



Lithia Springs Small Area Plan
Steering Committee Meeting
December 4, 2020
10:00 a.m.

Agenda

- I. Welcome
- II. Introductions
- III. Brief Review of Project Background and Key Milestones
- IV. Feedback on Prior Policy Initiatives
- V. Preview of Land Use Analysis
- VI. Wrap Up and Next Steps
 - a. Other Topics for the Project Blog
 - b. Stakeholders for one-on-one interviews



Lithia Springs Small Area Plan
Steering Committee Meeting
December 4, 2020
10:00 a.m.
Meeting Summary

Attendees:

- Community Members: Jessica Washington, Pastor Benjamin Lang, Beth Ayres, Daneda Lipsey, Cheri Davis, Amy McCoy
- Planning and Zoning Board Members: Teresa Noles, Frank Payne, Kirk Nicholson, Rob Thomas
- Douglas County Staff: Tamara Mitchell, Ron Roberts, Phil Shafer, Allison Duncan

I. Welcome

Ron Roberts, Douglas County Planning and Zoning Manager, opened the meeting and welcomed attendees. The time and feedback from participants are greatly appreciated by the county.

II. Introductions

Allison Duncan, Douglas County Senior Planner, led a round of introductions for all participants. Members of the Steering Committee included community members from the Lithia Springs area, members of the Douglas County Planning and Zoning Board, and County staff. These meetings are open to the public and notice of the meeting is posted on the Planning and Zoning webpage.

III. Brief Review of Project Background and Key Milestones

Allison Duncan shared a powerpoint presentation that summarized initial feedback from the community. Community members had expressed concern that the Lithia Springs area feels forgotten, and they would like to refocus energy and create a sense of pride in the community. Opportunities for placemaking, beautification and diversifying businesses were identified as priorities.

Staff has been working to document the development history along the corridor and identify exiting regulatory barriers to achieving the desired development in the area. At a high level, this project will undertake analysis of current land use, development and housing to develop a character area narrative and recommended zoning changes. In addition, the project will identify short term and long term projects that will help improve the corridor.

Steering Committee members identified concerns and priorities to help shape next steps.

Discussion points are summarized below.

- There is a desire for gateway signage in the area. There is currently no “brand” for the area. Signage can help with that. The Lithia Springs area is a major gateway to Douglas County. Explore possibilities for signage on I-20. Branding could explore ideas such as Historic Lithia Springs or the Village of Lithia Springs.
- The urban redevelopment area/ opportunity zones on Thornton and Veterans Memorial (Bankhead) were supposed to help encourage development in the area. Douglas County has records on development that has come into the area that will be analyzed as a part of the study.



- The Lithia Springs Women's Club was an important force in undertaking beautification in the area. The Club is no longer active, but there may be records of their activities somewhere locally or at the state level. The Women's Club was active in acquiring the land for the library.
- The clock needs painting and mechanical attention. It is a landmark for Lithia Springs, and it is unfortunate that it has been left to fall into a state of disrepair.
- There are concerns about the proliferation of commercial signs in the area.
- There is a lot of "used-to-be" in the Lithia Springs area. There used to be a skating rink (where Elvis is rumored to have performed). There used to be a swimming pool. There used to be a golf course where Louise Suggs got her start. There used to be a hotel where famous people, include Roosevelt, came for respite. Annette Winn Elementary School used to have a class on Lithia Springs history.
- The corridor and the area need to do a better job of reflecting the amazing things in the area.
- Sweetwater Creek State Park is an important asset to the area. It should be a consideration, but not something to draw attention away for the historic core of the community.
- There is not currently any regular coordination among the faith community in the area, but that is something that could come out of this initiative.
- Along the lines of a village or historic town center pattern of development, Lithia Springs should remain primarily residential organized around a commercial core. The area has taken too much industrial development already. Identify and restore the historic buildings and tell the story behind them. Support arts in the community – remember the legacy of the Chautauqua. Encourage small shops and restaurants.

IV. Feedback on Prior Policy Initiatives

Allison Duncan shared a slide deck of current policy and regulatory tools. The slides were used primarily as an introduction to the things in place now. She will send a follow up message to the Steering Committee with some additional questions for their feedback on certain items.

V. Preview of Land Use Analysis

Allison Duncan shared some preliminary analysis of areas that have potential to change; areas that will like stay the same; and areas that are poised to go either way. The slides were used primarily as an introduction to the land use analysis that staff is undertaking. She will send a follow up message to the Steering Committee with some additional questions for feedback on certain items.

VI. Wrap Up and Next Steps

There was interest in scheduling a follow up meeting, likely mid-late January 2021. Steering Committee members shared the following closing thoughts.

- We need to make sure that this initiative goes somewhere. There have been previous attempts in fits and starts, but the Steering Committee needs to capture the energy to move things forward.
- The goal is to build the community feeling in the area so it is recognized as having a small-town vibe in the context of the larger county.
- We need to do more to elevate the positive things that are happening in the area, such as the Bridge at Lee Road, the new Senior Center



- Explore the possibilities for developing some sort of “tour” for the area. Given the limitations on gathering imposed by the pandemic, this could be hard. But is there a way that something could be put together for individuals to visit on their own, a slide presentation, etc.
- Explore the possibilities for using photos/ art in the Lithia Springs Senior Center similar to what has been done in the courthouse.

A faded, historical map of Douglas County, Georgia, serves as the background for the title. The map shows a network of roads, railroads, and geographical features like hills and water bodies. The title text is overlaid on the map.

Highway 78 Veterans Memorial Highway

From the rural post to the railroads to the automobile highways, Highway 78 is a timeline of suburban development for Douglas County

Highway 78: Douglas County's Main Street



1820

1840

1860

1880

1900

1920

1940

1960

1980

2000

2020

Post Offices

Railroads

Automobiles

Infrastructure

Suburbs

Status Quo

Highway 78: Douglas County's Main Street



Preliminary Feedback

- Feels like the area has been forgotten
- Need to refocus energy back on Lithia Springs
- Need to create a sense of pride in the community
- Identify opportunities for placemaking and beautification
- There needs to be greater diversity of businesses
- Understand the history of development along the corridor
- Identify existing regulatory barriers to achieving desired development
- Identify short term and long term projects that will help improve the corridor

Preliminary Recommendations

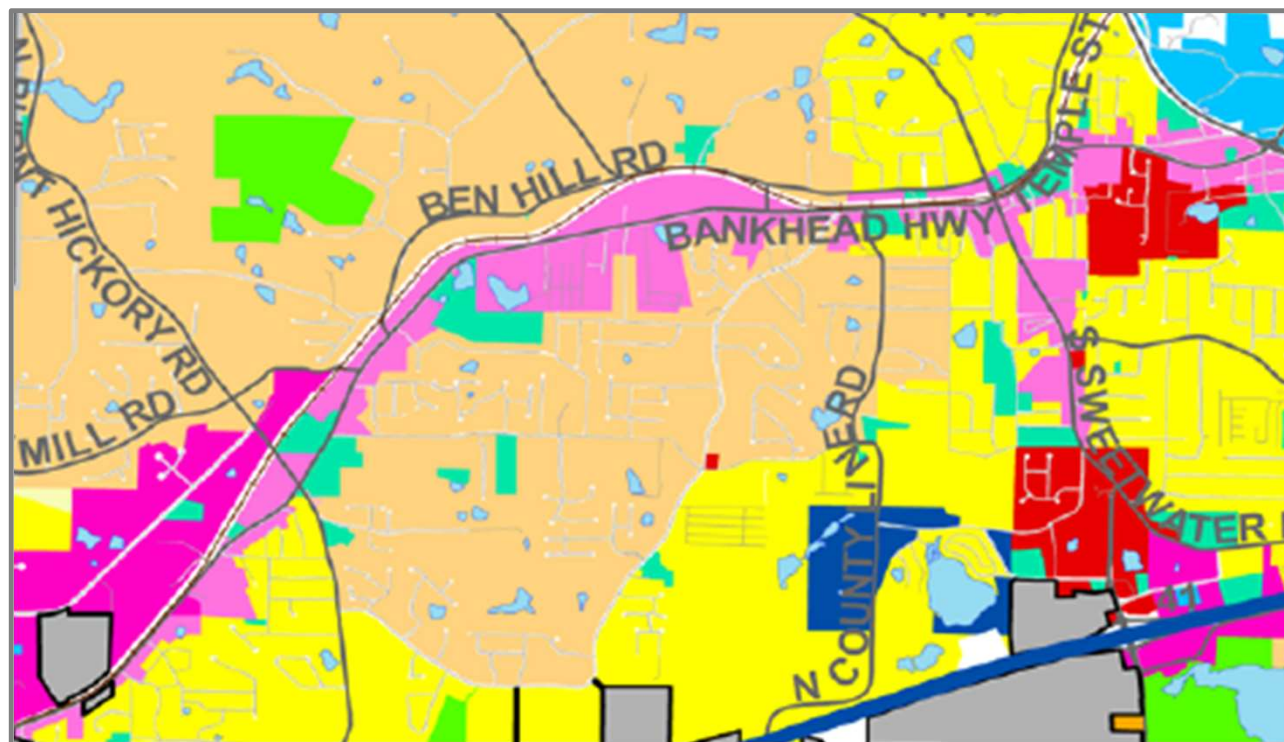
- Convene Business Owners and Stakeholders
- Document the Existing Context
 - Inventory of Underutilized Opportunities
 - Strategy for short term and long term improvements
- Implement Housing Recommendations
 - 2017 Bleakley Advisory Group Report
 - 2019 Metro Atlanta Housing Strategy
 - 2020 Community Development Assistance Program Code Audit
- Implement Zoning Revisions
- Identify Market Opportunities
- Identify Opportunities for Placemaking
 - Understand Mid-Century Historic Development
 - Landscaping and Streetscaping
- Explore the Feasibility of a Self-Taxing Districts
 - Special Tax District
 - Business Improvement District (BID)
- Plan for Viable Redevelopment

Short Term Implementation

- Project Blog
 - Additional topics for consideration?
- Stakeholder Interviews
 - Identify community stakeholders for one-on-one interviews
- Key Milestones and Outcomes
 - Land Use Analysis
 - Housing Inventory
 - Character Area Narrative
 - Recommended Zoning Changes
- Specific Follow Up Actions
 - Main Street clock needs to be repaired
 - Lithia Springs gateway sign needs attention
 - Dogwood allee needs attention

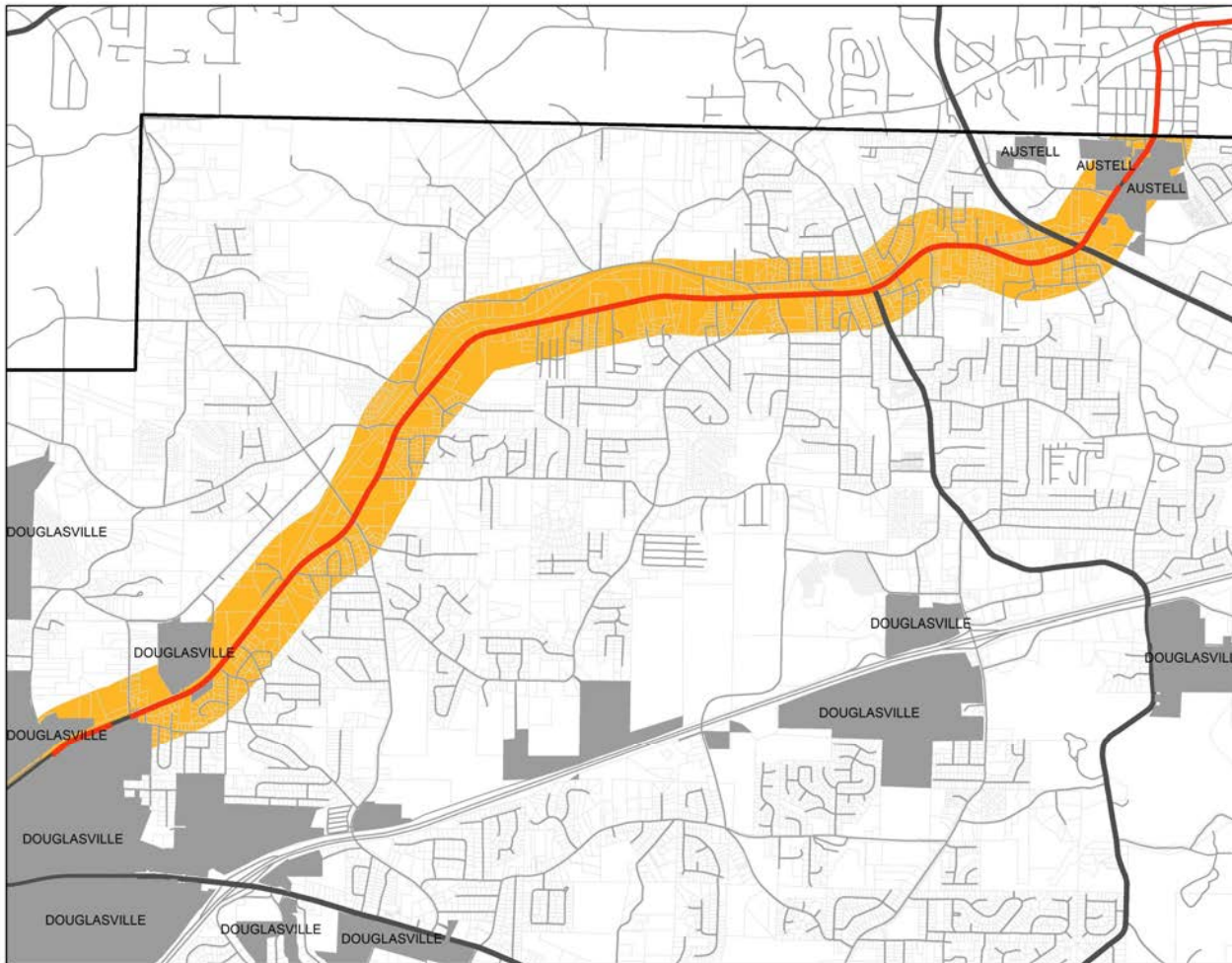
Comprehensive Plan Future Land Use

- Highway 78 east of Douglasville is projected to retain much of its modest commercial footprint primarily serving residential neighborhoods. Opportunities for residential infill existing in the areas north and south of Hwy 78
- Workplace Centers** include intensive commercial retail and services, office, and high tech development along major highway corridors that are considered major employment generators with an emphasis on landscaping and aesthetics. Integrated office parks are highly encouraged. Residential developments are also encouraged to be integrated into the overall design.
- Mixed Use Corridor** are designed as redevelopment corridors for existing commercial/light industrial corridors, or new emerging corridors. Light industrial and heavy highway commercial uses are allowed only within the Bankhead Redevelopment Area.
- Suburban Living** includes areas outside of identified centers that have a high volume of residential growth, particularly single family housing
- Urban Residential** are urbanized and growth-oriented areas experiencing growth pressures.



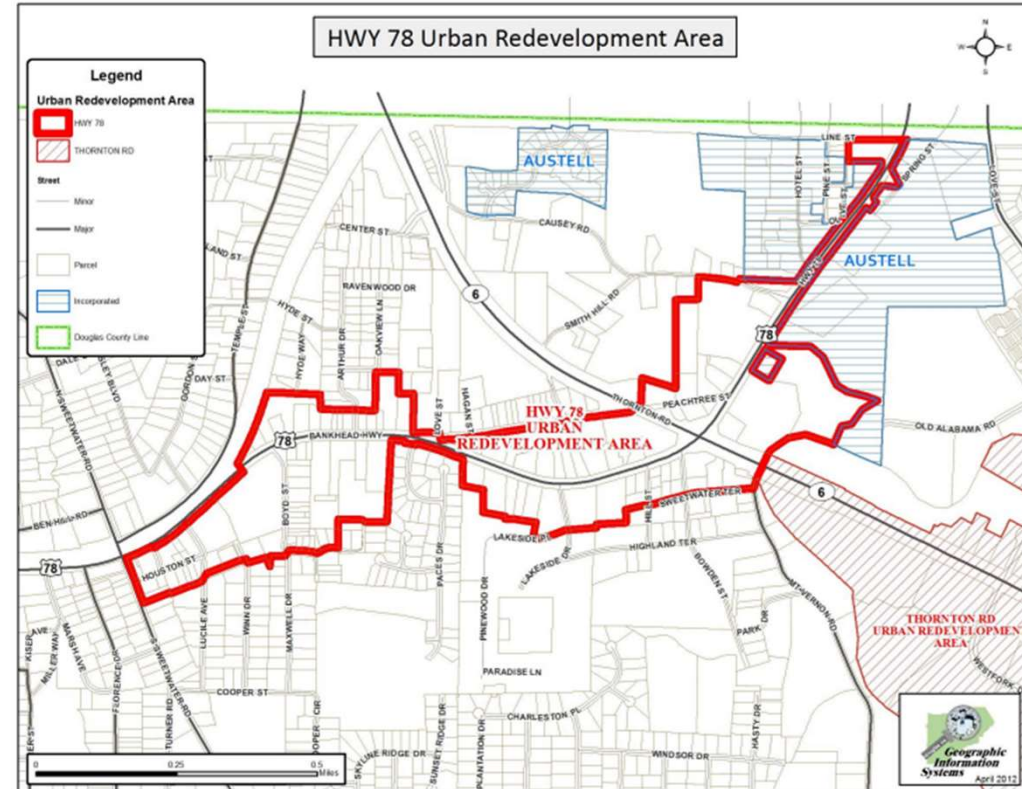
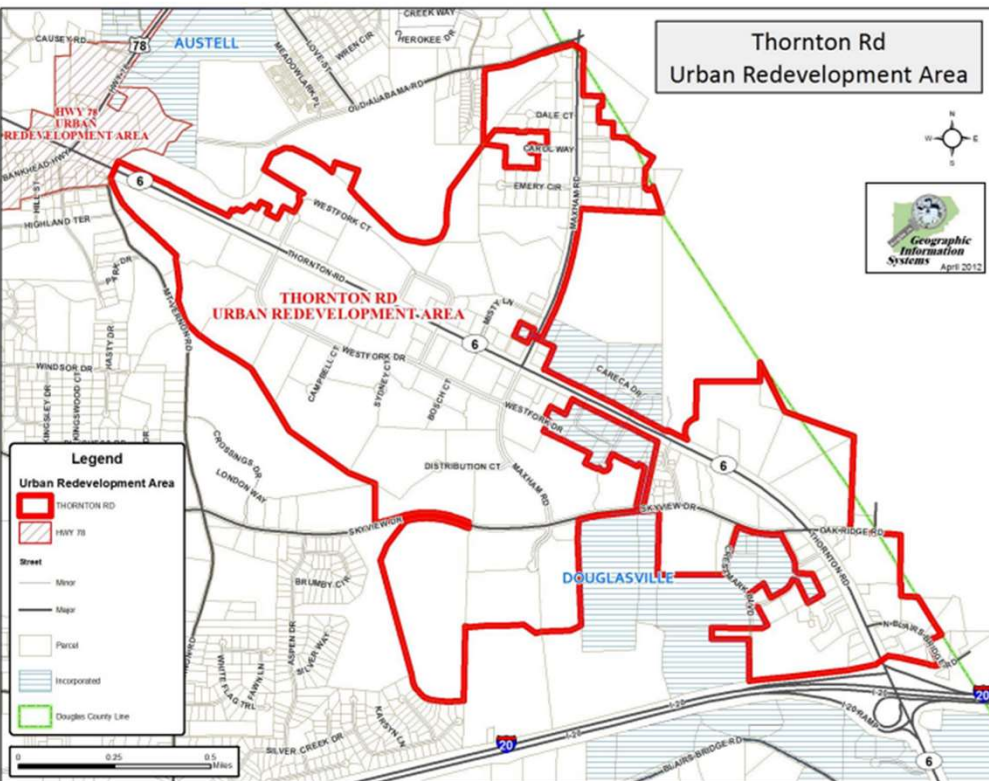
78 Corridor Overlay

- A Corridor Overlay extends between the county line and the City of Douglasville and covers
- The overlay includes all parcels within 1000 feet of Highway 78
- The Overlay
 - Regulates architectural finish for new construction
 - Requires landscape and buffer strips
 - Requires landscape planting
 - Limits certain uses that would otherwise be allowed by the base zoning



Highway 78: Douglas County's Main Street





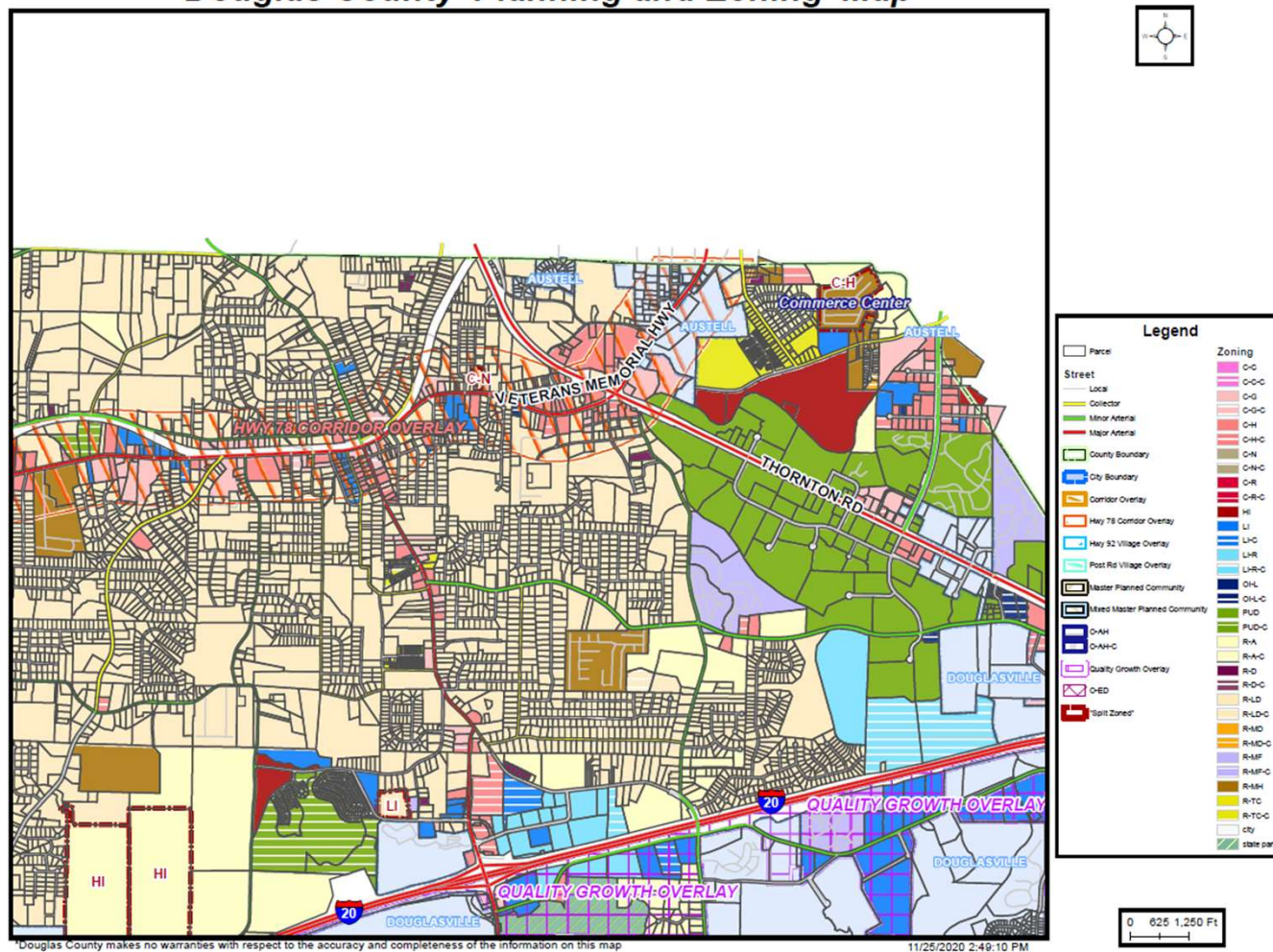
Thornton Road & Highway 78 Urban Redevelopment Areas

- The Urban Redevelopment Area identifies areas that are eligible to be designated as State Opportunity Zones, which provides for a job tax credit for new businesses that locate in the URA.

Highway 78: Douglas County's Main Street

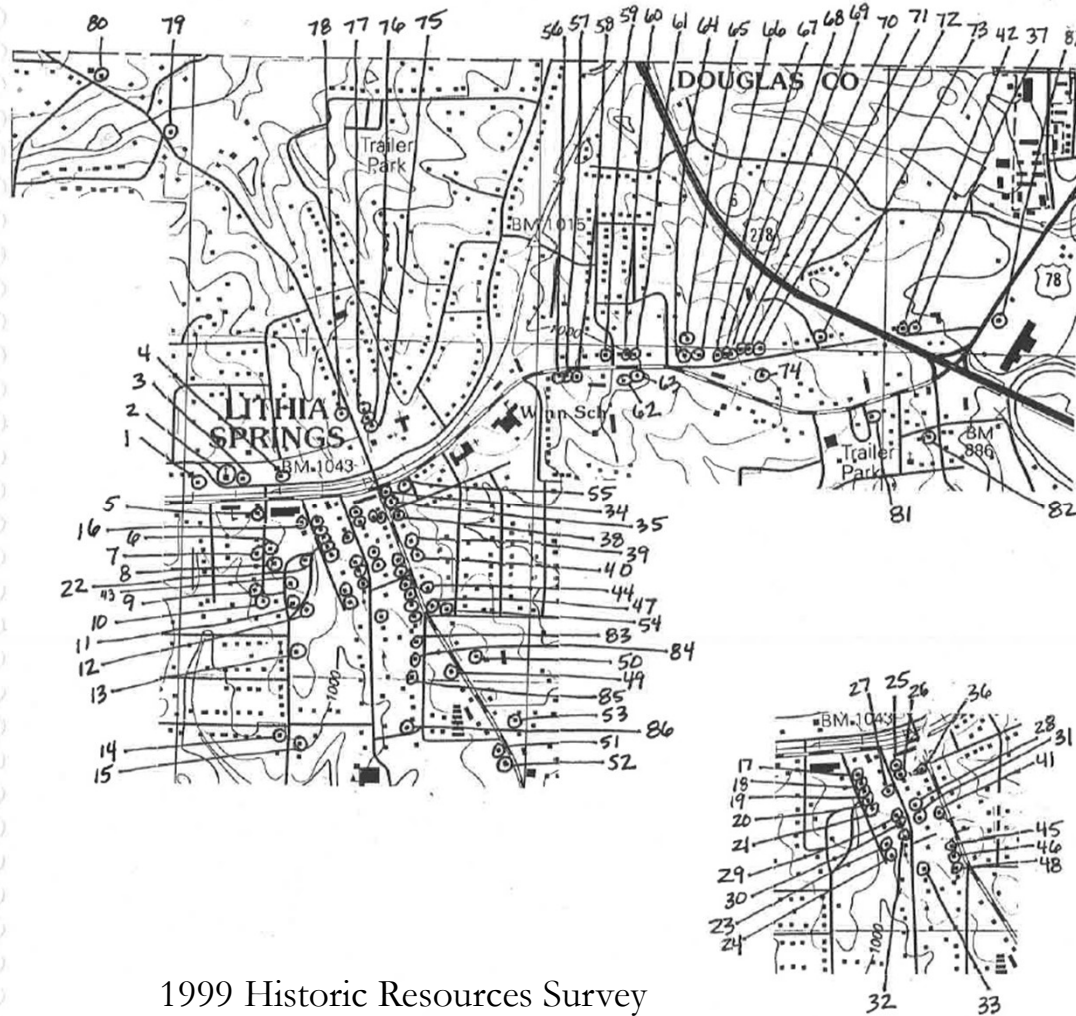


Douglas County 'Planning and Zoning' Map



Highway 78: Douglas County's Main Street

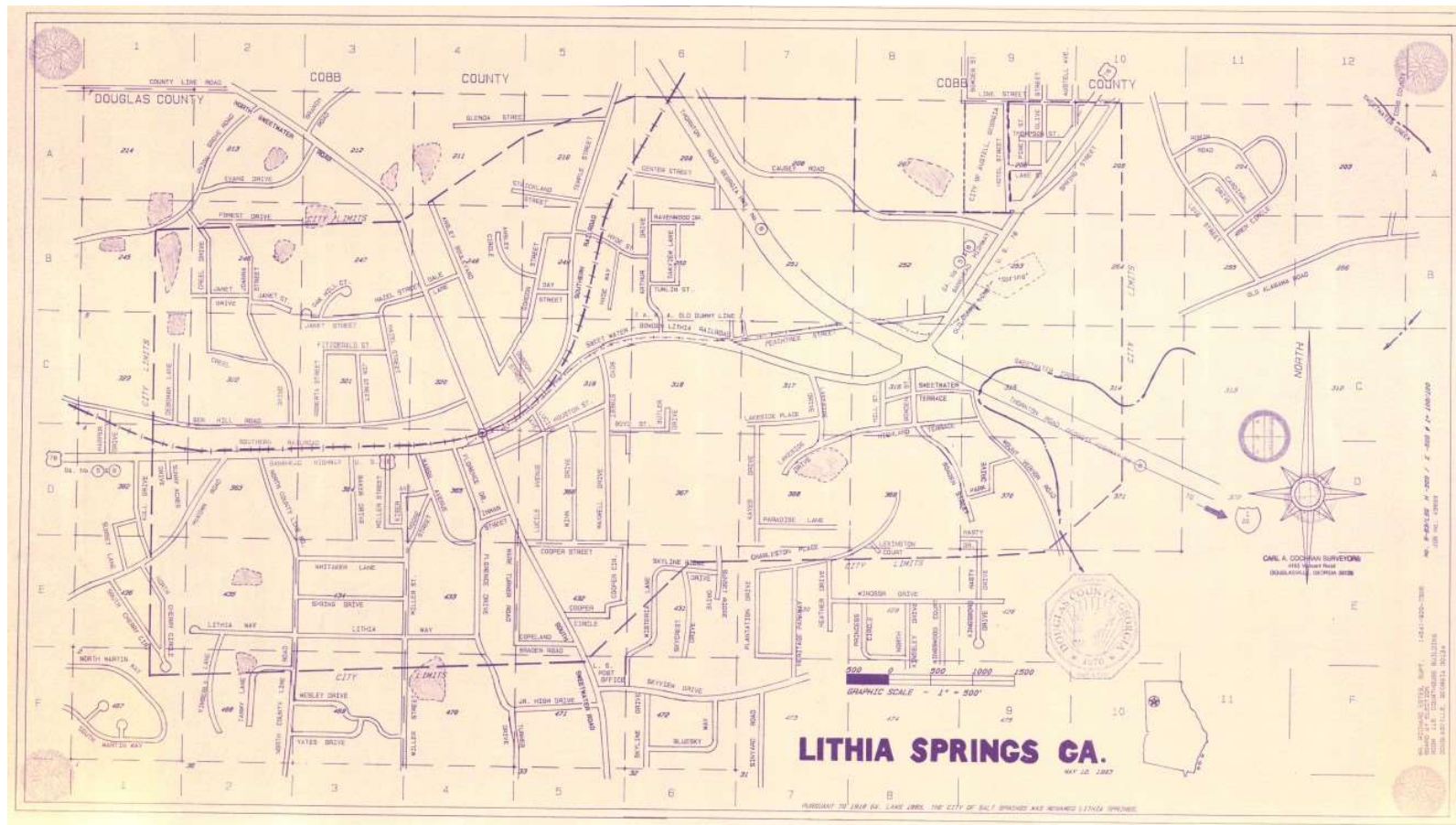




1999 Historic Resources Survey

Highway 78: Douglas County's Main Street

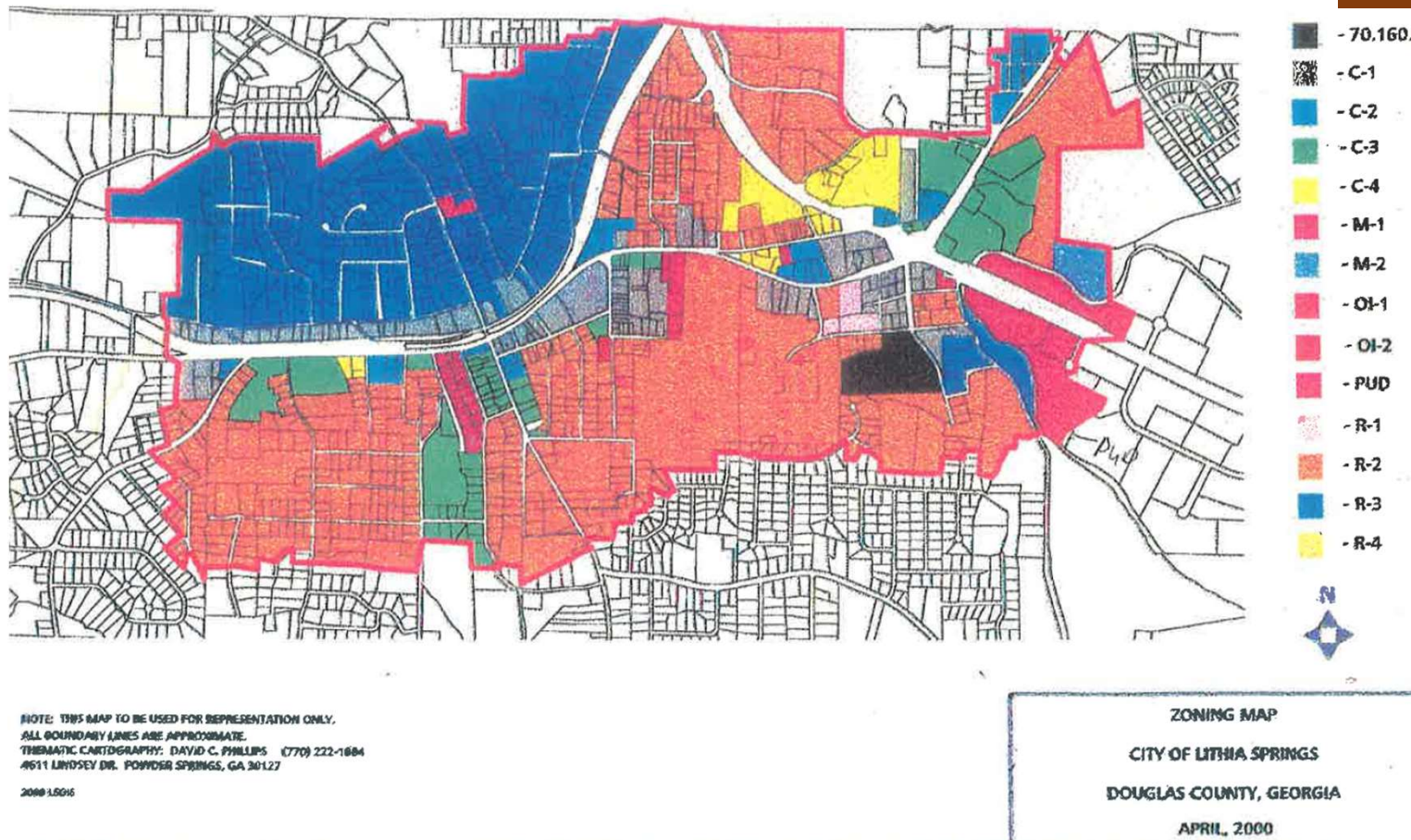




1990s Map of Lithia Springs

Highway 78: Douglas County's Main Street





2000 Zoning Map of Lithia Springs

Highway 78: Douglas County's Main Street



1995 Lithia Springs Comprehensive Plan

- **Community Needs**

- Responsive development codes
- Attract quality development that provides higher paying jobs
- Developable land through annexation
- Increase the marketing efforts of the city through the Chamber of Commerce, the Lithia Springs Business Owners Association and the Development Authority
- Provide training opportunities for higher skill level jobs
- Develop stringent mechanisms to force existing business owners to structurally maintain their facilities
- Develop design standards to ensure quality site and building development
- Encourage tourism-related industries
- Actively support the retention of existing businesses
- Improve shopping and dining opportunities

1995 Lithia Springs Comprehensive Plan

- **Facilities Needs**

- Improved bicycle (bike trails and bike lanes) and pedestrian (sidewalks) oriented facilities
- Provide Thornton Road access from Causey Road and Peachtree Street (traveling east on Peachtree a right-turn only onto Thornton Road)
- Improve local roads through leveling and paving
- Improved public transportation system for the city
- Extension of sewer lines
- An established plan for solid waste management
- Expansion (and/ or relocation) of health department
- Better mix of recreation opportunities (improved park equipment and opportunities for passive recreation along Sweetwater Creek)
- Permanent governmental facility
- Small branch of postal department
- Closely monitor education facilities to ensure the adequacy
- New library facility (need land)
- Small fire station north of railroad tracks
- Improved cultural facilities (museum)
- Multi-use facility (conference rooms, meeting places, auditorium, special events, recreation, etc)
- Maintenance of existing facilities (conservation measures)
- Funding sources

1995 Lithia Springs Comprehensive Plan

- **Housing Needs**

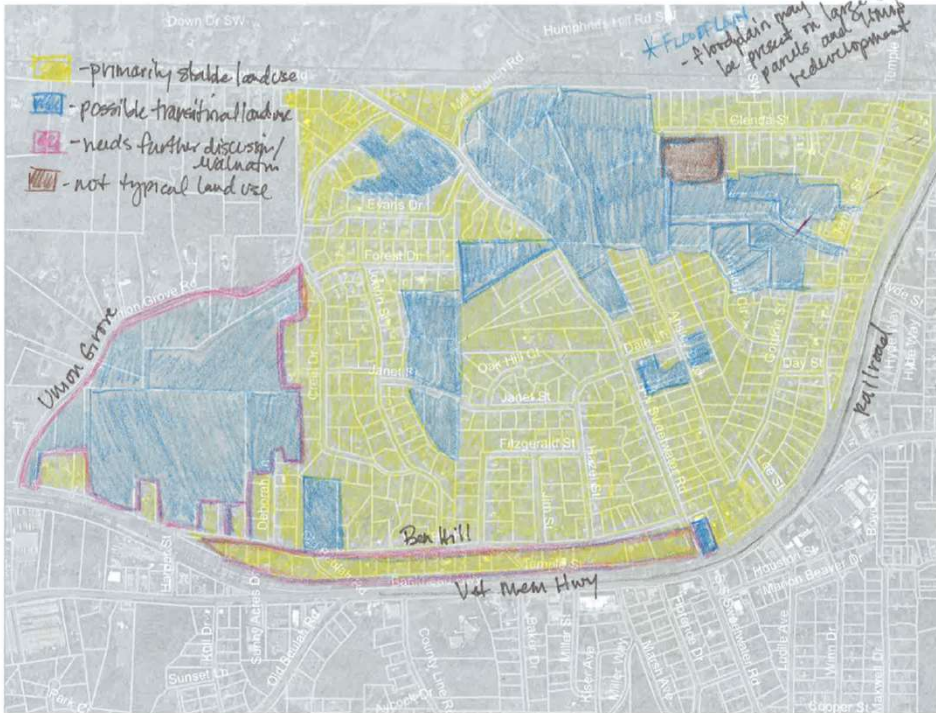
- Additional housing units to provide for increasing population
- Mechanisms to ensure that deteriorating structures do not become substandard
- Responsive and efficient zoning regulations for the new units to the housing stock
- No provision of new mobile home parks
- Develop a code enforcement position (tasks include: point of sale inspections)
- Zoning incentives to provide neighborhood amenities such as sidewalks, landscaping, walking trails, recreation areas
- Develop home maintenance and repair standards/ programs
- Set minimum residential design standards to ensure quality site and building development
- Office/ professional development within city limits
- Medium density development in areas where adequate infrastructure exists or is planned

1995 Lithia Springs Comprehensive Plan

- **Land Use Needs**

- Ensure the diversity and balance of land uses
- Ensure the future compatibility of land uses by limiting commercial and industrial development in residential areas
- Contiguous residential development to establish a community identity
- Encourage medium density residential development
- Allow for commercial uses only along Bankhead Highway, Thornton Road and South Sweetwater Road
- Allow for industrial uses only in the Westfork Business Park Area
- Encourage mixed use development involving institutional/ public, office/ professional, and commercial uses
- Utilize the Sweetwater Creek flood plain for open space or passive recreation

ANALYSIS



Highway 78: Douglas County's Main Street





Next Steps

- Blog posts through 2020 (at least)
- Stakeholder interviews
- Finalize land use analysis and develop summary report
- Next Steering Committee
- What else?



Lithia Springs Small Area Plan
Steering Committee Meeting

January 15, 2021

10:00 a.m.

Agenda

- I. Welcome and Introductions
- II. Brief Review of December 4 Steering Committee Meeting
- III. Land Use Analysis Discussion
- IV. Wrap Up and Next Steps
 - a. Other Topics for the Project Blog
 - b. Stakeholders for one-on-one interviews



Lithia Springs Small Area Plan
Steering Committee Meeting
January 15, 2021
10:00 a.m.
Meeting Summary

Attendees:

- Community Members: Jessica Washington, Pastor Benjamin Lang, Beth Ayres, Daneda Lipsey, Amy McCoy, Sukonda Rogers
- Planning and Zoning Board Members: Frank Payne, Kirk Nicholson, Rob Thomas
- Douglas County Staff: Tamara Mitchell, James Worthington, Ron Roberts, Phil Shafer

I. Welcome and Introductions

Allison Duncan, Douglas County Senior Planner, welcomed attendees to the meeting. New members who had not participated in the first meeting introduced themselves.

II. Brief Review of December 4 Steering Committee Meeting

Allison Duncan shared several slides that served as a recap of the December meeting. The presentation and meeting summary for December are available on the Douglas County website. The project blog is updated.

III. Land Use Analysis Discussion

The majority of this meeting was dedicated to looking at specific land use recommendations for various areas in the community. Allison Duncan had prepared a powerpoint presentation and used that as a guide for the discussion. She had undertaken an analysis of areas anticipated to primarily be stable, along with areas where change could be expected in the community. She requested feedback from the committee on each of these areas. Comments are summarized below.

- The area between Ben Hill Road and Veterans Memorial to the west of Temple Street should remain primarily residential in character. There is the possibility that the area between Ben Hill and Veterans Memorial east of Temple Street can allow for a mix of uses, so long as the character remains primarily residential. Retail, office and service uses could be considered. There was once an antique store in an old house in the area that was a charming destination. That type of thing could be a possibility there. There are also some important historic houses that need to be recognized and preserved.
- The large undeveloped area roughly bordered by Ben Hill Road, Union Grove Road and Deborah Lane has the possibility to be developed for single family detached use. There is about 31 acres associated with the Harper House, a Victorian farmhouse on the property. The family who had owned the Harper House were instrumental in getting the railroad to come through Lithia Springs. Consider options that would allow for the house to be developed into some type of clubhouse or other non-residential space as an amenity for the community. Consider options for the development of an active adult/ senior community, or similar that area.
- The northwest intersection of Thornton Road and Veterans Memorial has a fairly extensive area of undeveloped land. There is a significant amount of floodplain and environmentally sensitive areas in this location. The steering committee indicated that they do not want to see warehouses or any similar use that will add to the existing truck



traffic in the area. There are already problems with safety and congestion for non-industrial development in the area. GDOT is planning a quarter-quadrant intersection that will connect Thornton and Veterans Memorial on this tract. The best use would be something that will work for everyone. This can include a mix of residential uses, restaurants, and townhomes or flats. Lofts over businesses could be another attractive use in the area.

- There is a largely undeveloped area bordered by Veterans Memorial Highway, Old Beulah Road and N County Line Road. This would be a good area for future institutional development, such as a Boys and Girls Club. Or for some type of creative space. We need something that will catalyze, empower and elevate the neighborhood when you are turning from Old Beulah Road. There is also a largely undeveloped area bordered by Veterans Memorial Highway, N County Line Road and Baker Drive behind the church. This would also be suitable for some type of institutional/ clubhouse/ creative use. An activity and/ or entertainment complex would be suitable.
- The area bordered by Veterans Memorial Highway and S Sweetwater, including Baker Drive, Miller Street, and Marsh Avenue, has a more residential character off of the highway. The areas along the highway could benefit from façade improvement. There are a number of historic buildings that should set the precedent for architectural detail of infill development. Are there possibilities for restoring the historic storefronts or incentives to redevelop existing spaces? Consider activating the rear side of the commercial spaces in alleyways and along local roads. This could open up more potential for economic development by re-orienting the opportunity for pedestrian access away from Veterans Memorial. The walkability along Veterans Memorial Highway is very dangerous.
- Avondale Estates and College Park were cited as two places that have activated their downtown areas and enhanced walkability. Case studies from other areas could be helpful.
- The building facades in Lithia Springs need to be more attractive. How can we help current business owners to improve their businesses?
- Need to quantify the impact of the Opportunity Zone in the area and assess whether it has been a successful redevelopment tool.
- The areas along Sweetwater Road and east on Veterans Memorial Highway have the same challenges. There needs to be incentives and opportunities for quality development and improved appearance.
- The railroad limits the opportunity for “cute” development along Veterans Memorial Highway.
- Phase 2 of Paces Estates subdivision is currently under design review, and the county anticipates that project will finally be complete soon. There is another former subdivision in the area that was never built out. This could be potential for additional in-fill residential development.
- No one had any information about the rudimentary grid pattern of street development at the intersection of Veterans Memorial Highway, Sweetwater Terrace, Hill Street and Highland Terrace. It may have been an older part of the community, but it could benefit from redevelopment now.



IV. Wrap Up and Next Steps

Allison Duncan introduced a draft Implementation Plan based on feedback from the previous meetings and stakeholder interviews. The Implementation Plan is important for helping to set priorities and potentially allocate funding. Staff is looking for opportunities to apply for additional technical assistance to implement the plan recommendations.

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Highway 78 Veterans Memorial Highway

From the rural post to the railroads to the automobile highways, Highway 78 is a timeline of suburban development for Douglas County

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1820

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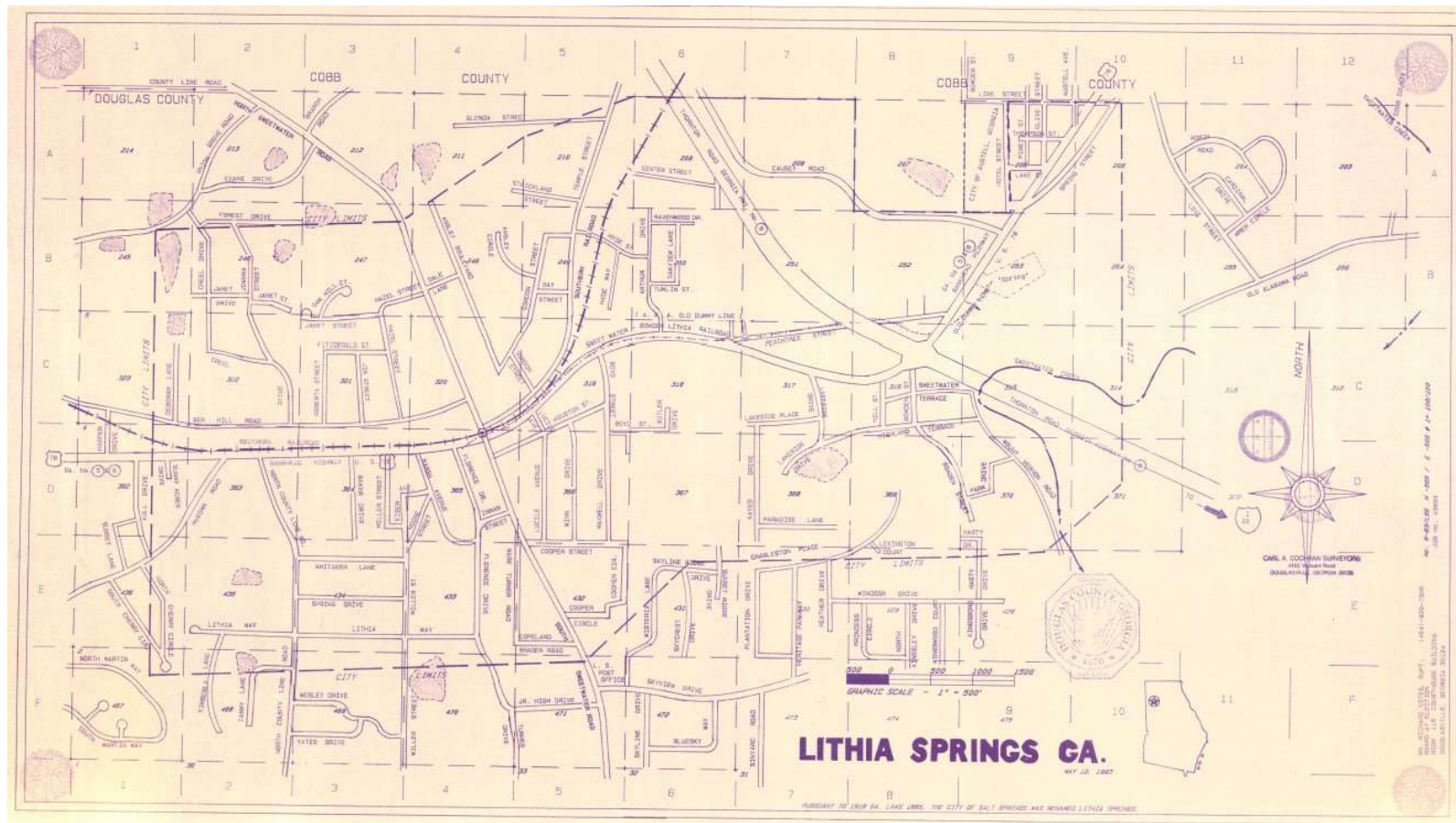
Infrastructure

Suburbs

Status Quo

Highway 78: Douglas County's Main Street

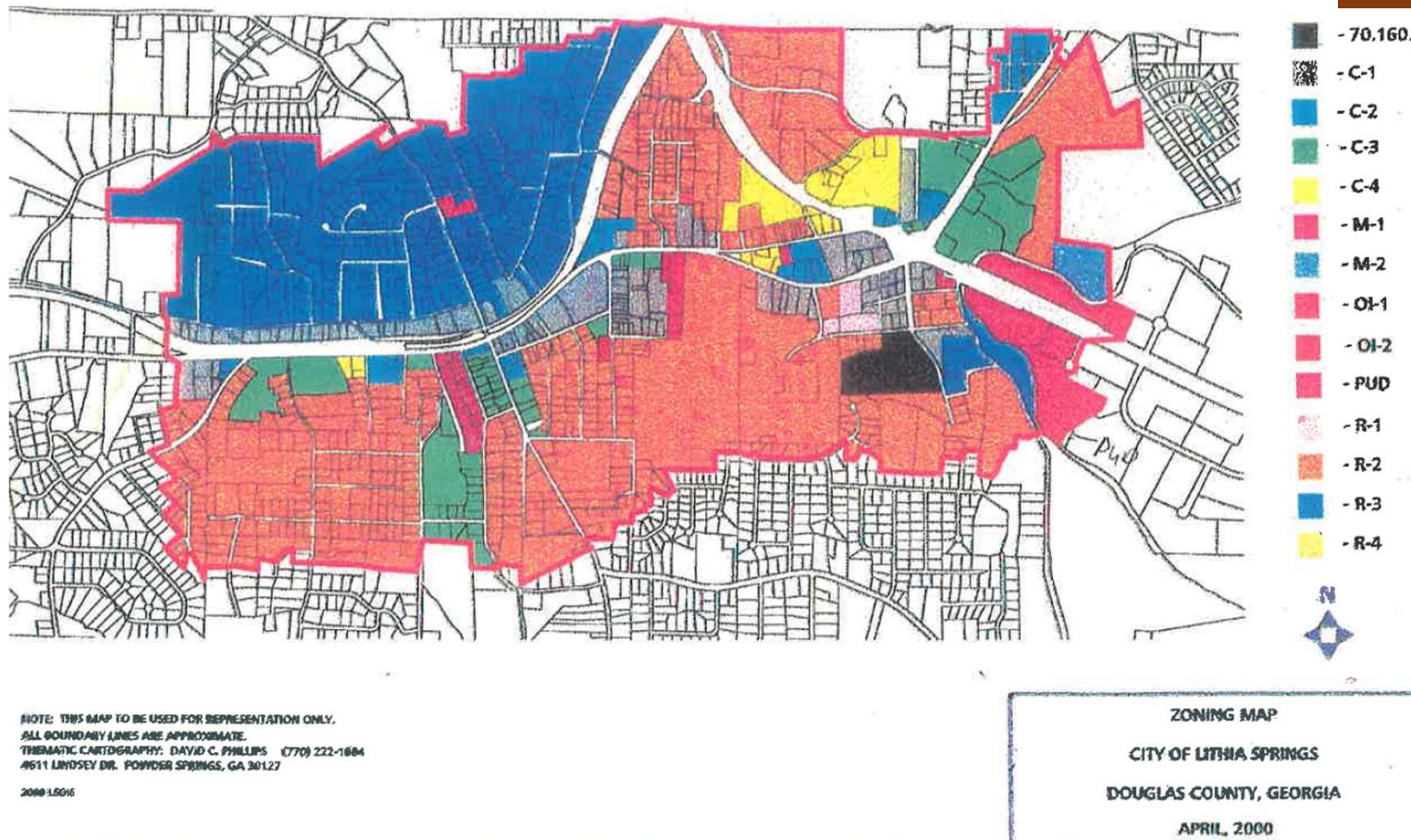




1990s Map of Lithia Springs

Highway 78: Douglas County's Main Street





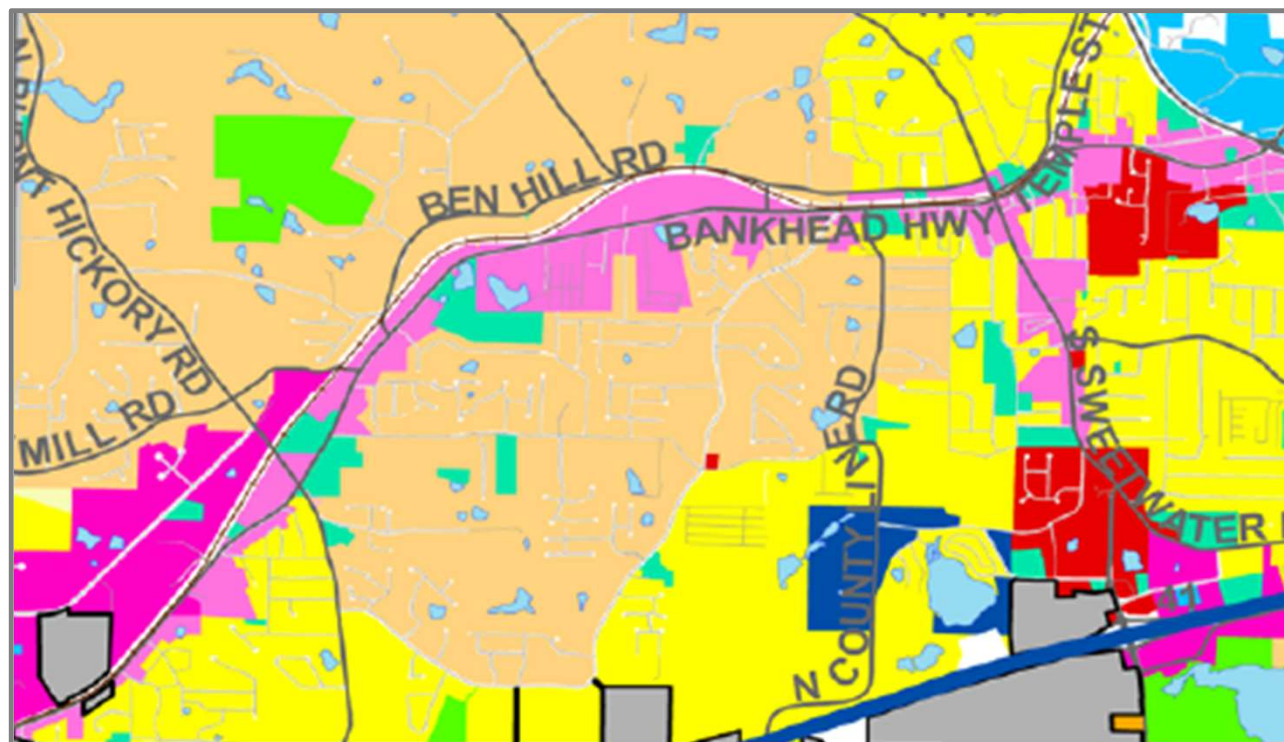
2000 Zoning Map of Lithia Springs

Highway 78: Douglas County's Main Street



Comprehensive Plan Future Land Use

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ANALYSIS

Four quadrants of historic Lithia Springs area were analyzed in regard to existing land use patterns.

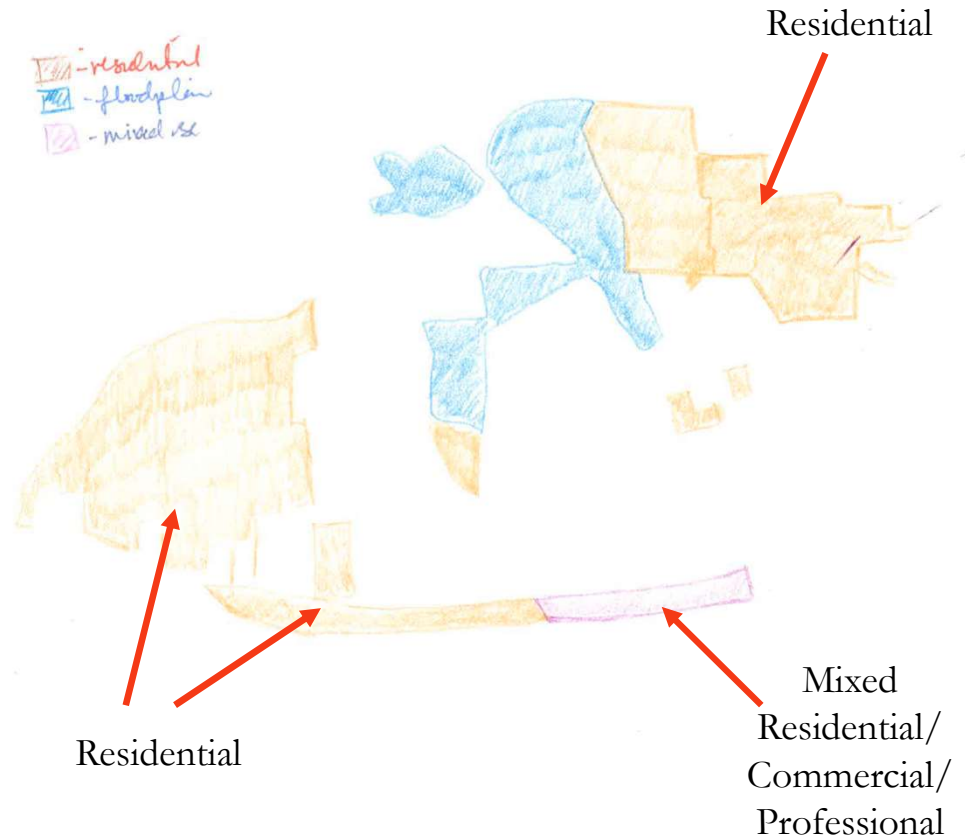
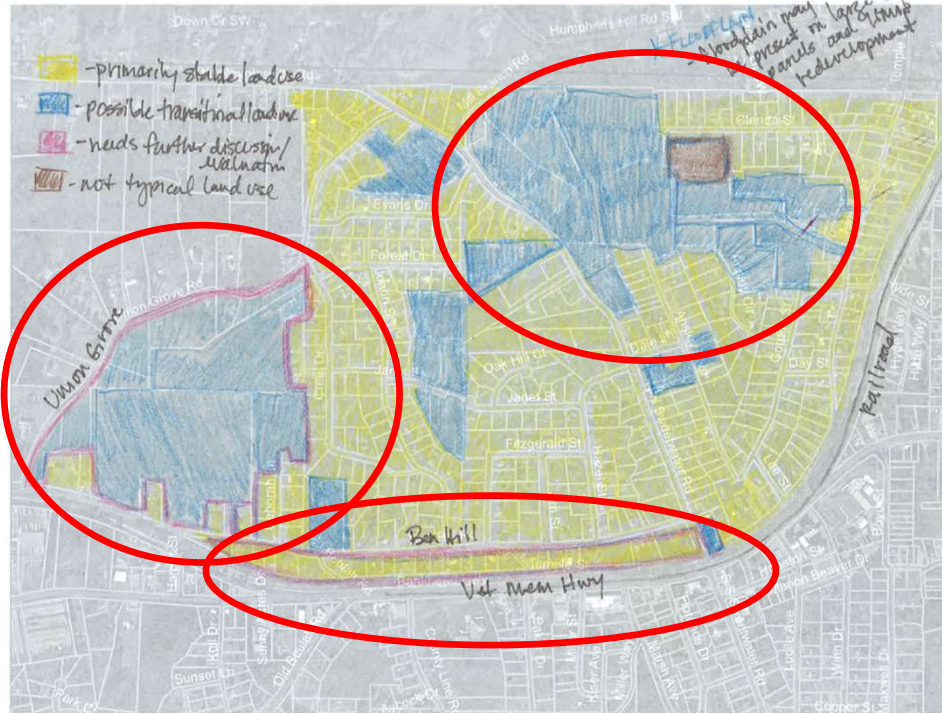
Yellow areas were identified as stable development with little anticipated change.

Blue areas were identified as having potential for change. This includes mostly larger, vacant lots.

Red areas were identified as needing further analysis for potential future land use changes.

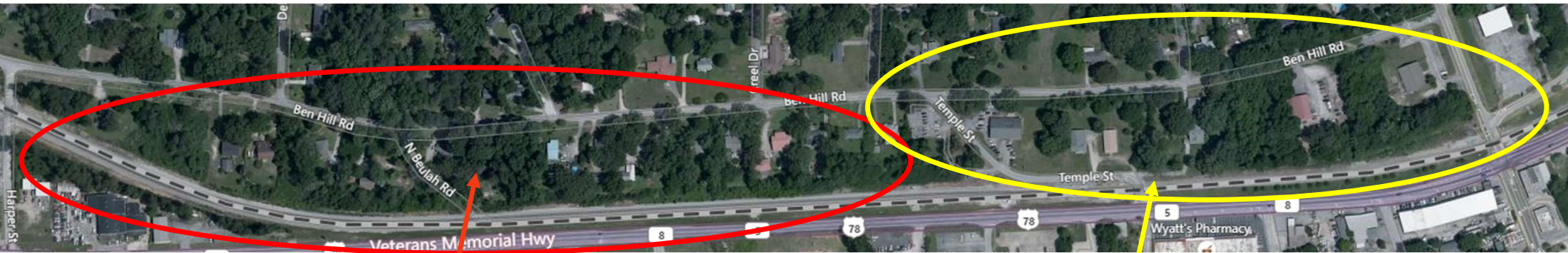


ANALYSIS



Highway 78: Douglas County's Main Street





Residential

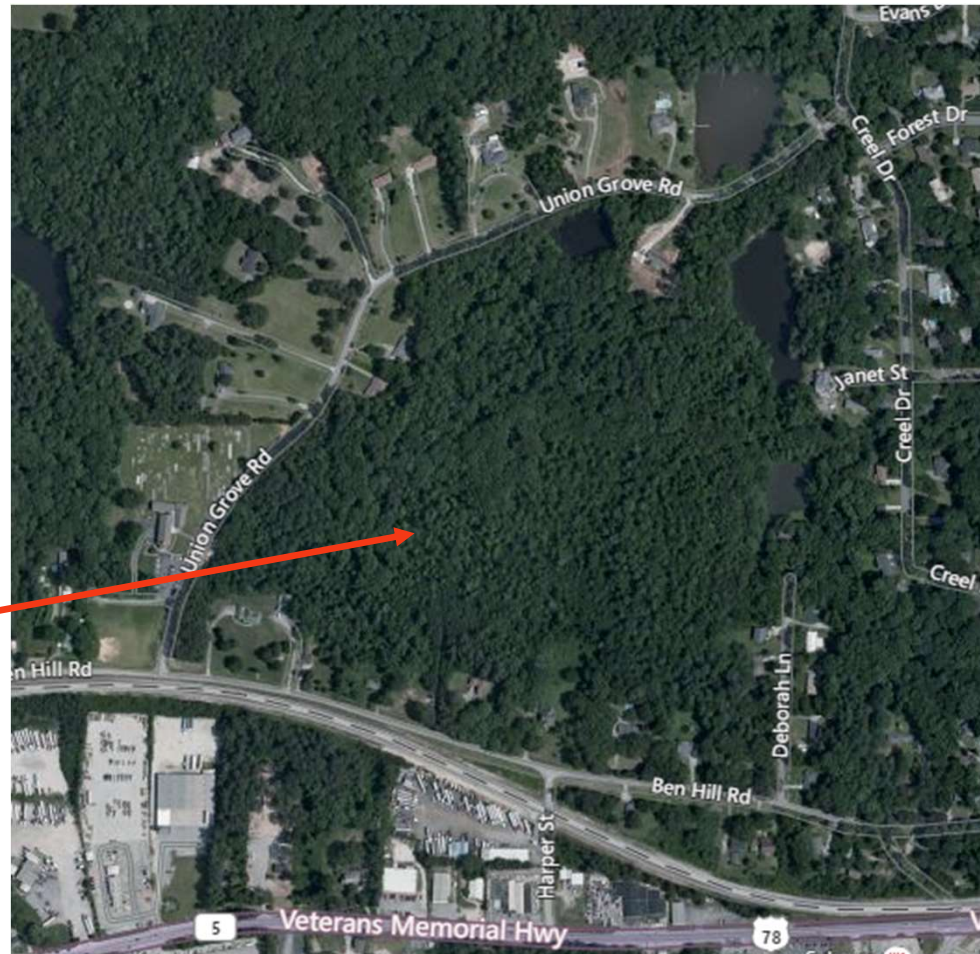
Commercial/
Professional

Highway 78: Douglas County's Main Street



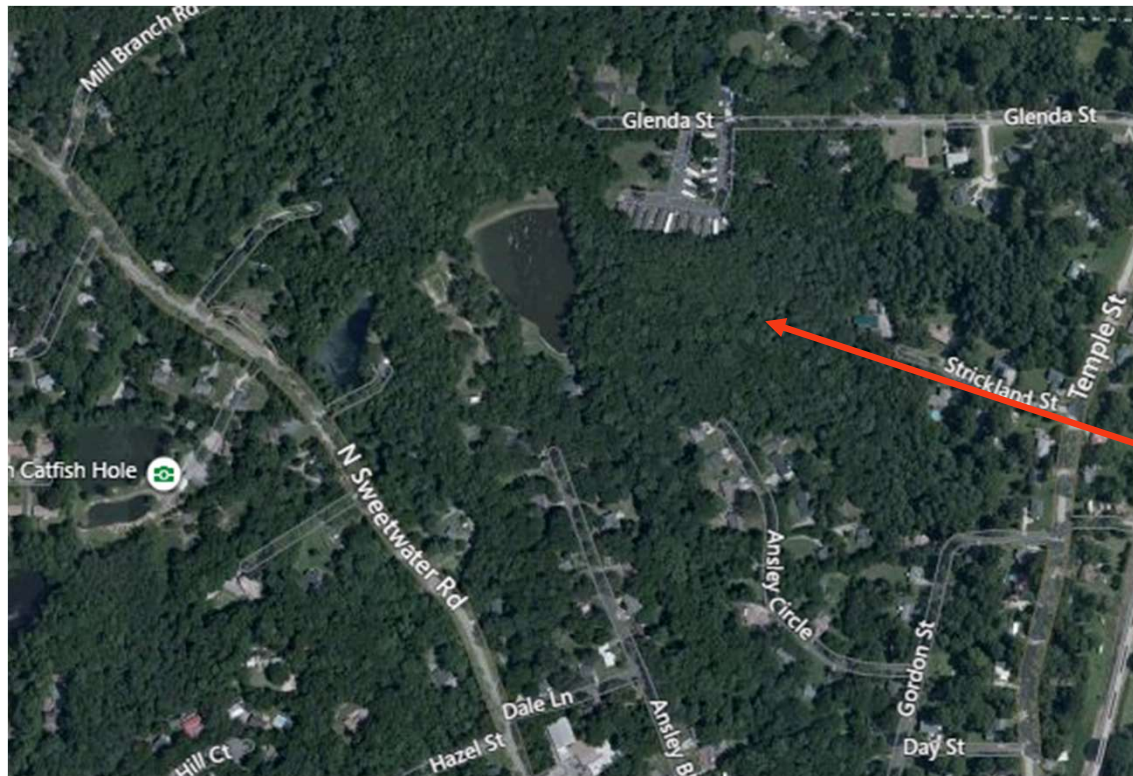


Residential



Highway 78: Douglas County's Main Street

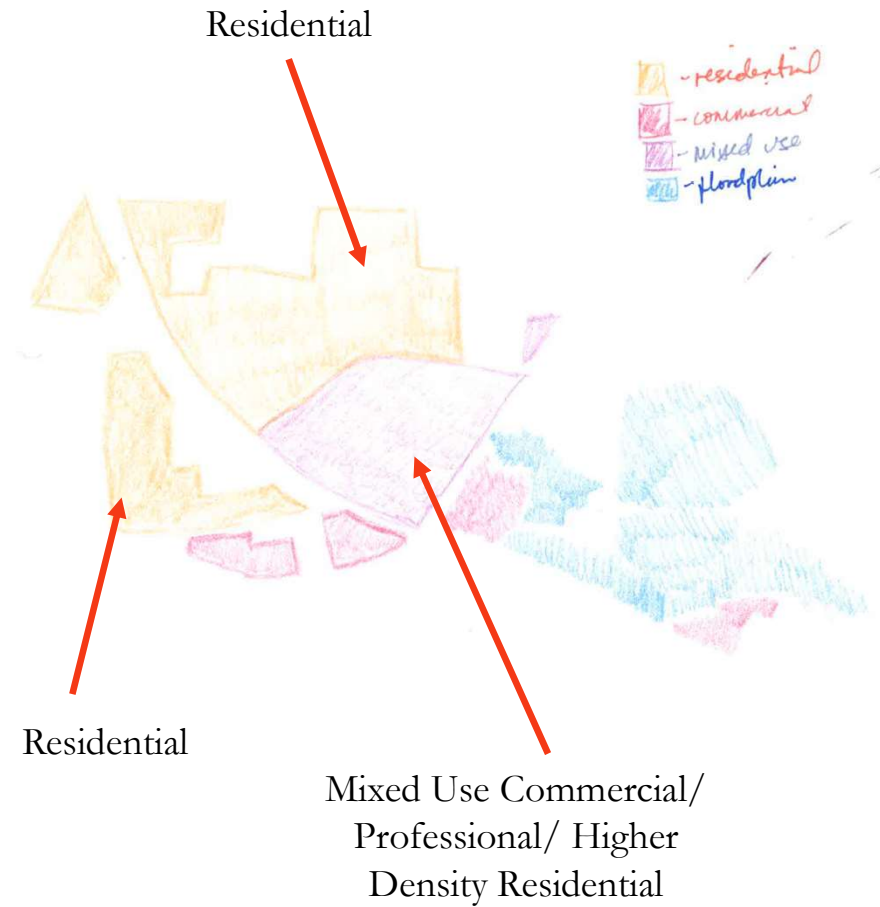


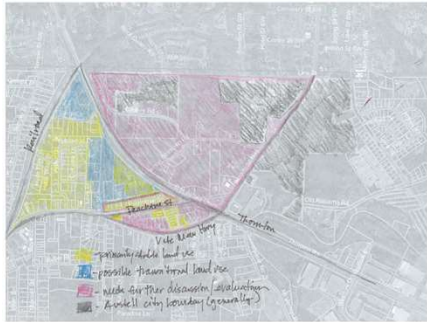


Residential

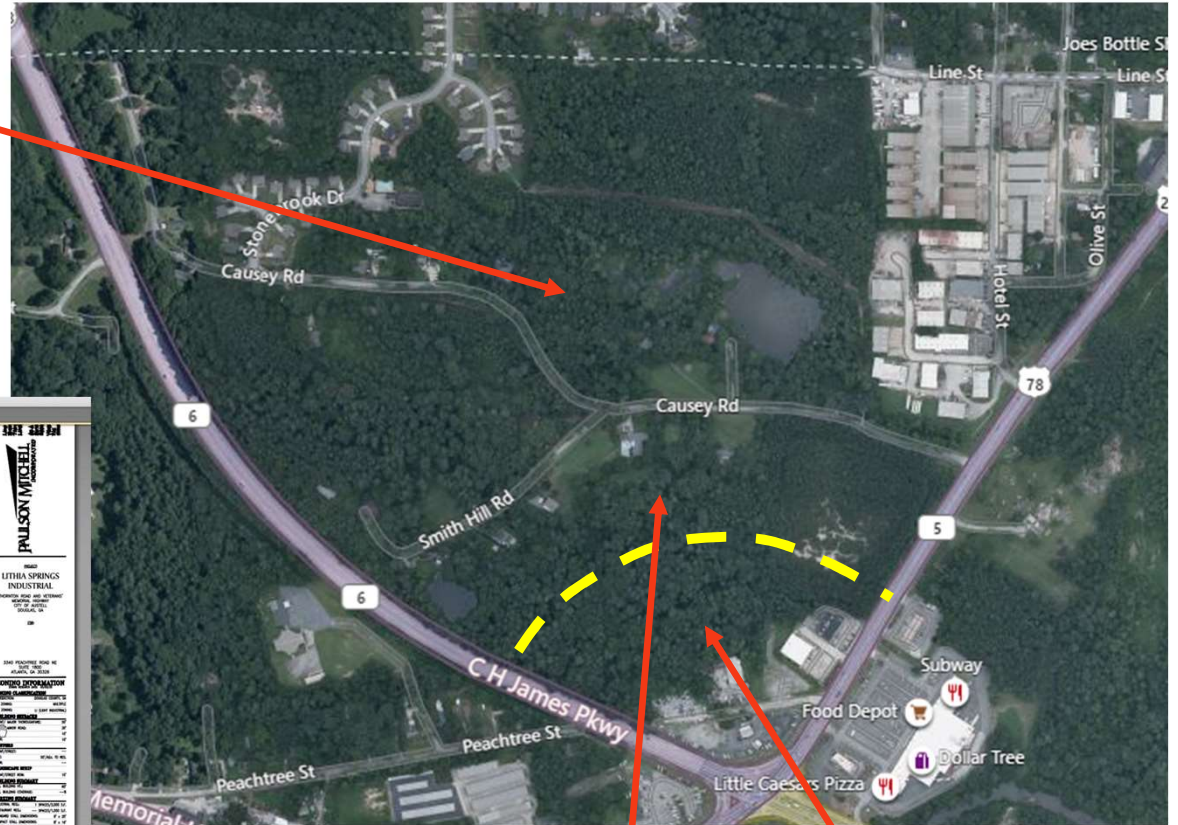
Highway 78: Douglas County's Main Street



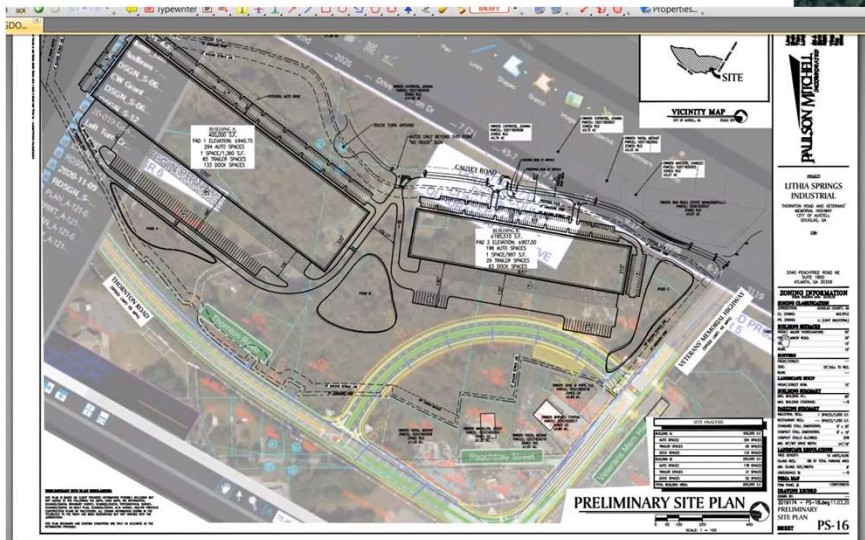




Residential

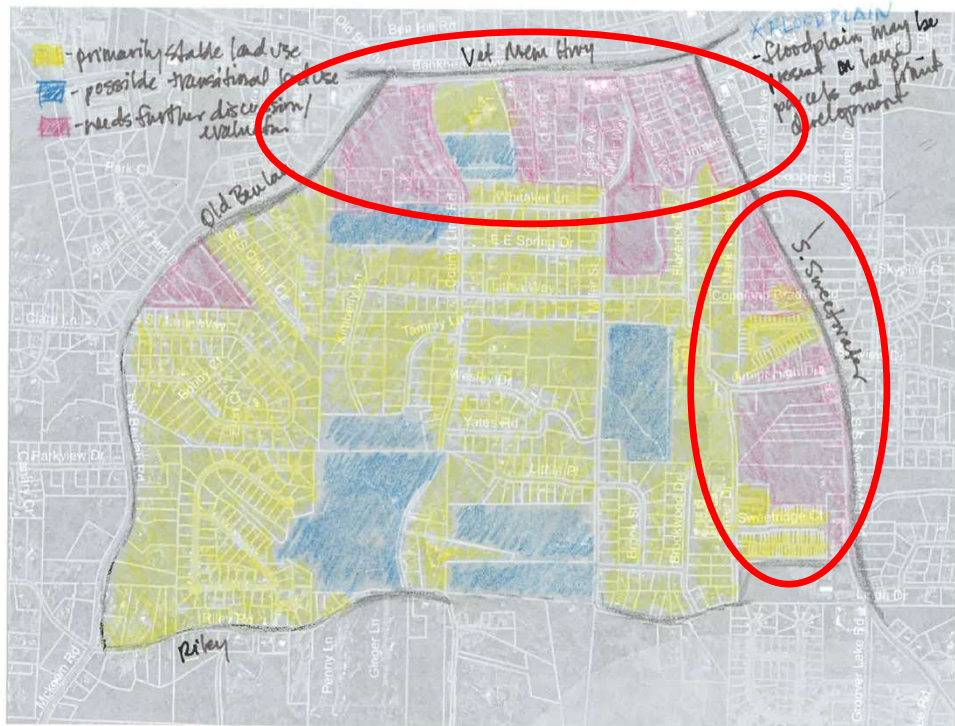


Mixed Use Commercial/ Professional/
Higher Density Residential

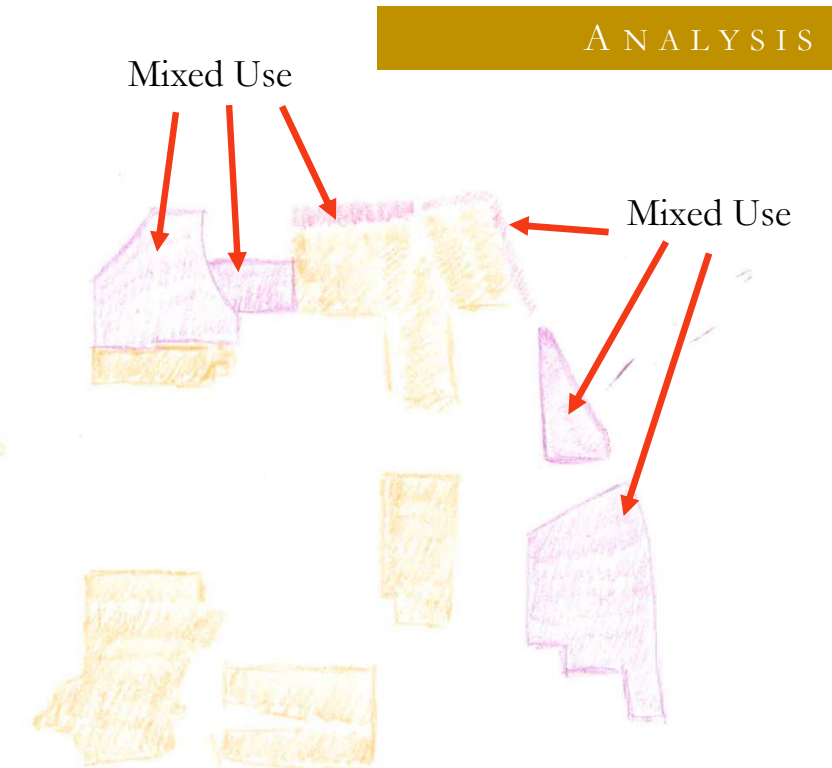


Highway 78: Douglas County's Main Street



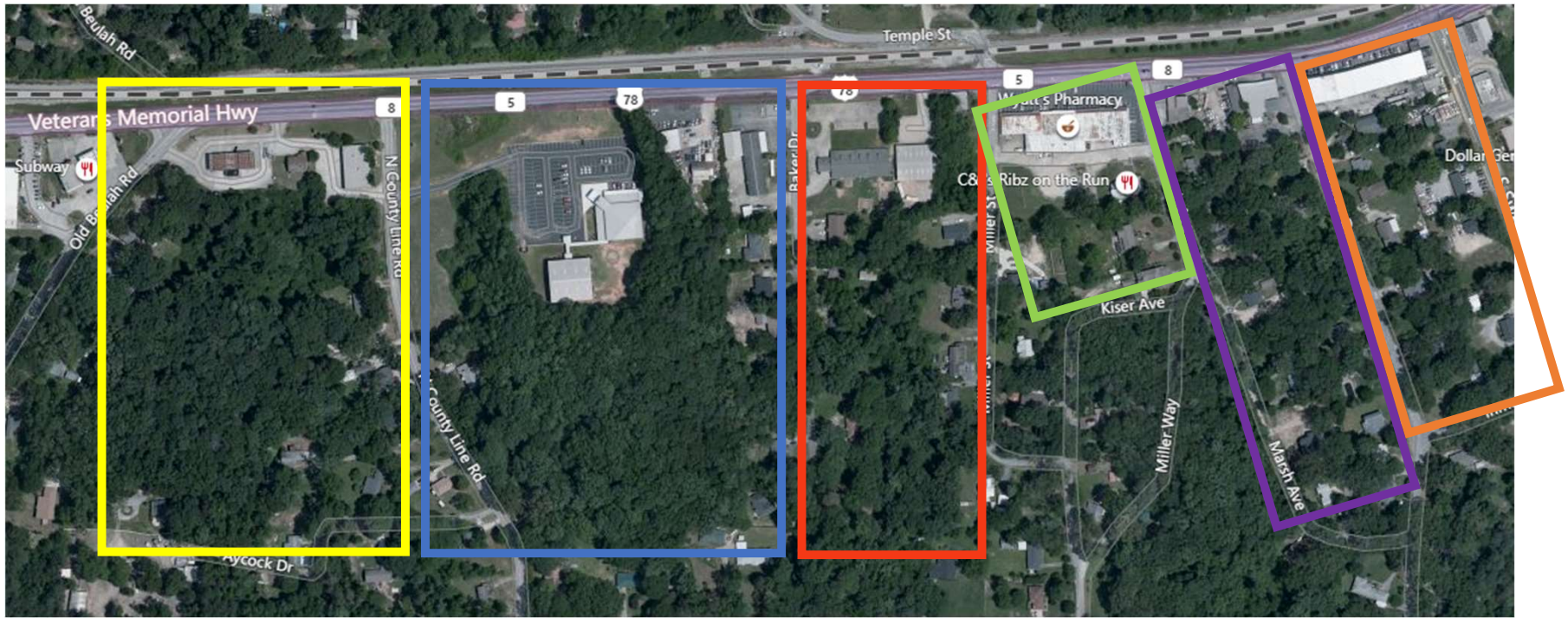


- residential
- mixed use
- commercial



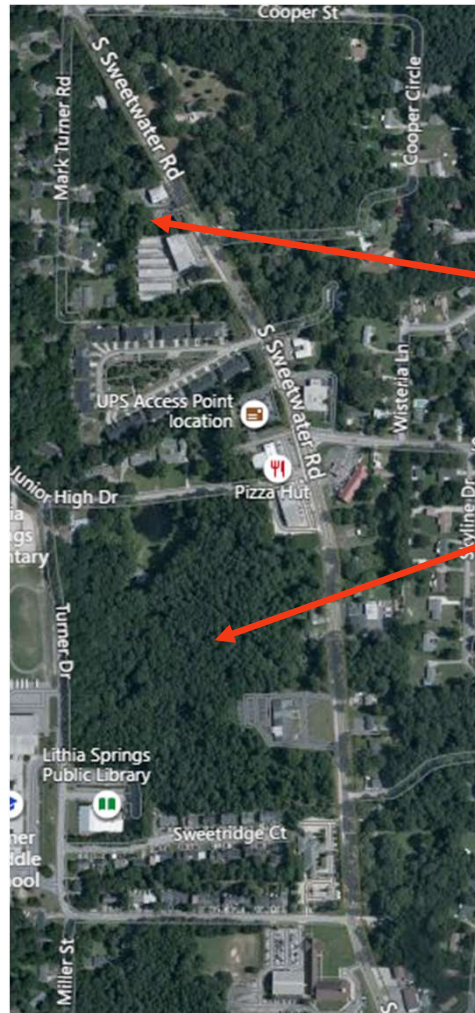
Highway 78: Douglas County's Main Street





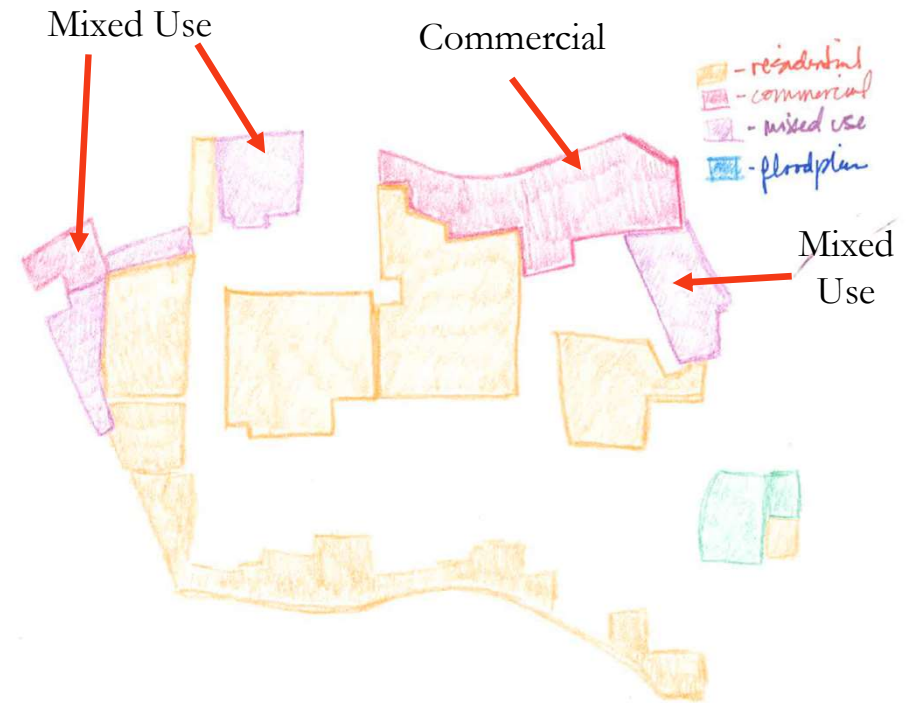
Highway 78: Douglas County's Main Street





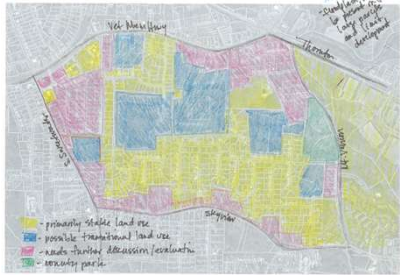
Mixed Use
Commercial,
Professional,
Higher
Density
Residential

ANALYSIS

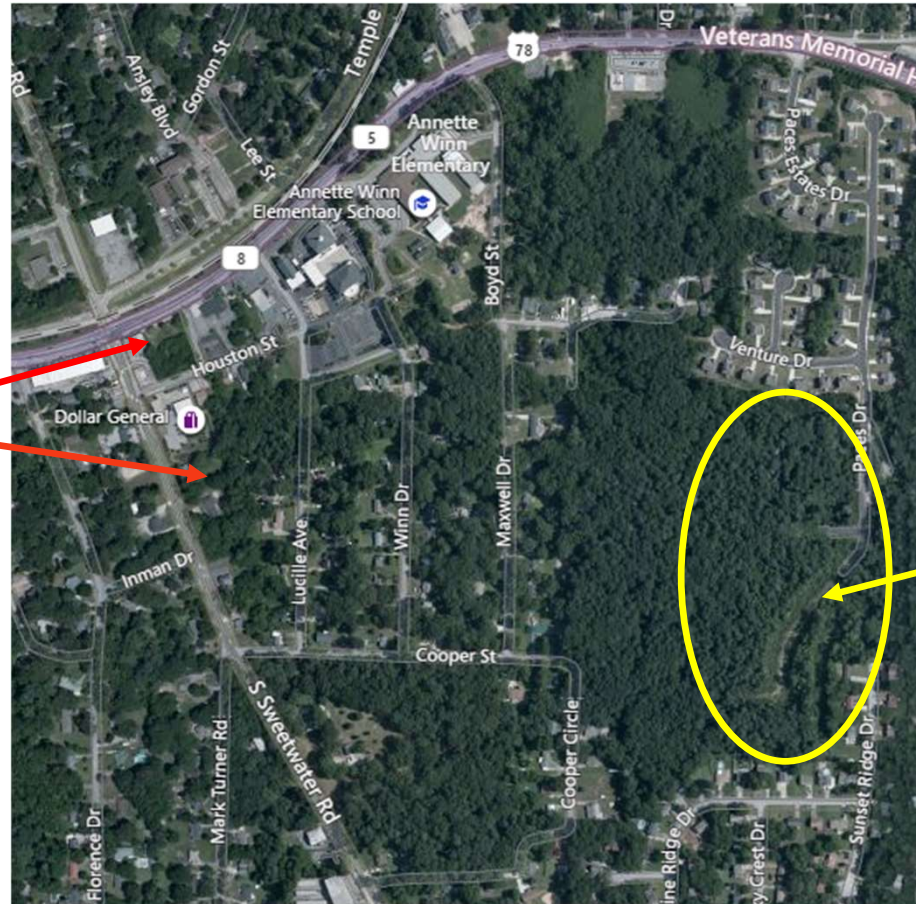


Highway 78: Douglas County's Main Street





Mixed Use
Commercial
at the Road
Frontage with
Residential
behind



Concept Plan
to finish
Phase 2 of
Paces Estates
has been
submitted

ANALYSIS



Commercial

Mixed Use
Commercial
or Residential

Highway 78: Douglas County's Main Street



Draft Implementation Plan

Activity	Near Term	Mid-Range	Long-Range
Apply for additional technical assistance to implement plan recommendations	X		
Implement recommended zoning changes and incorporate the small area plan into the County Comprehensive Plan	X	X	
Review the impact of the Urban Redevelopment Area		X	
Implement streetscape improvements to the clock, the sign, and existing landscaping in downtown Lithia Springs	X	X	
Implement a branding/ signage program for Historic Lithia Springs		X	X
Coordinate with County Tourism program and visitation to Sweetwater Creek State Park	X	X	X
Coordinate a meeting of professionals working in the faith community to identify additional community needs and challenges	X		
Update the Historic Resources Survey and tell the story behind the Historic Buildings	X	X	
Implement an oral history project for the Lithia Springs area	X		
Identify opportunities to support arts in the community, including coordination with the Douglasville-Douglas County Cultural Arts Center		X	X
Support a merchant's association for Lithia Springs area businesses and evaluate the possibility of a Special Tax District to support revitalization of the commercial core	X	X	X

* Items may be contingent upon identifying a potential funding source

Highway 78: Douglas County's Main Street



Next Steps

- Additional blog posts, as needed
- Stakeholder interviews
- Finalize land use analysis and develop summary report
- Next Steering Committee
- What else?



Lithia Springs Small Area Plan
Steering Committee Meeting
March 19, 2021

10:00 a.m.

Agenda

- I. Welcome and Thank You
- II. Brief Review of January 15 Steering Committee Meeting
- III. Presentation of Draft Recommendations
- IV. Next Steps



Lithia Springs Small Area Plan
Steering Committee Meeting
March 19, 2021
10:00 a.m.
Meeting Summary

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- Community Members: Jessica Washington, Beth Ayres, Amy McCoy, Sukonda Rogers, Cherilyn Davis
- Planning and Zoning Board Members: Frank Payne
- Douglas County Staff: Tamara Mitchell, Ruben Tillman, Ron Roberts, Phil Shafer

Welcome and Thank You

Allison Duncan convened the meeting at 10:00 a.m. and thanked everyone for their continued participation. This meeting was anticipated as the last meeting of this phase of the project.

Brief Review of January 15 Steering Committee Meeting

Allison Duncan shared a powerpoint presentation that included a recap of the January 15 meeting. At that meeting, draft concepts of areas were presented. These are areas that staff identified as having potential for change in the future. Steering Committee members provided feedback on uses that would make sense for these areas. This information was compiled into the final draft report. The draft report was made available on the Douglas County website in advance of the meeting.

Presentation of Draft Recommendations

Allison Duncan shared a powerpoint presentation of the Draft Recommendations. The presentation included the draft boundary of a proposed character area for historic Lithia Springs. She outlined the analysis of areas for potential development and shared the current future land use map designation in this area. She shared some proposed modifications to the County's Future Land Use map to more accurately reflect conditions on the ground and feedback from the community. She also presented some draft implementation items that were developed from Committee Feedback.

The recommendations were generally well received. The points below capture the discussion on the presentation.

- Develop stronger policy language related to flood impacts. The area east of SR 6 flooded significantly several years ago. Adding too much pavement could make it worse for future flooding.
- Add some language about improved stormwater management infrastructure and green infrastructure to mitigate potential impact of another climate related event.
- Follow up on questions regarding a possible widening along North and South Sweetwater. The ongoing update to the Douglas County Comprehensive Transportation Plan (CTP) should identify whether this potential improvement is still a priority.
- There is a need to expand the pedestrian infrastructure in the area of North and South Sweetwater.



- The new County Senior Center is poised to come online, and that will have a minor impact to traffic that area. But generally, the new Senior Center is anticipated to be an asset for the community.
- Traffic calming improvements in the area should be mentioned in the plan document.
- With the weather change and people getting out more, there are concerns about pot holes in the area. What is the best way to communicate these concerns to Douglas County DOT?

Next Steps

Douglas County has applied for technical assistance through the ARC Community Development Assistance Program. The purpose of the assistance would be to develop implementation strategies within the proposed character area. Included in this would be training in the areas of landscape/streetscape improvements; branding and signage programs; oral history projects; façade grant improvement; business or merchant's association; neighborhood stabilization; and senior housing. There was consensus that these areas covered the majority of the feedback from the committee. It is anticipated that announcements on awards from ARC will be sometime in early May.

Allison Duncan shared a draft of the larger character area concept, and identified how Lithia Springs fit into the picture. County staff is working on character areas for the entire county to supplement the existing policy recommendations of the Comprehensive Plan. With this phase of the Lithia Springs project wrapped up, the county will begin to focus on areas along the proposed Highway 166 Scenic Byway in South Douglas County.

Meeting attendees were encouraged to provide feedback on the County's Strategic Plan. Information on the Strategic Plan can be found on the Douglas County website at <https://www.celebratedouglascounty.com/650/The-5-Year-Strategic-Plan>.

A historical map of Douglas County, Georgia, showing a network of roads, railroads, and geographical features. The map is in sepia tones and serves as a background for the title text.

Highway 78 Veterans Memorial Highway

From the rural post to the railroads to the automobile highways, Highway 78 is a timeline of suburban development for Douglas County

Highway 78: Douglas County's Main Street



1820

1840

1860

1880

1900

1920

1940

1960

1980

2000

2020

Post Offices

Railroads

Automobiles

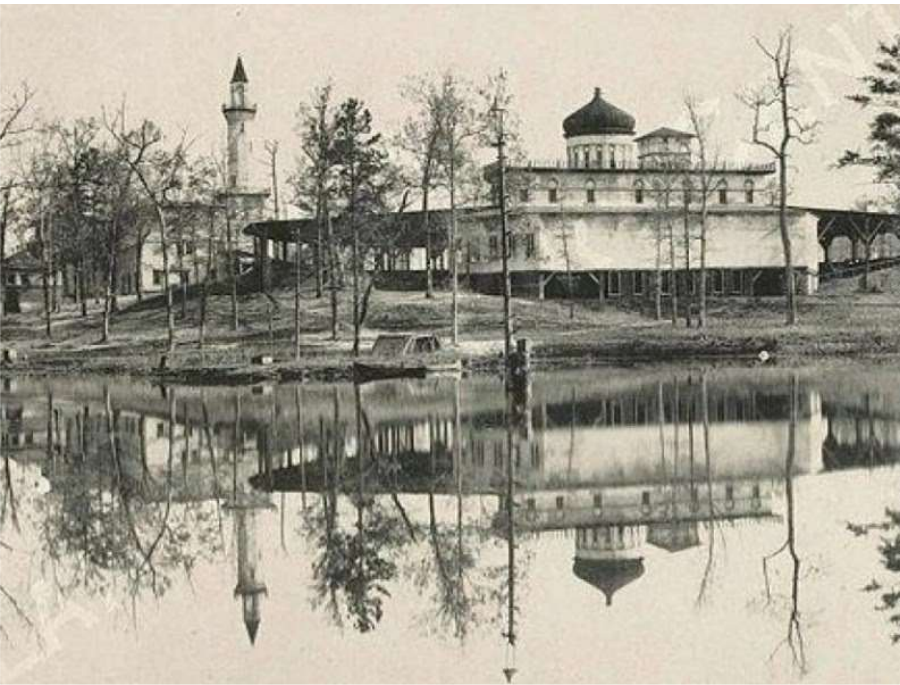
Infrastructure

Suburbs

Status Quo

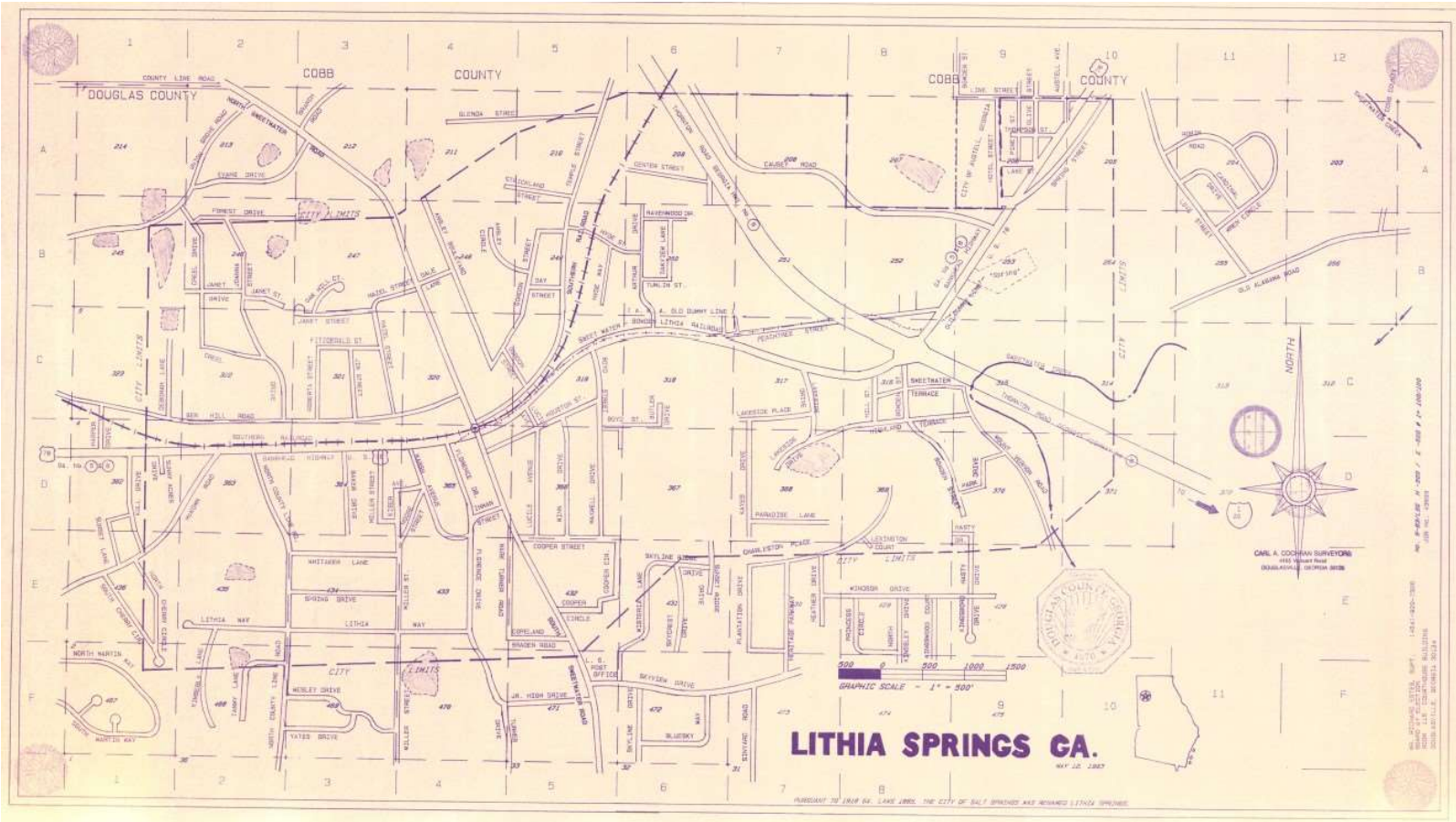
Highway 78: Douglas County's Main Street





Highway 78: Douglas County's Main Street

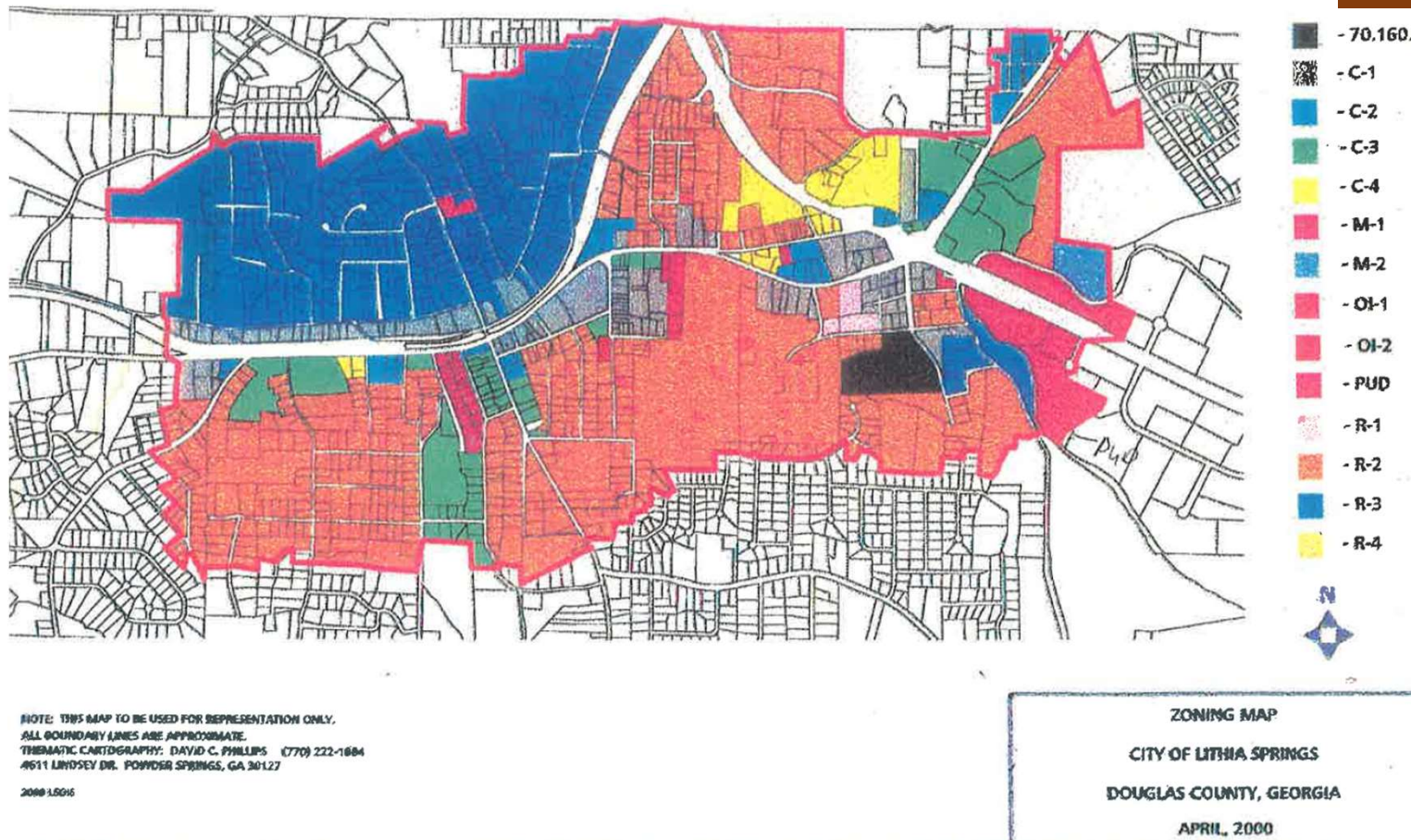




1990s Map of Lithia Springs

Highway 78: Douglas County's Main Street





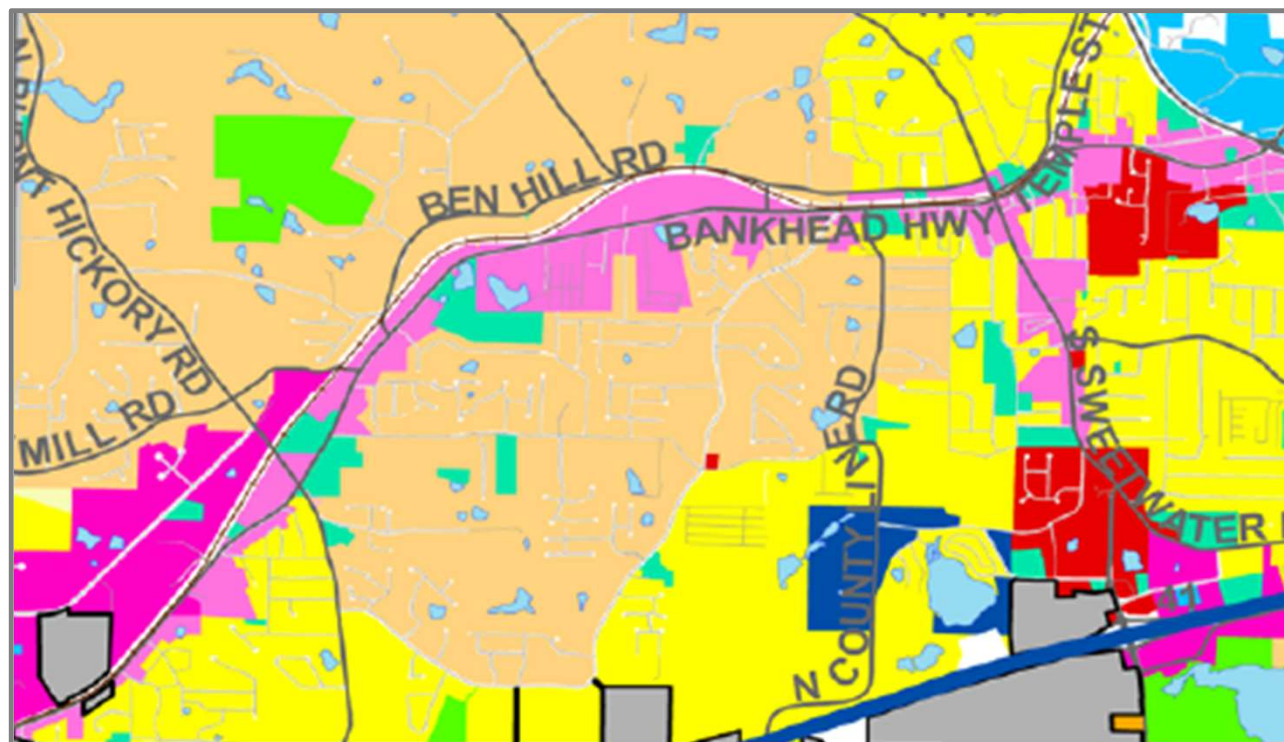
2000 Zoning Map of Lithia Springs

Highway 78: Douglas County's Main Street



Comprehensive Plan Future Land Use

- Highway 78 east of Douglasville is projected to retain much of its modest commercial footprint primarily serving residential neighborhoods. Opportunities for residential infill existing in the areas north and south of Hwy 78
- Workplace Centers** include intensive commercial retail and services, office, and high tech development along major highway corridors that are considered major employment generators with an emphasis on landscaping and aesthetics. Integrated office parks are highly encouraged. Residential developments are also encouraged to be integrated into the overall design.
- Mixed Use Corridor** are designed as redevelopment corridors for existing commercial/light industrial corridors, or new emerging corridors. Light industrial and heavy highway commercial uses are allowed only within the Bankhead Redevelopment Area.
- Suburban Living** includes areas outside of identified centers that have a high volume of residential growth, particularly single family housing
- Urban Residential** are urbanized and growth-oriented areas experiencing growth pressures.



ANALYSIS

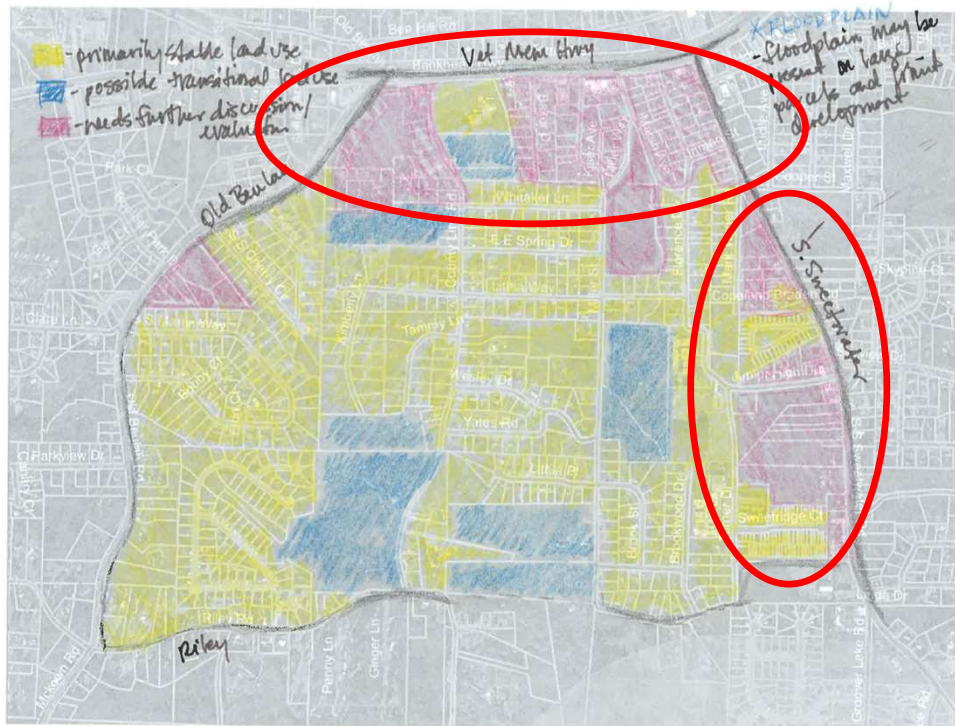
Four quadrants of historic Lithia Springs area were analyzed in regard to existing land use patterns.

Yellow areas were identified as stable development with little anticipated change.

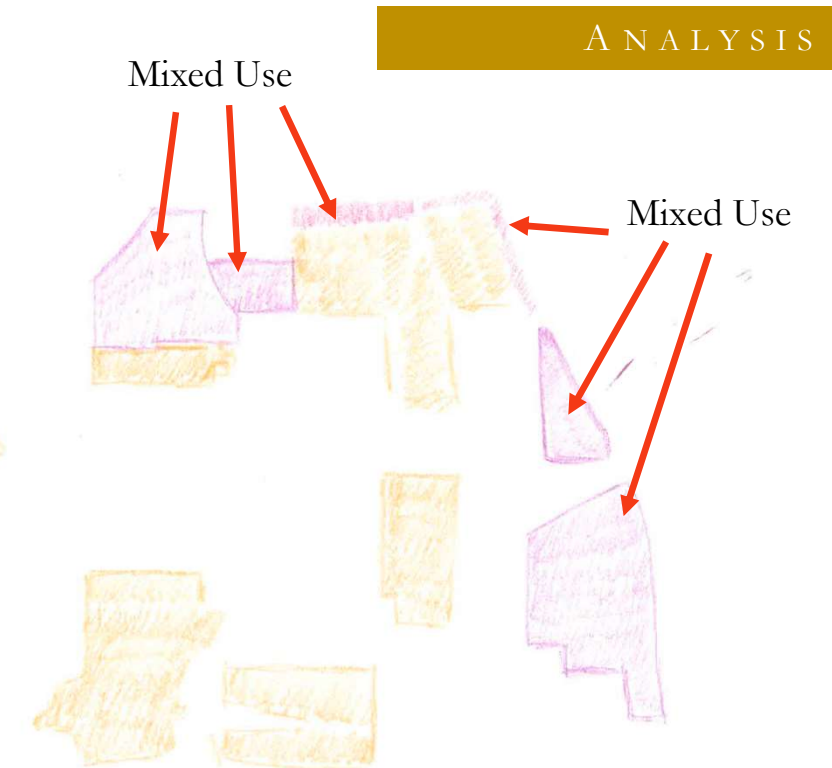
Blue areas were identified as having potential for change. This includes mostly larger, vacant lots.

Red areas were identified as needing further analysis for potential future land use changes.



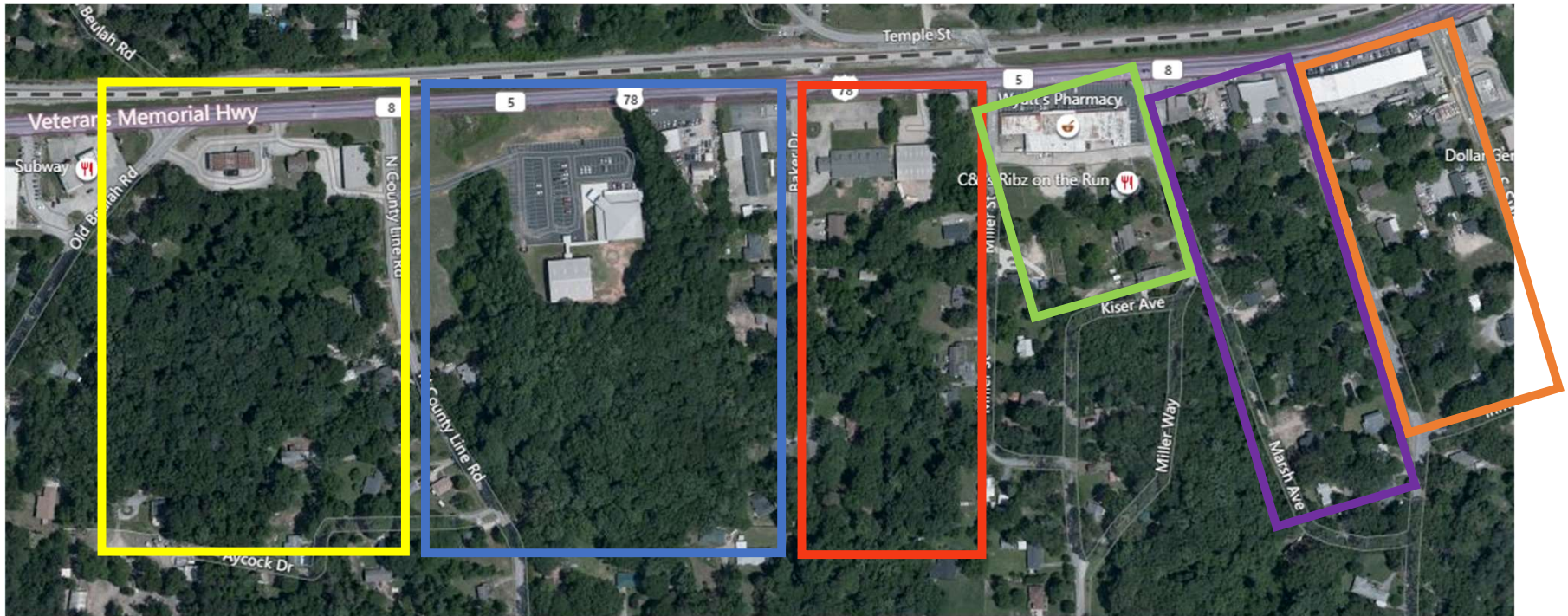


- residential
- mixed use
- commercial



Highway 78: Douglas County's Main Street

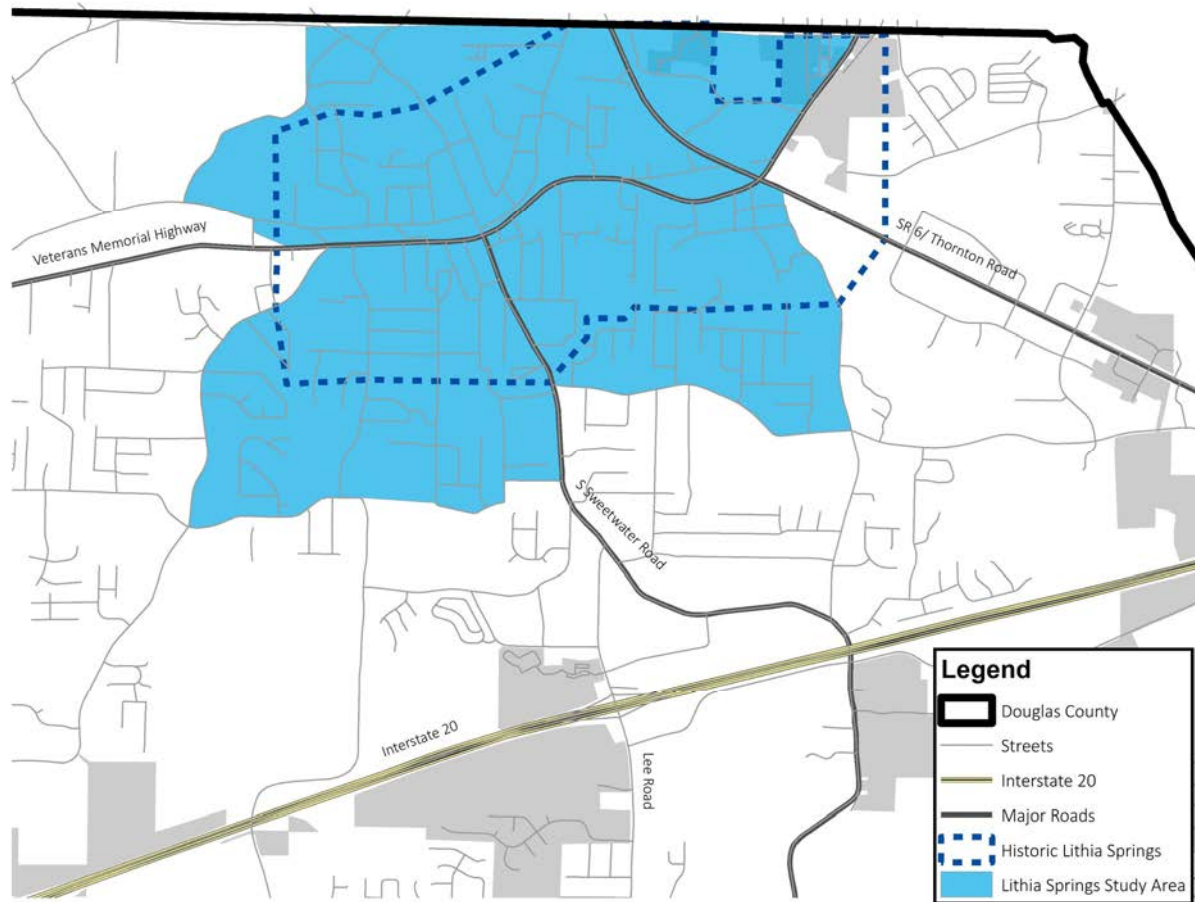




Highway 78: Douglas County's Main Street



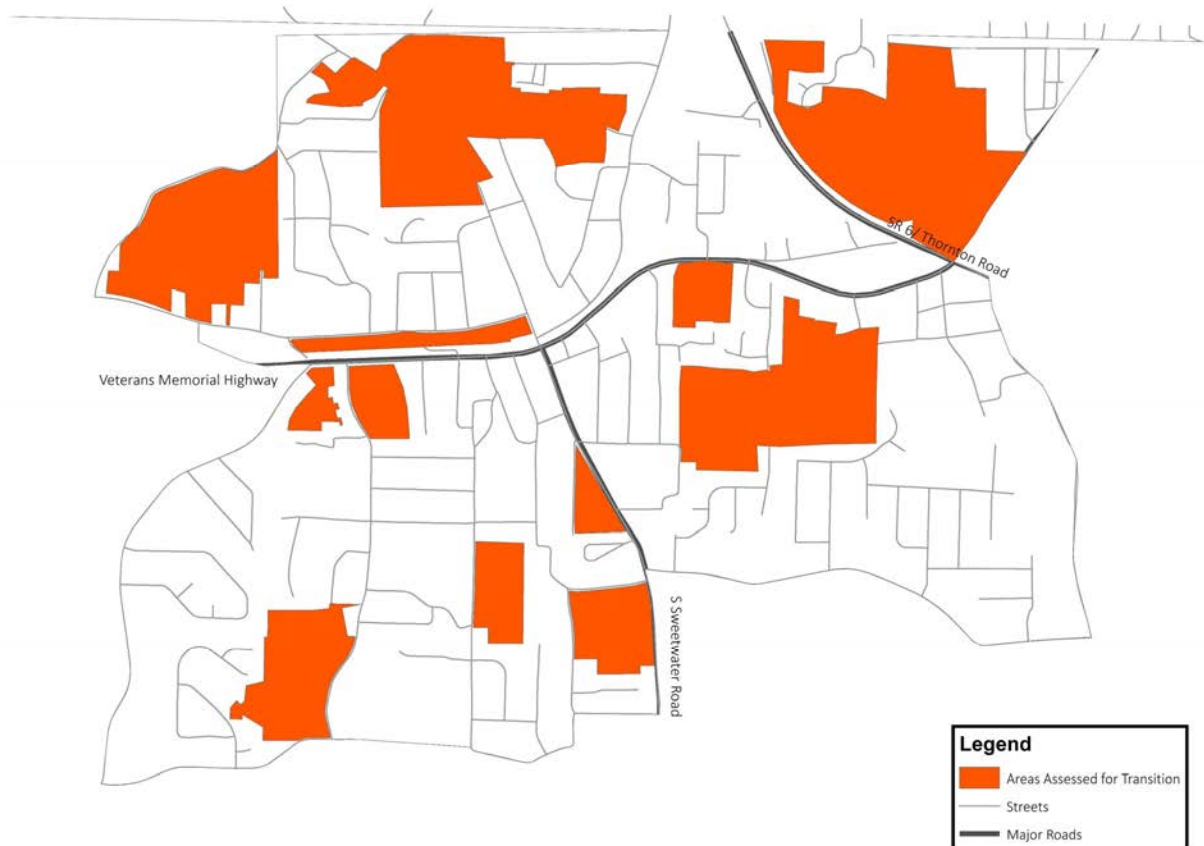
RECOMMENDATIONS



Highway 78: Douglas County's Main Street



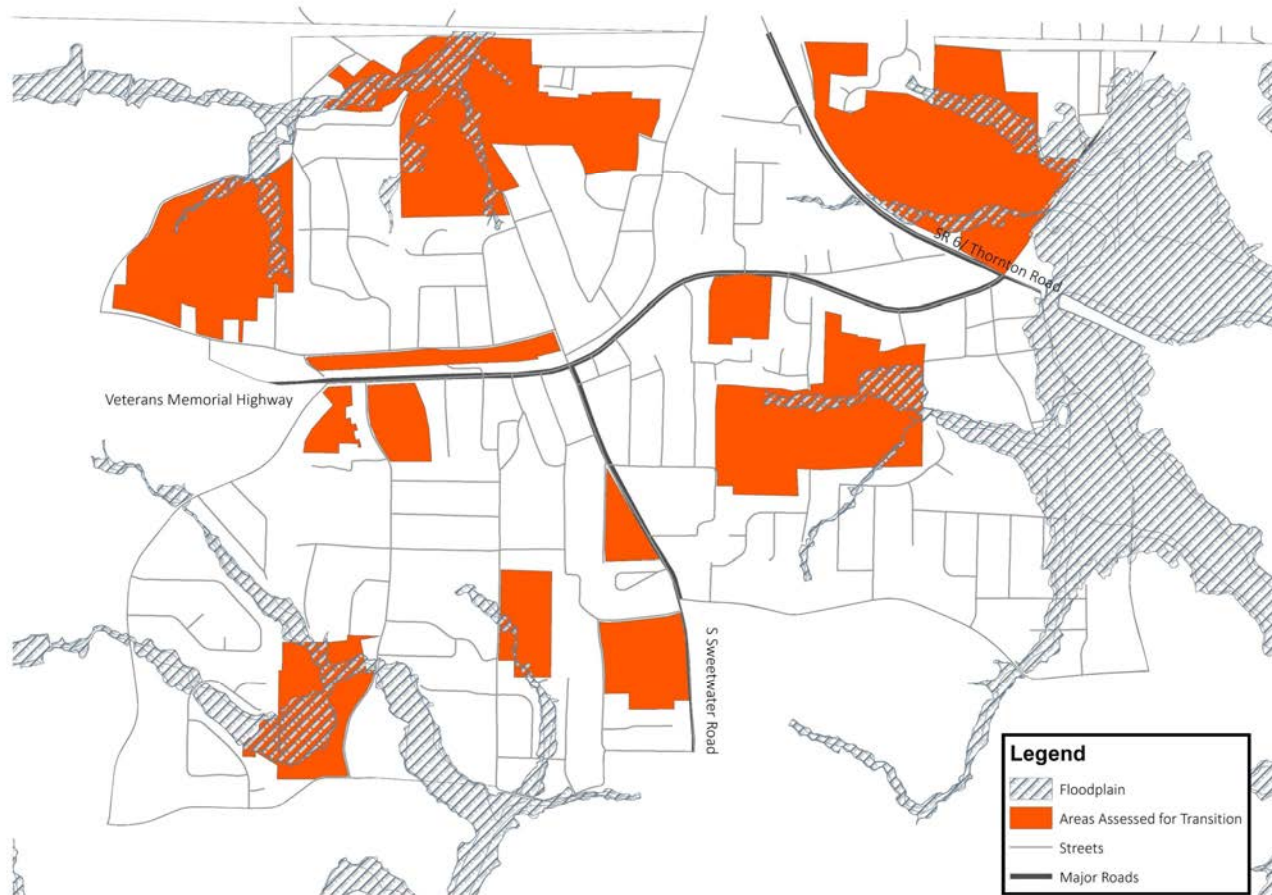
RECOMMENDATIONS



Highway 78: Douglas County's Main Street



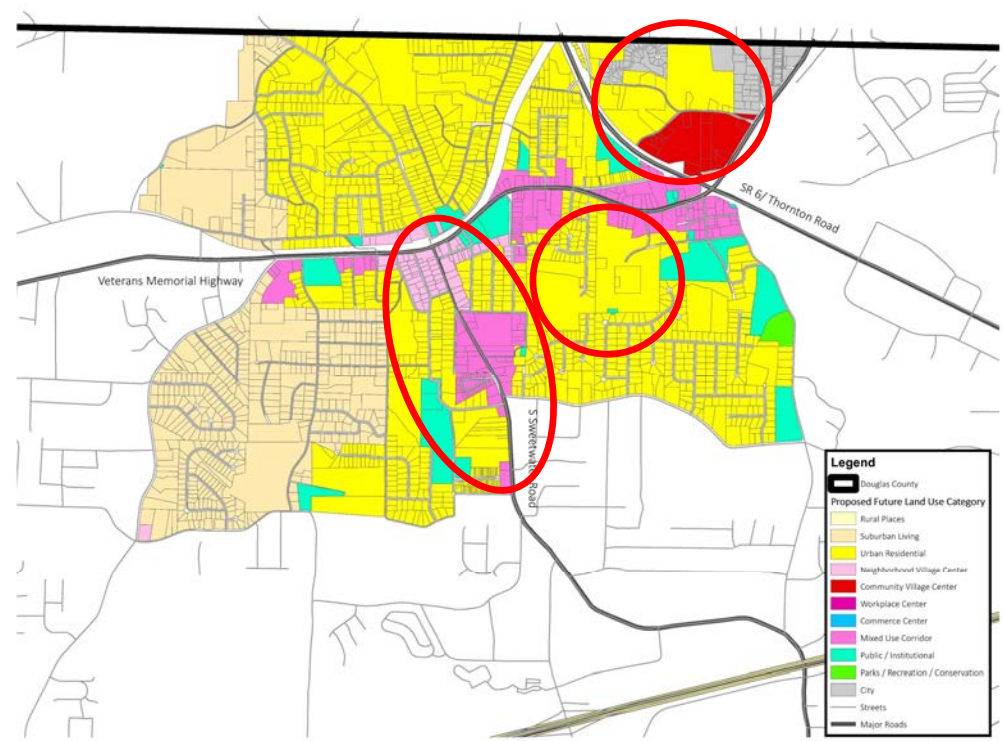
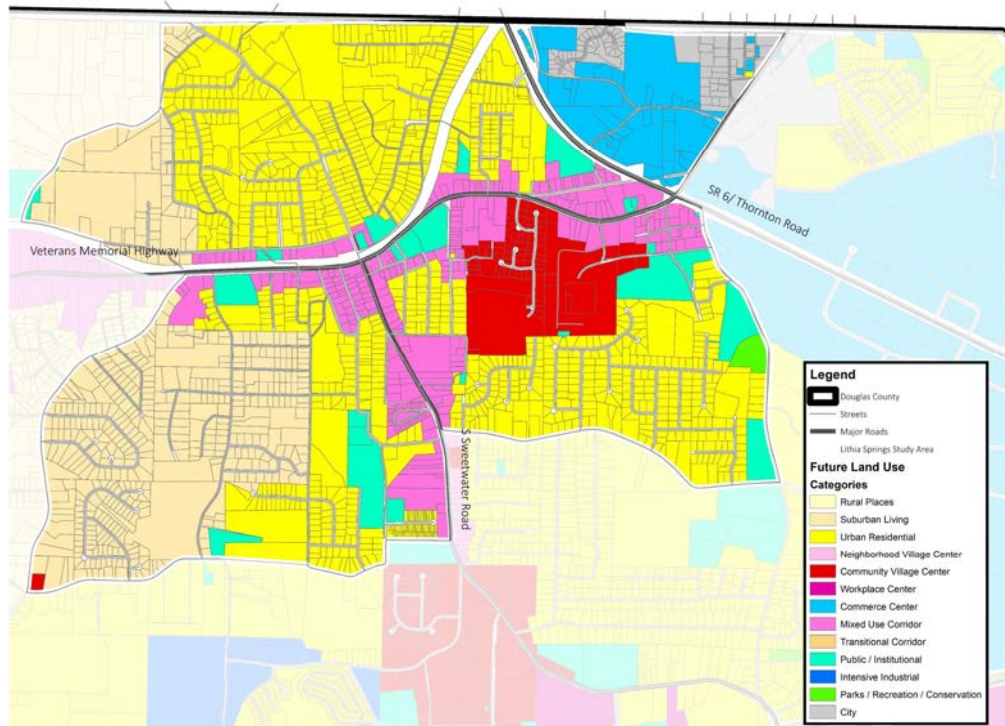
RECOMMENDATIONS



Highway 78: Douglas County's Main Street



RECOMMENDATIONS



Highway 78: Douglas County's Main Street



Draft Implementation Plan

Planning and Policy			
Apply for additional technical assistance to implement plan recommendations	X		
Implement zoning changes that align with the future land use recommendations	X	X	
Incorporate the recommendations of the small area plan into the County Comprehensive Plan	X	X	
Create a character area for the Greater Lithia Springs Area to encourage land use patterns that support thriving development for Historic Lithia Springs	X	X	
Review the impact of the Urban Redevelopment Areas along Thornton Road and Veterans Memorial Highway and make recommendations for any needed changes		X	

* Items may be contingent upon identifying a potential funding source

Highway 78: Douglas County's Main Street



Draft Implementation Plan

Streetscape and Placemaking			
Implement streetscape improvements to the clock, the sign, and existing landscaping in downtown Lithia Springs		X	X
Implement a branding/ signage program for Historic Lithia Springs		X	X
Update the Douglas County Historic Resources Survey for the Lithia Springs area, with a particular eye to assessing the changes since the 1990 survey and to better document the history behind landmark historic buildings in the area		X	
Implement an oral history project for the Lithia Springs area	X		
Identify opportunities to support arts in the community, including coordination with the Douglasville-Douglas County Cultural Arts Center		X	X
Implement a façade improvement grant program for the commercial core		X	X
Explore the possibilities for multi-use trail connectivity between Historic Lithia Springs and a greenway along Sweetwater Creek			X

* Items may be contingent upon identifying a potential funding source

Highway 78: Douglas County's Main Street



Draft Implementation Plan

Workforce and Economic Development			
Coordinate a meeting of professionals working in the faith community to make them aware of plan recommendations and identify additional community needs and challenges	X		
Coordinate with the Douglas County tourism program and Sweetwater Creek State Park to maximize the connection between Historic Lithia Springs and visitors to the Park	X	X	X
Support a merchant's association for Lithia Springs area businesses	X	X	X
Evaluate the possibility of a Special Tax District to support revitalization of the commercial core		X	X

* Items may be contingent upon identifying a potential funding source

Highway 78: Douglas County's Main Street



Draft Implementation Plan

Housing			
Identify areas suitable for development of medium density infill housing, include opportunities for senior housing and other types of visitable housing		X	
Undertake a conditions assessment of existing housing/ neighborhoods to ascertain any challenges that may indicate reasons for lower values identified in the Demographic Profile		X	X
Based on the conditions assessment of existing housing/ neighborhoods, identify strategies (if needed) to stabilize existing neighborhoods		X	X
Based on the conditions assessment of existing housing/ neighborhoods, identify opportunities to preserve the smaller footprint of existing housing to encourage ongoing affordability		X	X

* Items may be contingent upon identifying a potential funding source

Highway 78: Douglas County's Main Street



Community Development Assistance Program

- Lithia Springs Character Area Implementation Opportunities
 - Develop a primer of regional case studies/ best practices to illustrate the recommendations in the implementation plan
 - Undertake a training for citizens, planning officials and Board of Commissioners
 - Landscape/ Streetscape Improvements
 - Branding and Signage Programs
 - Oral History Projects
 - Façade Grant Improvements
 - Business or Merchant's Association
 - Neighborhood Stabilization
 - Senior Housing Opportunities

* Items may be contingent upon identifying a potential funding source

Highway 78: Douglas County's Main Street



Next Steps

- CDAP Technical Assistance Grant
- Comprehensive Plan Character Area Map Amendment
- Douglas County 5 Year Strategic Plan
 - Spread the word!

