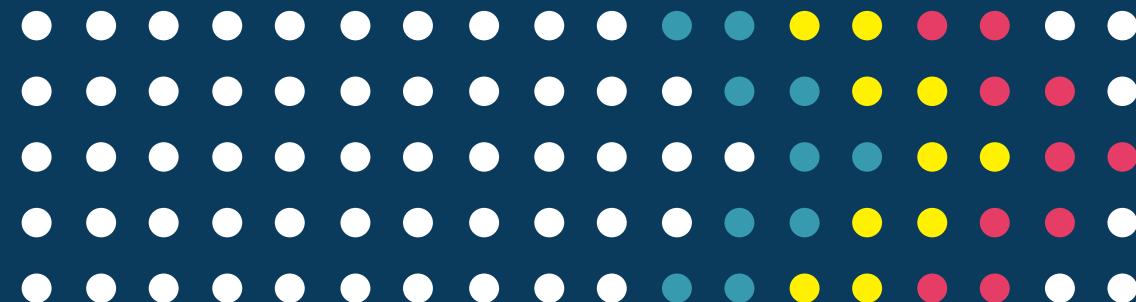


# PUBLIC ENGAGEMENT APPENDICES

- 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.

Figure 8: Comprehensive Plan Update Website



## 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
<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 Livingston</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 Poschedly</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.

**Table 14: Stakeholder Interviews**

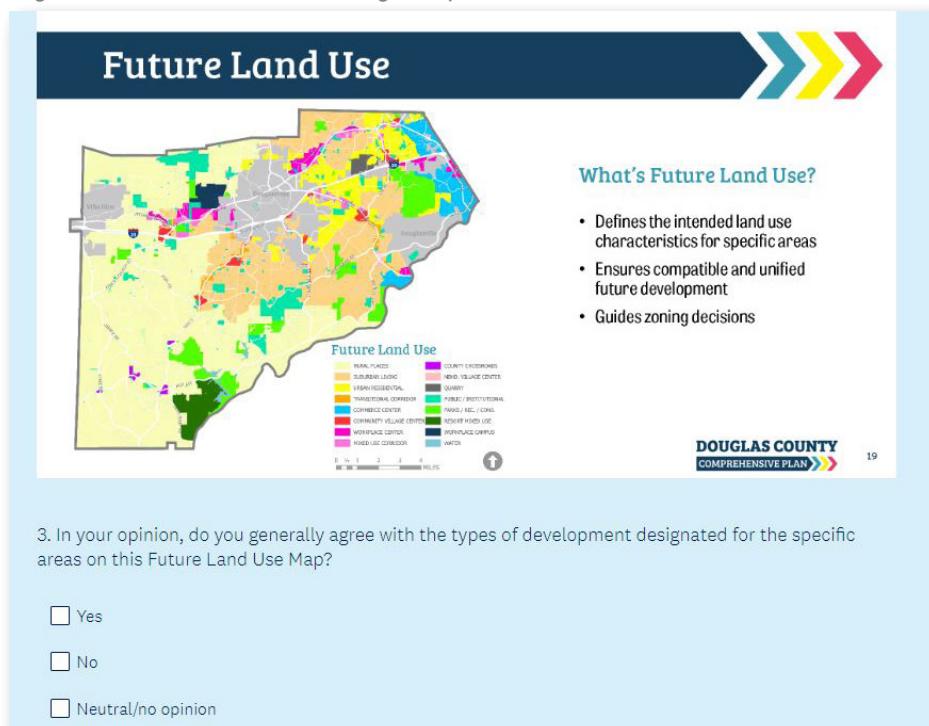
<b>Date</b>	<b>Individual/Organization</b>
9/28/22	District 1 Commissioner Henry Mitchell III
9/30/22	District 4 Commissioner Ann Guider (former)
10/3/22	City of Austell
10/4/22	City of Douglasville
10/4/22	Sweetwater State Park
10/6/22	Elevate Douglas and Douglas County Chamber
10/7/22	Douglasville/Douglas 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.

# Interactive Mapping Exercise Feedback

## DOUGLAS COUNTY COMPREHENSIVE PLAN

Drag to  
comment



## How to Participate!

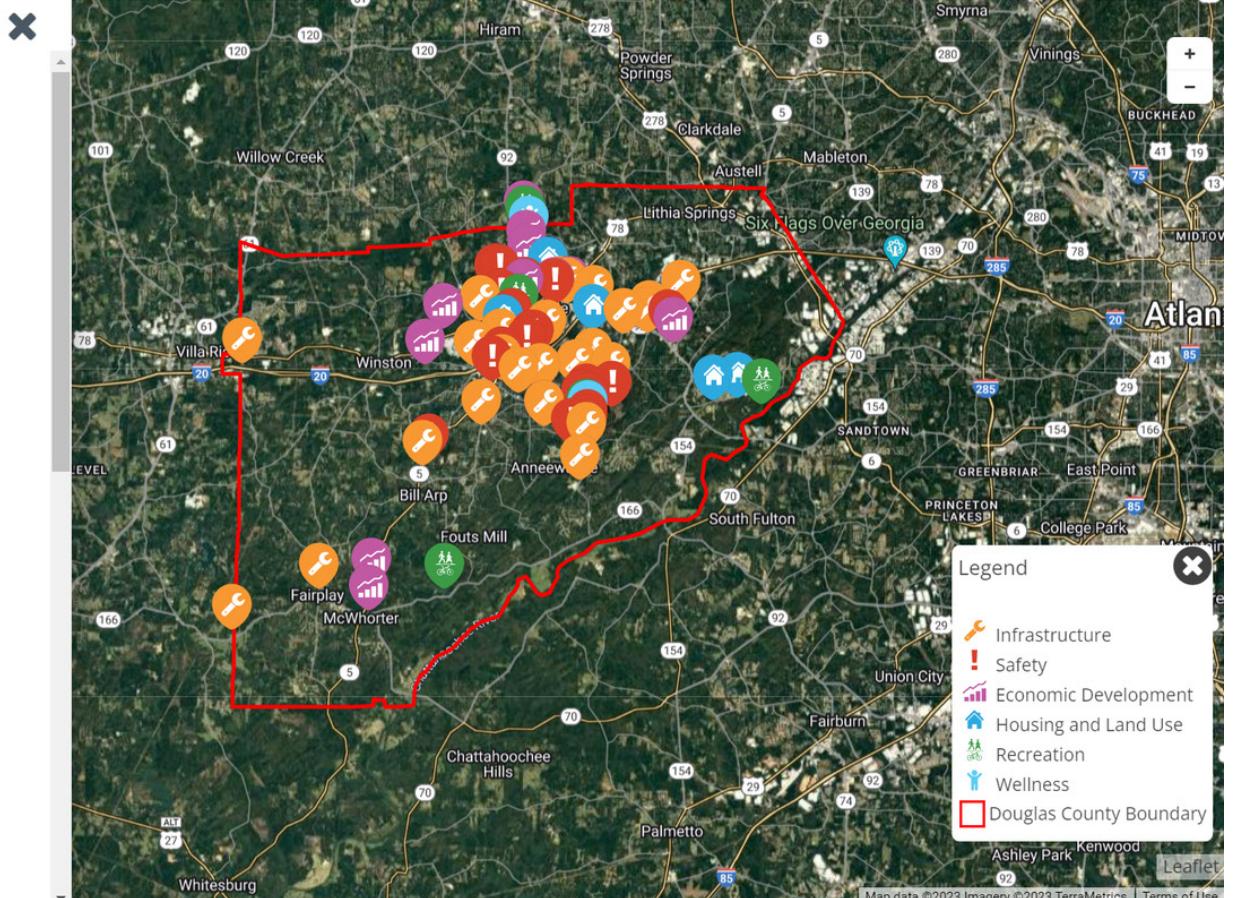
It's easy to leave a comment – just drag a pin to a location and type your input:

- 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**



# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

### 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**

# DOUGLAS COUNTY

## COMPREHENSIVE PLAN >>>

**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 Poshedy, 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, Annakwakee, 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, Annakwakee 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

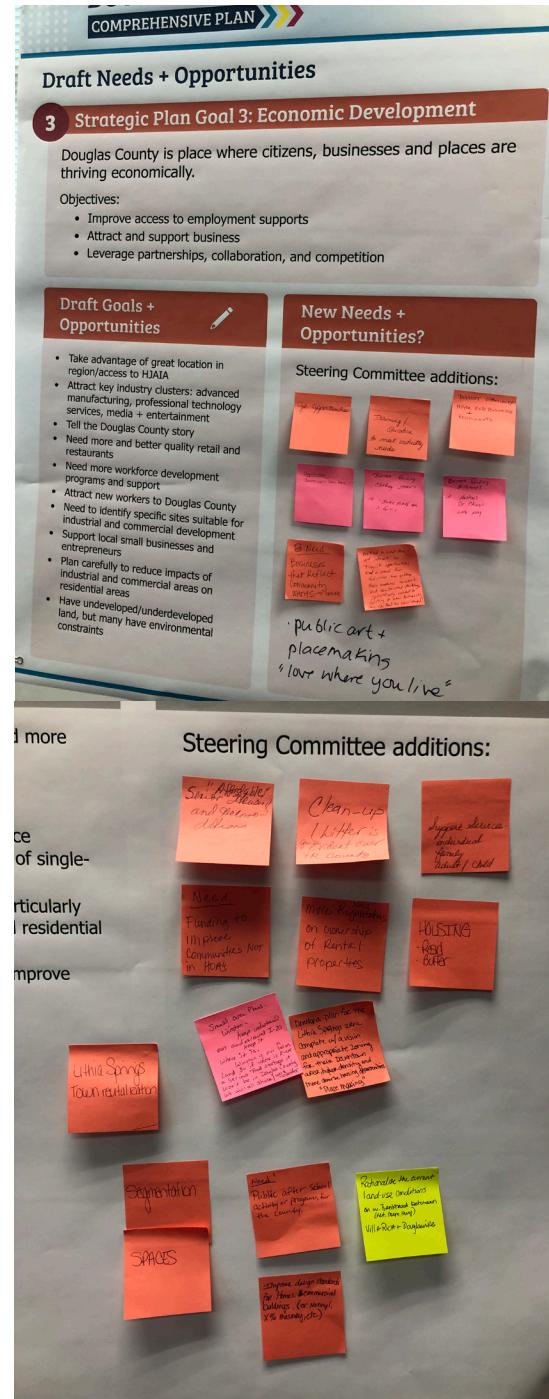
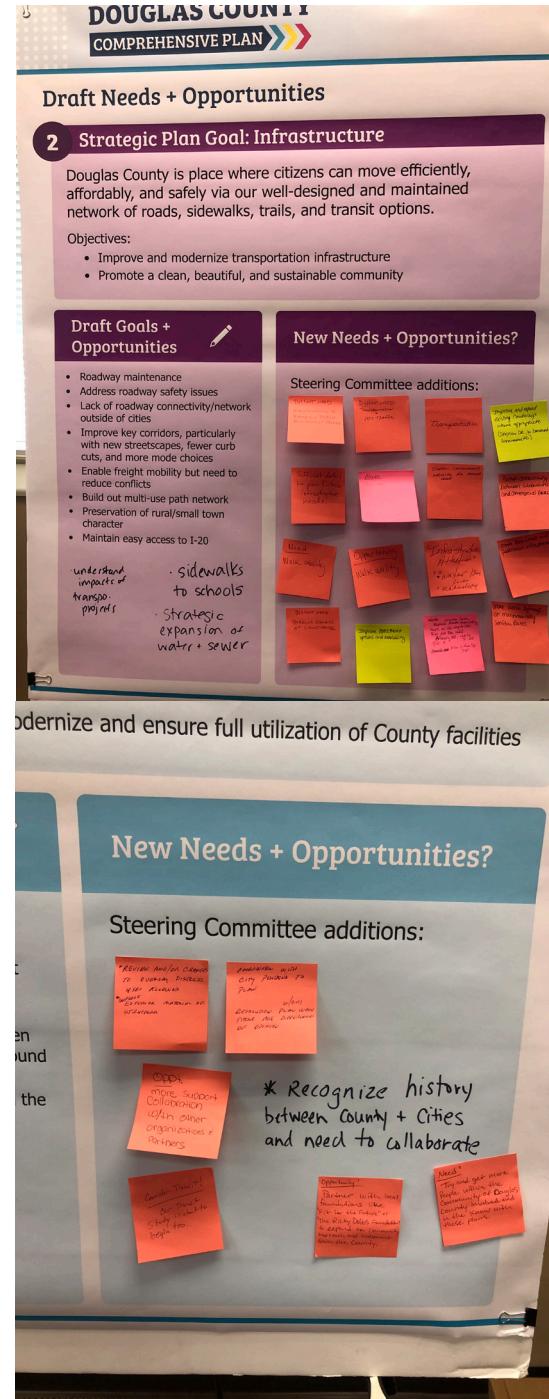
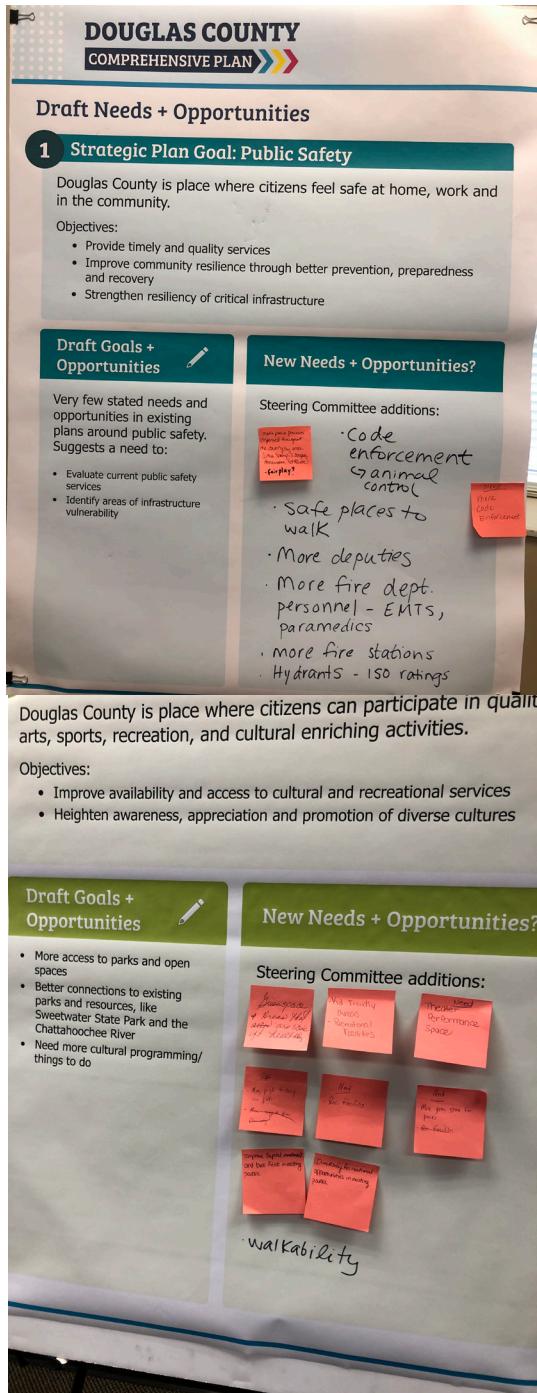
- Need to try to get more people within the community of Douglas County involved and in the know with planning efforts
- Recognize history between cities and county and the need to collaborate

**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
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 Levingston	v.levingston@gmail.com	Citizen - Placemaking Subcommittee
X Pam Daniell	doubleheart406@comcast.net	Citizen - Scenic Byway Steering Committee
✓ 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
Douglas County Representatives		
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 Poschedly	kposchedly@douglascountyga.gov	Engineering and Transportation
X Ron Roberts	rroberts@douglascountyga.gov	Connect Douglas
Chris Pumphrey <i>Virtual</i>	chris@elevatedouglas.com	Elevate Douglas
Brian Keel	bkeel@ddcwsa.com	Douglasville-Douglas County Water and Sewer Authority



# DOUGLAS COUNTY

## COMPREHENSIVE PLAN >>>

### 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 1<sup>st</sup>
  - Focus on housing, trails/greenspace in character areas
- Small Area Plan Workshops

##### **5. Questions/Discussion**

**DOUGLAS COUNTY**  
COMPREHENSIVE PLAN >>>

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 Livingston, 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 Poschedly, 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
CMF	Frank Payne	• fpayne7661@aol.com	P&Z Board Member
✓	Mickey Thompson	mayormickey@aol.com	Citizen - Hwy 92 LCI
✓	Vanessa Livingston	• 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
Douglas County Representatives			
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✓	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 Poschedly	• kposchedly@douglascountyga.gov	Engineering and Transportation
✓	Ron Roberts	• rroberts@douglascountyga.gov	Connect Douglas
✓	Brian Keel	• bkeel@ddcwsa.com	Douglasville-Douglas County Water and Sewer Authority



**DOUGLAS COUNTY**  
**COMPREHENSIVE PLAN** 

**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>.

# DOUGLAS COUNTY

## COMPREHENSIVE PLAN >>>

**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 Levingston, 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 Poschedly, 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

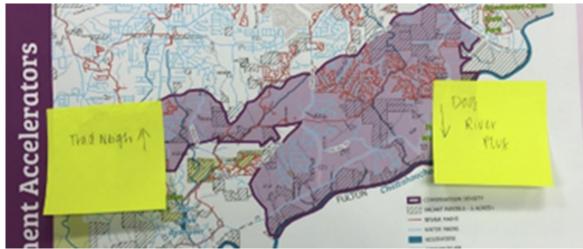
- Need to look more closely at the area between I-20 and US 78. I-20 creates such a scar in the land that it is regulated differently from the larger Dog River basin
- Vision: "village" might need to change; add mentions of farmland
- Parks:
  - County has rough plan for trail connectivity, particularly 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

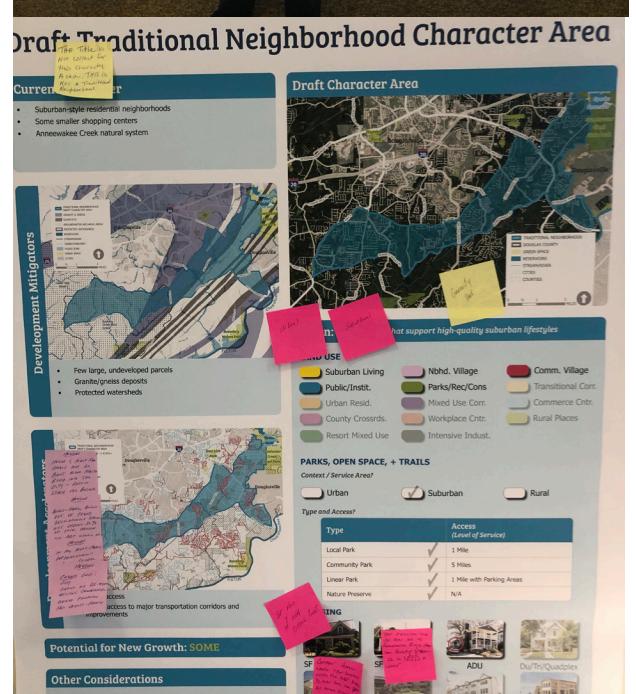
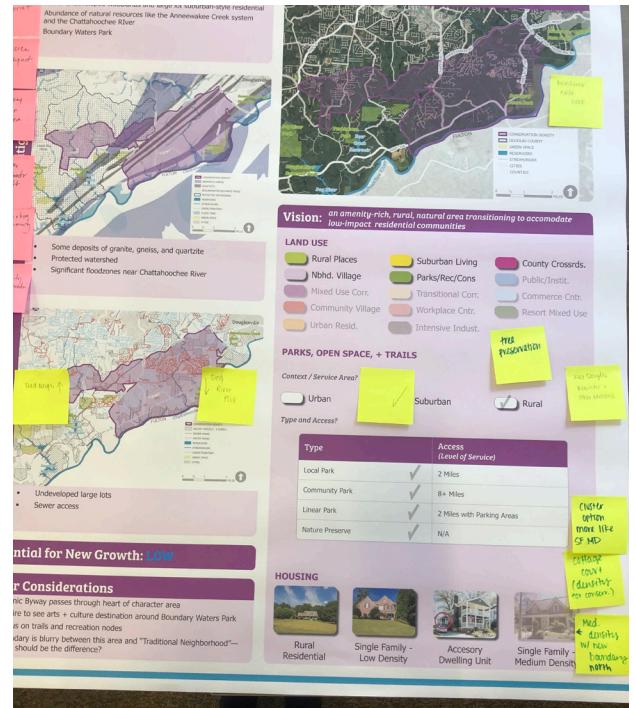
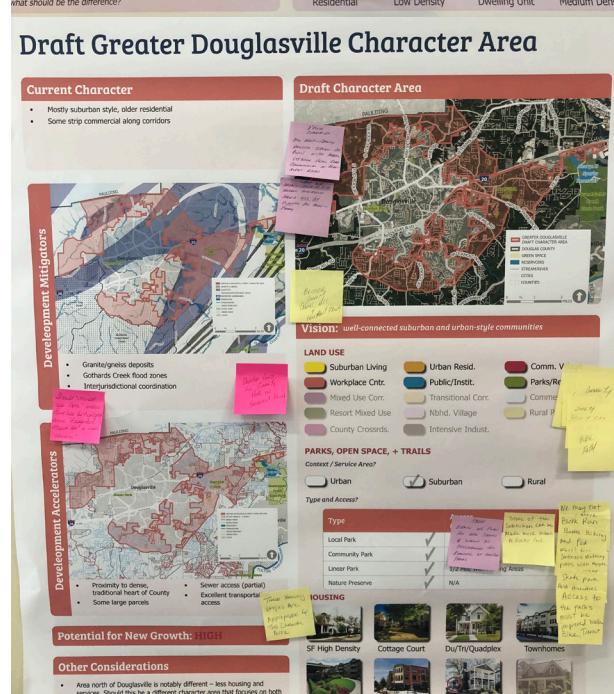
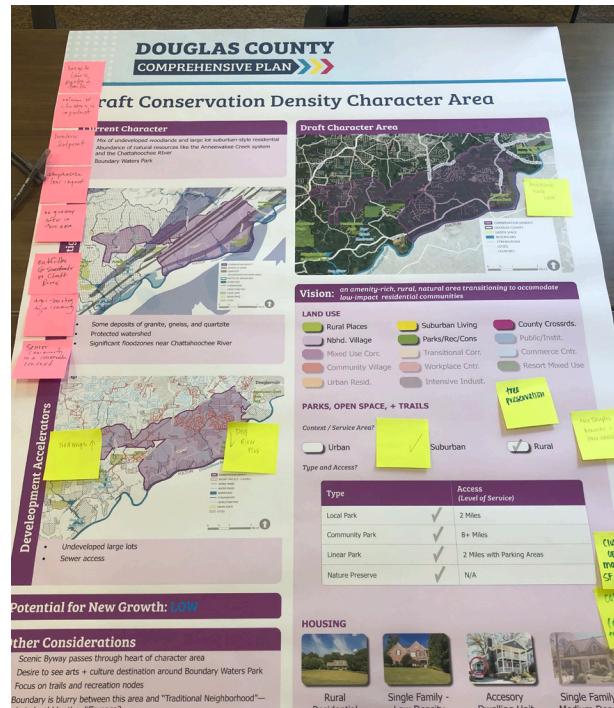
#### Highway 5 Character Area:

- 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





## 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
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✓ Ed Daniell	Georgiareb406@att.net	Citizen - Scenic Byway Steering Committee
✓ Eddie Curtis	eddie.curtis@dot.gov	Citizen - Bike/ Ped Task Force
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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
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✓ Allison Duncan	aduncan@douglascountyga.gov	Planning and Zoning
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✓ Chad Griffin	chadwickgriffin@douglascountyga.gov	Parks and Recreation
Karla Poschedly	kposchedly@douglascountyga.gov	Engineering and Transportation



# DOUGLAS COUNTY

## COMPREHENSIVE PLAN >>>

### 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**

# DOUGLAS COUNTY

## COMPREHENSIVE PLAN >>>

### 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 Livingston, 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  
Jacquale Johnson, Planning and Zoning  
Karla Poshedy, 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

virtual  
mtg

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
✓ 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
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✗ 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
✗ 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
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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Richard Slaton	Richard.slaton@chase.com	JP Morgan Chase
Douglas County Representatives		
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✓ 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



# DOUGLAS COUNTY

## COMPREHENSIVE PLAN >>>

### 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**

# DOUGLAS COUNTY

## COMPREHENSIVE PLAN >>>

**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  
Jacquale Johnson, Planning and Zoning  
Karla Poschedly, 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

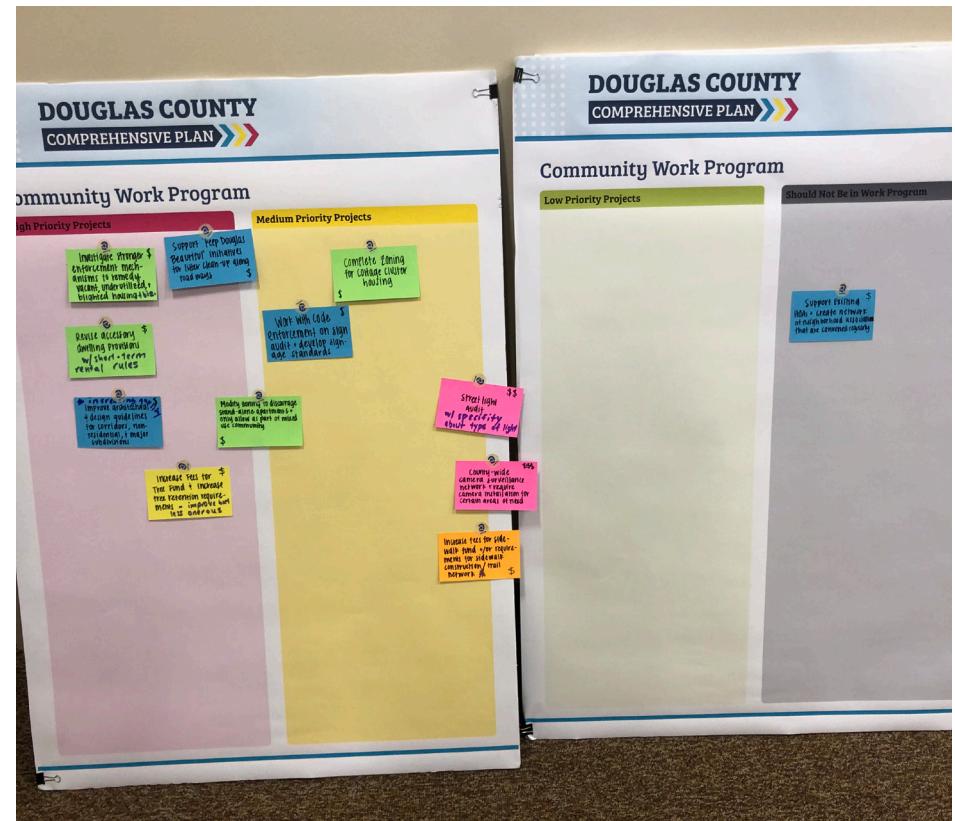
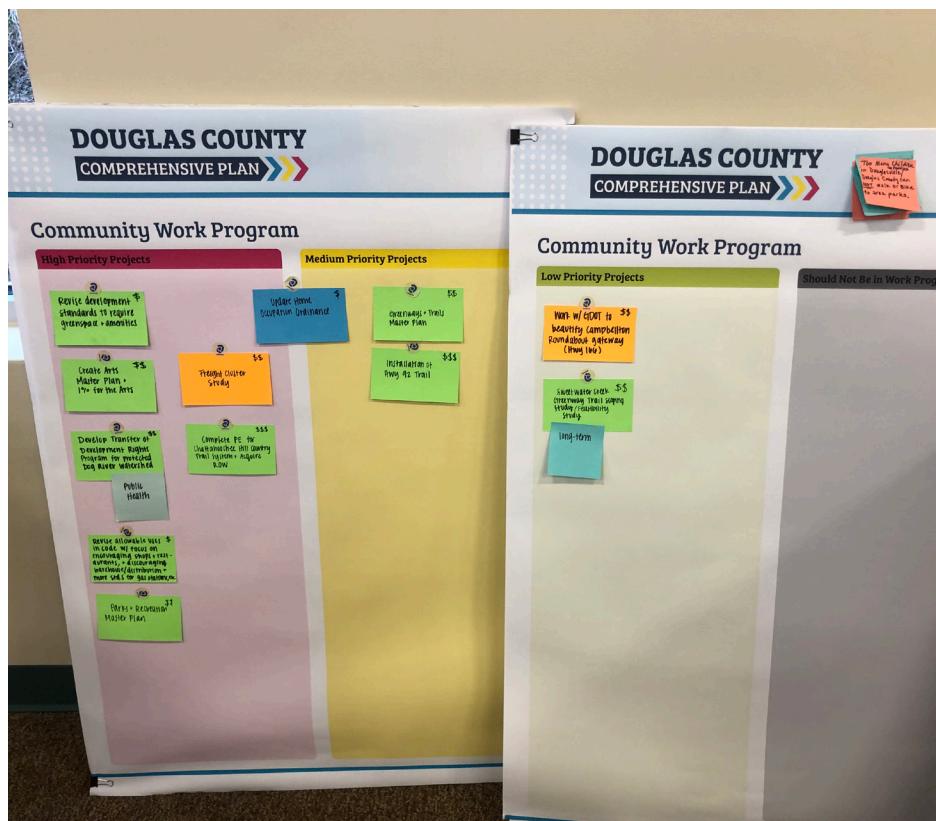
Community Goal	Project	Description	Priority	SC Notes
Goal 2: INFRASTRUCTURE	Work with GDOT to improve/beautify the Campbellton roundabout gateway (Hwy 166/92)	A student project idea - this would improve the landscaping and gateway signage at the Campbellton roundabout, improving the look and impression 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

20 DM

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
✗ 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
✗ 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	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
Douglas County Representatives		
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



# APPENDIX B

**Lithia Springs Small Area Plan Workshop**

**Winston Small Area Plan Workshop**

A large, white, serif letter 'B' is centered on a dark blue rectangular background. The background has a subtle gradient and a slight shadow on the right side, giving it a three-dimensional appearance.



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

[Always open](#)

[Rating · 4.1 \(170 Reviews\)](#)

## Photos



[See all photos](#)



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 Winston 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  
919 Wiley Bridge Road  
Lithia Springs, GA 30052

These are the ways to participate:  
Facilitated Workshops: 2 PM to 5 PM p.m.  
Drop in: 3 PM to 7 PM p.m.

The workshops will focus on:  
• new growth  
• redevelopment opportunities  
• parks and green spaces areas

Learn more about the Comprehensive Plan at: <https://bit.ly/DouglasComprehensivePlan> or call 404.715.1010 if you have any questions about the project.

**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生命 Winston Church  
1622 Cavers Road  
Winston, GA 30337

These are the ways to participate:  
Facilitated Workshops: 2 PM to 5 PM p.m.  
Drop in: 3 PM to 7 PM p.m.

The workshops will focus on:  
• economic development  
• infrastructure in the area  
• zoning and land use

Learn more about the Comprehensive Plan at: <https://bit.ly/DouglasComprehensivePlan> or call 404.715.1010 if you have any questions about the project.

# 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**

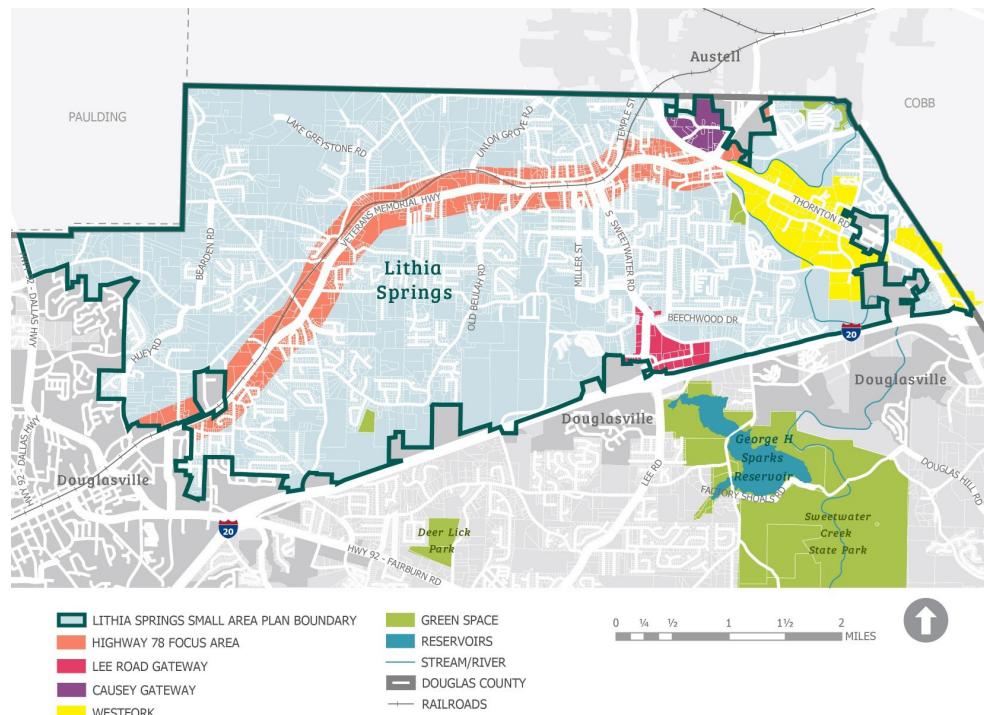
**Location: Mercer University Douglas  
975 Blairs Bridge Road  
Lithia Springs, GA 30122**

**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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Albert Lindley	11
Victoria Pate	Victoria.pate@att.net
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Marissa Jackson	jacksonma@douglasvillega.gov
Ron Anger	Ron.Angerin@gmail.com
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Hayden Michols	h.michols.298@gmail.com
Katrina Owens	okatrina87@yahoo.com

# 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.

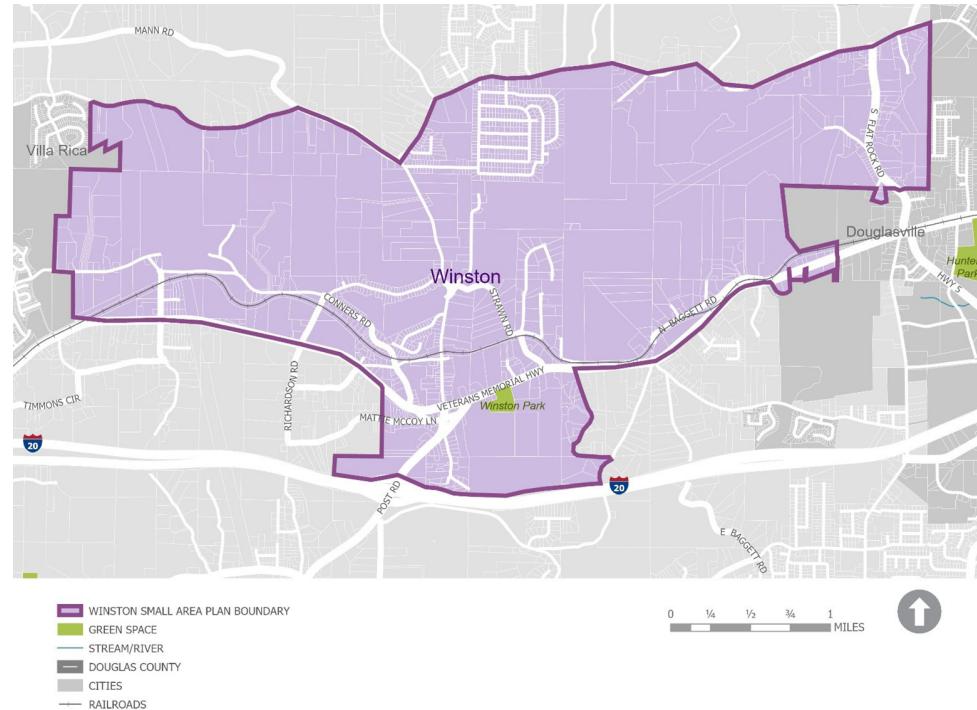
**Date: Thursday, December 8, 2022**  
**Location: New Mountain Top Baptist Church**  
**7822 Conners Road**  
**Winston, GA 30187**

**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**

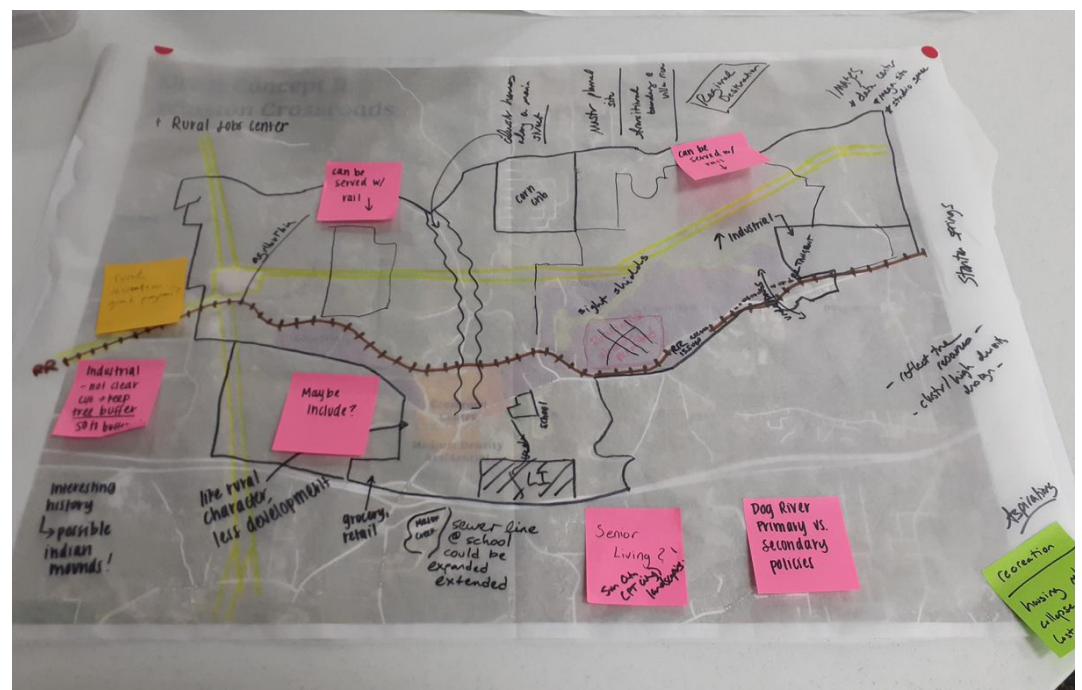
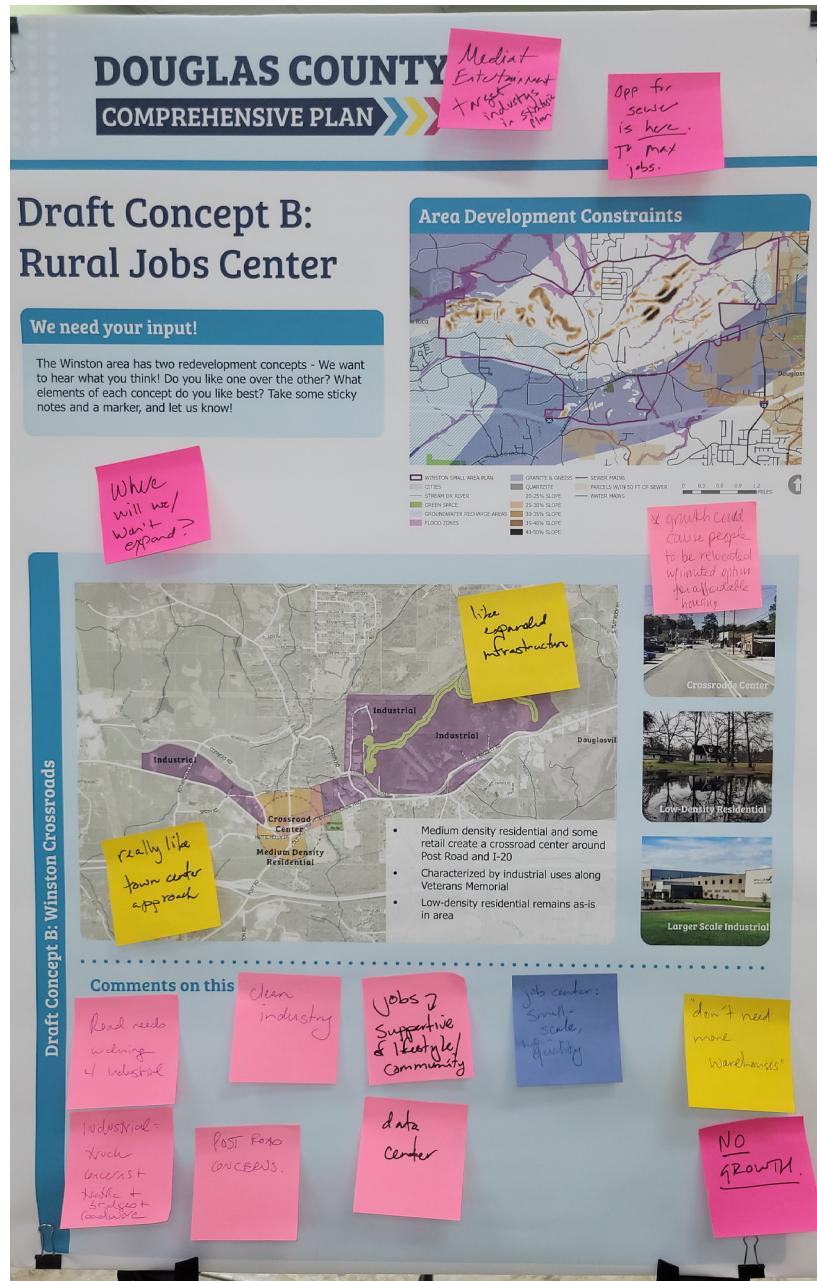
**Drop-In Attendees Activity:**

**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 Update

Winston Small Area Plan Workshop

12/8/2022

Douglas County Comprehensive Plan Update

Winston Small Area Plan Workshop

12/8/2022

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Johnny Blenkinsop	johnny@buildsouthLTD.com
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# APPENDIX C

## September Saturdays Event

C

# DOUGLAS COUNTY

## COMPREHENSIVE PLAN >>>

### 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

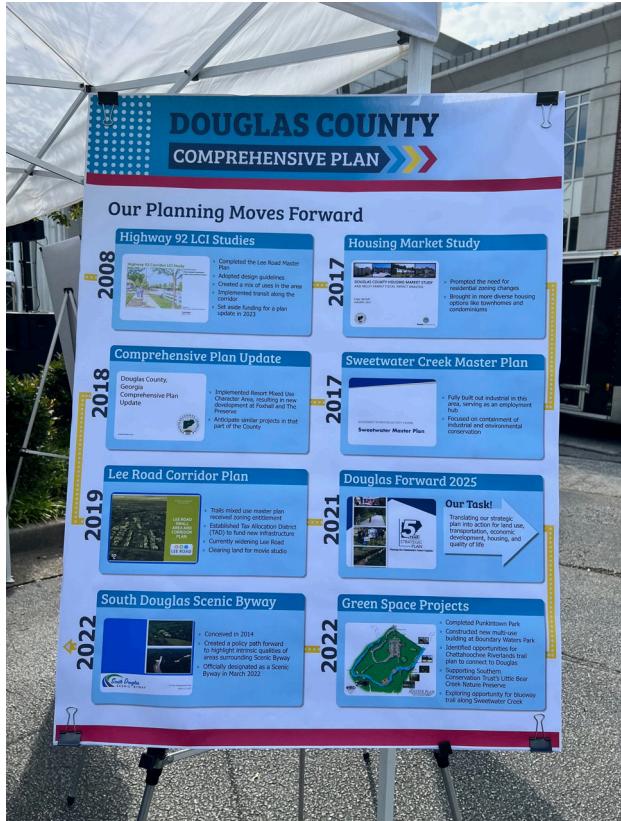
#### **5. Recreation:**

- 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](https://www.surveymonkey.com/r/DC_Roadshow)



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

## DOUGLAS COUNTY COMPREHENSIVE PLAN >>>

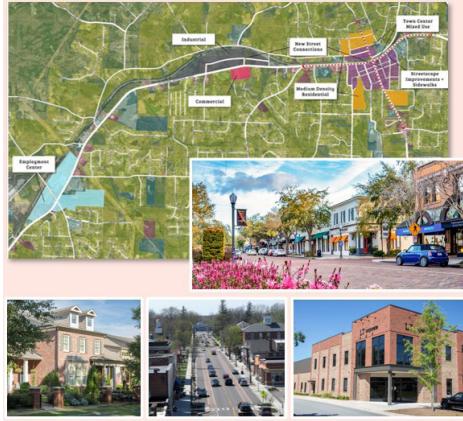
**Join us for a District 2 Zoning Forum!** The Roadshow is an opportunity for citizens to review critical elements of the land use vision of the Douglas County Comprehensive Plan. The Roadshow will be a combination of online and in-person opportunities.

**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.

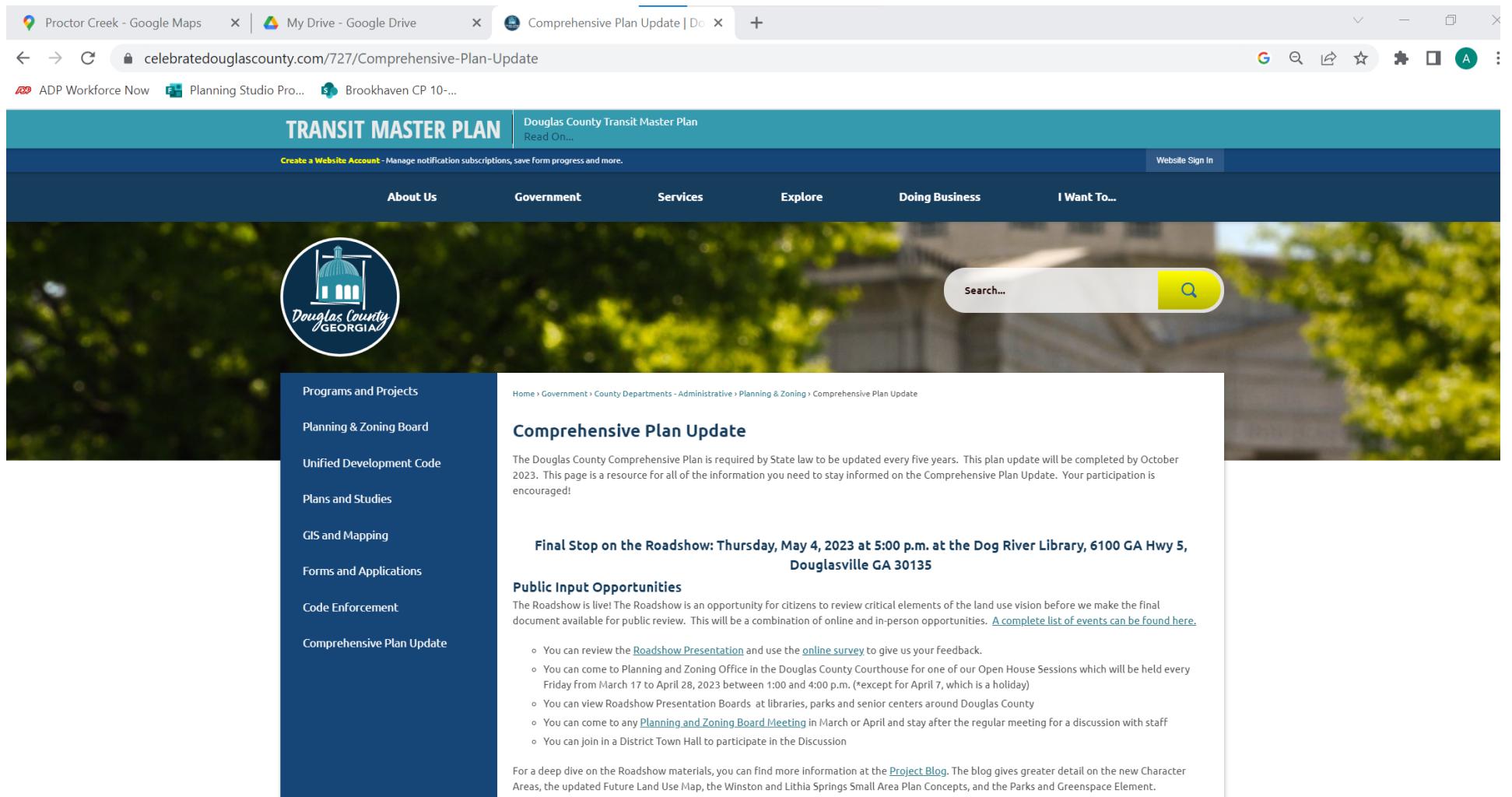
**Coffee and Conversation with Commissioner Mitchell III**  
Date: Saturday, April 1, 2023  
Location: The Vine Cafe and Market  
12375 Veterans Memorial Highway  
Douglasville, GA 30134  
Time: 10:00 a.m.

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.





The screenshot shows a web browser with three tabs open: "Proctor Creek - Google Maps", "My Drive - Google Drive", and "Comprehensive Plan Update | Do...". The main content is the "TRANSIT MASTER PLAN" page for Douglas County, Georgia. The page features a large banner image of a road through a forest. On the left, a sidebar lists "Programs and Projects" including Planning & Zoning Board, Unified Development Code, Plans and Studies, GIS and Mapping, Forms and Applications, Code Enforcement, and Comprehensive Plan Update. The main content area shows the "Comprehensive Plan Update" section, which includes a breadcrumb trail (Home > Government > County Departments - Administrative > Planning & Zoning > Comprehensive Plan Update), a "Final Stop on the Roadshow" notice for Thursday, May 4, 2023, at 5:00 p.m. at the Dog River Library, and a list of "Public Input Opportunities". A search bar is located at the top right of the content area.

Proctor Creek - Google Maps | My Drive - Google Drive | Comprehensive Plan Update | Do...

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... 

Programs and Projects

Planning & Zoning Board

Unified Development Code

Plans and Studies

GIS and Mapping

Forms and Applications

Code Enforcement

Comprehensive Plan Update

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.



## 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...

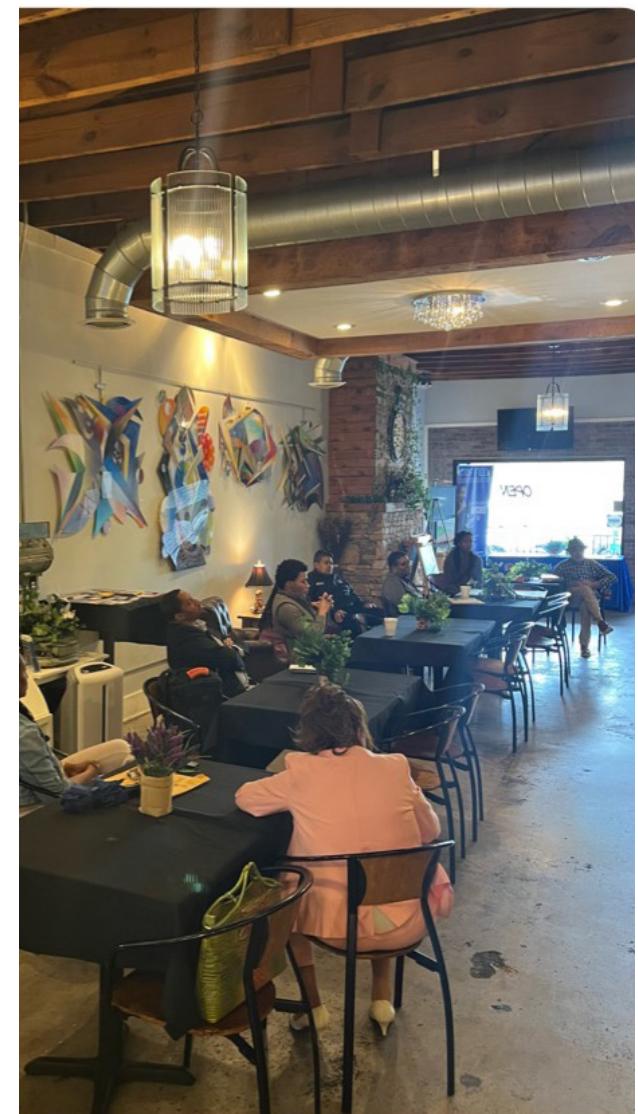
#### DOUGLAS COUNTY COMPREHENSIVE PLAN >>>

#### 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/YCuawUm92h6eP7Hw7>

[\[celebratedouglascounty.us1.list-manage.com\]](mailto:[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 Plan needs 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

[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

# DOUGLAS COUNTY

## COMPREHENSIVE PLAN >>>

### 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:

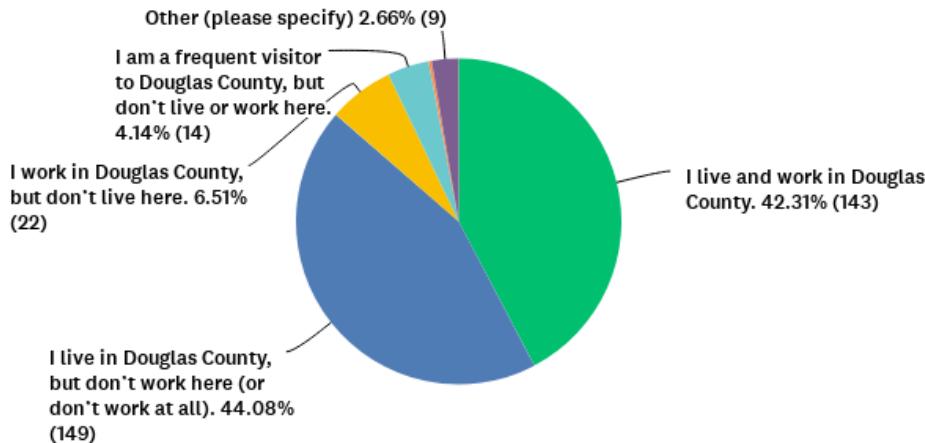
- Over 85% of the survey respondents live in Douglas County, with about 42% working in the county as well as residing.
- When asked to select the top three investments the county's Comprehensive Plan should encourage, respondents indicate 1.) Limiting additional warehouses/distribution centers (47%); 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

**Q2: What do you see as the top three investments that the county's Comprehensive Plan should encourage?**

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

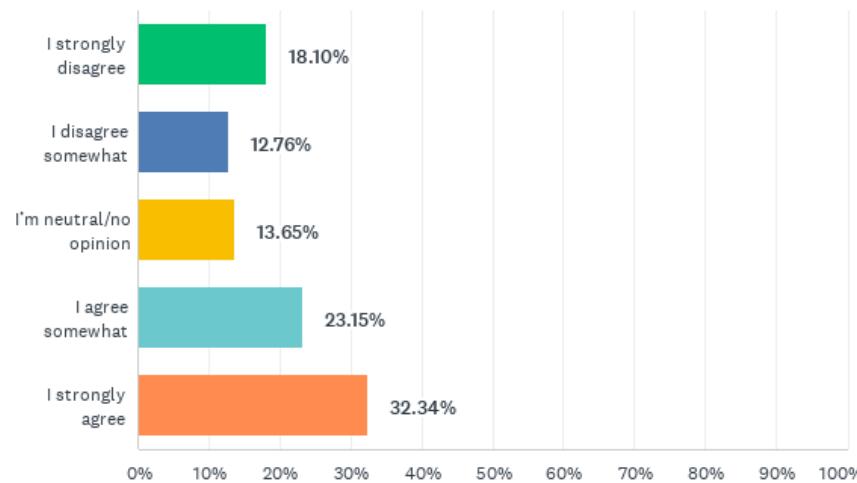
**"Other" responses:**

- 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.

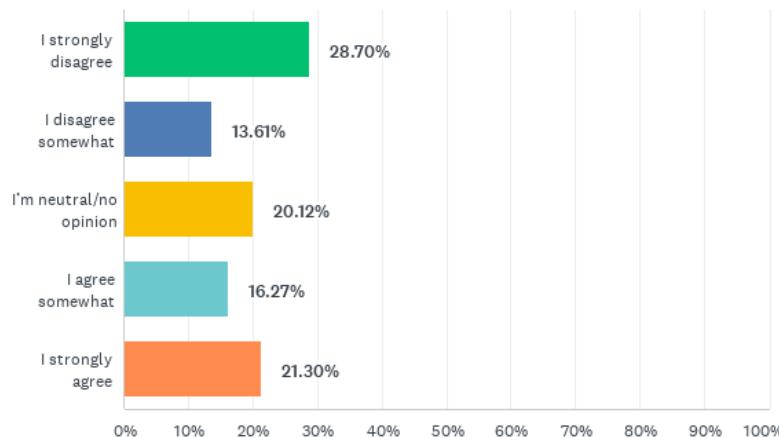
**Q2: What do you see as the top three investments that the county's Comprehensive Plan should encourage?**

- 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.

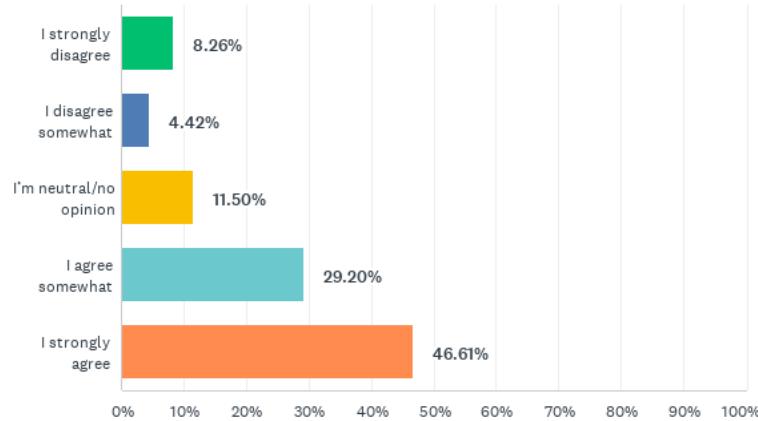
**Q3. Please indicate how much you agree or disagree with the statement: "We need more shops and restaurants in Douglas County."**



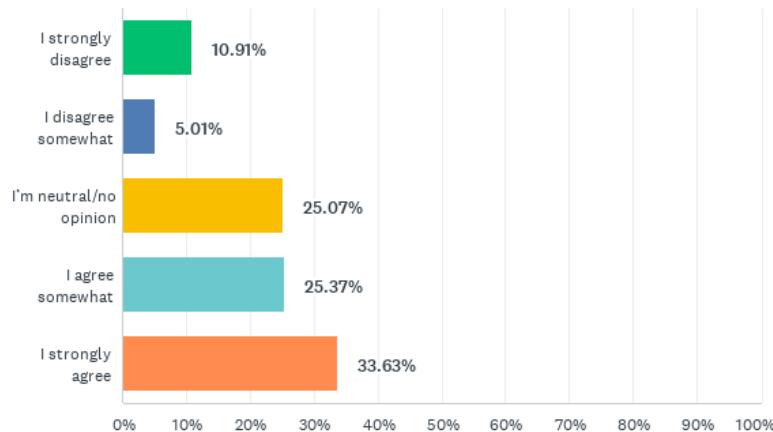
**Q4. Please indicate how much you agree or disagree with the statement: "There should be a broader range of housing types in Douglas County."**



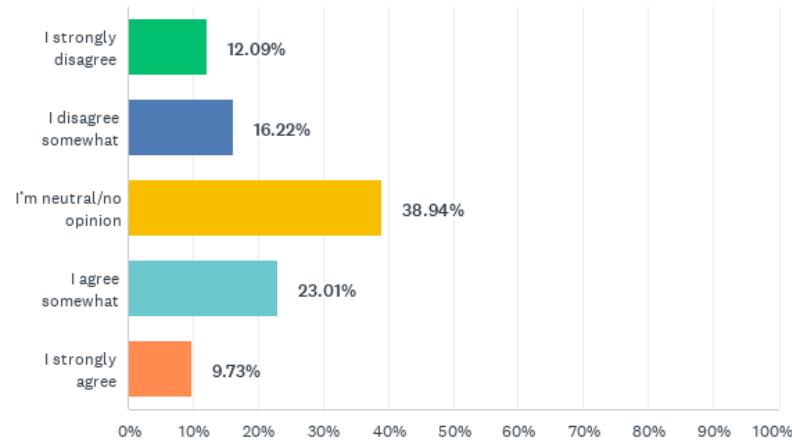
**Q5. Please indicate how much you agree or disagree with the statement:  
"Improving and expanding our parks, open spaces, trails, and conservation areas is  
very important."**



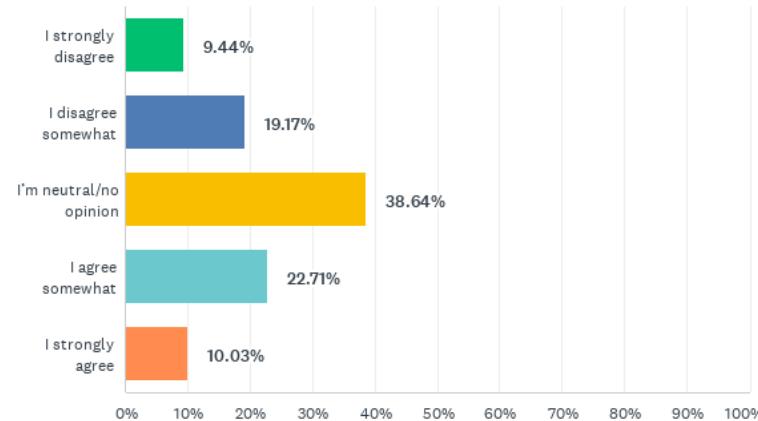
**Q6. Please indicate how much you agree or disagree with the statement: "I would  
like to see more design guidelines to control the architecture and landscape of new  
development in Douglas County."**



**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 %	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 section8 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:**

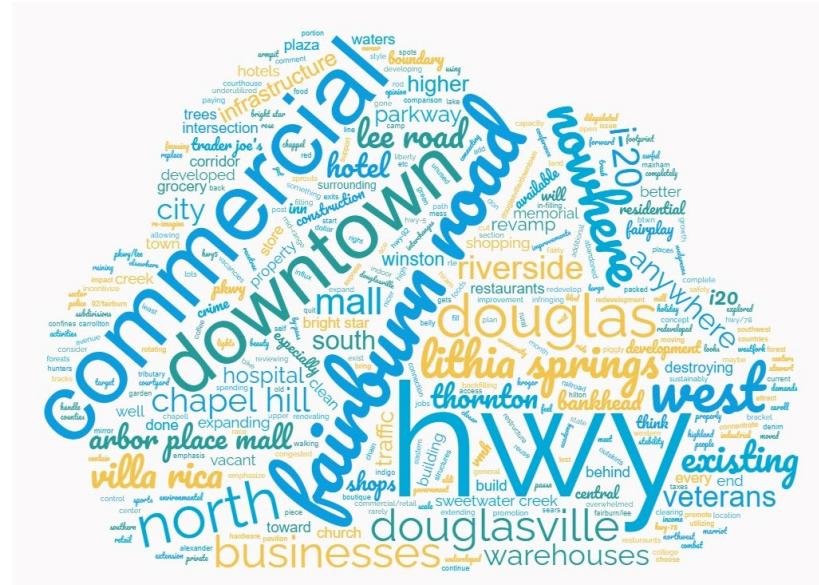
- Passive parks

**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 Carrollton 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 countries 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 rod 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?**

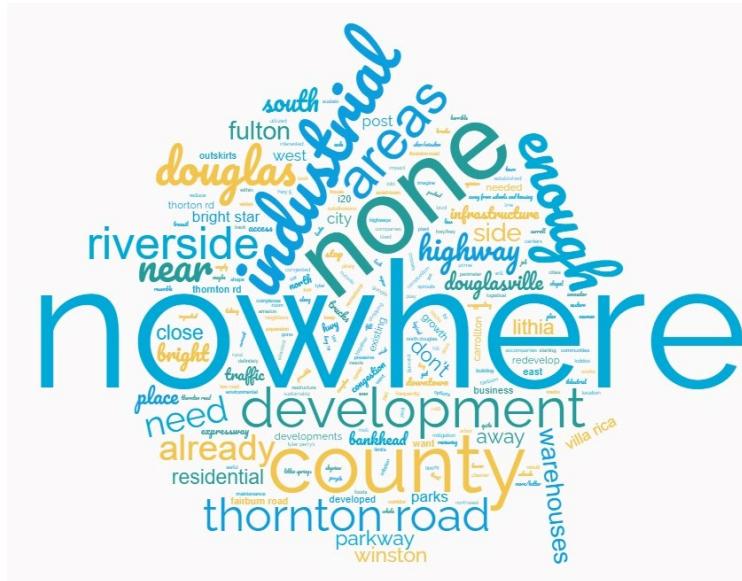
- Downtown and near Arbor Place
- Lee Rd.; behind Race Trac; Revamp the Shopping Plaza on Fairburn Rd. where it used to be a Piggly Wiggly; Completely revamp the Kroger Shopping Plaza on Hospital Drive.
- Downtown.
- Why not expand more commercial opportunities on Lee Road (near I20)?
- Downtown Douglasville
- 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

- Post Rd- Liberty Rd areas
- Villa Rica
- None
- Hwy 5 area

## **Q12: Where in Douglas County should we add more industrial development?**



## Responses:

- Parks
- West area of Winston
- Nowhere!
- Nowhere
- Build upon existing areas, to minimize conflict with residential neighbors. Roads should support truck weight / frequency.
- Hwy 5
- Nowhere
- Thornton Road and Rose Avenue Extension.
- Nowhere until this county gets its spending under control
- Nowhere
- Don't believe we have the space.
- We do not need any more industrial development.
- No comment
- I think we have enough

## **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 Thornton 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 sprits 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 to many fast food places, vacant strip malls, pawn shops, billboards, liquor stores, title pawns etc... Douglas County looks very trashy to visitors when the 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 Hiriam 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 Park 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.

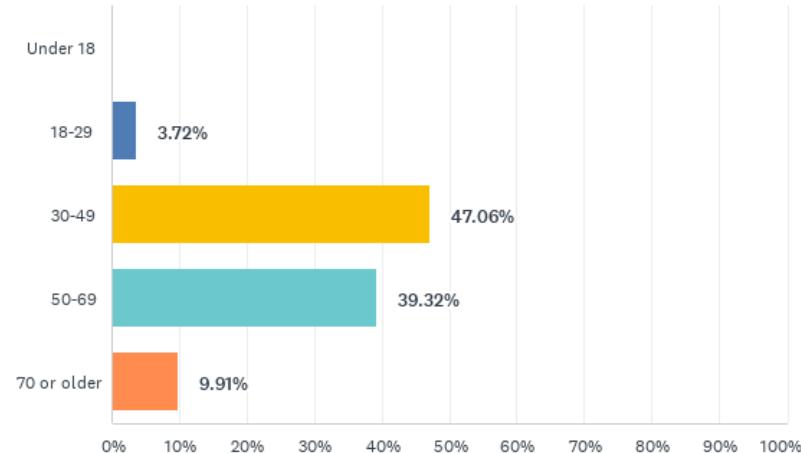
- Stop with all the fast food, dollar stores, govt housing, apartments. Seems like you just want more bodies in the county.
- No Marta!!!!

**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.**

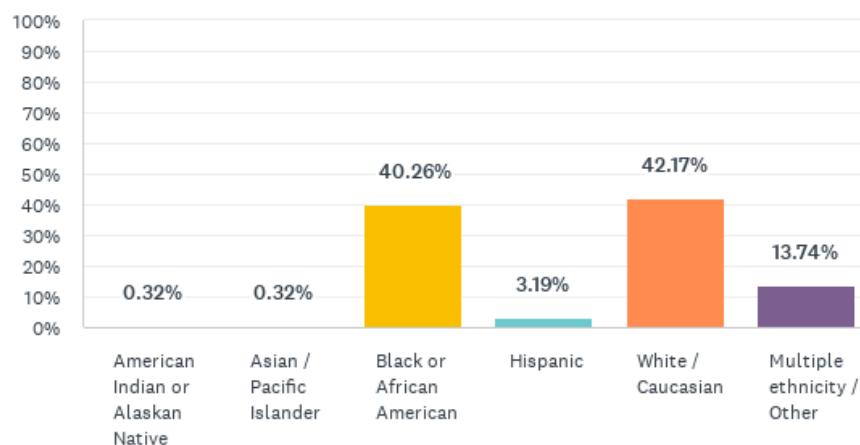
**Q15: In what ZIP code is your home located? (enter 5-digit ZIP code)**

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 PL

### 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.

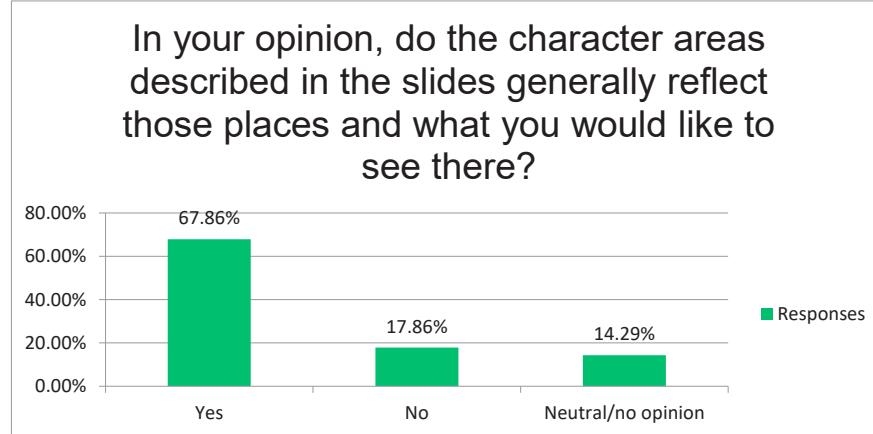
### **Key findings of the survey include:**

- 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**

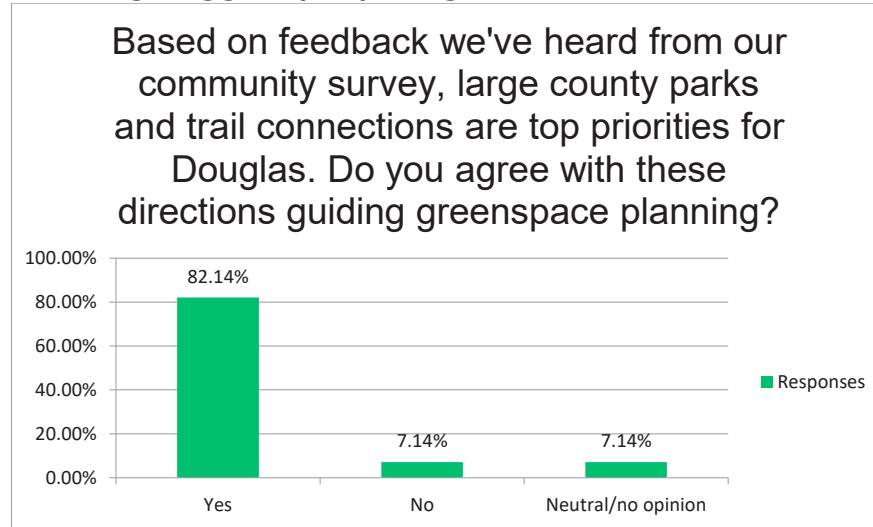
**Q1. In your opinion, do the character areas described in the slides generally reflect those places and what you would like to see there?**



#### **“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 Sweetwster - 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?.**

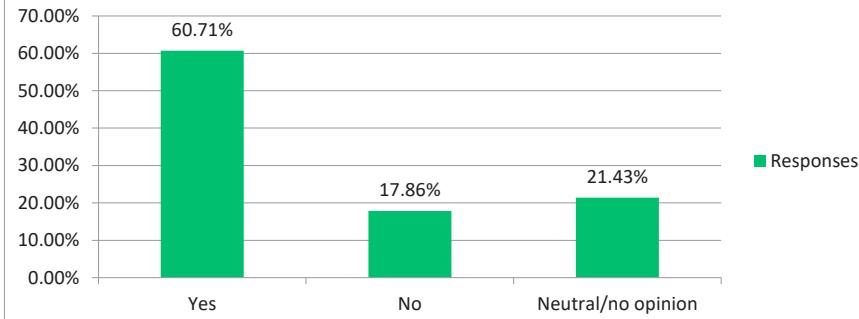


**“Other” responses:**

- Not in my backyard. Sounds like a crime pathway.
- Maybe add a walking/biking trail along the Chattahoochee River with lightning
- Connect to other Comet 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?**

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

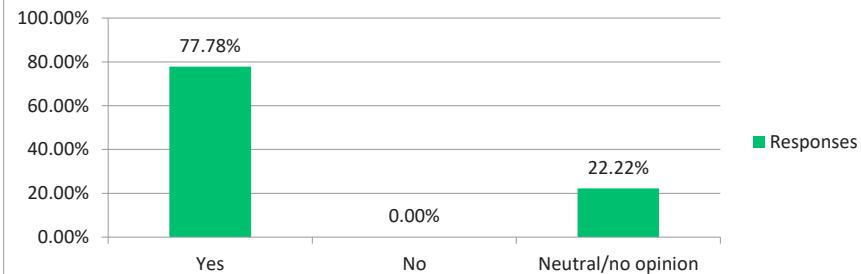


**"Other" responses:**

- 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?**

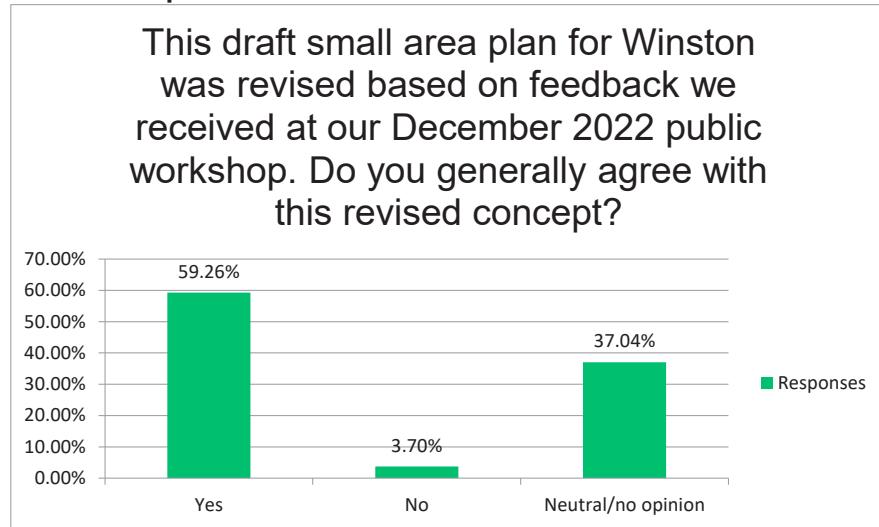
This draft small area plan for Lithia Springs was revised based on feedback we received at our December 2022 public workshop. Do you generally agree with this revised concept?



**"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



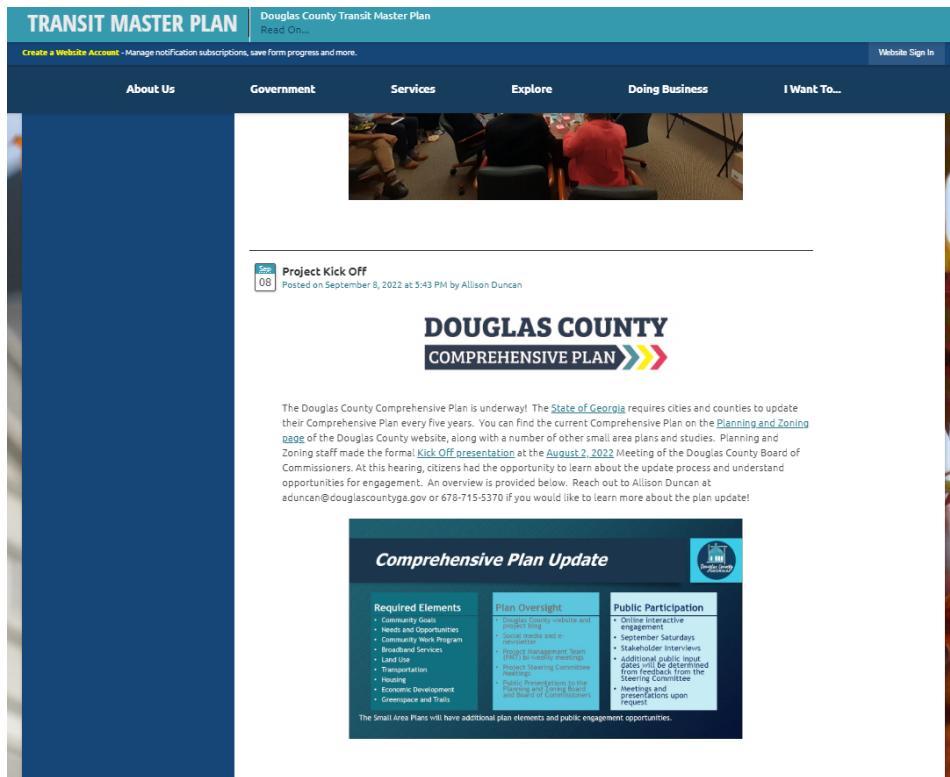
# DOUGLAS COUNTY

## 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 shows the Douglas County Transit Master Plan website. At the top, there is a banner for the "DOUGLAS COUNTY COMPREHENSIVE PLAN" with three yellow arrows pointing right. Below the banner, a sub-header reads "DOUGLAS COUNTY Transit Master Plan" and "Read On...". A navigation bar includes links for "About Us", "Government", "Services", "Explore", "Doing Business", and "I Want To...". The main content area features a photograph of a group of people seated around a table in a meeting room. Below the photo, a blog post titled "Project Kick Off" is displayed, dated September 8, 2022, at 5:43 PM, posted by Allison Duncan. The post discusses the start of the Comprehensive Plan update process. At the bottom of the page, there is a section titled "Comprehensive Plan Update" with three columns: "Required Elements", "Plan Oversight", and "Public Participation".

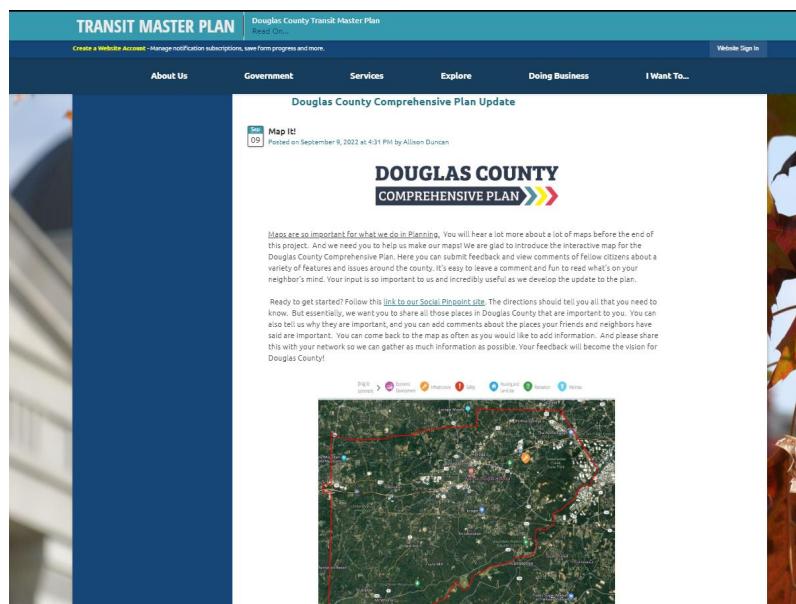
**DOUGLAS COUNTY**  
**COMPREHENSIVE PLAN >>>**

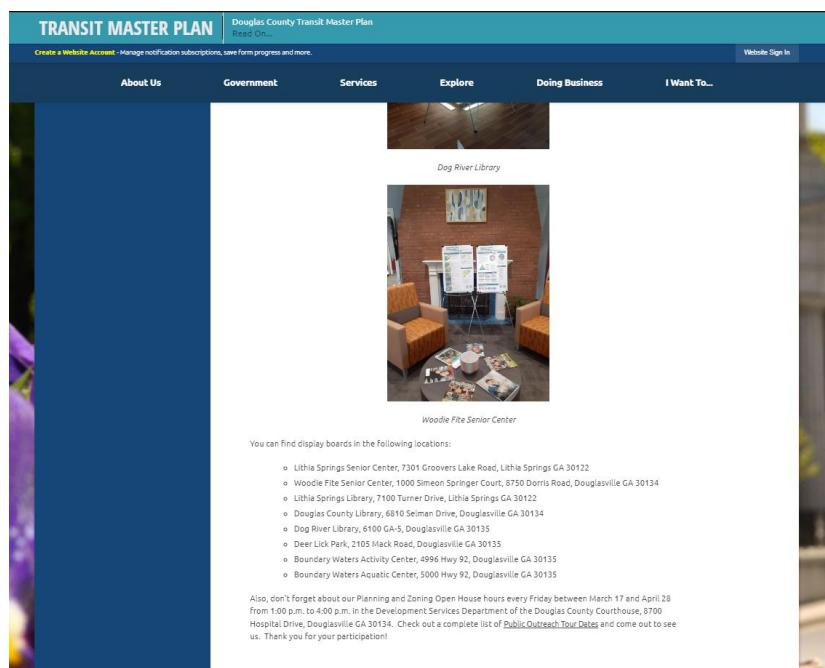
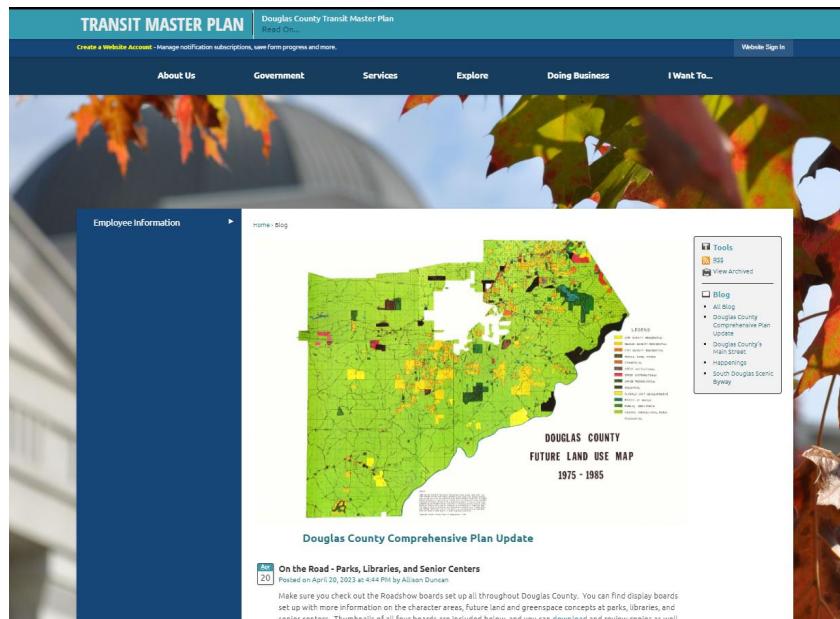
The Douglas County Comprehensive Plan is underway! The [State of Georgia](#) requires cities and counties to update their Comprehensive Plan every five years. You can find the current Comprehensive Plan on the [Planning and Zoning page](#) of the Douglas County website, along with a number of other small 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>Conservation Program</li><li>Broadband Services</li><li>Land Use</li><li>Transportation</li><li>Housing</li><li>Economic Development</li><li>Greenpace and Trails</li></ul>	<ul style="list-style-type: none"><li>Douglas County website and social media and newsletter</li><li>Project Management Team (PMT) bi-monthly meetings</li><li>Input from the public</li><li>Public hearings</li><li>Public hearings by the Planning and Zoning Board and the Board of Commissioners</li></ul>	<ul style="list-style-type: none"><li>Online interactive map</li><li>September Saturdays</li><li>Stakeholder Interviews</li><li>Additional public input opportunities informed from feedback from the September 8, 2022 meeting</li><li>Meetings and presentations upon request</li></ul>

The Small Area Plans will have additional plan elements and public engagement opportunities.





# APPENDIX G

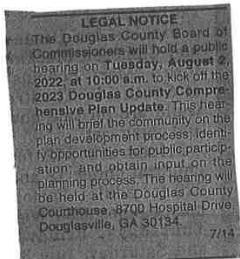
## **Legal Notices**

A large, white, stylized letter 'G' is positioned on the right side of the page. It is set against a solid dark blue rectangular background that covers the right half of the page. The 'G' is rendered with a thick, bold font and a slight shadow, giving it a three-dimensional appearance.

G

## 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.

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### CASE NO: 23CV00157 6/15/22 6/29/716

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IN THE

6/32

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## 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>.
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- 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, stylized letter 'H' is centered on a dark blue rectangular background. The 'H' is white with a dark blue outline. It has a thick, blocky font style. The background is a solid dark blue color.

# 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](mailto: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](http://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](http://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 Andrionna 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](http://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](http://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.