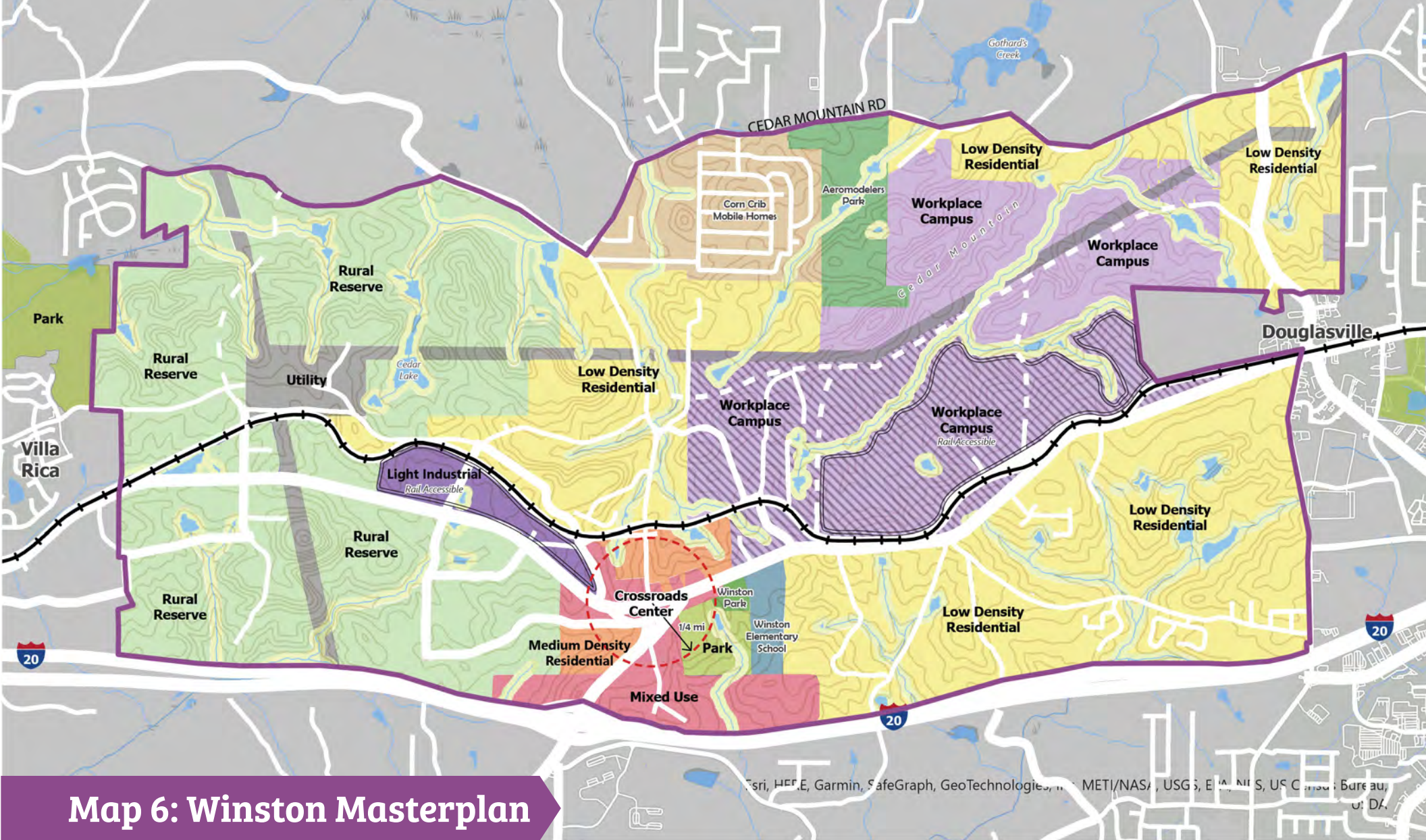


*Waldrop Angus Farms, Winston Post Office & Douglas County Fire Station #2, existing housing stock sample*



*Historic Winston building (Winston Denture Services), existing housing stock sample, and Winston's Corn Crib Community*





- |  |                            |  |                    |  |                                 |
|--|----------------------------|--|--------------------|--|---------------------------------|
|  | Winston SAP                |  | Rural Reserve      |  | Utility and Utility Easement    |
|  | Workplace Campus           |  | Corn Crib District |  | Rail Accessible Area            |
|  | Workplace Center           |  | Existing Park      |  | Pedestrian Shed (5 minute walk) |
|  | Light Industrial           |  | Proposed Park      |  | Railroad                        |
|  | Mixed Use                  |  | School             |  | Topography                      |
|  | Medium Density Residential |  | Waterbody          |  | Proposed Road                   |
|  | Low Density Residential    |  | Natural Buffer     |  |                                 |

0 1,500 3,000 6,000 US Feet



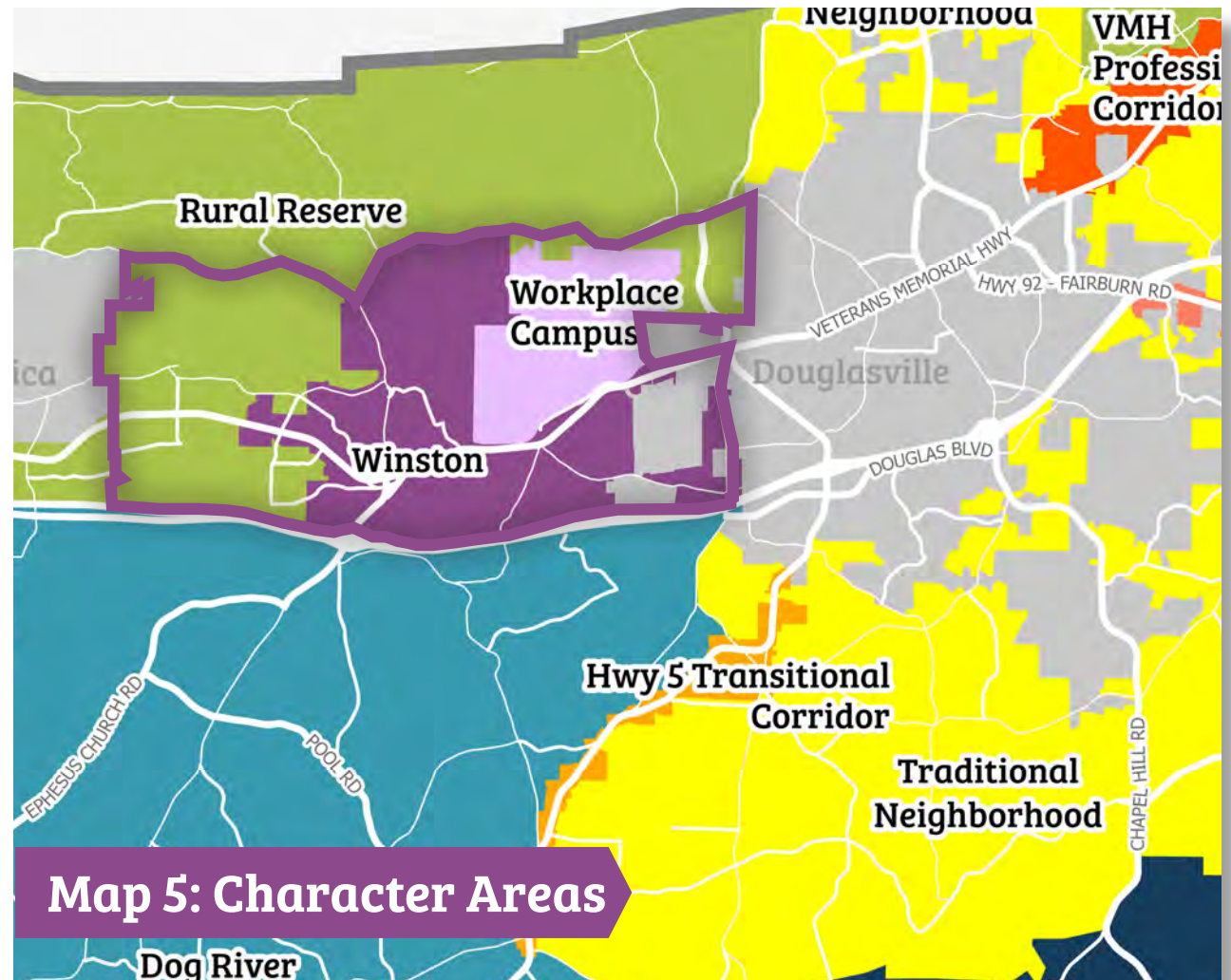


# WINSTON MASTERPLAN

## Connecting to the Comprehensive Plan

In addition to Future Land Use designations, the Winston Masterplan informed character areas for the Comprehensive Plan for the Winston area. Character Areas prescribe what the agreed-upon feel and character of an area at a higher level than land use or zoning. Within the Winston area, there are three Comprehensive Plan Character Areas (Shown in Map 5):

- 1 *Workplace Campus*
- 2 *Winston*
- 3 *Rural Reserve*



Winston Small Area Plan Boundary

# WINSTON MASTERPLAN

## ① *Workplace Campus*

Workplace Campus is dissimilar from the other employment focused Character Areas in the County in that it currently remains largely undeveloped and rural-residential in nature. The area lacks infrastructure and other utilities to develop at this time, but it is critical to define the vision for this area so as to manage future growth that reflects the desire of the community.

The County has anticipated an expansion of its workforce footprint to the western side of Douglasville since at least 2004. This plan refines this vision for Workplace Campus in the eastern portion of the Winston study area to include:

1. Data and other large-scale technology uses in campus-like development
  - Private greenspace
  - Discouragement of job center uses that attract truck traffic to the community

Workplace Campus would be contained within an established footprint and buffered from incompatible uses. It is envisioned to develop as a concentration of technology jobs in a campus-like setting with limits on truck-oriented uses.





# WINSTON MASTERPLAN

## 2 Winston

The Winston Character Area encompasses the crossroads center at the core of Winston at the intersection of VMH and Post Road. The Character Area extends east along VMH and north along Post Road up to the Corn Crib community. This area is primarily envisioned to include:

- Low density rural residential surrounding the county crossroads
- Crossroads center providing neighborhood services such as grocery, restaurants, and other stores
- Parks and trails





# WINSTON MASTERPLAN

## 3 Rural Reserve

Rural Reserve is the third and final Character Area in the Winston study area and covers a majority of the area west of Post Road. This character area is meant to protect and preserve existing rural spaces across Douglas County, including much of the Winston area. This Character Area should primarily focus on:

- Preserving rural character
- Encouraging uses such as rural resorts, agritourism, and hobby agriculture uses
- Discouraging suburban residential development



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# WINSTON MASTERPLAN

## Land Use Plan

### Overview

The key Future Land Use designations for the Winston area are detailed in this section and shown in Map 7. These were identified through the Future Land Use designations used in the County's Comprehensive Plan. These designations also helped inform the overall character and intent of the Winston Masterplan.

### Workplace Campus

The major Future Land Use change proposed in this Plan is the addition of the Workplace Campus land use. This land use would extend to the north and east of the study area taking advantage of planned future infrastructure expansion and building on the density already encroaching on the eastern end of the study area. The proposed Workplace Campus designated area stops just short of Cedar Mountain Road in the north and Flat Rock Road in the east to allow for Low Density Residential frontage of those roadways. The boundary of the Workplace Campus refines the overall Workplace Center concept for this area shifting the anticipated future land use away from a sprawling corridor adjacent to US 78 and I-20 envisioned in previous plans, to a more compact boundary. Future land use west of Mann Road has been reclassified in anticipation of its largely rural-residential character to be consistent with the Rural Reserve Character Area.

Throughout the engagement process for this plan, it was noted that uses such as a data center might be a good fit for a Workplace Campus development in this area: development which provided a good number of jobs, but was considered “clean” and low in amount of associated vehicular/truck traffic. Douglas Planning and Zoning will need to draft policy and code that will govern any future mega site development selected for this land use area type. The addition of this land use designation will make it easier, from a regulatory perspective, for right-sized, employment-centric development to occur in designated areas of the Winston community.

## Winston Future Land Uses

### Rural Places

Predominantly rural residential development, including large lot, single-family residential development and single-family planned subdivisions

### Suburban Living

Established single-family residential neighborhoods in areas that typically have access to both public water, sewer, and good access to transportation networks

### Transitional Corridor

Along major transportation corridors where there will be demand to increase the density of residential uses

### Mixed Use Corridor

A mix of non-residential uses in proximity to major thoroughfares and support a greater urban density of form, scale and use

### Community Village Center

Higher intensity of commercial activity—like grocery stores and offices—designed to serve more than one neighborhood

### Public/Institutional

Sites and facilities in public ownership for uses such as medical, educational, cultural, governmental, administrative, etc.

### Workplace Campus

Data and other large-scale technology uses in campus-like development with ample private greenspace

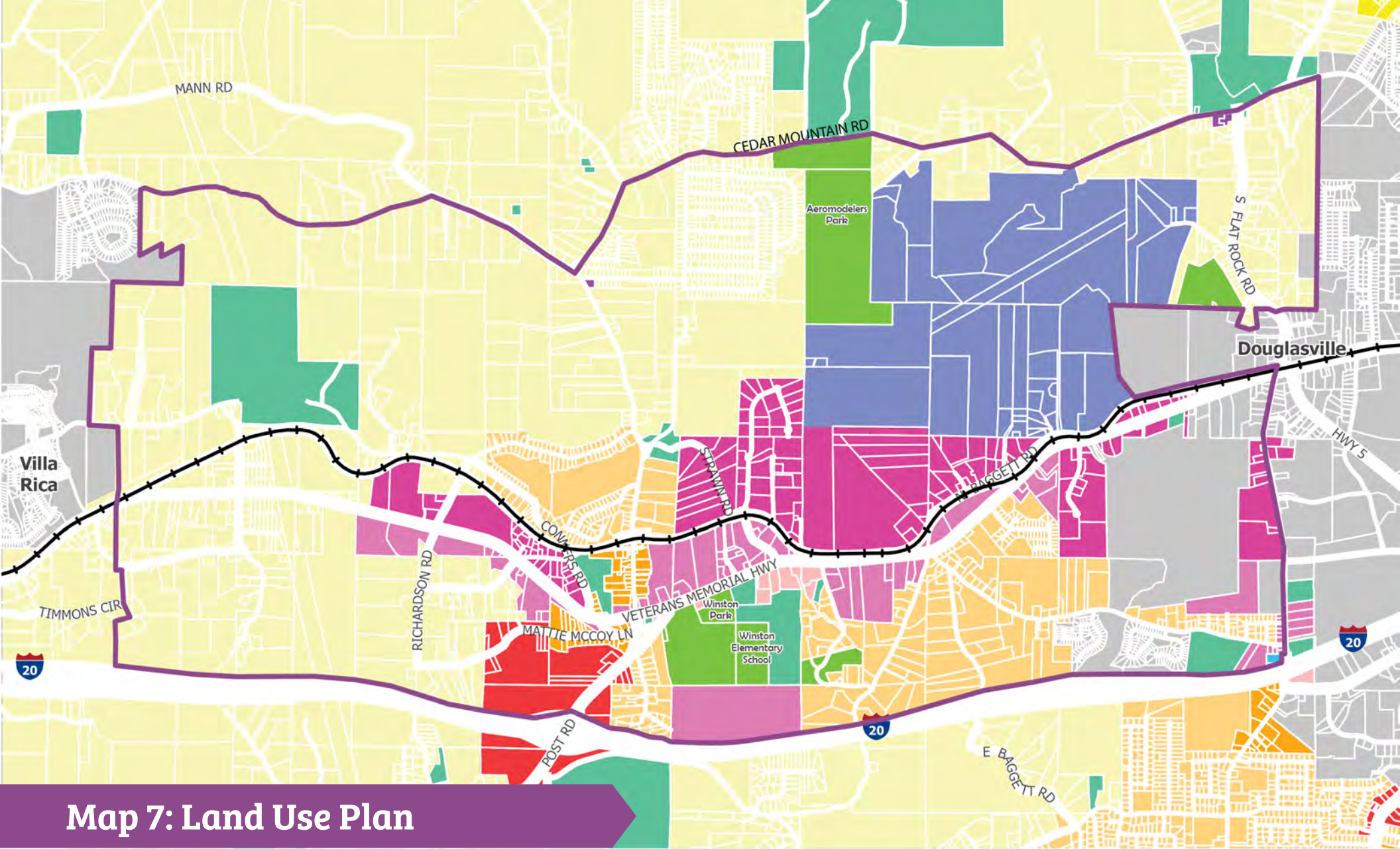
### Parks/ Recreation/ Conservation

Areas developed for park or recreation use, or designated as permanent open space

### Workplace Center

Current and future intensive commercial, office and technology development along major corridors that are major employment generators





## Map 7: Land Use Plan

- |                       |                             |                                   |
|-----------------------|-----------------------------|-----------------------------------|
| Winston SAP           | Community Village Center    | Public / Institutional            |
| Rural Places          | Workplace Center            | Parks / Recreation / Conservation |
| Suburban Living       | Mixed Use Corridor          | Resort Mixed Use                  |
| Urban Residential     | County Crossroads           | Workplace Campus                  |
| Transitional Corridor | Neighborhood Village Center | Water                             |
| Commerce Center       | Quarry                      |                                   |

0 1,500 3,000 6,000 US Feet



# WINSTON MASTERPLAN

## Transportation + Infrastructure Plan

Throughout the engagement process, stakeholder feedback indicated that the Winston area is valued by many County residents for its undeveloped nature. The unique challenge for Winston will be to strike a balance between controlled growth of both land uses (such as the proposed Workplace Campus expansion) and infrastructure (both transportation and utilities), and honoring that rural character that Winston is known for.

### Roadway Infrastructure

Residents and stakeholders were averse to wholesale roadway network expansion in Winston on the grounds that it could bring new truck traffic and/or undesired new sprawl-style development. However, feedback was also clear that this did not preclude the right type of development and expansion opportunities.

With this outlook in mind, Winston's transportation goals over the next 30 years should be regular maintenance and upkeep of existing infrastructure and focusing on key growth strategies that will not negatively impact roadway functions. Thus, the following roadway extensions and new roadway considerations are proposed to increase connectivity while maintaining efficient traffic flow.

No wholesale, new roadways are definitively

recommended for the Winston area. The following suggested roadways should only be considered in conjunction with new development in the Workplace Campus areas. Even then, any new roadways should be carefully reviewed and revised to suit new development needs and community desires. The proposed roadway/infrastructure expansions are split into two phases (shown in Map 8). Phase 1 is higher priority Workplace Campus and Phase 2 is Rural Reserve and has a lower priority build-out.

### Phase 1 Area: Workplace Campus

- 1 New roadway connection from Post Road at medium density residential area (north of Strawn Road/Richardson Rd intersections with Post Road). Connects northeast to Edwards Road and S. Flat Rock Road through new workplace campus land uses
- 2 New roadway connecting VMH north to proposed new roadway #1 from existing Polk Road
- 3 New roadway connecting VMH north to proposed new roadway #1 from existing Vansant Road

### Phase 2 Area: Rural Reserve

- 4 Extension of Andy Mountain Road to the north to connect with Brewer Road

### Planned Transportation Projects

At a minimum, Douglas County should coordinate closely with the County Transportation Department and GDOT on the following planned transportation projects in Winston:

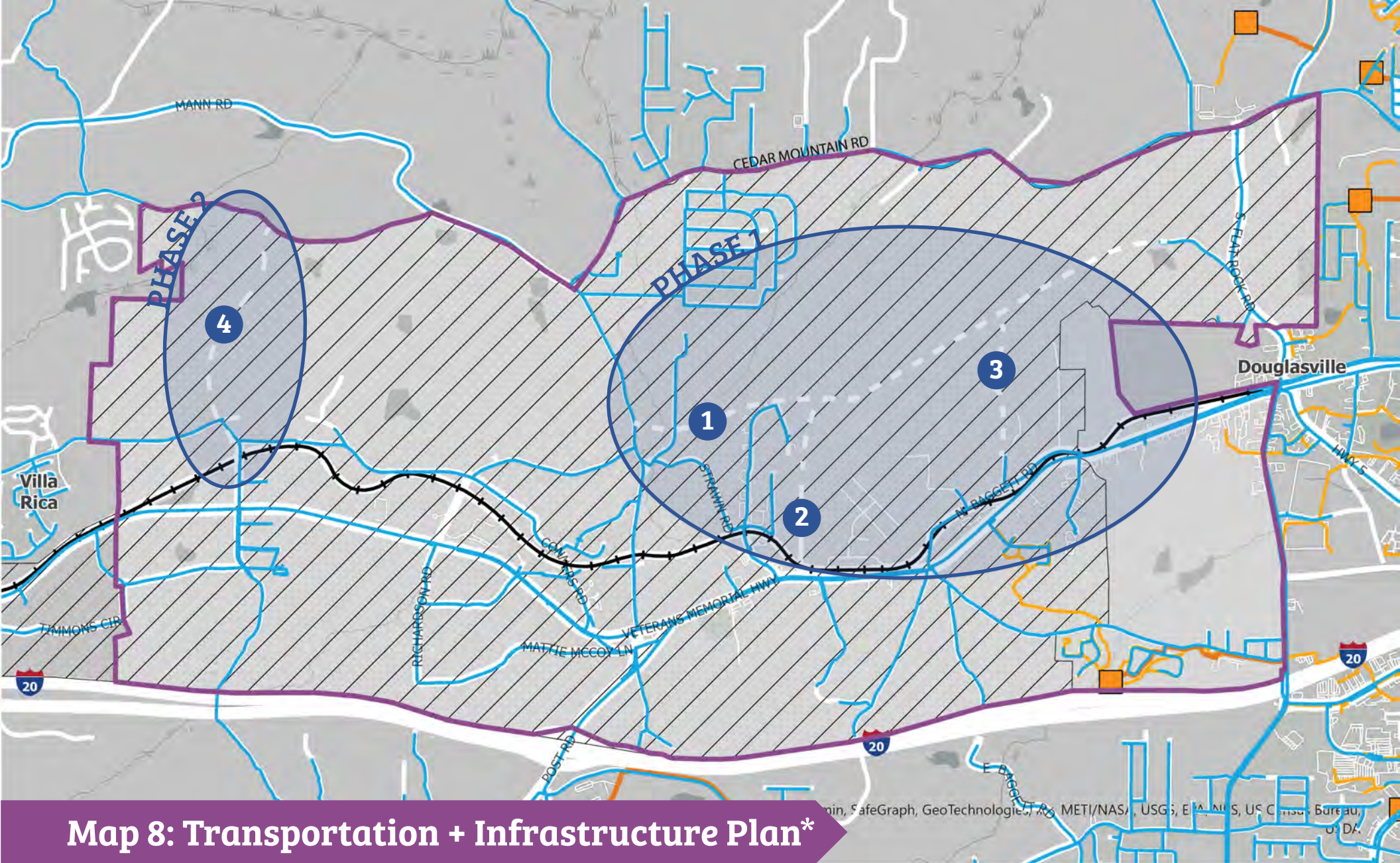
- Short term safety improvements at Post Road from I-20 to US 78 (CTP-20).
- Planned sidewalk infrastructure updates along US 78 and Post Road (Aspirational projects CTP-81/82) and identify ways of integrating streetscape elements that will be unique to Winston (i.e. landscaping, signage, and wayfinding).

### Sewer Infrastructure

To-date, the Winston area has not developed as quickly as parts of Douglas County to its south and east largely because sewer service has not been extended in this area. In fact, the low-density residential and small industrial uses in the area rely on septic systems.

At this time, no additional sewer infrastructure is recommended in the Winston area. Reserving the introduction of new sewer service for the immediate future will allow the County to continue to preserve the area in its current state. Areas marked as Rural Reserve are intended to remain without sewer service, but sewer should be expanded into the workplace campus area if and when a developer suitable





**Map 8: Transportation + Infrastructure Plan\***

-  Winston SAP
-  Sewer Expansion Areas
-  Existing Sewer Infrastructure
-  Existing Potable Water Infrastructure
-  Proposed Road

0 1,500 3,000 6,000  
US Feet



\*Water and sewer coverages shown are for informational purposes only and accuracy is not guaranteed



# WINSTON MASTERPLAN

to the County's economic development purposes has been identified. Sewer expansion prioritization should follow the same phased priority areas as the aforementioned roadway network and be prioritized in Workplace Campus areas.

## *Other Infrastructure*

Any additional utility infrastructure expansion, such as power or fiber, should be in keeping with the sewer expansion approach. Rural Reserve areas are meant to remain without additional infrastructure for the immediate future but utility infrastructure expansion in Workplace Campus should occur when a development plan is in place.

## **Parks and Trails Plan**

Currently, Winston is served by two Douglas County parks (Winston Park and Aeromodelers Park) within the study area boundaries. There are also park spaces in neighboring Cities of Villa Rica and Douglasville just beyond the study area boundary. There are currently no shared use paths/trails in the study area, and limited sidewalks.

Winston's central location between Villa Rica and Douglasville offers significant opportunities for trail connections for active transportation and encouraging improvements and expansion of existing parks. Long-term, the park and trail recommendations encourage protecting forested land, providing non-vehicular

connectivity in the area, and providing recreational opportunities integrated with the proposed Workplace Campus and Rural Reserve land uses. Map 9 summarizes park and trail recommendations on the next page.

## *Park Recommendations*

### **Countywide Parks and Trails System Master Plan**

In keeping with the recommendations of the overall Douglas County Comprehensive Plan, the creation of a Countywide parks and trails system master plan is recommended to determine the need for additional parkland and facilities in the Winston area. Lack of a park system plan notwithstanding, vacant parcels adjacent to both Winston Park and Aeromodelers park present opportunities for expansion.

### **Winston Park**

Winston Park is primarily a sports field complex and is currently undergoing an updated plan for the upper fields (the first update to the park in recent history). There are also opportunities for expansion in the surrounding area.

- Directly east of the park is a 46-acre vacant, forested parcel owned by the Douglas County Board of Education (part of Winston Elementary School Site). Opportunities should be pursued to partner with the elementary school and the School Board to

allow use of the school site for park purposes after school hours and on weekends.

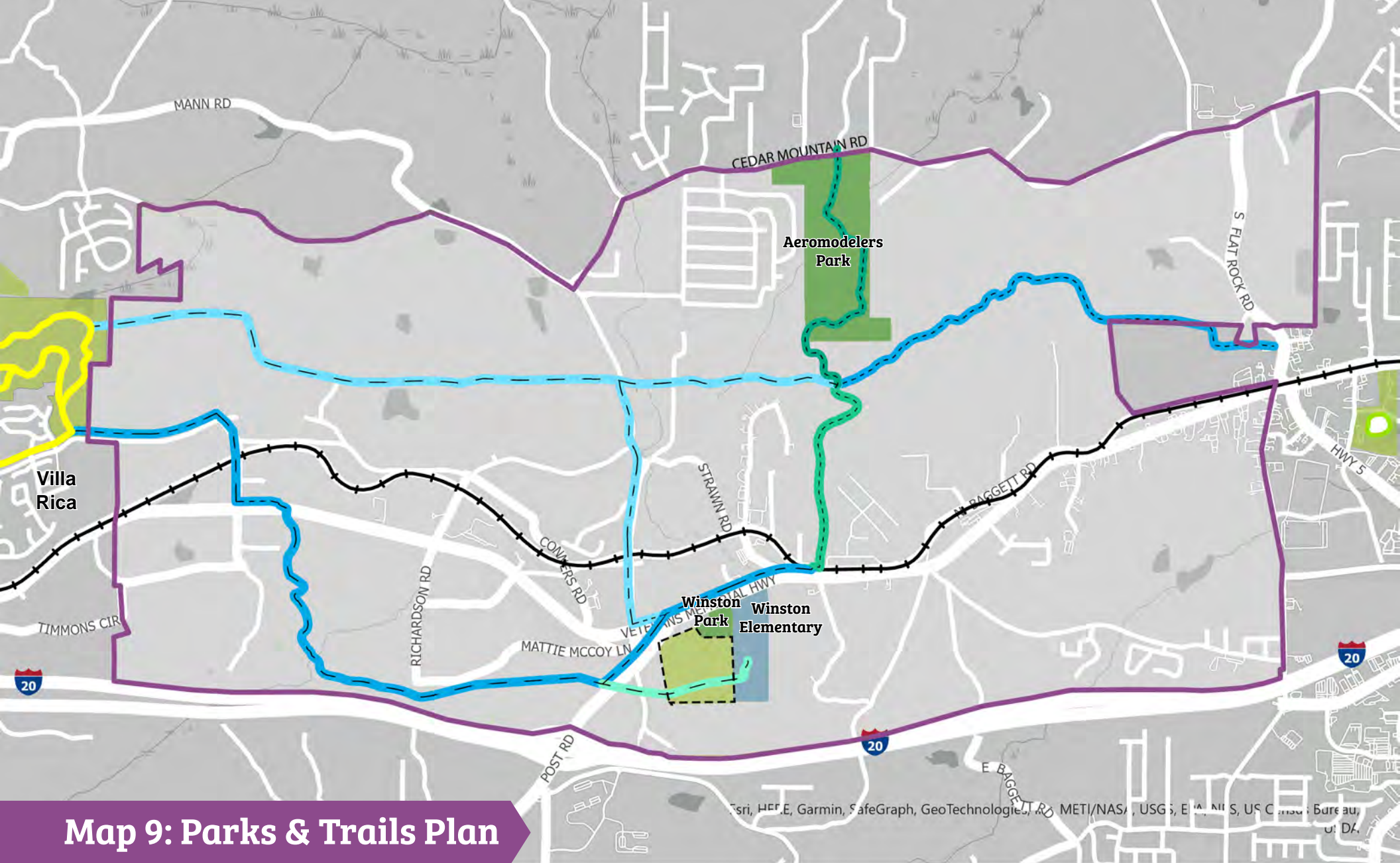
- Directly south of the park is a privately-owned, vacant, forested, 90-acre parcel which includes a stream. This parcel could be an opportunity for park expansion as the Winston area grows and the school and park capacity needs grow along with it.

### **Aeromodelers Park**

- In the future, it may make sense to explore expanding Aeromodelers Park as the areas around it grow and develop, particularly as Workplace Campus areas are developed and provide potential trail connections to the park. However, the park is currently surrounded by large, privately-owned parcels so expansion is not anticipated at this time.

### **Trail Recommendations**

Based on Winston's proximity to neighboring Villa Rica and Douglasville and the ongoing trail development in those cities, a new paved trail network is recommended to allow residents a non-vehicular option to access local parks, schools, and amenities, as well as new passive recreational space. This recommendation aligns with survey results indicating high support for trails for both connectivity and recreation purposes.



**Map 9: Parks & Trails Plan**

- |                |                         |                    |
|----------------|-------------------------|--------------------|
| Winston SAP    | Separated Greenway Path | Path Alternative 4 |
| Existing Park  | Separated Easement Path | Path Alternative 5 |
| Proposed Park  | Sidepath (ROW)          | Hiking Trail       |
| School         | Path Alternative 1      |                    |
| Waterbody      | Path Alternative 2      |                    |
| Natural Buffer | Path Alternative 3      |                    |



# WINSTON MASTERPLAN

It is recommended that the paved trail network be the priority though it should be noted that there is substantial potential for unpaved hiking trails in areas such as Aeromodelers Park. The suggested paved trail alignments are notated below, but further study will be required to determine preferred alignments, based on feasibility, cost, community preference and challenges such as topography and private land ownership.

- Two conceptual alignments are recommended to connect, from east to west, a proposed shared use path on Chicago Avenue in Douglasville through the Workplace Campus area to Winston Park to Villa Rica's Conners Road Park. Both alignments make significant use of the Utility Corridor easements that bisect the study area.
- A paved trail through Aeromodelers Park is also proposed to expand connection from the park to other destinations, including a spur that would serve the Corn Crib community.
- Potential for developer-assisted trail development in future developments in Workplace Campus. Potential revisions to the zoning code should consider requiring a trail or trail investment in new developments

## Natural + Cultural Resources Plan

### *Natural Resources Recommendations*

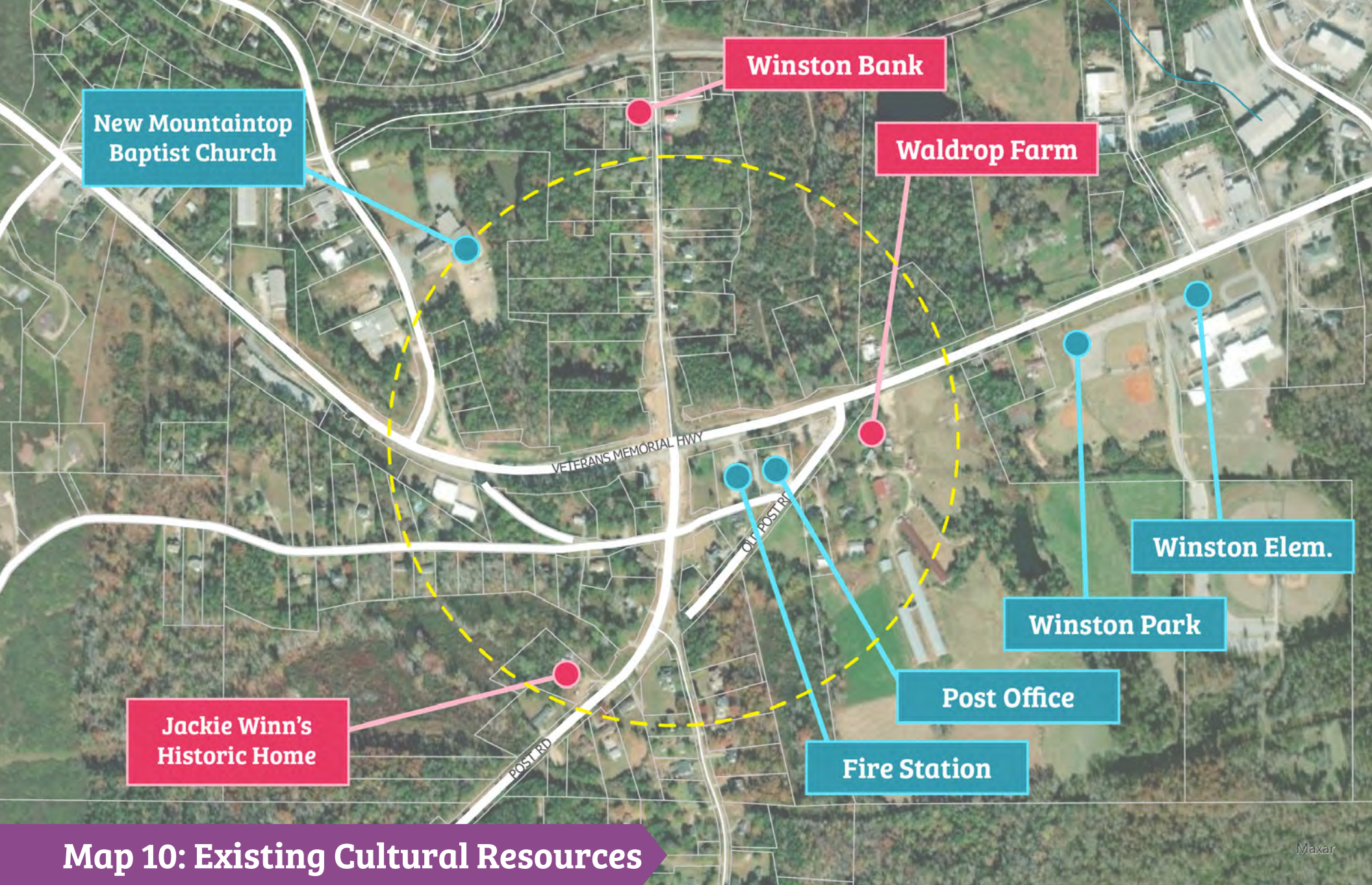
Douglas County already has strong environmental policy in place through its Unified Development Ordinance in which protections for tree canopy, water quality, and guidance on stormwater management are all present. However, any development will inevitably result in a reduction of the natural resources (mostly forested lands) currently found across much of the Winston area. Moving forward, especially in designated Workplace Campus areas in Winston, the County will need to consider appropriate maintenance and protection of these natural resources.

The most important step the County can take in executing development in Winston is to court specific developers interested in partnering to construct a clean, contextually-appropriate workplace campus that seeks reduced alteration of the landscape and explores pathways for environmental stewardship and recreation. These recommendations highlight specific negotiation points for the County when identifying and partnering with site developers as pertaining to natural resources protection/maintenance.





## Stream buffers and water quality

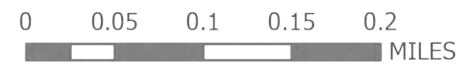
- During the site plan review process for areas within the workplace campus designation, consider negotiating for developers to go above and beyond minimum stream buffer and water quality protection requirements provided for in the Environmental Protection Ordinance. If possible, leave greater than 50 ft. riparian buffers alongside streams.
- Encourage developers to pursue stormwater credits in exchange for site design measures that strengthen natural resources. This could include streamside solutions or higher elevation green infrastructure to slow water down.
- Increase minimum vegetated buffer width along tributaries of Sweetwater Creek above 50 ft. While this would not make set-asides of larger than 50 ft. in width eligible for permanent protection as "primary conservation areas" under Division VI, Sec. 920 of the Douglas County Unified Development Ordinance, it would afford some greater protections to the wider buffer areas.





**Map 10: Existing Cultural Resources**

-  HISTORIC RESOURCE
-  CIVIC/RELIGIOUS INSTITUTION
-  PARCELS
-  1/4-MILE "CROSSROADS CENTER" RADIUS





# WINSTON MASTERPLAN

## Tree Protection and Replacement

Consider negotiating with developers to go beyond minimum tree conservation and replanting requirements provided in the Tree Ordinance. These solutions could qualify developers for additional stormwater credits. This could include:

- Increase minimum tree density per acre for industrial sites included in workplace campus above base requirement of 15 units/acre
- Increase minimum tree density per acre for residential subdivisions serving the workplace campus above the base requirement of 18 units/acre at the time of subdivision
- Encourage site plans to employ natural buffers between zones as opposed to structural buffers (fences, berms, etc.)
- Increase minimum parking lot planting percentage above 8% of total area
- Encourage green infrastructure strategies in parking lots serving industrial buildings that go beyond base requirements
- If site conditions within workplace campus area mandate the use of and payment into the County Tree Replacement Fund, consider routing funds received into one or a combination of existing park areas and adjacent to future trail corridors

## Time-Limited Conservation Programs

Consider working with individual landowners to explore tax relief covenants for “soft conservation” of forested and agricultural tracts located within the “rural reserve” zone. One option is the Forest Land Use exemptions under the Forest Land Protection Act. This provides a property tax exemption for tracts equal to or over 200 acres, where 50% or more of the property’s primary use is for either timber production or maintenance of natural habitat. The covenant lasts for 10 years, and the property owner must agree to keep the property in qualifying use for the duration.

## Cultural Resource Recommendations

Since its establishment in the mid-1800s, Winston has maintained an independent personality from the rest of Douglas County. The area has a rich cultural history rooted in elements ranging from Native American culture to goods trading/transport due to the railroad.

Today, the crossroads area still serves as the civic and cultural center of Winston and the this plan seeks to strengthen that center. The following recommendations rely on community engagement and citizen champions who seek to celebrate Winston’s history, culture, and identity.

## Protect Historic Structures

There are a few buildings in the Winston area that hold or could hold historic significance. Some are occupied by civic uses (i.e. the post office) and are unlikely to change. However, some are held as private property and could benefit from plans for their ongoing longevity.

- Consider assessing two properties (the former Winston Bank and “Uncle Jackie” Winn’s house) for historic significance and/or architectural soundness.
- Coordinate with above property owners about recognizing their properties through memorial plaques, placement in historic trusts, etc. and consider programming that highlights their connection to Winston (i.e. self-guided tours, wayfinding, etc.)

## Form a Historical and Cultural Society

With enough momentum, a group of dedicated citizens, in partnership with the County, could recover and tell Winston’s stories. Example tasks this society could own are:

- Identify/contact local historians to conduct research on Winston
- Organize storytelling events among legacy residents and families
- Compile materials for an exhibit on Winston’s history for placement in a small community-focused museum. Consider identifying a local building that could host such an exhibit.]

# WINSTON MASTERPLAN

## Neighborhood Programming

Consider organizing a neighborhood festival or other programming that brings local community members from across Douglas County to celebrate Winston. The festival could include coordinating with local and civic institutions to develop interactive programming and partnering with local businesses to sponsor/volunteer to increase commercial activity.

## Leverage Winston Elementary

With its proximity to Winston Park and its large site, Winston Elementary could serve as a community hub. The County should consider ways to leverage this site and set up the school for success as more residents and families are attracted to Winston.

- Engage with the parent-teacher association on programming opportunities that tie together the school's location and historical/cultural resources and coordinate with school leadership and Douglas County Schools on future expansion/facility needs
- Regularly gather the PTA with representatives from Parks & Rec to discuss shared-use opportunities for public recreation offerings

## Beautification and Wayfinding

- Consider adding Winston-specific plaques or insignia to Winston street signs, providing a visual reminder of where you are

- Consider adding wayfinding signage downtown, pointing to community destinations such as Winston Park or historic structures in close proximity to the crossroads.
- Begin with "Lighter, Quicker, Cheaper" (LQC) projects that engage volunteers and show buy-in on behalf of the County. These could include crosswalk painting, DIY murals, community clean-ups, etc.
- Survey Winston businesses to gauge appetite for special funding structures to assist with aesthetic improvements, including special tax districts or tax increment financing.

## Case Studies

### The Lakes at Green Valley | Griffin, GA

This eco-industrial park promotes clean manufacturing to support sustainability of the site's surrounding natural environment. The site was chosen due to its proximity to I-75, existing rail corridors, fiber capability, and the scenic landscape of the Georgia Piedmont. Swap I-75 for I-20 and these qualities are all shared by Winston and greater Douglas County.

During the development process, there was minimal tree removal and grading which left much of the site undisturbed. Each building on the site is required to achieve an "eco" rating; higher scores in this rating system can provide additional incentives for tenants (i.e. tax relief). The Lakes development was funded by the 2008 TSPLOST in partnership with Griffin-Spalding Development Authority, Georgia Power, and the Georgia Dept. of Economic Development (among others).

### Stanton Springs | Newton County, GA

Quickly growing into Georgia's premier high-tech industrial park, this campus-style industrial park hosts top biomedical, tech, and pharmaceutical research centers and manufacturing firms. The site also features the Georgia BioScience Training Center which offers educational spaces, technology and other resources for aspiring employees and students. While this project has less focus on natural resources, the attempts to foster a mixed-use campus with highly technical jobs could be an interesting model for Winston.



# IMPLEMENTATION

**Overview**

**Short-Term Action Items**

**Implementation + Funding Considerations**

**Community Work Program**



# IMPLEMENTATION STRATEGY

## Overview

The above sections proposed several recommendations for realizing the development vision for the Winston area. Many of these items are meant to be spearheaded by local community members and leaders in concert with County officials. This implementation strategy identifies short-term action items that the County should focus on for the Winston Area as well as key projects to include in the Community Work Program (Table A).

## Short-Term Action Items

1. Organize and host a developers round-table for the Winston area bringing together private developers with specific interest in Workplace Campus style developments.
2. Create a developer “Welcome Packet” to educate and inform potential developers on the unique Workplace Campus opportunity in Winston and the natural resource incentive potential.
3. Create a developer “Welcome Packet” to educate and inform potential land owners/developers on the unique Rural Reserve opportunity in Winston for eco/agri-tourism.
4. Begin conversations with Winston Elementary for shared use of their playground/park area on weekends and after school hours.
5. Engage key Winston land and business owners, especially near the Crossroads Center and owners of historic properties, on forming an Historic and Cultural Society.

6. Begin working now with neighboring jurisdictions and private developers on identifying opportunities for trail connectivity.
7. Coordinate with GDOT on safety improvements at Post Road from I-20 to US 78 (CTP-20).
8. Engage in a countywide Parks and Trails System Masterplan.

## Implementation + Funding Considerations

There are some funding and implementation tools available specific to parks and trails, natural and cultural resources, and economic development, that the County and its partners should consider as part of the implementation of this Plan.

### *Parks, Trails, and Natural Resources*

Two state-administered funding sources are uniquely well-positioned to assist Douglas County in executing a vision for the Winston area that balances natural resources with economic development.

- **Recreational Trails Program:** State-administered competitive grant program that provides funding for trail projects that support motorized and non motorized uses. Awards up to \$200,000 in reimbursement-based funding.
- **Georgia Outdoor Stewardship Program:** State-administered program that provides

competitive grants (reimbursement-based funding) for greenspace acquisition and stewardship projects. These projects are mostly intended to conserve greenspace, either with or without public access. Project effects on water quality is one criteria with elevated importance.

### *Cultural Resources + Economic Development*

Various programs could assist with the development of historical resources in Winston, thus assisting in economic development efforts.

- **Tourism Product Development:** Explore Georgia, the tourism wing of Georgia’s Department of Economic Development, offers grants to conduct tourism product development resource surveys for small communities across the state. These are highly technical and content-rich studies that examine potential for business development utilizing natural assets of specific communities.
- **Georgia Economic Placemaking Collaborative:** Modeled after the Georgia Initiative for Community Housing (GICH) program, this 2-year curriculum offers insight into asset-based economic development through lessons on place planning and visioning and small-scale funding opportunities.

# IMPLEMENTATION STRATEGY

Table A. Community Work Program Items							
Comprehensive Plan Goal	Project/Initiative	2024	2025	2026	2027	2028	Department
<b>Recreation</b>	Engage in a countywide Parks and Trails System Masterplan.	X	X				Parks & Recreation, Planning & Zoning
<b>Recreation</b>	Explore opportunities for expanding Winston Park	X	X	X			Parks & Recreation, Planning & Zoning
<b>Recreation</b>	Begin conversations with Winston Elementary for shared used of their playground/park area on weekends and after school hours.	X					Parks & Recreation, Planning & Zoning, Board of Education/ Winston Elementary
<b>Economic Development</b>	Host a developers round-table for the Winston area bringing together private developers with specific interest in Workplace Campus style developments	X					Planning & Zoning, Elevate Douglas
<b>Economic Development</b>	Develop a developer “Welcome Packet” to educate and inform potential developers on the unique Workplace Campus opportunity in Winston and the natural resource incentive potential.	X					Planning & Zoning, Elevate Douglas
<b>Economic Development</b>	Create a developer “Welcome Packet” to educate and inform potential land owners/developers on the unique Rural Reserve opportunity in Winston for eco/agri-tourism.	X					Planning & Zoning, Elevate Douglas
<b>Economic Development</b>	Engage key Winston land and business owners, especially near the Crossroads Center and owners of historic properties, on forming an Historic and Cultural Society.	X					Planning & Zoning, Elevate Douglas



# IMPLEMENTATION STRATEGY

Table A. Community Work Program Items							
Comprehensive Plan Goal	Project/Initiative	2024	2025	2026	2027	2028	Department
Infrastructure	Work with site developers to identify specific roadway and other infrastructure needs		X	X	X	X	Planning & Zoning, Transportation, Elevate Douglas, Douglas County Water & Sewer
Infrastructure	Coordinate with site developers and surrounding communities (i.e. Cities of Villa Rica and Douglasville) to identify key trail connections.	X	X				Planning & Zoning, Transportation, Parks & Recreation
Infrastructure	Coordinate with GDOT on safety improvements at Post Road from I-20 to US 78 (CTP-20).	X	X	X			Planning & Zoning, Transportation
Infrastructure	Coordinate with GDOT on planned sidewalk infrastructure updates along US 78 and Post Road (Aspirational projects CTP-81/82) and identify ways of integrating streetscape elements that will be unique to Winston (i.e. landscaping, signage, and wayfinding).			X	X	X	Planning & Zoning, Transportation

