



Corridor Management Plan
March 17, 2022

Overview

State Route 166 is a major east-west corridor through Douglas County, GA. Before Interstate 20 was constructed in the 1960s, Highway 166 and Highway 78 were the primary east/ west corridors through the county. At certain points in the past, Highway 166 was targeted for significant investment and improvement, including a plan to make a portion part of the proposed Interstate 420. Those ideas went largely unrealized. As a result, Highway 166 has emerged in the 21st century relatively free from traditional suburban sprawl.

The Georgia Scenic Byway Program was established in 1993. It designates highways, streets, roads or routes that feature intrinsic qualities that should be enhanced. The Scenic Byway program is an economic development tool that defines the character and appeal of unique areas of the State. Designation as a Georgia Scenic Byway limits the construction of new billboards in the corridor, but otherwise imposes no additional regulations. The South Douglas Scenic Byway is primarily comprised of wooded and rural viewsheds, and characterized by agricultural, rural-residential and recreational land uses.

This Corridor Management Plan for the South Douglas Scenic Byway was completed at the request of the Douglas County Board of Commissioners with input from citizen planners appointed to the Douglas County Planning and Zoning Board. Technical recommendations were drafted at the direction of a Steering Committee that included citizen stakeholders, Planning and Zoning Board Members and County Staff. Through their time and energy invested in this project, Douglas County will achieve the vision to preserve the continuity of the traveler's experience along the South Douglas Scenic Byway, now and in the future.

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Acknowledgements

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Allison Duncan, Senior Planner

All images are from Douglas County public records, unless otherwise indicated.



Resolution of Designation by the Georgia Department
of Transportation Board

Forthcoming

Resolution of Support by the Douglas County Board of Commissioners

RESOLUTION

A Resolution of the Board of Commissioners of Douglas County, Georgia for the support for the South Douglas Scenic Byway

WHEREAS, Douglas County has identified a route that follows Highway 92/166 and Highway 166 which contains significant scenic, natural, historic, cultural, archaeological, or recreational qualities;

WHEREAS, Douglas County is seeking to gain "Georgia Scenic Byway" designation for the route from the Georgia Department of Transportation;

WHEREAS, Douglas County has been advised on details of the Georgia Scenic Byways Program, the proposed byway and the benefits of designation;

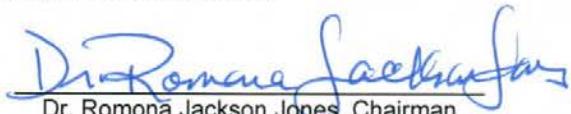
WHEREAS, designation of this route will support the objectives of this body to protect, promote, enhance, and interpret the outstanding intrinsic qualities of Douglas County; and

WHEREAS, the Georgia Scenic Byways Program is a tool to encourage tourism and responsible development, bringing positive economic benefits and opportunities to this community;

NOW THEREFORE BE IT RESOLVED, that Douglas County having met and considered the matter in open session on November 5, 2020, hereby fully endorses the Designation Application, for the proposed South Douglas Scenic Byway.

FURTHER, Douglas County, in its endorsement of this application, acknowledges the efforts in undertaking this project and will support the completion of the designation process.

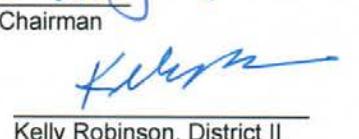
APPROVED AND ADOPTED by the Douglas County Board of Commissioners at the regular meeting assembled this 5 day of November, 2020.



Dr. Romona Jackson Jones, Chairman



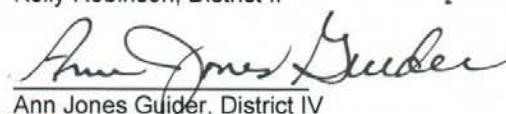
Henry Mitchell III, District 1



Kelly Robinson, District II



Tarenia Carthan, District III



Ann Jones Gilder, District IV

Attest:



Lisa Watson, County Clerk



GDOT Notice to Proceed



**Russell R. McMurry, P.E.,
Commissioner**
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

December 10, 2020

Allison Duncan, AICP
Senior Planner
Douglas County Planning and Zoning
8700 Hospital Drive
Douglasville, GA 30134

Subject: South Douglas Scenic Byway Application

Dear Ms. Duncan:

Thank you for your submission of the proposed South Douglas Scenic Byway in Douglas County. The Department has completed its review of the data sheet provided and determined that our program requirements to move to the full application process have been met. You may now proceed with the next step in the designation process, which includes notifying property owners of the potential Scenic Byway status and developing a Scenic Byways Corridor Management Plan (CMP).

We want to stress the importance of public involvement in your CMP preparations. Please continue to work with your community, local agencies and locally elected officials. Should you need additional assistance or have any questions please contact Kimberly Grayson, State Scenic Byways Coordinator, at 404-631-1795 or at KGrayson@dot.ga.gov.

Sincerely,

A handwritten signature in black ink that reads "Matt Markham".

Matt Markham
Deputy Director of Planning

MM:ksg

Enclosure

cc: File

Jannine Miller, Director of Planning
Dana L. Lemon, State Transportation Board
Kathy Zahul, P.E., District 7 Engineer
Zakery Daniel, Executive Director of Outdoor Advertising Association of Georgia
John Orr, Atlanta Regional Commission

Letter of Support by GDOT District Board Member



State Transportation Board of Georgia Atlanta, Georgia

Dana L. Lemon
13TH CONGRESSIONAL DISTRICT

December 15, 2021

300 GRIFFIN STREET
MCDONOUGH, GEORGIA 30253
(770) 490-9125
email: danailemon@comcast.net

Mr. Jomar Pastorelle
State Scenic Byways Coordinator
Georgia Department of Transportation
One Georgia Center
600 West Peachtree Street NW
Atlanta GA 30308

Dear Mr. Pastorelle:

Please accept this letter expressing my support of the initiative to establish a Georgia Scenic Byway through Douglas County. Designation of the proposed South Douglas Scenic Byway will help to promote the unique character of Douglas County, as well as the western part of metro Atlanta. This will bring greater awareness to the diversity of historic, natural and cultural resources in this area, and promote new opportunities for agri-business and economic development.

I appreciate the efforts of all involved with this project and look forward to seeing the South Douglas Scenic Byway become a reality.

Sincerely,

Dana L. Lemon
GDOT District Board Member
13th Congressional District

Cc: Allison Duncan, Douglas County

Acknowledgement of Billboard Prohibition

Under Federal law, no new billboards may be constructed along designated scenic byways that are also part of the Federal-aid primary or Interstate System. Signs that do not meet the definition of a billboard are unaffected by Scenic Byway designation. Existing billboards may remain and continue to be maintained along designated Scenic Byways. (There are currently no billboards existing along the proposed South Douglas Scenic Byway.) The law also allows for the installation of logo signs and tourist oriented directional signs on designated Scenic Byways.

Acknowledgement of Segmentation

Segmentation is the exclusion of corridor sections with industrial or commercial use that include little or none of the intrinsic qualities for which Scenic Byway designation is desired. There are no areas of the South Douglas Scenic Byway that meet this criteria, nor proposed for exclusion from the scenic byway designation.

Financial and Legal Responsibility

The Georgia Department of Transportation does not assume any financial or other legal responsibilities as a result of any local or state roadway being designated as a Georgia Scenic Byway. This includes responsibility for additional maintenance or special design requirements.

Plan for Future Highway Signage

Beyond the prohibition of billboards as required on a designated Scenic Byway, Douglas County contemplates no additional restriction on signage installed along the corridor. All signage will be required to comply with the requirements of the Douglas County Unified Development Code. Upon designation as a part of the Georgia Scenic Byway network, Douglas County will coordinate with the local and State Department of Transportation to install official Georgia Scenic Byway signs along the designated route.

Continuing Review and Evaluation

The State Scenic Byways Coordinator and the Douglas County staff shall conduct a field check of the byway every four years or as needed to review the intrinsic qualities of the route and evaluate both their condition and the implementation of the Corridor Management Plan. The Department of Transportation will review the proposed actions and the implementation timeline to make sure sponsors are continuing their support and maintenance of the Scenic Byway. An update of actions and a revised timeline may be developed at the time of review. As with the original Corridor Management Plan, this updated version will be reviewed by GDOT, the Department of Natural Resources, and the Department of Community Affairs. If the byway is not meeting Georgia's Scenic Byways Program requirements, the Department will coordinate with the sponsor to address deficiencies and improve conditions. However a significant degradation of the original qualifying conditions may result in the revocation of a portion or the entire corridor from Scenic Byway status.

Public Involvement

Overview

Community engagement for the South Douglas Scenic Byway was developed in accordance with the Georgia Scenic Byways Program Designation Guide. Designation of the Scenic Byway was identified as a priority in the 2018 Douglas County Comprehensive Plan. A resolution of support from the Douglas County Board of Commissioners was first obtained in November 2020, prior to initiating a formal request to GDOT to pursue Scenic Byway designation.

In November of 2020, Douglas County submitted the required preliminary data sheet, along with a Resolution of Support from the Board of Commissioners. Due to covid-19 pandemic conditions, the tour of the proposed corridor was not scheduled, but a map showing the proposed route was submitted with the data sheet. A video to promote the proposed Scenic Byway Corridor was produced and posted on the project website.

In December 2020, Douglas County was notified that we could proceed with compiling information for the full application process. Per the Designation Guide, community engagement is an important step in advancing the application of a byway. A public participation plan was developed to focus and track community engagement for this process. The key elements of the public participation plan are detailed on the following pages, and include:

- A project website through the main Douglas County webpage at www.celebratedouglascounty.com
- A project video that provided an overview of the Scenic Byway
- A project blog to provide detailed updates on all phases of project development
- A project Steering Committee that met five times in 2021 to guide the process
- Contacts for community stakeholders beyond Project Steering Committee
- A plan to engage the community through social and print media
- Two community public houses prior to development of the Corridor Management Plan and once the Corridor Management Plan was posted for public review

Public Involvement

Project Website, Video and Blog

A project website was established on the Planning and Zoning page of the Douglas County website. A project blog was created to document the Scenic Byway designation process and share interesting information and resources for sites along the Byway. A short informational video was produced by Douglas County for inclusion on the website.

The project website included information on upcoming Public Meetings and Steering Committee Meetings. Materials for each meeting were available to download.

- The project website is available at <https://www.celebratedouglascounty.com/298/Programs-and-Projects>
- The project blog is available at <https://www.celebratedouglascounty.com/Blog.aspx?CID=3>
- The project video can be viewed at <https://www.youtube.com/watch?v=0y0MOx9KXFw>

Government Services Residents Explore Doing Business How Do I...

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GIS and Mapping

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Code Enforcement

Home > Government > Departments - Administrative > Planning & Zoning > Programs and Projects

Programs and Projects

South Douglas Scenic Byway



The South Douglas Scenic Byway is a proposal to designate 19 miles of Highway 166 as a part of the Georgia Scenic Byways Program. Designation as a scenic byway highlights the scenic, cultural, natural, archaeological, historic and recreational sites along the corridor. If selected for inclusion in the network of Georgia Scenic Byways, future growth along the corridor will be guided by a Corridor Management Plan.

[Watch the Scenic Byway Introduction Video](#)

[Read the Project Blog](#)

Screen capture of the project website, including links to the video and blogs (above) and information on upcoming meetings and links to all meeting materials (below).

You are invited to an upcoming **public open house** regarding the designation of the South Douglas Scenic Byway as a part of the Georgia Scenic Byway network. Meetings will be held at the Douglas County Courthouse, 8700 Hospital Drive, Douglasville GA 30134. Meetings are free and open to the public.

Public Open House #2 – Tuesday, November 16, 2021 from 4:00 p.m. to 6:00 p.m.

The Steering Committee for the South Douglas Scenic Byway will meet on **Friday, December 3, 2021 at 12:00 p.m.** The meeting will be held at the Dog River Library, 6100 Georgia Highway 5, Douglasville, GA 30135. This meeting is open to the public. Reach out to Allison Duncan at 678-715-5370 if you have questions or if you need to inquire about remote access to this meeting.

- [October 1, 2021 Steering Committee Agenda](#)
- [October 1, 2021 Steering Committee Presentation](#)
- [October 1, 2021 Steering Committee Meeting Summary](#)
- [September 10, 2021 Placemaking Subcommittee Meeting Notes](#)
- [September 14, 2021 Public Open House Summary of Feedback](#)
- [August 20, 2021 Steering Committee Agenda](#)
- [August 20, 2021 Steering Committee Presentation](#)
- [August 20, 2021 Steering Committee Handout](#)
- [August 20, 2021 Steering Committee Meeting Summary](#)
- [June 25, 2021 Steering Committee Agenda](#)
- [June 25, 2021 Steering Committee Presentation](#)
- [June 25, 2021 Steering Committee Meeting Summary](#)
- [May 14, 2021 Steering Committee Agenda](#)
- [May 14, 2021 Steering Committee Presentation](#)
- [May 14, 2021 Steering Committee Meeting Summary](#)

Public Involvement

Project Website, Video and Blog

Apr 13 Intrinsic Qualities, part 2

Posted on April 13, 2021 at 1:05 PM by Allison Duncan

Part 1 of our examination of intrinsic qualities focused on archaeological and historic resources. One commonality to these two areas is that they both document the ways that human activities have changes the landscape.

This post will focus on the Natural and Scenic Qualities of the Byway. Natural and Scenic Qualities may describe man-made changes, but they also may focus on the abundance of visual features in an undisturbed state along the Byway.



Sometimes scenic features are the result of a deliberate attempt by humans to mimic the natural environment. An example of this is a drive along the [Blue Ridge Parkway](#) that runs from Georgia to Virginia. The Parkway is a unit of the National Park Service, and traces its roots to the days when motoring as a pastime was taking hold of America. It was designed by landscape architect Stanley Abbott to include vistas and scenery that exposed a view of rural Appalachian life. As necessary trees and shrubs were planted to cover vast areas of cut and fill where the road was carved out of the sides of mountains. Cabins, barns and agricultural buildings were relocated to maximize the view for the motorist, and all of the elements were tied together by a series of Master Land Use Maps.

The project blog (above) documented key steps in the process and information on resources along the byway. The Introductory video (below) was narrated by the Chairman of the Board of Commissioners with contributions by all four district Commissioners.

A screenshot of a YouTube video player. The video shows a woman with short dark hair, wearing a dark blazer and a pearl necklace, sitting in front of a dark background. The video player interface includes a navigation bar at the top with icons for back, forward, and search, and a progress bar at the bottom showing 0.04 / 4:29. The video title is "Dr. Romona Jackson Jones" and the subtitle is "Chairman, Douglas County Board of Commissioners". The video has 2,231 views and was posted on May 27, 2021. The video player also shows standard YouTube controls for volume, brightness, and other sharing options.

Public Involvement

Steering Committee Meetings

Once the Commissioners indicated their approval to move forward with submission of the required data sheet, local citizens were engaged to provide feedback on the proposed route prior to the submission of the application. The following individuals were contacted as stakeholders. Individuals with an asterisk (*) by their name agreed to serve on a Steering Committee to guide the process.

- Rick Cali*, resident
- Ed Carlton*, resident
- Nick Carse*, business owner
- Jeff Champion, resident and historian
- Robert Chapman, resident
- Pam Daniell*, resident
- Kyle Gable*, economic development/ real estate
- Tim Henry*, resident
- Vanessa Levingston*, resident
- Emily Lightner*, resident and arts and culture council
- Barbara Lindley*, resident and historian
- Tamara Manny*, resident and business owner
- Debbie Mayeske*, resident
- Blair McClure*, resident and business owner
- Mike Mulcare*, resident and former District 3 Commissioner
- Jeremiah Parunak*, resident
- Jessica Parunak*, resident
- Roger Smith, resident and historian
- Gwen Summers Redwine*, resident and historian
- Larry Taylor, resident and business owner
- Bill Thomas*, resident
- Jan Thomas*, resident and economic development/ real estate

The Steering Committee met on May 14, June 25, August 20, October 1 and December 3, 2021. All meetings were open to the public and advertised on the project website and the county's weekly e-newsletter. Steering Committee Members and Stakeholders were asked to provide additional names of individuals that needed to be contacted in regard to the project.



Allison Duncan makes a presentation to the Steering Committee Meeting at the October regular meeting

Public Involvement

Public Open Houses

Douglas County hosted two public open houses to introduce the project to the community and answer questions from the public. The open houses were advertised through a direct mailing to community residents in the study area. This included a postcard to approximately 6,000 property owners in the study area, and a letter with acknowledgement of receipt of information to over 500 property owners with direct access to the proposed Scenic Byway. A copy of the postcard and letter, along with notice of receipt submitted by several property owners are included in the Appendix of this document.

The first open house was held on Tuesday, September 14 from 4:00 - 6:00 p.m. in advance of the regularly scheduled Board of Commissioners meeting. The meeting was held in the ground floor atrium of the Douglas County Courthouse. Approximately 60 people dropped in to the open house to review information and ask questions of staff. Information was presented on presentation boards, and participants could take handouts with the GDOT Scenic Byway FAQs, a copy of the draft Statement of Significance, and a copy of the Draft Corridor Management Issues.

The second open house was held on Tuesday, November 16 from 4:00 - 6:00 p.m. This was also held in advance of the regularly scheduled Board of Commissioners meeting in the ground floor atrium of the Douglas County Courthouse. Approximately 15 people dropped in to the open house to review the final recommendations of the Corridor Management Plan. Information was presented on presentation boards, and staff was available to answer questions. The final draft of the Corridor Management Plan had been posted on the Douglas County website in advance of the meeting, and participants at the open house were also invited to attend the final Steering Committee meeting on December 3.

A copy of the sign in sheets for both meetings are included in the Appendix of this document.

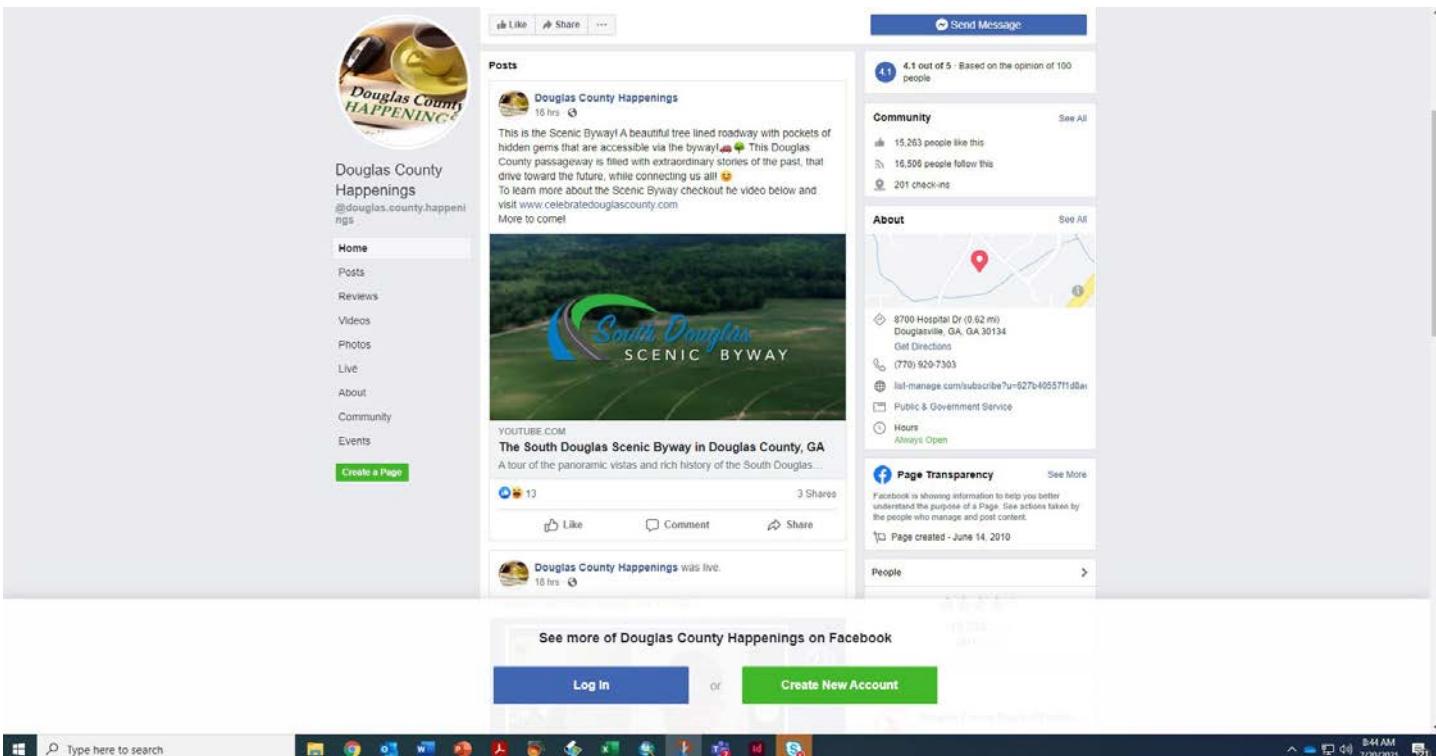


Participants at the public open house on September 14, 2021.

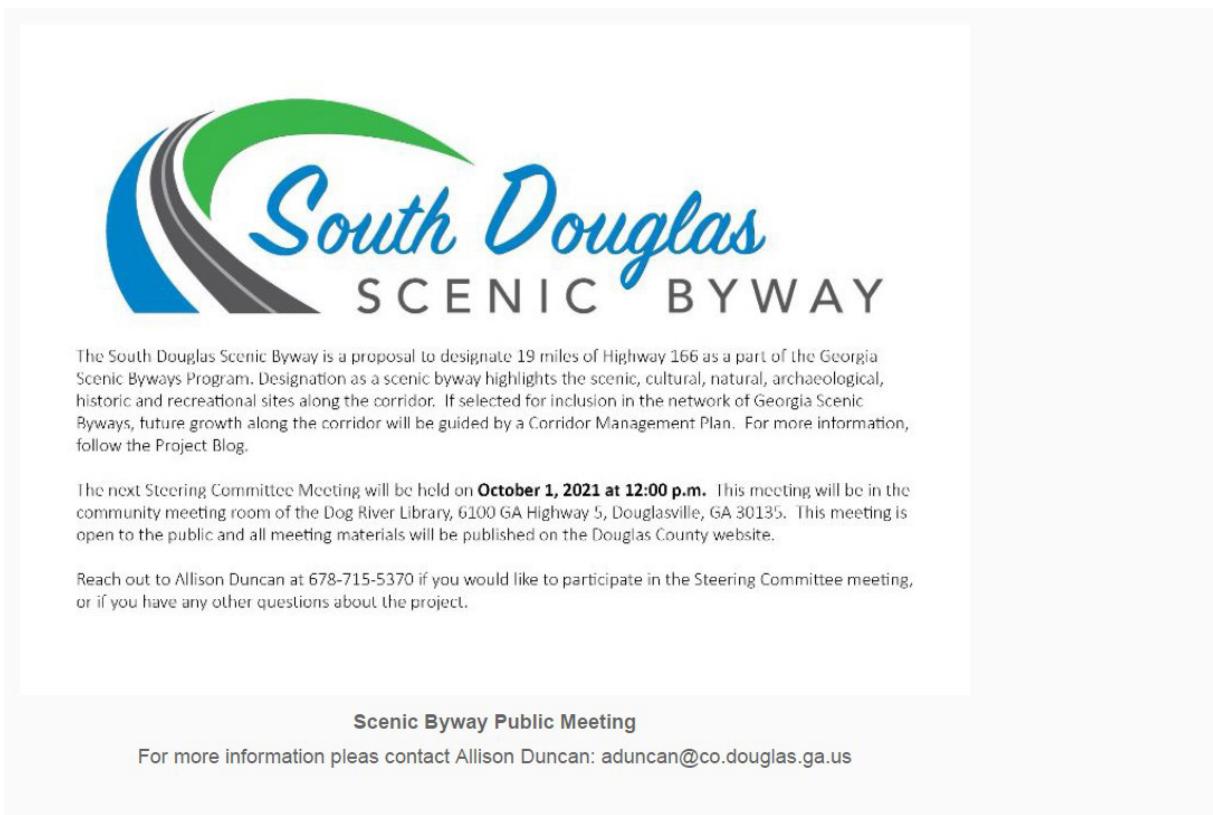
Public Involvement

Social Media

Douglas County posted regular updates on the Scenic Byway on the Douglas County Facebook Page. A weekly update of upcoming meetings was also sent out in advance on the county's e-newsletter. Examples of posts from the County's Facebook and e-newsletter are below. Additional copies of all posts are available.



The screenshot shows the Douglas County Happenings Facebook page. The post, made 10 hours ago by Douglas County Happenings, discusses the Scenic Byway, featuring a video thumbnail of the South Douglas Scenic Byway. The post has 13 likes and 3 shares. The page has a rating of 4.1 out of 5 based on 100 people. The About section includes the address 8700 Hospital Dr (0.62 mi) Douglasville, GA, GA 30134, phone number (770) 929-7303, and email list-manage.com/subscribe?u=527b405571f0ba1. The page was created on June 14, 2010.



The screenshot shows the South Douglas Scenic Byway website. The main logo features a stylized road graphic in blue and green. The text "South Douglas SCENIC BYWAY" is displayed. Below the logo, a paragraph describes the project as a proposal to designate 19 miles of Highway 166 as a part of the Georgia Scenic Byways Program. It highlights scenic, cultural, natural, archaeological, historic, and recreational sites. A "Project Blog" link is provided for more information. A meeting notice for "October 1, 2021 at 12:00 p.m." is also present. The bottom of the page includes a "Scenic Byway Public Meeting" section and contact information for Allison Duncan.

Public Involvement

Community Stakeholders

An expanded list of stakeholders was developed based on feedback from the Steering Committee. This list included representatives of local businesses, non-profit organizations, and governmental entities. These included representatives from the organizations listed below. A representative of each organization was contacted by phone, email, letter or a combination of all three. A complete contact list, with name, phone number and method of contact, was provided to GDOT in the application for designation as a part of the Scenic Byway network.

- Accent Nursery
- Beulah Grove Lodge
- Carroll County
- Chattahoochee Hill Country Conservancy
- City of Chattahoochee Hills
- City of Douglasville
- Douglas County Board of Education
- Douglas County Cemetery Commission
- Douglas County Cooperative Extension
- Douglas County Museum/ Douglas County Historic Commission
- Douglas County Planning Commission
- Douglas County Tourism Board
- Douglas County/ West Georgia Library System
- Douglasville-Douglas County Water and Sewer Authority
- Douglasville-Douglas County Bike/ Ped Committee
- Elevate Douglas/ Douglas County Economic Development Authority
- Foxhall Sporting Club
- Georgia Department of Community Affairs Regional Representative
- Georgia Department of Transportation Scenic Byway Coordinator
- Georgia Department of Economic Development Regional Tourism Marketing Manager
- Georgia State Historic Preservation Office
- Georgia State Historic Preservation Office/ Georgia African American Preservation Network
- Glover Family Farm
- Greystone Power
- Keep Douglas County Beautiful
- King of Crops Farm
- NG Turf
- Path Foundation
- Rodgers Greens and Roots Farm
- Southern Conservation Trust
- St. Andrews Golf Course
- Sweetwater Creek State Park
- The Preserve
- Trust for Public Land/ Chattahoochee Riverlands

Public Involvement

Print Media

Fall back!

Daylight saving time ends at 2 a.m. Sunday. Don't forget to set your clocks back one hour.



Commission gives OK to zoning changes for town homes

Proposals for Fairburn Road/I-20 area now move to city council

BY RON DANIEL
EDITOR

The Douglasville Planning Commission voted Tuesday to approve zoning changes for two proposed town home neighborhoods in the Fairburn Road area near the Interstate 20 interchange.

The rezoning requests for proposed developments on Vansant Road south of I-20 and at South Burnt Hickory Road and Midway Road north of the interstate were both approved by the planning commission with conditions.

The Douglasville City Council is scheduled to hold public hearings at its meetings Nov. 10 and Nov. 15 at 6 p.m. both days in the conference center. The city council will have the final say on the rezoning requests for the proposed developments after the public hearing on Nov. 15.

SA Land Group is the developer for both proposed communities.

The first development proposed is on 13.83 acres on Vansant Road in unincorporated Douglas County. The developer is asking that the property be annexed into the city and the zoning changed from

SEE ZONING/PAGE A2

DA dedicating new conference room to Tillman

Teen murdered in 2010

Douglas County District Attorney Dalia Racine on Monday will dedicate a newly constructed conference room at the Douglas County Courthouse to the memory of Bobby Tillman, who was senselessly murdered during the night of Nov. 6, 2010.

The dedication ceremony will begin at 2 p.m. Monday on the courthouse steps and the public is invited to attend.

"Bobby was different and wanted to do what was right. This is what made him special and made him a leader. Bobby led by example," Monique Rivarde, Bobby's mother, said. "I know Bobby is in heaven and I am motivated to live my life better

so I can see him again one day."

The new Bobby Tillman Conference Room will serve multiple purposes for the District Attorney's Office.

"We're happy to have a safe workspace to visit and talk with victims and their families. This new room will provide our team an area to review evidence, often voluminous, in preparation for trial and hearings," Racine

said. "More importantly, with the dedication of this space to the memory of Bobby Tillman, we hope it will serve as a constant reminder to our team of the importance of our work in seeking justice and serving our community."

Tillman was just 18 years old when he was killed 11 years ago.

SEE TILLMAN/PAGE A2

Hine will be paid \$818,000 to serve in Bernard's former role as county attorney.

The BOC was set to vote on Aug. 31 on whether to hire Thompson Hine. But the vote was tabled so the county could get outside legal help determining Bernard's status.

SEE HIRE/PAGE A3



Ken Bernard

BOC votes to hire new county attorney for \$818K

Bernard retained as special legal counsel

BY RON DANIEL
EDITOR

The Douglas County Board of Commissioners voted 4-1 on Thursday to hire a new county attorney two months after tabling a vote due to confusion on the status of current Coun-

ty Attorney Ken Bernard's employment.

Bernard, a founding partner with Douglasville-based Sherrod & Bernard PC, has served as county attorney for more than a decade.

He will now become

special legal counsel for the county, and Thompson Hine LLP, a national firm with an office in Atlanta, will become county attorney pending finalization of their contract.

Bernard had been making \$253,000 a year as county attorney. He will get a \$65,000 raise to \$318,000 a year as special legal counsel. Thompson

County seeks 'Scenic Byway' designation for Highway 166



Special Photo

The former Patterson Dairy site with its legacy barns and grain silos add to the scenic qualities along the Highway 166 corridor, according to the county, which is seeking Scenic Byway designation for the road.

Open house planned for Nov. 16 at courthouse

BY RICHARD GRANT
FOR THE SENTINEL

Douglas County planners will hold a second open house on Nov. 16 at the Douglas County Courthouse from 4-6 p.m. to share their plan to apply for a Scenic Byway designation for Highway 166, which

traverses south Douglas from Atlanta across the county toward Carrollton.

The South Douglas Scenic Byway is a proposal to designate 19 miles of Highway 166 as a part of the Georgia Scenic Byways Program. The Scenic Byway Program is an economic

development tool that defines the character and appeal of unique areas of the state.

Designation as a Scenic Byway highlights the scenic, cultural, natural, archaeological, historic and

SEE BYWAY/PAGE A3



BOBBY TILLMAN

Douglas County CHAMBER IT'S SHOWTIME

South Douglas Scenic Byway Corridor Management Plan



The Douglas County Sentinel
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• Open for business Monday-Friday
from 9 a.m. to 2 p.m. 770-942-6571
www.douglascountysentinel.com

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INSIDE
Abby A6 Opinion A5
Classifieds A7-8 Public Records A2
Comics Insert Puzzles A6
Deaths A3 Sports A11-12

High 59 Low 37
Mostly sunny
For details, see page A2

Public Involvement

Print Media

Harley
In addition to his parents, he was preceded in death by his sister, Sonya Phelps.

Mr. Dial is survived by his wife of over 40 years, Lorene Scarbrough Dial of Douglasville; his sons, Brandon Dial (Aleigha) of Temple and Christopher Dial (Phalline)

from the Chapel of Jones-Wynn Funeral Home of Douglasville, Saturday, November 6, 2021 at 1 p.m. with Rev. Tim Potate officiating.

Messages of condolence may be sent to the family at www.jones-wynn.com. Jones-Wynn Funeral Home, Inc. and Crematory of Douglasville.

Erin Anne Tolson

Erin Anne Tolson, 63, of Douglasville, died Tuesday, Nov. 2, 2021.

A celebration of life gathering will be held Saturday, Nov. 13, 2021 from 3-5 p.m. at Hightower's Memorial Chapel, 12651 Veterans Memorial Hwy, Douglasville Georgia 30134.

The family ask that

in lieu of flowers, donations be made to Portside Hospice, St. Jude Hospital, or Douglas County Schools-Retired Teacher Fund.

You may share your thoughts and condolences online at www.hightowersmemorial.com.

Hightower's Memorial Chapel of Douglasville.

OBITUARY POLICY

Death notices are published free of charge in the Douglas County Sentinel. Death notices include name, age, date of death, town and funeral date, time and location.

Standards obituaries are available to allow the family to convey additional information beyond a death notice. In addition to information on death and services, standard obituaries may include a brief objective biography of the deceased and a list of survivors that may include by name parents, spouse, children and their spouses, siblings and their spouses, and grandparents. The number of surviving grandchildren, nieces, nephews, aunts, uncles, cousins and other in-laws may be included, but not listed by name. Fee is \$40 for obituaries 200 words or less and \$75 for 200-400 words. Photo can be added for \$35.

Enhanced obituaries include subjective biographical information along with any information the family may choose, provided that information does not violate libel laws or standard newspaper policies. Additionally, enhanced obituaries will appear with a border surrounding text. Fee will be \$60 for 200 words or less; and \$100 for 200-400 words. An additional charge of .25 cents per word over 400 will be assessed. Photo can be added for \$35.

The Sentinel reserves the right to edit content to conform with style, policy and accuracy.

HIRE

FROM PAGE A1

Dawn Evers, the county's procurement director, sent Bernard a termination letter June 22. Commissioner Ann Jones Guider said Evers was instructed to send the letter by Commissioners Kelly Robinson and Tarenia Carthan.

Guider said Evers shouldn't have been instructed to send the termination letter because the full BOC had not voted to terminate Bernard's contract.

"We have a contract with him," Guider said after the meeting. "They breached his contract. They put us in a very bad position. A select committee of two decided they would get rid of him and hire these other people."

Guider voted for the all-encompassing motion Thursday to cancel Bernard's current contract, award him a new contract and hire Thompson Hine.

"I voted for it because I think we may have prevented a lawsuit that would have embar-

rassed this county," Guider said.

Carthan cast the lone vote against the motion and called out the other commissioners for the move to retain Bernard as special legal counsel for \$65,000 more than he had been making.

She said some firefighters don't make \$40,000, and she recalled a judge coming to her "begging for clerks to have raises."

Carthan defended her vote earlier this year to give her aide and the aides for Robinson and Commissioner Henry Mitchell \$15,000 raises while making the part-time positions full time.

Carthan did not mention any concerns about the \$818,000 the county is set to pay Thompson Hine for a job Bernard had been doing for \$253,000.

Guider disputed suggestions by others that Bernard is being retained as special legal counsel as "severance pay."

She said as special legal counsel, Bernard will "finish up litigation that he's involved in" for the county and help with transitioning the county attorney duties to Thompson Hine.

"I voted for it because I think we may have prevented a lawsuit that would have embar-

from the Chapel of Jones-Wynn Funeral Home of Douglasville, Saturday, November 6, 2021 at 1 p.m. with Rev. Tim Potate officiating.

Messages of condolence may be sent to the family at www.jones-wynn.com. Jones-Wynn Funeral Home, Inc. and Crematory of Douglasville.

NOV. 11

2021 Veterans Day Parade

Thursday, Nov. 11 at 7 p.m.

Starting at Douglas County

It's Fall Y'all!

Cookie Decorating with Latisha Johnson of Cupcakes by D'Signz. Six Fall-themed cookies, Saturday, Time: 1-2:30 p.m. Cost: \$45 (CAC member \$40) <http://artsdouglas.org/product/frost-fancy-workshops/>

occasions and favorite moments, enjoying one-of-a-kind photo ops and uncovering plenty of thrills along the way. There may also be the occasional trip to the Upside Down. But don't worry — it's safe ... perfectly safe. For more information, visit <https://www.facebook.com/events/100067718058599/?ref=newfeed>.

It's Fall Y'all!

Cookie Decorating with Latisha

Johnson of Cupcakes by D'Signz. Six

Fall-themed cookies, Saturday, Time:

1-2:30 p.m. Cost: \$45 (CAC member

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Starting at Douglas County

NOV. 11

2021 Veterans Day Parade

Thursday, Nov. 11 at 7 p.m.

Starting at Douglas County

Douglas County Launches Strategic Planning Process

The Douglas County Board of

Commissioners announced the

launch of the planning process for

Douglas Forward 2023, a five-year

strategic plan that will provide the

framework for meeting the current

needs of citizens and plans for the

29, 2021 by the Centers for Disease Control and Prevention (CDC), travelers on all public transit are required to wear a mask to prevent the spread of COVID-19. Passengers must wear a mask that covers both the mouth and nose while boarding, exiting, and for the duration of travel. This order applies to Connect Douglas, the public transportation and mobility services division of the Douglas County Board of Commissioners. Therefore, all passengers and drivers are required to wear a mask on all public transit systems and when entering or on the premises of the Connect Douglas Multi-Modal Transportation Center (MMTC). Masks continue to be available to all riders on the Connect Douglas Fixed Route Bus Service upon request and at sanitizing stations inside the MMTC located on 8800 Dorris Road.



Special Photo

Smith Ferry Road runs south off of Highway 166 ending on private property at the Chattahoochee River. The name implies, there was once a Ferry Crossing at this site, and Smith Hall is still extant.

BYWAY

FROM PAGE A1

recreational sites along the corridor.

According to Allison Duncan, senior planner for Douglas County, who spoke by phone, the Byway has been under consideration going back to former Commission Chairman Tom Wortham.

The proposed South Douglas Scenic Byway would connect to the South Fulton Scenic Byway in the historic town center of Campbellton. Douglas County was a stakeholder in a recent master plan completed for historic Campbellton.

If selected for inclusion in the network of Georgia Scenic Byways, future growth along the corridor will be guided by a Corridor Management Plan.

"We feel the Scenic Byway designation very much reflects how the community thinks of itself in that area and it would be another really strong tool to help us maintain the character of that area, the reason why people have sought out that portion of Douglas County," Duncan said.

"What we'll present is a draft of the management plan, which we'll have posted on our website by the 12th, and we'll have the Open House to answer any questions at that meeting," she said.

Duncan said based on the feedback from the Open House they'll either hold additional meetings or finalize the management plan and send it on to GDOT for review sometime in the first quarter of 2022. GDOT's review is expected to take three to six months.

According to information on the plan posted online at celebratedouglascounty.com, "Once final approval is given for the Corridor Management Plan, signs denoting the Scenic Byway will be installed along the corridor. There is an expectation of continuing maintenance and improvement consistent with the Corridor Management Plan, as well as periodic review and evaluation of the corridor."

Duncan also said that property owners within one mile of the Scenic Byway designation were sent a letter. And the overall feedback for the plan has been largely positive, she said.

And according to the background information posted online,

"The area captured in the Scenic Byway study boundary includes approximately 29,500 acres.

Of the total acreage, about 80% of the land falls within a traditional residential zoning district — either RLD (Residential Low Density Zoning District) or RA (Residential Agricultural Zoning District).

Approximately 15% of the total acreage is included in a residential or non-residential Planned Unit Development. Of these 4,500 acres, the residential planned unit development is most common. A planned unit development signifies that a project was developed with site specific regulations governed by a master plan.

Less than 4% of the land falls under a non-residential district. The Scenic Byway designation does not anticipate changing any of the base zoning in the district. The county is evaluating alternatives that will preserve viewsheds and buffers and maximize the conservation of environmentally sensitive areas. This includes the preserva-

tion of existing zoning entitlements and opportunities for creative design sensitive to the natural environment.

The Corridor Management Plan will include an extensive analysis of existing zoning conditions and will present options for preserving density neutral build out of the area."

The Georgia Scenic Byway Program was established in 1993 in order to designate highways, streets, roads or routes that feature intrinsic qualities that should be enhanced.

Designation as a Georgia Scenic Byway limits the construction of new billboards in the corridor, but otherwise imposes no additional regulations.

There are 15 corridors in the state that have been designated as Georgia Scenic Byways. More information on each Byway, along with a map of designated routes, can be found on the website of the Georgia Department of Transportation.

More information for the South Douglas Scenic Byway can be found at [www.celebratedouglascounty.com/298/Programs-and-Projects](http://celebratedouglascounty.com/298/Programs-and-Projects).

Dignity

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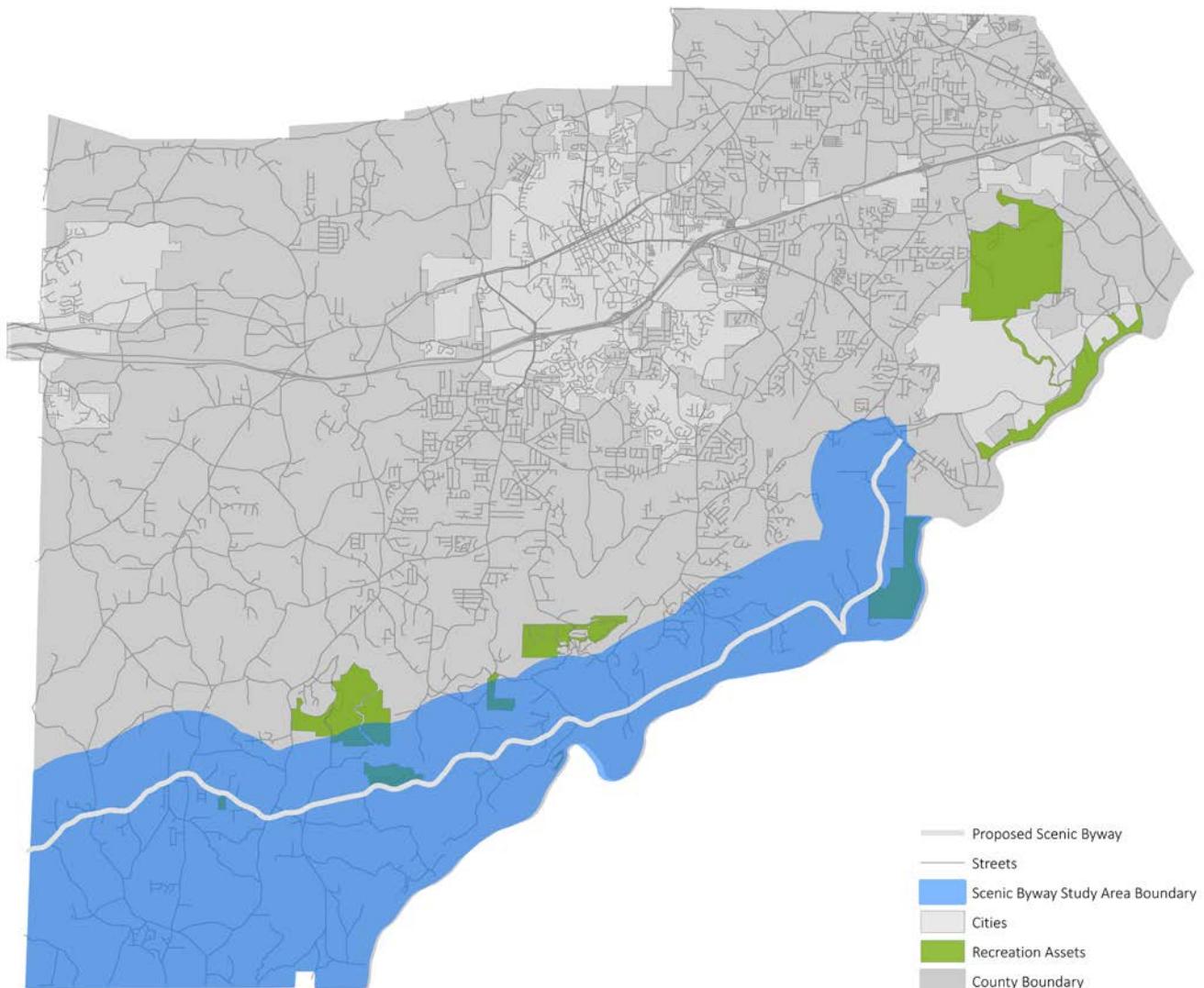
Help families in need in our community by filling up the Goldstar Train! Accepting shell stable foods, grocery store gift cards and unwrapped toys.

Sunrise Memorial Gardens

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Douglasville, GA 30134
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Project Boundary

The proposed South Douglas Scenic Byway includes the corridor along Highway 92 & 166 between Highway 92 and the Campbellton roundabout. And then extends east/west along Highway 166 from the Campbellton roundabout to the Carroll County line. Altogether, this corridor extends just under 20 miles through Douglas County. The Study Boundary for the South Douglas Scenic Byway covers an area that is approximately one mile north of the corridor. Southern and western corridor boundaries generally end at the county line.



Study Area along the South Douglas Scenic Byway

Intrinsic Qualities

The intrinsic qualities of a Scenic Byway describe its scenic, cultural, natural, archaeological, historic and recreational values. The proposed South Douglas Scenic Byway is rich in all of these values. Each is defined briefly below, and will be explored in more detail in later sections.

Archaeological: Those characteristics of the byway corridor that are physical evidence of historic or prehistoric human life or activity.

Cultural: The evidence and expressions of the customs or traditions of a distinct group of people that are still currently practiced.

Historic: Legacies of the past that are distinctly associated with physical elements of the landscape, and reflect the actions of people, including buildings, settlement patterns and other examples of human activity.

Natural: Those features in the visual environment that are in a relatively undisturbed state, including geological formation, fossils, landform, water bodies, vegetation and wildlife.

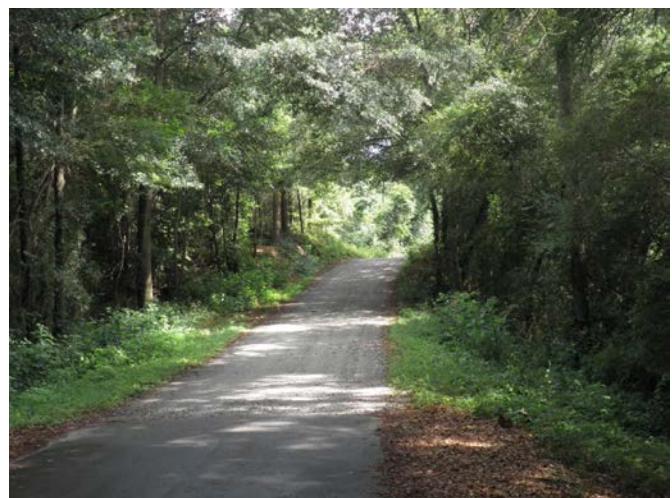
Recreational: Outdoor recreational activities directly associated with and dependent upon the natural and cultural elements of the corridor's landscape, including active and passive recreational experience.

Scenic: The heightened visual experience derived from the view of natural and manmade elements of the visual environment of the scenic byway corridor.

The description of each value are excerpted from the Intrinsic Qualities Definitions found on the Georgia Department of Transportation Website.



The Beulah Grove Lodge #372 (c. 1910) is listed on the National Register of Historic Places.



Douglas County has an extensive network of rural character roads that can be accessed off of the South Douglas Scenic Byway.



Passive and active recreation opportunities are present in the study area boundary of the South Douglas Scenic Byway.

Scenic Quality

The area along Highway 166 is generally wooded for much of its length. The corridor can be characterized in three expanses where the forested and rural residential development give way to smaller community centers.

The stretch of Highway 92 & 166 between Highway 92 & 154 and the Campbellton roundabout has experienced greater suburban development over the years. Schools, churches and neighborhoods are prominent along the corridor, but still separated by stretches of wooded, undeveloped land.

The most densely wooded area extends between the SR 92/166 in proximity to Campbellton toward the intersection of Highway 166 and SR 5 in the community of McWhorter. Forested areas are broken up by views of pasture, rural homesites and other scenic vistas. This stretch crosses the county's major drinking water reservoir at the Dog River. With the exception of a few project entrance monuments for residential subdivisions, the area is comprised mostly of agricultural and rural-residential uses.

Between the intersection of Highway 166 with SR 5 and the west county line, a greater population density occurs in the crossroad communities of McWhorter and Fairplay. Through this stretch of highway, there are more institutional uses, such as schools and churches, and limited commercial activity mostly in the form of convenience stations and services. These are interspersed along stretches of forested and pastured vistas.



The legacy of the agrarian history of Douglas County is an important part of the South Douglas Scenic Byway.

Natural Quality

Highway 166 runs roughly parallel to the Chattahoochee River, with several other significant water bodies bisecting this area. In addition to a number of streams and creeks, the Bear Creek Reservoir and Dog River Reservoir function in tandem to provide the primary drinking water source for Douglas County. Either directly or indirectly, all water in Douglas County drains into the Chattahoochee River.

Water quality protection districts impact much of the area, including the Chattahoochee River corridor protected by Metropolitan River Protection Act (MRPA) and watershed basin restrictions for the Hurricane Creek, Anneewakee Creek, Bear Creek, and Dog River basins. These restrictions include larger buffers with limitations on clearing and impervious surfaces. In combination with a prohibition on development in floodplains, the county's watershed protection requirements preserve important areas of the natural environment.

Highway 166 has been one of the primary east-west corridors in Douglas County for many years. Travelling along the road, there is access to rural character roads along scenic and dirt drives that offer a glimpse of the natural terrain as the topography slopes off toward the River. Environmental analysis in multiple iterations of the County's Comprehensive Plan speak to various characteristics of the natural environment, including soils, slopes and wildlife corridors.

Up to 38% of the county's total land area have severe development limitations due to floodplains, degree of slope and rock formation. Approximately 9.6% of the county is affected by exposed rock or rock near the surface. In addition to the densely wooded, rural landscape characteristic of the corridor, steep slopes and rock outcrops are features of the corridor. Access to natural features of the corridor are preserved in many of the parks and trails in the area.



Areas of forest, pasture and rock outcrop are visible along the South Douglas Scenic Byway.

Historic Quality

Resources with direct access to the South Douglas Scenic Byway

Campbell County, Georgia included portions of modern-day Fulton and Douglas Counties. It existed between 1828 and 1931, with the portion that is now Douglas County breaking away in 1870. The county seat of **Campbellton** was located on the Chattahoochee River, and the Campbellton Ferry connected the Douglas and Fulton sides of the river. At one time, Campbellton was a prosperous county seat of 1,000+ residents. Once bypassed by the Atlanta & West Point Railroad in favor of Fairburn, Campbellton failed to thrive. The proposed South Douglas Scenic Byway runs in proximity to the designated South Fulton Scenic Byway in proximity to historic Campbellton.

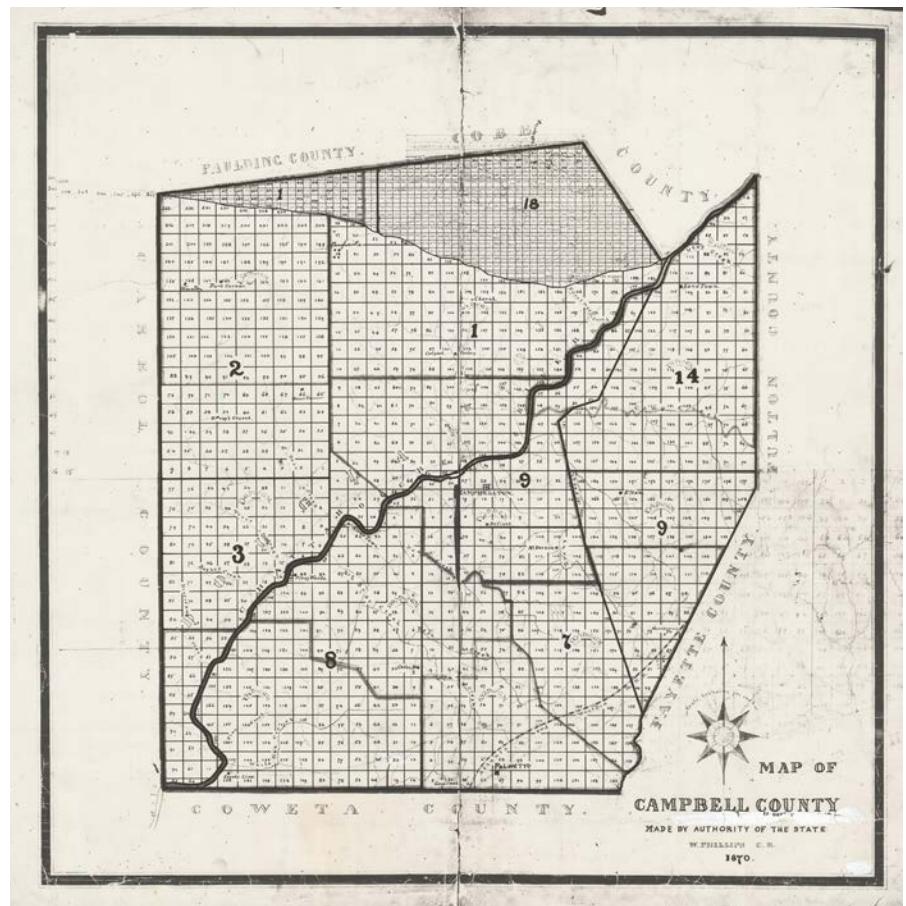
The proposed Scenic Byway crosses through other smaller communities.

McWhorter (also known as **Wilsonville**), **Fairplay**, **Hannah** and **Punkintown** all had a presence in this area at one time.

Small community centers are still located in McWhorter (at the intersection of Highway 166 and SR 5) and Fairplay (at the intersection of Highway 166 and Post Road). Little physical evidence beyond roads and road names remain of the Hannah and Punkintown communities.

The **Bullard-Henley-Sprayberry House** is a Greek-Revival inspired house with Folk Victorian adornment. It was first constructed c. 1835 with subsequent additions. It has been owned by multiple generations of the same family. A small family cemetery is located on the property. It is potentially eligible for listing in the National Register of Historic Places and is a landmark of the earliest Campbell County history in the area.

The following cemeteries, with direct access to the proposed byway, have been documented by the Douglas County Cemetery Commission.



Douglas County was formed from Campbell County in 1870.



The Bullard-Henley-Sprayberry House has been a local landmark since 1835.

Historic Quality

Resources with direct access to the South Douglas Scenic Byway

- The **Allen Cemetery** has graves dating to 1851, and possibly earlier.
- **Boyd's Slave Cemetery** has little physical evidence of the cemetery, but a sign marks its location.
- The **Douglas Chapel Church of God Cemetery** is located in conjunction with the church of the same name. The church was established in 1940 and the cemetery was established in 1952.
- The **Ebenezer Missionary Baptist Church Cemetery** is located in conjunction with a church of the same name. The earliest inscribed marker dates to the 1880s.
- The **Friendship Baptist Church Cemetery** is located in conjunction with the church of the same name. The church was established in 1875, and the earliest inscribed marker is dated 1891.
- The **Henley-Bullard Cemetery** is a family cemetery located on the property of the Bullard-Henley-Sprayberry House.
- The **Huff Cemetery** is a marker for a lone burial from the Civil War. It is placed adjacent to the Henley-Bullard Cemetery, but the actual location of the burial is unknown. Private William Huff was the single fatality in a skirmish between Union and Confederate troops in the area of Campbellton. Pvt. Huff died while in the care of the family at the Bullard-Henley-Sprayberry House and was buried in the garden in 1864. This was confirmed by the National Archives and the U.S. Military History Institute.
- The **McKoy Cemetery** and **McKoy Slave Cemetery** are located in a wooded grove along Highway 166.
- The **Oak Grove Cemetery** is located on the former site of Union Grove Christian Church. The Church relocated to the intersection of Highway 166 and Post Road.
- The **Smith-Collins Cemetery** includes graves dating from 1880.
- The **Victory Baptist Church Cemetery** is located in conjunction with a church of the same name. The cemetery dates from 1959.

Resources located in proximity to the South Douglas Scenic Byway

Beulah Grove Lodge #372. The Beulah Grove Lodge #372 is a National Register listed site in proximity to the Pleasant Grove Church and cemetery. Per the National Register listing, this site served as the Masonic Lodge and as Pleasant Grove School for African American students. The building was constructed around 1910 with the Lodge on the second floor and the school on the first floor. The Order of Eastern Star also used the lodge. School activities were conducted here through the 1930s and lodge activities were conducted through the 1950s.



The McKoy Cemetery includes marked and unmarked graves.



Beulah Grove Lodge #372 is listed on the National Register of Historic Places.

Historic Quality

Resources located in proximity to the South Douglas Scenic Byway

The house at **3644 Oak Hill Road** was surveyed in 1999 and described as, “an outstanding vernacular Greek Revival style hall-parlor” structure with an estimated date of construction between 1840-1849. Along with Smith Hall and the Bullard-Henley-Sprayberry House, it is likely that this is one of the older houses in the area dating back to the earliest days of old Campbell County. Local history documents its affiliation with Dr. T.R. Whitley, who served Douglasville and Douglas County professionally as a physician, and politically as a city council member and delegate to the State Legislature.

Smith Hall (c.1855) is built in the Greek Revival style and constructed of handmade brick. It is located at the site of the former Smith’s Ferry, also known as the point where General McCook crossed the Chattahoochee River during the Civil War in 1864.

Flint Hill Church and Masonic Lodge was destroyed by arson in 2014. The structure was rebuilt by the Masonic community. Historically, it was a focal point of the McWhorter community, and was one of the last remaining community landmarks. The church was established 1874. Flint Hill Academy was also located on this tract, and is one of the first schools organized by the newly created Douglas County Board of Education (1871).

The following cemeteries, in proximity to the proposed byway, have been documented by the Douglas County Cemetery Commission.

- **Basket Creek Cemetery** is listed on the National Register of Historic Places. It is located south of Highway 166 on Capps Ferry Road. Basket Creek Cemetery maintains the west African tradition of mounding graves as a form of remembrance.
- The **Chapman Family Cemetery** is located on private property off of Capps Ferry Road.
- The **Dingler Cemetery** is a small family cemetery with graves dating from 1897.
- The **Fairfield Church Cemetery** is located on Highway 5 just north of Highway 166. It has evidence of maintaining the tradition of mounding graves, similar to Basket Creek Cemetery, though the Cemetery Commission has noted that it has not been as well maintained.
- The **Flint Hill Methodist Church Cemetery** is associated with a Church and Masonic Lodge of the same name. Two monuments for unknown Confederate soldiers, dated 1864, are a part of the larger cemetery.



The Flint Hill Church and Masonic Lodge was rebuilt after destruction by fire.



The Fairfield A.M.E. Church demonstrates the tradition of grave mounding.

Historic Quality

Resources located in proximity to the South Douglas Scenic Byway

- The **Giles Cemetery** is located adjacent to the Dog River Reservoir. Graves date from 1881 to 1902.
- The **Griffith Cemetery** is located on Big A Road just north of Highway 166.
- The **Moss Brothers Cemetery** is in the Anneewakee Trails neighborhood off of Highway 166.
- The **Mount Sinai Church Cemetery** has marked graves dating between 1947 and 2005.
- The **Mount Zion Baptist Church Cemetery** is affiliated with a church of the same name. Inscribed markers date back to 1878, and there are possibly older, uninscribed markers. A newer cemetery for the Jensen-Cannon family is adjacent to Mount Zion cemetery, but is actually a separate tract according to the Douglas County Cemetery Commission.
- The **Pleasant Grove Baptist Church Cemetery** is located on land donated for the church during the Reconstruction period. The earliest dated grave is 1880, though uninscribed markers may date from an earlier time period.
- Three small cemeteries are also known to be in the area – **the Jones/ Cook Cemetery, Neal Cemetery and Stitcher Cemetery** – but have little documentation at this time.



The Basket Creek Cemetery is listed on the National Register of Historic Places.

Cultural Quality

Limited infrastructure in this part of Douglas County has resulted in the retention of a largely undeveloped, rural residential character. Many residents enjoy hobby farms and keeping livestock for the personal use and enjoyment of their family.

Agricultural production in Douglas County declined steadily through the 20th century with the rise of the first-generation suburbs. However, in the last several years, commercially scaled, agricultural operations have chosen to locate on the Highway 166 corridor. These include the **Glover Family Farm, Rodgers Greens and Roots Farm, Brigid's Bounty Farm, Will Winn Farm, the Fairplay Horse and Mule Company, and the Stables at Prizefighter Farm**. The **King of Crops Farm** is located in close proximity to the intersection of Highway 166 and Post Road.

Ornamental horticulture is part of the agricultural diversity in this area. The site of the former Patterson Dairy - with many extant former dairy structures - has transitioned to sod farming as a part of the **NG Turf company**. **Accent Nursery**, which is open to the trade and the public, has been located on the corridor since 1976. And **The Preserve** is a new concept in health and wellness development centered on a 40-acre urban farm, and advancing holistic concepts of nutrition education and farm-to-table dining. All are located directly on Highway 166.



King of Crops Farm

Archaeological Quality

Highway 166 roughly parallels the Chattahoochee River, and is traversed by other notable rivers and creeks. The settlement of the Native Americans of the Mississippian period is well documented in this area. A later tribe of the Anneewakee Indians have left lasting legends imprinted on the narrative history of this area. Published accounts of excavations are documented at the Georgia Archaeological Site Files, and elsewhere.

An early reference to an excavation in this area is published in the *Archaeological Survey of Northern Georgia* in the *Memoirs of the Society for American Archaeology*. It details a "...village site on the left (southeast) bank of the Chattahoochee, at the old Campbellton Ferry opposite the mouth of Anneewakee Creek..." Further identified in this narrative are "a mound and village" in proximity to the confluence of the Anneewakee Creek and Chattahoochee River. The site is linked to the often-repeated legend of a "princess Anneewakee," but goes on to identify that the mound was likely a log tomb or an earth lodge.

An additional detail of excavation of the Anneewakee Creek Mound in Douglas County in 1972 was published in *Bulletin #18 of the Southeastern Archaeological Conference* in 1974. The excavation did not uncover any human remains, though does note that the site had been used early in the first century, then fell into disuse, and then was re-used at a later date.

Twenty years after the presentation of the paper on the Anneewakee Mound documented in *Bulletin #18*, a document that describes the excavations for the Dog River Reservoir provided a more detailed picture of native communities in this area. *Prehistoric Archaeological Studies in the Dog River Valley* published by the Douglasville-Douglas County Water and Sewer Authority in 1994 confirmed successive occupations of communities in this area between 2000 BC and 1500 AD. The domestic remains of houses, pottery, projectile points and trash middens were documented in the area that is now part of the Dog River Reservoir.

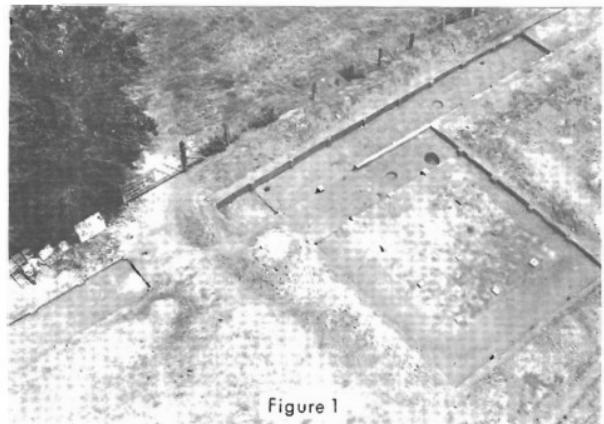
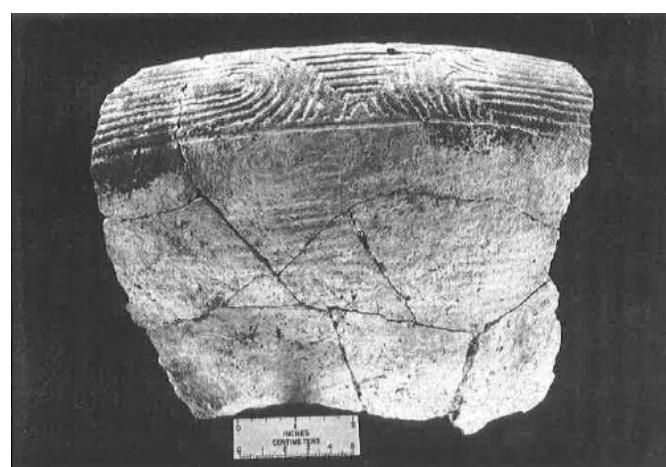


Figure 1

Aerial view of the Anneewakee Creek Mound excavations with the yellow clay platform (core mound) exposed.

Excavation of the Anneewakee Mound site.



Artifact recovered from the excavation of sites along the Dog River.



Excavation of sites along the Dog River.

Recreational Quality

Resources with direct access to the South Douglas Scenic Byway

Boundary Waters Park is a 492-acre park that includes baseball fields, soccer fields, and a football field to support countywide recreational league activities. There is also a playground, a fishing pond, 12 miles of multi-trails and a disc golf course. It is the beginning of the **Chattahoochee Hill Country Regional Greenway Trail**, which will eventually connect Boundary Waters Park to Sweetwater Creek State Park.

The **Dog River Reservoir Park** offers fishing, a boat dock, johnboat rental, pavilions, picnic tables, grills and a gazebo. It is located with direct access on the Dog River Reservoir.

Fairplay Park is located in the center of historic Fairplay, and it provides youth ball fields as a part of the countywide recreational league activities.

Resources located in proximity to the South Douglas Scenic Byway

Punkintown Park includes 80 acres and is a recent acquisition for the county's park system. The first phase is under development and will include an outdoor classroom, hiking trails, camping facilities, special events venues, and access to Bear Creek for swimming.

The **Dog River Trails** are located in a 900-acre county park that also features the Dog River Library, a state-of-the-art facility known as the "library in the woods."

The former Bear Creek Golf Course was acquired by the Southern Conservation Trust with the intent to redevelop the golf course as a **Little Bear Creek Nature Preserve** with walking trails and amenities.

Foxhall Resort is a destination in southwest Douglas County that offers sporting clays, a guided ATV riding trail, fishing, archery, hunting, swimming, tennis, kayaking and canoeing, golf driving range, and hiking. Residential units and vacation lodging are both available at the resort.

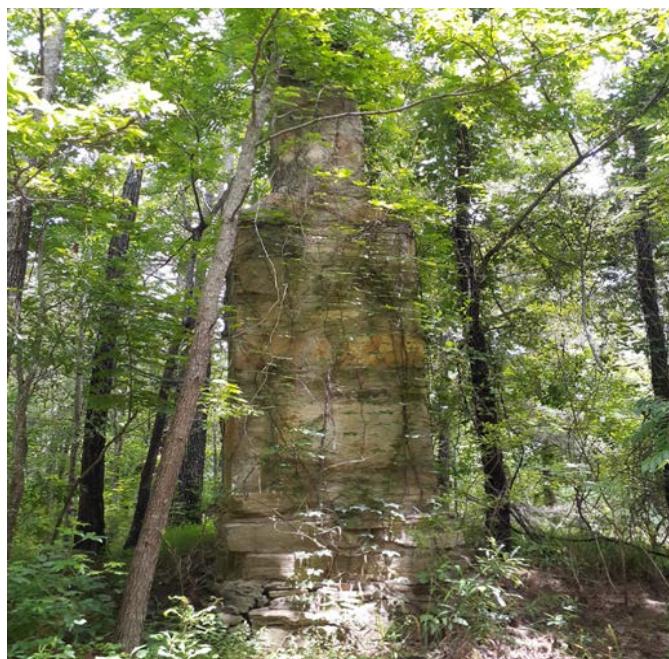
St. Andrews Golf and Country Club is a private golf club that is open to the public.



Recreation fields at Boundary Waters Park.

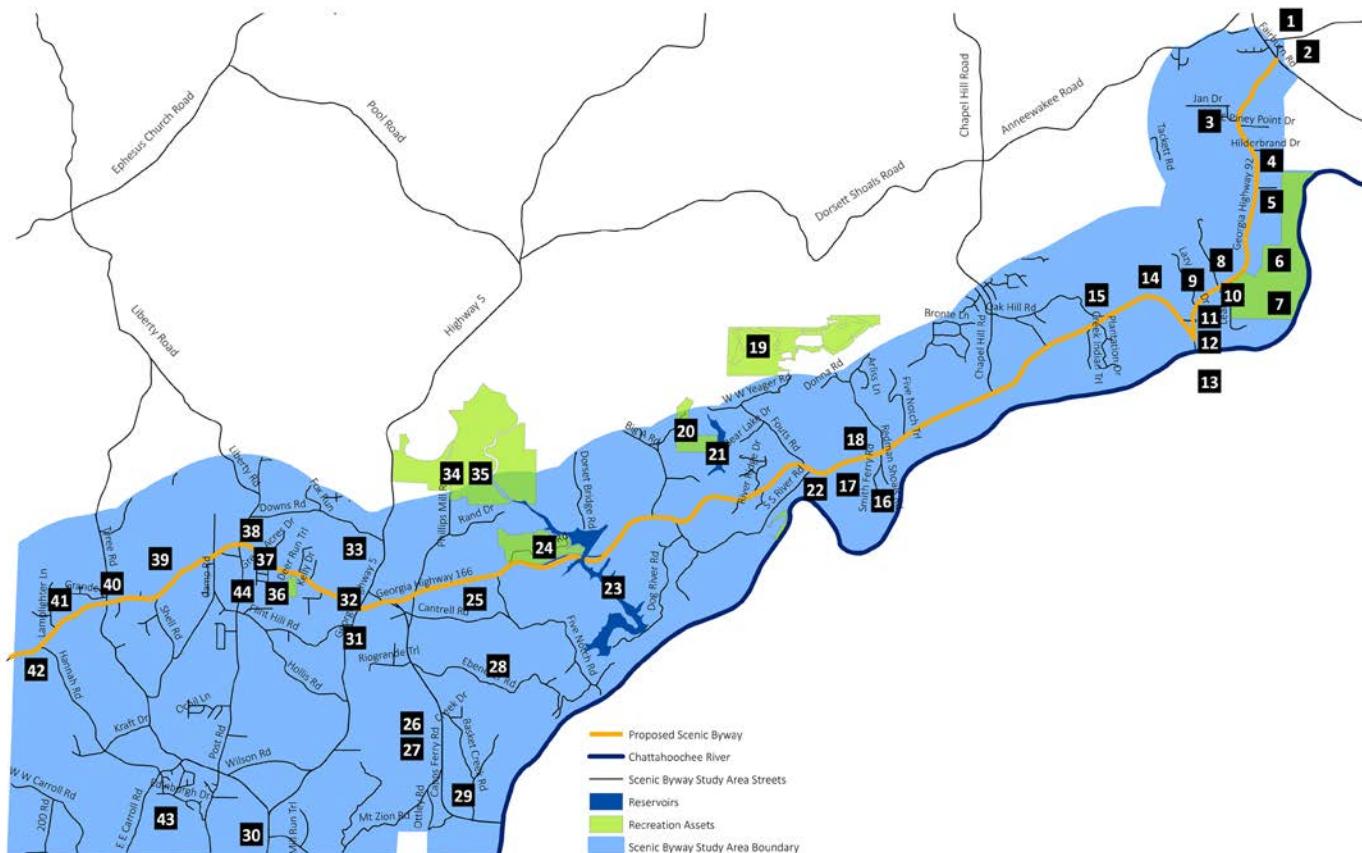


The Dog River Library and Trails are located on a 900-acre county park.



An old homesite located in Punkintown Park.

Map of Resources



- 1. Pleasant Grove Church and Cemetery*
- 2. Beulah Grove Lodge #372*
- 3. Boyd's Slave Cemetery**+
- 4. Victory Baptist Church and Cemetery**+
- 5. Accent Nursery*•+
- 6. Boundary Waters Park•+
- 7. Chattahoochee Greenway Trail•+
- 8. Will Winn Horse Farm**+
- 9. Bullard Henley Sprayberry House and Cemetery**+
- 10. Brigid's Bounty Farm**+
- 11. former Anneewakee Mound site*
- 12. Rodgers Greens and Roots Farm**+
- 13. Historic Campbellton/ South Fulton Scenic Byway•
- 14. Glover Farm**+
- 15. Oak Hill House*
- 16. Smith Hall and Smith Ferry*
- 17. North Georgia Turf**+
- 18. McKoy Cemetery**+
- 19. Bear Creek Nature Preserve*
- 20. Pumpkintown Park
- 21. Bear Creek Reservoir
- 22. South River Road/ Old Hwy 166•
- 23. Dog River Reservoir•+
- 24. Dog River Recreation Area•+
- 25. Ebenezer Church and Cemetery**+
- 26. Basket Creek Church and Cemetery*
- 27. Chapman Cemetery*
- 28. The Preserve**+
- 29. Foxhall*
- 30. Mt. Zion Church and Cemetery**+
- 31. Flint Hill Church, Cemetery and Lodge*
- 32. McWhorter Community**+
- 33. Fairfield Church and Cemetery*
- 34. Dog River Library•
- 35. Dog River Trails•
- 36. Fairplay/ Fairplay Park and Schools•+
- 37. Prizefighter Stables**+
- 38. Union Grove Church and Cemetery**+
- 39. Fairplay Horse and Mule Company**+
- 40. Friendship Church and Cemetery**+
- 41. Douglas Chapel Church of God and Cemetery**+
- 42. Oak Grove Cemetery**+
- 43. St. Andrews Golf Course**•
- 44. King of Crops Farm*

Key to Symbols:

* private property

• accessible by the public

+ visible from the Byway

Assistance to access a private cemetery can be provided by the Douglas County Cemetery Commission
www.CemeteryCommission.com

Corridor Management Issues

Tell the story.

A scenic byway is “a road with a story to tell.” The South Douglas Scenic Byway is the story of 200 years in 20 miles. Stakeholders have expressed the desire to experience the byway as “more than just a long path to California.” Information documented in the data sheet and application is just a start. There is more context to understand and more stories to know. There is a recognized under representation of sites that speak to the diversity of communities and experiences represented in the area. There is a need to weave together a cohesive and compelling narrative that authentically captures the integrity of the area while capturing the imaginations of visitors along the corridor. This will require long term commitment, along with the knowledge and insights of the community, to develop a holistic narrative of the area.



Highway 166 over the Dog River Reservoir

Balance preservation and growth.

The proposed byway corridor traverses some of the oldest settled areas in Douglas County. Historic, cultural and archaeological evidence covers a time span that includes pre-history through major national events of the last 200 years. The Trail of Tears, the Civil War, Reconstruction, the Great Migration and the Rise of Suburbia all have touch points in this area. The relatively rural pattern of development may present opportunities for the future that are not fully anticipated. The area holds promise for the re-emergence of sustainable urban agriculture and the opportunity for historic- and eco-tourism. At the same time, demand for residential development and supporting service and commercial industries will put pressure on the area for transition of land uses.

Ensure environmental protection.

With two major reservoirs and proximity to the Chattahoochee River, protection for water quality and quantity are paramount considerations in this area. Steep slopes and rock outcrops are areas typically unsuitable for development. Beyond this, corridors and habitat that sustain wildlife contribute to both ecological balance and quality of life. These same areas also offer opportunities for recreation and eco-tourism in an era of renewed focus on health and wellness. And are the areas most threatened by inappropriate development.



The South Douglas Scenic Byway parallels the Chattahoochee River

Corridor Management Issues

Direct resources to the implementation of outcomes.

The corridor offers a multitude of new opportunities for tourism, recreation, and cottage industries as a part of a balanced and thriving economic development strategy for the county. Planning to sustain the intrinsic qualities of the western part of the county balances the opportunity for growth in the eastern part of the county. But in all things, resources are finite among unlimited opportunities. Partnerships will be essential and investment from private and non-governmental organizations will be needed to balance the expenditures of public dollars in the area.



The South Douglas Scenic Byway maintains the rural residential character of the area.

Protect property and development rights.

Preservation and conservation will need to balance the protection of private property and development rights. Because of its geography on the edge of a major metropolitan area, Douglas County would likely grow even without proactive action to attract investment. The resources that make the area special are the same resources that will make it desirable for development. Thoughtful and balanced action can support density-neutral build out for areas that can accept growth.

Manage anticipated infrastructure improvements.

Significant public investment in infrastructure is anticipated. The immediate impact will be to water and sewer infrastructure with the expansion of the Dog River Reservoir and the extension of the capacity for sewer service. Consideration to the impact of those services on projected land use patterns, as well as the legacy failures of past development can inform a thoughtful strategy for growth.

Maintain the transportation function of the corridor.

The transportation function of the corridor must be maintained for both commercial and non-commercial traffic. Heavy truck traffic will use this corridor to access industrial development in neighboring jurisdictions. Congestion will increase. Strategies to preserve the transportation function of the corridor must recognize the quality of life that draws people to the area or the intrinsic qualities of the corridor.

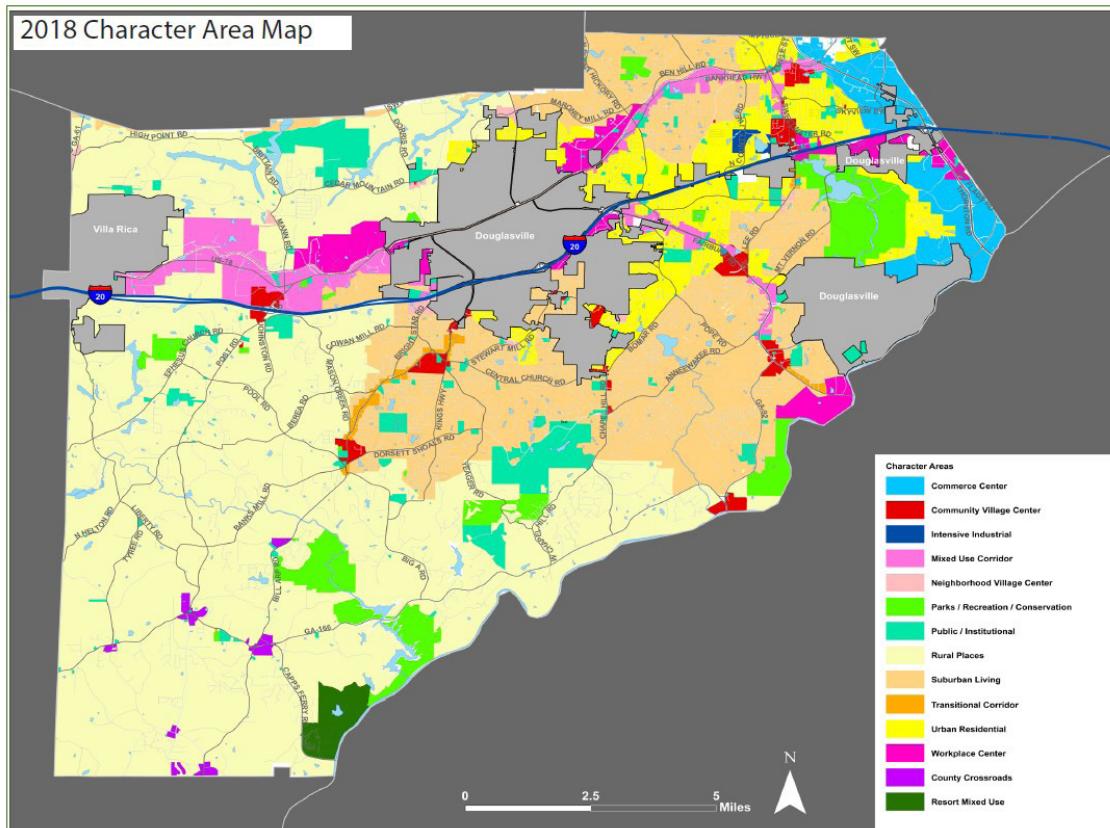


The Campbellton roundabout is an example of infrastructure that enhances the character and functionality of the South Douglas Scenic Byway.

Communicate with stakeholders and constituents.

The county will benefit by maintaining the outreach initiated during this process as a part of the county's overall community engagement strategy. Public meetings, corridor tours and social media campaigns provide different opportunities to reach stakeholders. Constituents need to know where to access information about proposed development. Policy and regulatory documents will need to support the intrinsic qualities of the area. A mission statement for the byway may be a helpful communication tool.

Land Use Planning and Zoning



The Douglas County Comprehensive Plan was adopted in 2018, and it will be due for update in 2023. The 2018 Future Land Use Map identifies the portion of the county in the South Douglas Scenic Byway Study area as rural residential uses with some small development nodes at some major intersections. The largest area of development contemplated in this area falls within the Resort Mixed Use designation.

The Rural Places designation is characterized primarily by large homesteads on individual lots; large lot single family home subdivisions; density-neutral master planned developments; and rural recreational amenities.

The Parks, Recreation and Conservation designation includes public parks; environmentally sensitive areas; greenway trails; and public art installations.

The Suburban Living designation is characterized by large lot residential development and traditional single family home subdivisions; master planned developments with a focus on open space preservation; age-friendly residential options; and limited service commercial development.

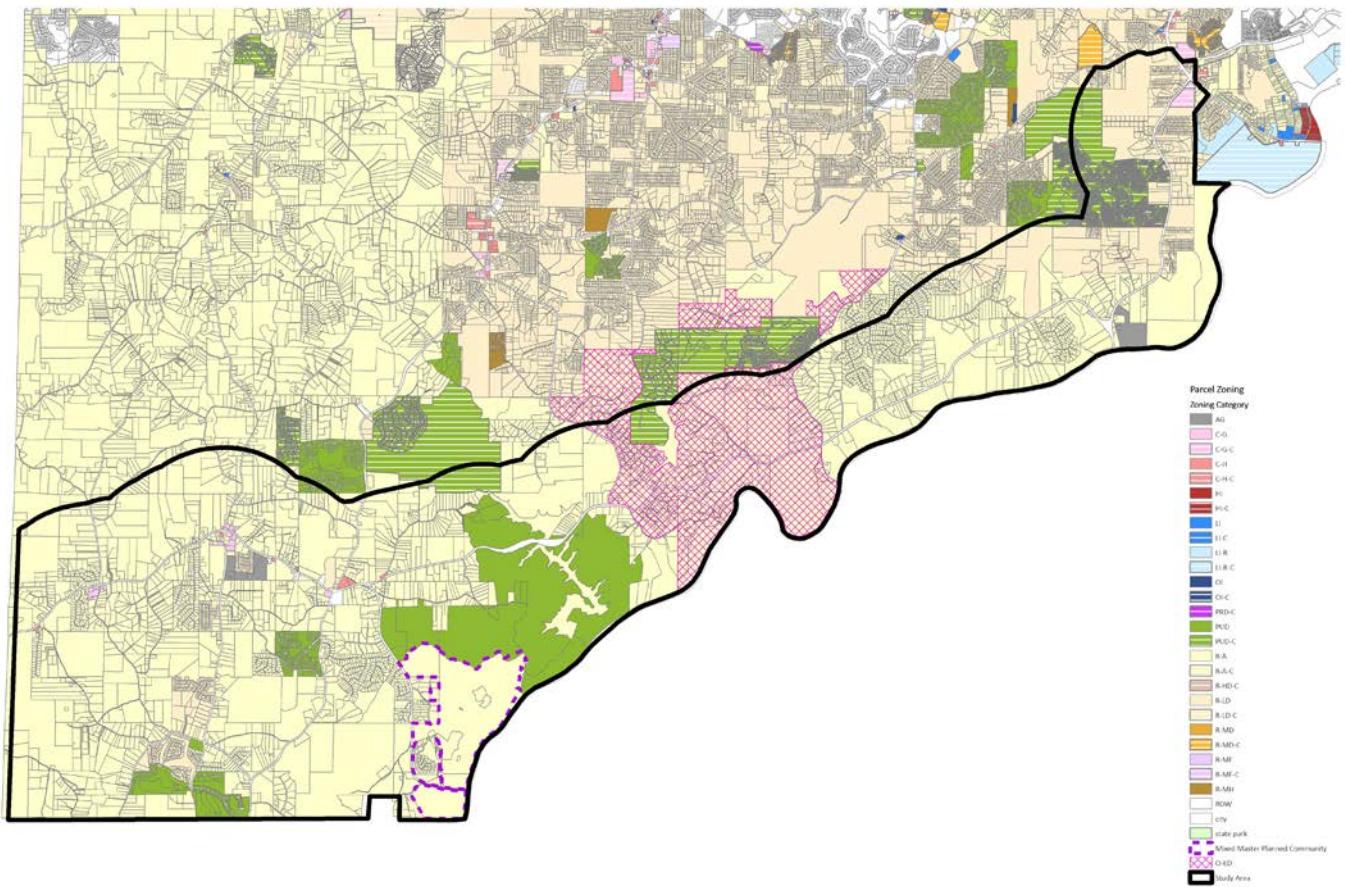
The Resort Mixed Use designation includes hospitality uses, including lodging, dining and conference facilities; recreational uses, including boating, biking and equestrian opportunities; and rural residential development.

The County Crossroads designation recognizes existing service commercial uses in rural areas.

The Public/ Institutional designation includes government facilities; religious institutions; and educational facilities.

The Community Village Center designation is characterized by service and retail commercial uses, small professional office developments, and institutional uses.

Land Use Planning and Zoning



The Douglas County Zoning Map for the Scenic Byway study boundary is shown above. The proposed study area boundary is outlined in black.

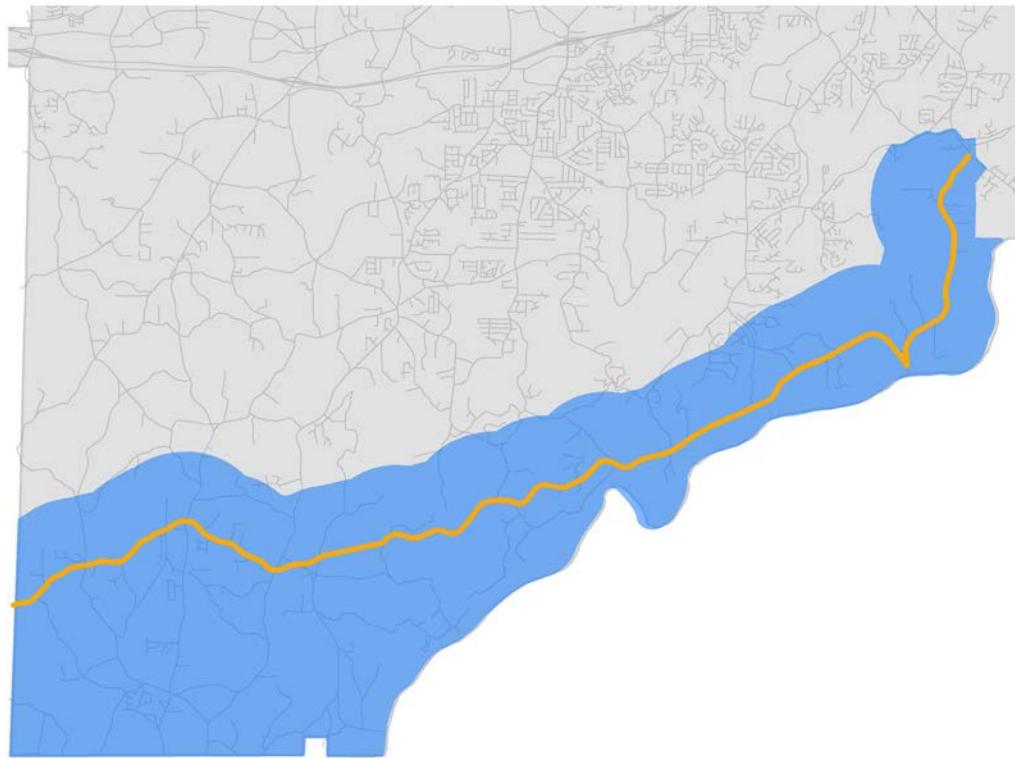
The study boundary for the South Douglas Scenic Byway extended approximately 1 mile around the corridor. This includes 29,500 +/- acres of land. Residential zoning districts account for 80% of the total area within the study boundary, or 23,700 +/- acres. Approximately 15% of the total land area is included as residential and non-residential Planned Unit Developments. The non-residential areas in these PUDs are primarily recreational uses and community amenities. Non-residential zoning is only 4% of the total land area, or 1,260 +/- acres. Three zoning districts predominate in the area of the South Douglas Scenic Byway:

The R-LD Single-Family Residential District is established to protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor streets and to protect the orderly future development of land in accordance with comprehensive development plans for the county.

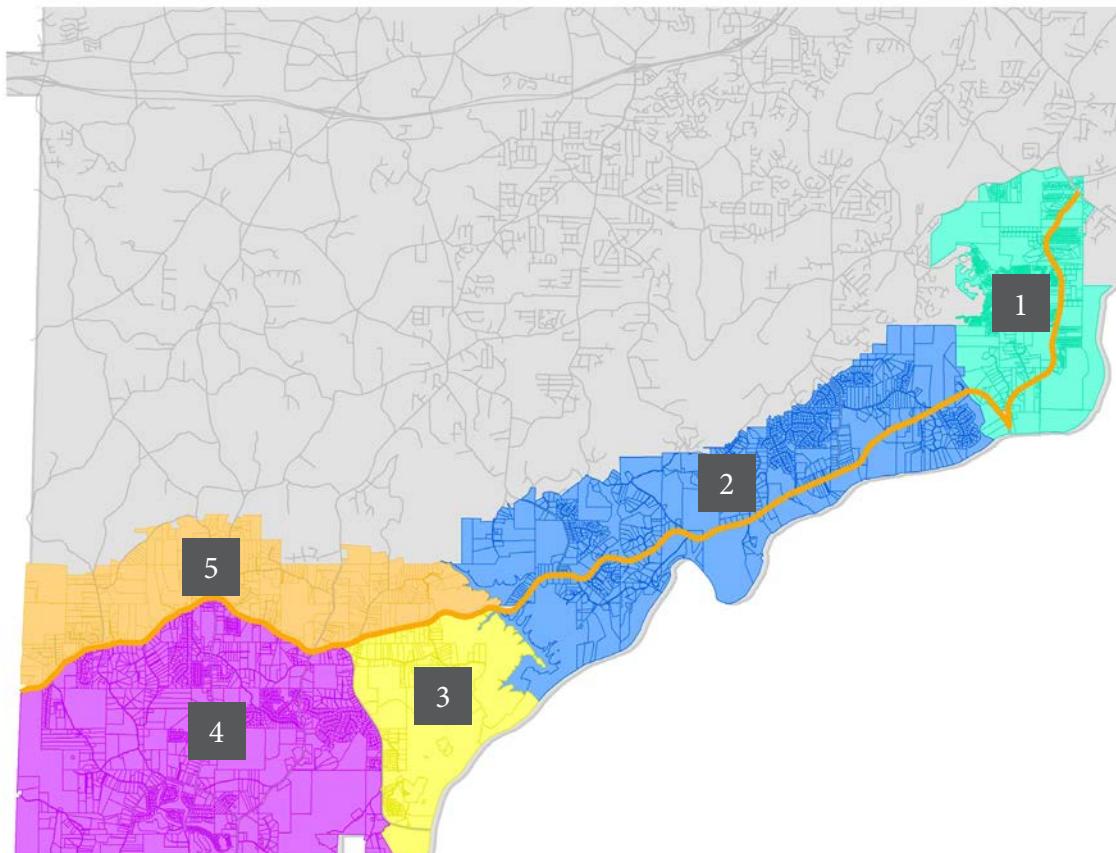
The R-A Residential-Agricultural District is established to protect and promote a suitable environment for rural or "large lot suburban" family life, agriculture including the raising of livestock and poultry, and the development of natural resources and other uses requiring extensive areas of land. This District is required to protect the future development of land in accordance with the Comprehensive Plan of the county as amended.

The PUD Planned Unit Development District is established to encourage the best possible site plans and building arrangements under a unified plan of development rather than under a lot-by-lot regulation. The PUD district is not intended to encourage greater density of the development, but rather to encourage ingenuity and resourcefulness in land planning and to assure the provision of park and recreation land and facilities for the use of the occupants of the development in order to obtain a more desirable environment.

Character Areas



The entirety of the study area boundary was evaluated for contributions to unique character areas. Character areas are geographically defined places with unique characteristics. The South Douglas Scenic Byway runs through five distinct character areas. Each segment is defined by its topographic and geographic features; historic development patterns; environmentally sensitive areas; and existing land uses. Each segment is described in detail on the following pages.



Character Areas- Segment 1

The first segment identified for analysis is the area along Highway 92 & 166 that begins at Fairburn Road and runs to the county line near the Campbellton roundabout. It is developed with the most traditional suburban characteristics of the corridor. However, by the time you get to the Campbellton roundabout and continue to travel down Highway 166, it has transitioned to more agricultural and rural-residential land use patterns.

Insofar as the area has considerable development relative to other segments of the Scenic Byway, it also is rich in resources that support the intrinsic qualities of the corridor. It is closely tied to the history of Old Campbell County, and also has an important role in pre-history before western settlement. It includes the National Register of Historic Places listed Beulah Grove Lodge #372, other resources eligible for National Register listing, and numerous old cemeteries mark the location of important sites of the county's history.

Boundary Waters Park and the Chattahoochee Hill Country Greenway are important recreational assets in this segment. And several sites support the county's long history of agricultural entrepreneurs, including Accent Nursery & Landscaping and Rodgers Greens and Roots Farm. There are environmentally sensitive areas, including floodplain along the Chattahoochee River and Anneewakee Creek, and there are several large wooded, undeveloped tracts. This is all among the neighborhoods and public school located along this segment of the corridor.

Policies

The following policies are recommended to guide growth and development in this Character Area.

- The predominance of more traditional suburban residential characteristics is recognized in this segment.
- New development should be compatible with the pattern established in this character area.
- Encourage opportunities for new agri-business and agri-tourism uses in this character area.
- Encourage opportunities for context sensitive residential infill development.



Segment 1 of the five character areas identified along the Scenic Byway Corridor.

Character Areas- Segment 2

The second segment identified for analysis along Highway 166 stretches from the Campbellton roundabout to the eastern side of the Dog River Reservoir. This segment is defined by rural residential uses separated by dense wooded tracts. This area best captures the natural and scenic qualities of the corridor. Dense tree canopy that is broken by vistas of pasture and homesites predominate in this section. The former Patterson Dairy site with its legacy barns and grain silos adds to the Scenic Qualities along the corridor. The dairy operations have ceased on the site, but it continues to be used agriculturally for the production of sod.

There are several noteworthy road sections that are typical of the rural character roads that connect on and off the corridor. Included are Oak Hill Road, Smith Ferry Road, Fouts Mill Road and South River Road. These roads provide opportunities for connectivity from the Scenic Byway to important sites just on the periphery of the study area that have value for both historic and recreational qualities.

The former Bear Creek Golf Course was acquired by the Southern Conservation Trust. The Trust proposes to utilize the 5-miles of former golf cart paths as a multi-use trail network that winds around a nature preserve created on land of the former golf course. This site could be an important catalyst for a multi-use path connecting multiple recreational sites in the area, including Punkintown Park and the Dog River Library and Trails.



Segment 2 of the five character areas identified along the Scenic Byway Corridor.

Character Areas- Segment 2

The Dog River Reservoir is not only an important natural resource for Douglas County, but also provides recreational opportunities, including boating and fishing. The Reservoir is managed by the Douglasville-Douglas County Water and Sewer Authority, and they provide information on archaeological excavations completed prior to construction of the reservoir. The Bear Creek Reservoir was the county's drinking water reservoir prior to the construction of the Dog River Reservoir. It is an important back stop for the county's drinking water supply in times of drought.

Policies

The following policies are recommended to guide growth and development in this Character Area.

- Preserve existing tree canopy on densely wooded tracts of land through conservation subdivision development.
- Continue the pattern of rural residential development for new residential uses visible from the Byway corridor.
- Preserve legacy agricultural uses and promote new agriculturally-oriented development.
- Protect the rural character roads at intersections with the Scenic Byway corridor.
- Identify opportunities for further archaeological exploration in the area.



The site of the former Patterson Dairy is currently operated as a sod farm.

Character Areas- Segment 3

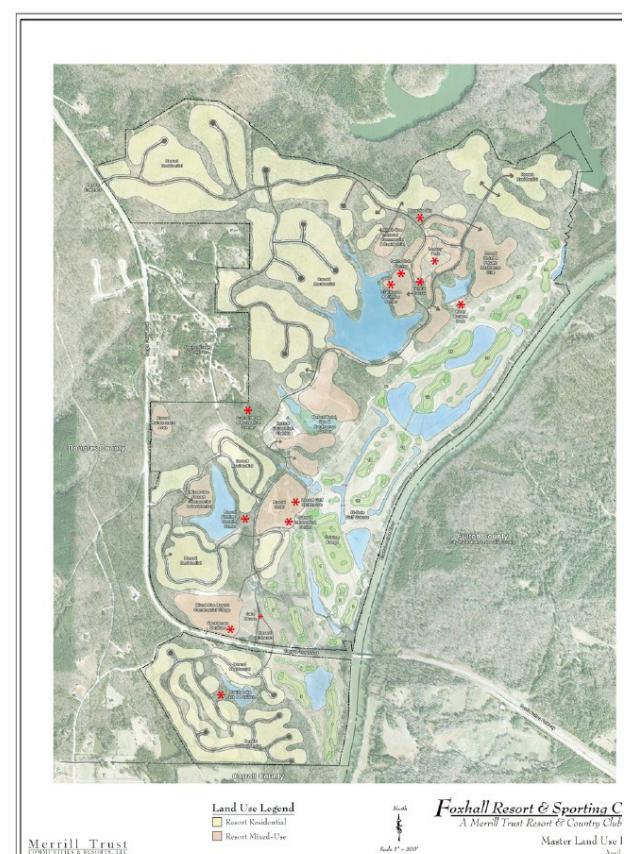


Segment 3 of the five character areas identified along the Scenic Byway Corridor (above). The master plan for Foxhall is pictured below.

Segment 3 is focused on areas generally east of Capps Ferry Road and south of Highway 166. This area is primarily comprised of two large mixed use development projects: Foxhall and The Preserve.

Both projects have received zoning entitlement and are actively working toward build out of their overall concept plans. Central to the viability of these projects is a sewer line expansion in the area. The expanded sewer capacity will serve both Foxhall and The Preserve, and has capacity planned for adjacent property.

This area generally aligns with the Resort Mixed Use Character Area of the Douglas County Comprehensive Plan. This is a special designation for a limited area of development with the rural portion of the county. It supports limited non-residential uses in the areas of recreation, agri-tourism and hospitality. Capitalizing on the County's rural heritage and environmentally sensitive resources, this character area supports the growth of uses that will contribute to the economic vitality of rural areas without compromising character of surrounding agricultural and low density residential uses.



Character Areas- Segment 3

Policies:

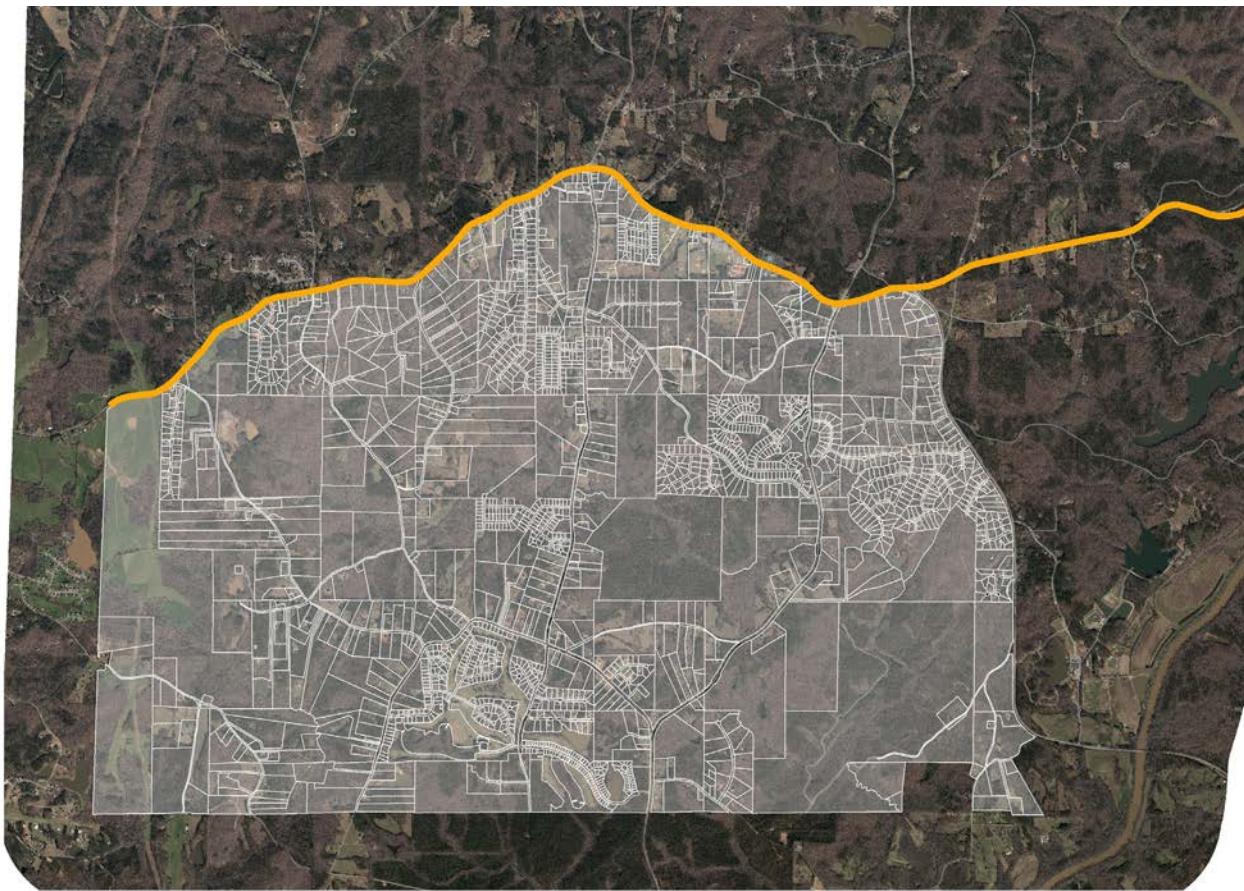
The following policies are recommended to guide growth and development in this Character Area.

- Development in this area should be contained to a defined site and should proceed in accordance with an approved master plan.
- Master plans should respect the context of the area and be compatible with agricultural forestry and low-density residential uses.
- Development in this area should support the recreational, agri-tourism and hospitality industries in the area. This excludes traditional suburban commercial or industrial uses, such as shopping centers, warehousing.
- Preservation of existing natural and cultural resources should be prioritized in order to enhance the vitality of the area.



The Master Plan for the Preserve is pictured above.

Character Areas- Segment 4



Segment 4 of the five character areas identified along the Scenic Byway Corridor.

Segment 4 reflects many of the characteristics associated with a rural village or crossroads community. If Segment 1 is the most suburban in character, Segment 4 is the other part of the Scenic Byway that has greatest potential for residential infill at a village scale. The extension of a public sewer line between the area around the St. Andrews community and through to the resort style developments in Segment 3 opens this area to greater flexibility of residential development. New residential development is anticipated to be similar in character as existing development, but non-residential development shall largely be confined to those typical community village scaled uses.

Because of the older communities in the area, a number of historic resources are present in Segment 4. The Basket Creek Church and Cemetery are important landmarks documenting the period of time between Reconstruction and the Great Migration. The church was established by and for African Americans in 1886. The cemetery is listed on the National Register of Historic Places for its tradition of grave mounding.

The Flint Hill Church, Cemetery and Lodge has been a focal point of the McWhorter community since the church was established in 1874. The Flint Hill Academy, one of the first schools organized by the newly created Douglas County Board of Education in 1871, was also on this property. The structure was destroyed by arson in 2014, and subsequently rebuilt.

King of Crops Farm and Prizefighter Stables are new agri-business enterprises on the corridor. Both support opportunities for tourism and events to bring visitors to their farms. Fairplay Park hosts active recreational activities in the community and St. Andrews Golf Course is a private recreational resource that is open to the public.

Character Areas- Segment 4

Policies

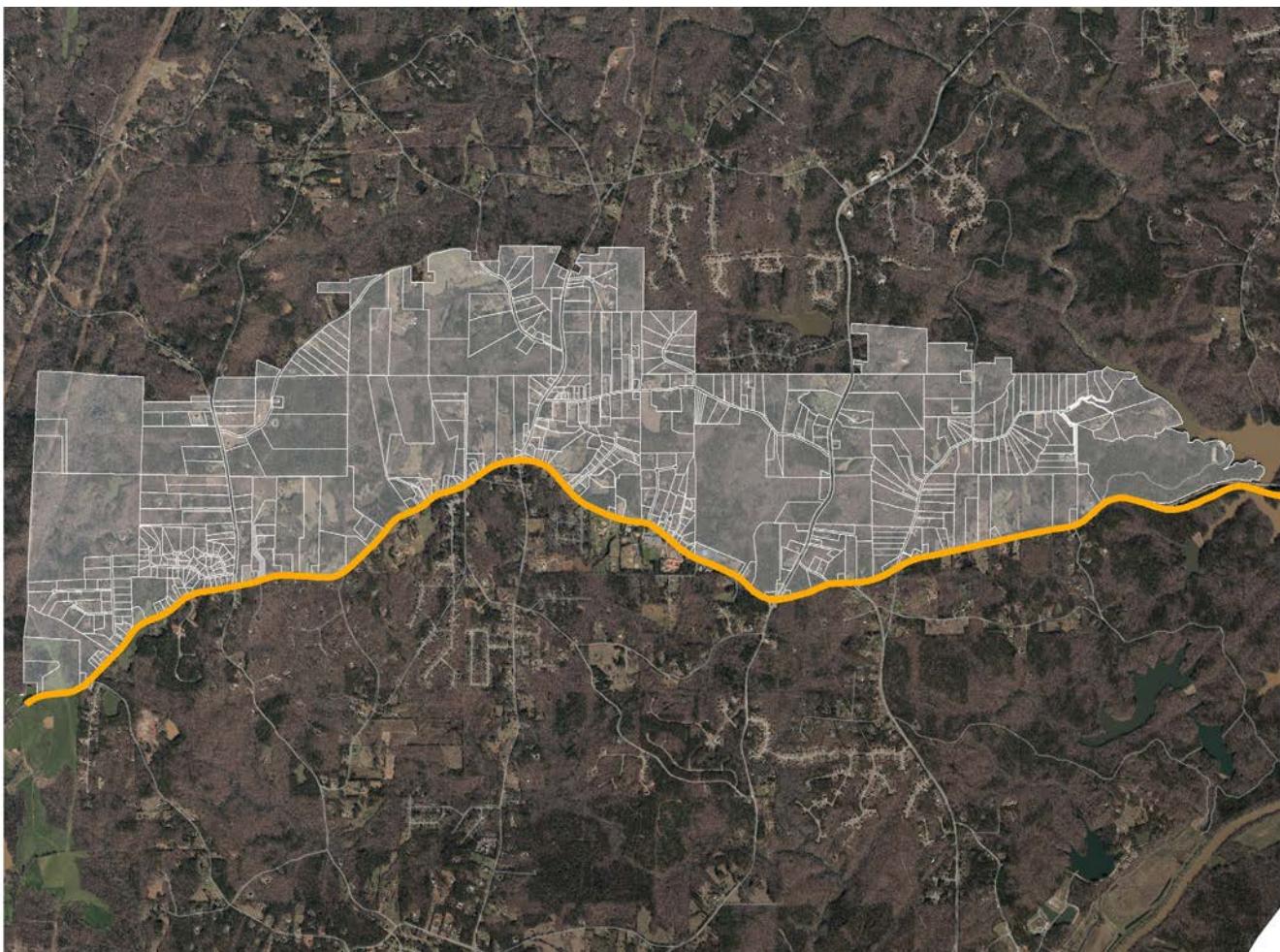
The following policies are recommended to guide growth and development in this character area.

- New non-residential development shall be at the scale of convenience, neighborhood commercial uses with a footprint that generally does not exceed 3,000 square feet.
- Adequate planning for institutional uses, such as schools and churches, should take into consideration the possible build out as campuses, or other multi-phased projects.
- Single family detached residential development will be the preferred residential development type. Conservation subdivision design may allow for variety of lot sizes for single family neighborhoods while preserving an overall density-neutral build out.
- Preservation of environmental quality is a priority in the context of new development. Parks and open space areas are encouraged to be included in the planning and permitting of new development.
- Preservation of rural character roads is encouraged and the expansion of existing transportation infrastructure should be context sensitive.



Fairplay Park includes ballfields, playground, picnic facilities and a walking track.

Character Areas- Segment 5



Segment 5 of the five character areas identified along the Scenic Byway Corridor (above). This area is completely contained within the Dog River Watershed Basin (below).

The segment of the study area that extends between the Dog River Reservoir to the county line on the north side of Highway 166 is protected by the county's most stringent watershed protection restrictions. The Dog River Watershed Basin is one of several watershed basins protected through Douglas County's Unified Development Code (UDC). Watershed development restrictions limit things such as land disturbance and impervious surface coverage to as to protect drinking water reservoirs.

The Dog River Reservoir is not only an important natural resource for Douglas County, but also provides recreational opportunities, including boating and fishing. Though recreational opportunities are limited to ensure that water quality is



Character Areas- Segment 5

preserved. According to the Metro North Georgia Water Planning District, “the Metro Water District relies almost entirely on surface water to meet the needs of the region. Access to groundwater is negligible, so we must rely on our small rivers and streams for water supply and capture and store rainfall in reservoirs to provide relief in times of drought.”

The purpose and intent of the Watershed Protection Ordinance of the Unified Development Code underscores the importance of protecting the quality and quantity of the present and future water supply of the County. As a result, much of the land in this segment has had limited development. Very few major subdivisions have been built in this area. Development is generally restricted to a 3 acre density or lot size, and impervious surface is limited to a percentage of the total lot area. Non-residential development is discouraged.

The Dog River Reservoir is managed by the Douglasville-Douglas County Water and Sewer Authority, and they maintain a record of archaeological excavations completed prior to construction of the reservoir.

Policies

The following policies are recommended to guide growth and development in this Character Area.

- Minimal change of land use patterns and development is anticipated in this area.
- Continuation of enforcement of the Dog River Watershed protection regulations ensure the preservation of water quality and quantity for the future, which is essential to the resiliency of Douglas County.



The Dog River Reservoir is the primary drinking water reservoir for Douglas County.

Implementation

Strategy to Manage and Enhance the Corridor

Douglas County is the sponsor of the South Douglas Scenic Byway, and the entire length of the Corridor is located within its jurisdiction. The policy recommendations of this Corridor Management Plan will be reviewed and incorporated into the update of the Douglas County Comprehensive Plan. The update will be initiated in 2022 with adoption anticipated by October 2023.

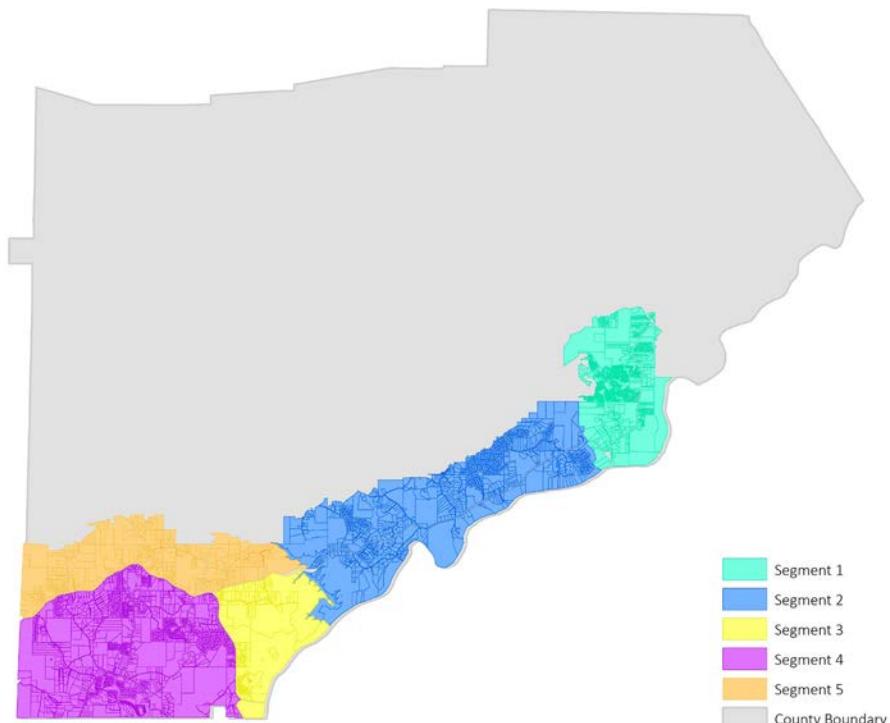
The Corridor Management Plan focuses on two primary areas for implementation: Land Use Policy and Community Placemaking. Implementation of the recommendations for Land Use Policy will be overseen by the Douglas County Planning and Zoning Board and Board of Commissioners. This will be accomplished through adoption of the policy recommendations of the Corridor Master Plan into the Comprehensive Plan and implemented through regulatory changes to the Douglas County Unified Development Code.

An advisory committee will champion the recommendations on Community Placemaking. This committee will evolve from a subcommittee of the Steering Committee that was convened for this purpose. It includes representatives of the Douglas County Tourism Board, Cultural Arts Council, Douglas County Development Services Department and interested citizens. This advisory committee anticipates meeting regularly to coordinate on placemaking initiatives.

Land Use Policy

There are opportunities for community development that will respect and enhance the existing character of the South Douglas Scenic Byway. Policy recommendations adopted as a part of the Douglas County Comprehensive Plan will guide future decisions on development in the area. The policies below are recommended as guidance for the development of final policy recommendations in the Comprehensive Plan:

- Preserve a build out model that is density neutral.
- Continue to research and highlight important historic, cultural and archaeological elements in each character area of the South Douglas Scenic Byway.
- Identify appropriate land use and zoning classifications for the character areas of the South Douglas Scenic Byway.
- Identify opportunities for long term land protection, including the use of conservation easements and other tools.
- Encourage opportunities for agri-tourism, agri-business and maker occupations along the Scenic Byway Corridor



Unique character areas along the Scenic Byway Corridor

Implementation

Strategy to Manage and Enhance the Corridor

Zoning and subdivision regulations adopted as a part of the Unified Development Code create the regulatory framework through which adopted policy recommendations will be implemented. Consideration should be given to the following opportunities.

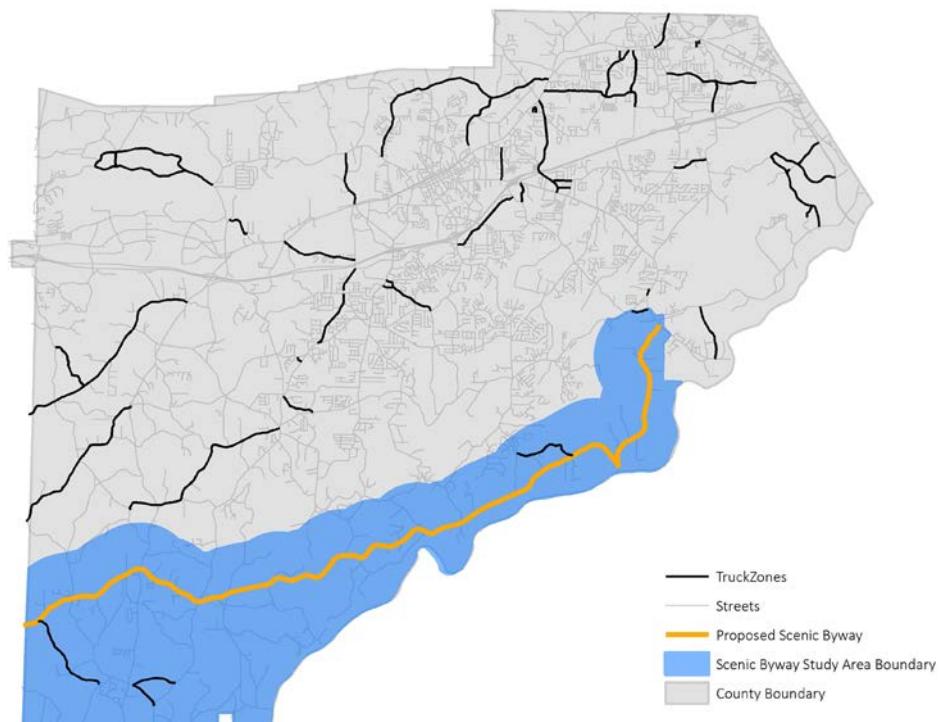
- Revise the current conservation subdivision ordinance to provide greater opportunity for context sensitive development under the base zoning classification.
- Establish controls to preserve adequate buffers along the corridor to preserve viewshed opportunities that contribute to the experience of the South Douglas Scenic Byway.
- Establish architectural and landscaping controls that will ensure quality of new residential development.
- Revise or expand, as needed, overlay zoning to achieve desired outcomes along the corridor.

Truck Traffic: The proposed route for the South Douglas Scenic Byway includes roads designated as a part of the State Highway network. As such, they will be used by tractor trailers for local and interstate trucking. Douglas County maintains a list of roads that are not designed to accommodate tractor trailers. Portions of five of those are located with the Study Boundary for the Scenic Byway: Hannah Road, Wilson Road, Tyree Road, Oak Hill Road and Chatham Place.

It is not the intent of the Scenic Byway to limit the use of these roads by tractor trailers. There are areas that may benefit from greater consideration of the impact of use by tractor trailers, such as the portion of Highway 166 through the Fairplay community. Additional analysis may lead to mitigation measures to better manage truck traffic in this area. Limitations on zoning for any new non-residential uses will also mitigate any increased truck traffic to destinations in the area, while still facilitating the efficient movement of thru traffic.



Dense vegetation and rural residential uses are typical of the viewshed along the Scenic Byway corridor.



This map shows roads in Douglas County that prohibit tractor trailers.

Implementation

Strategy to Manage and Enhance the Corridor

Community Placemaking

This Corridor Management Plan documents the wealth of resources that contribute to the character of the South Douglas Scenic Byway. There are continued opportunities for research to expand what we know about the value of this area. The structural framework to ensure the success of ongoing initiatives is substantially in place in Douglas County. Rather than creating a new or separate body to guide growth in this area, Douglas County will focus on supporting initiatives that are currently in place. Examples include:

Tourism Initiatives: The Douglas County Tourism Board develops initiatives that highlight resources along the South Douglas Scenic Byway. Tourism trails including, the Agriculture Trail, the Butterfly Trail, and the Film Trail encourage visitors to explore the best of Douglas County. Exploration Challenges create unique opportunities to experience sites first hand.

Continued support of tourism initiatives will be a valuable resource for enhancing the South Douglas Scenic Byway.

Public Art Opportunities: The Douglasville-Douglas County Cultural Arts Center develops regular programming to expand access to arts and culture for Douglas County residents. There is potential to enhance resources along South Douglas Scenic Byway through programmatic development of opportunities to highlight these resources through public art and placemaking.

Recreation Opportunities: Recreation offers a unique opportunity to bring visitors to the area. Enhancing the existing recreation opportunities and expanding the programming and connections offered by those opportunities are one of the best ways to experience the South Douglas Scenic Byway. A framework for potential trail connectivity emerged in discussions for the Corridor Management Plan. These recommendations should be vetted further as a part of the update of the Douglas County Comprehensive Plan.

There are elements of these initiatives that will benefit from expanding the stakeholders that support these programs. Partnerships should be built with other established organizations that have an interest in the success of this area. This includes the Cooperative Extension Service, the Douglas County Cemetery Board, and the Douglas County Historic Preservation Commission.

To support the development of new economic development opportunities, Douglas County will need to support the entrepreneurs in the community that take the initiative to start new businesses. Workshops and other opportunities to collaborate with interested partners create a foundation for the success of small businesses in the South Douglas Scenic Byway corridor.



The "Love Where You Live" public art initiative will feature sites in the Scenic Byway corridor.



Recreation fields at Boundary Waters Park

Implementation

Strategy to Manage and Enhance the Corridor

Historic Preservation: A countywide historic resources survey was completed by Quatrefoil Consulting in 1999. According to the document, the survey is a resource that forms the basis of future preservation planning for the county. It captures buildings, sites and structures that meet the criteria for consideration as historic resources by the definitions established in the National Historic Preservation Act of 1966 and the Georgia Historic Preservation Act of 1980. Working in tandem with the Standards for various historic preservation treatments published by the Secretary of the Department of the Interior, the formal application of historic preservation planning is guided by these established policies and criteria.

The National Register of Historic Places is described as the official list of the nation's buildings, districts, landscapes, objects and archaeological sites worthy of preservation. Structures that are listed on, or eligible for the National Register of Historic Places, are offered a degree of protection from the impacts of infrastructure improvements funded with Federal or State resources. Any potential impact from such infrastructure program is required to undergo a review process. If potential adverse impacts are identified, the project must adequately mitigate any impacts.

Two resources within the study area have been formally listed on the National Register of Historic Places: Beulah Grove Lodge #372 and Basket Creek Cemetery. The 1999 survey of historic resources identified other resources that were potentially eligible for listing on the National Register:

- 5539 South River Road
- 5941 South River Road (likely demolished)
- 3861 Highway 166
- 4688 Highway 166
- 3644 Oak Hill Road
- 5135 Highway 92
- 6340 Smith Ferry Road
- The Rock House, at the north side of SR 166, at intersection with South River Road

Finally, several other resources were surveyed and documented for their historic significance, but were ultimately determined to not be good candidates for individual listing on the National Register. Taken collectively, they do contribute to the overall character of the Scenic Byway Corridor.

As a baseline, consideration for eligibility begins with structures that are at least 50 years old, unless other considerations are present (such as an association with a historically significant event.) The 1999 survey considered those buildings that were within an approximate 50 year +/- timeframe from the survey date. Over 20 years have passed from this survey, which means that potential resources may have aged into eligibility, including properties constructed in the 1950s, 1960s, and 1970s. A new survey would likely yield previously undocumented information relevant to the significance of the South Douglas Scenic Byway.



Images of the Rock House (DO-135), Smith Hall (DO-296), and the Whitley House (DO-151) from the 1999 Douglas County Historic Resources Survey.

Implementation

Vision, Goals, Policies and Activities

The **Vision** of the Corridor Management Plan is to preserve the continuity of the traveler's experience along the South Douglas Scenic Byway, now and in the future.

To achieve this vision, the very same corridor management issues are also the **Goals** to guide future decisions about new development along the South Douglas Scenic Byway:

- Tell the story.
- Balance preservation and growth.
- Ensure environmental protection.
- Direct resources to the implementation of outcomes.
- Protect property and development rights.
- Manage anticipated infrastructure improvements.
- Maintain the transportation function of the corridor.
- Communicate with stakeholders and constituents.

Individual **Policies** for each segment of the proposed Character Areas are supported by the overall policies of the Corridor Management Plan outlined here:

- Future residential development will be sensitive to the context of its character area and it will primarily follow traditional suburban neighborhood and rural residential development.
- Density neutral development is encouraged along the corridor. Where appropriate, cluster development tools may support the preservation of sensitive environmental areas and important buffers and setbacks for the viewshed.
- Future development with appropriate buffers and setbacks will preserve the viewshed along the corridor.
- New agricultural uses are encouraged along the corridor.
- Research will continue on historic, archaeological and other resources that support the intrinsic qualities of corridor.
- Resort-style and recreational developments that support tourism and hospitality opportunities are encouraged in designated areas.
- Protection of water quality and quantity is a primary consideration in reviewing proposals for all new development.

The following **Activities** are recommended to further the Vision, Goals and Policies of this Corridor Management Plan.

| Activity | Timeframe | | |
|---|-----------|-----------|----------|
| | 1-3 years | 3-5 years | 5+ years |
| Promotions – Opportunities to Engage | | | |
| Convene regular workshops for property owners to learn about economic development opportunities and other programs that will support the vision of the South Douglas Scenic Byway | X | | |
| Develop promotional information about the South Douglas Scenic Byway that can be available to visitors in both electronic and print format. | X | | |
| Implement the development of a multi-use path system that will connect multiple sites of interest in the study area of the Scenic Byway | X | X | X |

Implementation

Vision, Goals, Policies and Activities

| Activity | Timeframe | | |
|---|-----------|-----------|----------|
| | 1-3 years | 3-5 years | 5+ years |
| Policy – Initiatives and Priorities | | | |
| Incorporate and expand, as appropriate, the character areas, policies and recommendations of the Corridor Management Plan into the Comprehensive Plan update (to be completed in 2023) | X | | |
| Adopt a conservation subdivision ordinance to provide an alternative for preservation of open space and cluster of new residential development | X | | |
| Preserve existing zoning and promote density neutral development options for parcels in the study area of the Scenic Byway | X | X | |
| Encourage opportunities for new home-based businesses as an economic development strategy for parcels in the study area of the Scenic Byway | X | X | |
| Encourage opportunities for agri-business and agri-tourism as an economic development strategy for parcels in the study area of the Scenic Byway | X | X | |
| Support property owners who wish to pursue designation on the National Register of Historic Places, as appropriate | X | X | X |
| Support GDOT in the regular review process for the South Douglas Scenic Byway, including updates to the Corridor Management Plan and related documents, as needed | | X | |
| Partnerships – New and Ongoing Activities | | | |
| Convene an ongoing advisory committee for the first year after formal designation as a Scenic Byway to further implementation of the recommendations of the Corridor Management Plan | X | | |
| In coordination with GDOT and Douglas County DOT, install appropriate signage designating the Scenic Byway along the Corridor | X | | |
| Support the Douglas County Tourism Department in their programs for developing Tourism Trails and Exploration Challenges that incorporate sites along the Scenic Byway. | X | X | |
| Support the Douglasville-Douglas County Cultural Arts Center to identify and support opportunities for temporary and permanent public art installations that incorporate sites along the Scenic Byway | X | X | |
| Work with Keep Douglas County Beautiful to prevent issues of litter and debris that could distract from the experience of the South Douglas Scenic Byway | X | X | |
| Support opportunities to partner with the Chattahoochee Riverlands project to develop recreational opportunities in the study area of the Scenic Byway | X | X | X |

Appendix A

Additional documentation of public notification

Letter to property owners with direct access to the Scenic Byway



The Douglas County Board of Commissioners is working with the Georgia Department of Transportation on the designation of the South Douglas Scenic Byway. The proposed byway route includes portions of Highway 92/166, as well as Highway 166. You are receiving this letter because you own property with access along the proposed corridor.

You can learn more about the proposed Scenic Byway on the Douglas County website at <https://www.celebratedouglascounty.com/298/Programs-and-Projects>. You are invited to an upcoming **public open house** regarding the designation of the proposed Scenic Byway.

- **Public Open House #1** – Tuesday, September 14, 2021 from 4:00 p.m. to 6:00 p.m.
- **Public Open House #2** – Tuesday, November 16, 2021 from 4:00 p.m. to 6:00 p.m.

Both meetings will be held at the Douglas County Courthouse, 8700 Hospital Drive, Douglasville GA 30134. Meetings are free and open to the public. Regular project updates are posted on the Douglas County Happenings Facebook page and on the weekly Douglas County Happenings e-newsletter.

You may also contact the Douglas County Planning and Zoning Department at **770-920-7241**, and staff will be glad to answer your questions or schedule time to meet with you in person. The enclosed form, along with this letter documents your receipt of information on the proposed South Douglas Scenic Byway.

Sincerely,

Ronald M. Roberts, Jr. AICP
Planning and Zoning Manager

Appendix A

Additional documentation of public notification

Letter to property owners with direct access to the Scenic Byway



APPENDIX B

RECEIPT FOR SCENIC BYWAYS INFORMATION

DATE _____

INDIVIDUAL _____ FAMILY _____ MOBILE HOME _____ BUSINESS _____

FARM _____ NON-PROFIT ORGANIZATION _____ NON-RESIDENT OWNER _____

BYWAY NAME OR ROUTE _____

COUNTY _____

NAME _____
(PRINT)

PRESENT ADDRESS

I, the above named, do hereby certify that I have on this date been made aware of the proposed scenic byway and the restrictions it will place on additional outdoor advertising. In order to preserve the integrity of the corridor, no new billboards will be allowed. I am aware that onsite signs are permissible in accordance with local sign ordinances.

(SIGNATURE)

(DATE)

WITNESS

Appendix A

Additional documentation of public notification

Acknowledgement of receipt of information



APPENDIX B

RECEIPT FOR SCENIC BYWAYS INFORMATION

DATE 8-3-2021

INDIVIDUAL FAMILY MOBILE HOME BUSINESS
FARM NON-PROFIT ORGANIZATION NON-RESIDENT OWNER
BYWAY NAME OR ROUTE Patterson Farm - Douglas Patterson
COUNTY Douglasville - Douglas
NAME Douglas Patterson
(PRINT)

PRESENT ADDRESS 5130 Hwy 166
Douglasville, Ga 30135
ADDRESS #2 6249 Old West Point Rd
LaGrange, Ga 30240

I, the above named, do hereby certify that I have on this date been made aware of the proposed scenic byway and the restrictions it will place on additional outdoor advertising. In order to preserve the integrity of the corridor, no new billboards will be allowed. I am aware that onsite signs are permissible in accordance with local sign ordinances.

Douglas Patterson
(SIGNATURE)

8-3-2021
(DATE)

Frank Perez-Davis
WITNESS

Appendix A

Additional documentation of public notification

Acknowledgement of receipt of information



APPENDIX B

RECEIPT FOR SCENIC BYWAYS INFORMATION

DATE Sept. 1, 2021

INDIVIDUAL FAMILY MOBILE HOME BUSINESS

FARM NON-PROFIT ORGANIZATION NON-RESIDENT OWNER

BYWAY NAME OR ROUTE South Douglas Scenic Byway

COUNTY Douglas

NAME Jaine F. Ladien
(PRINT)

PRESENT ADDRESS

3134 Hwy 166 Douglasville, GA 30135

I, the above named, do hereby certify that I have on this date been made aware of the proposed scenic byway and the restrictions it will place on additional outdoor advertising. In order to preserve the integrity of the corridor, no new billboards will be allowed. I am aware that onsite signs are permissible in accordance with local sign ordinances.

Jaine F. Ladien
(SIGNATURE)

09/01/21
(DATE)

J. Ladien
WITNESS

Appendix A

Additional documentation of public notification

Acknowledgement of receipt of information



APPENDIX B

RECEIPT FOR SCENIC BYWAYS INFORMATION

DATE 8/3/21

INDIVIDUAL _____ FAMILY _____ MOBILE HOME _____ BUSINESS _____

FARM _____ NON-PROFIT ORGANIZATION _____ NON-RESIDENT OWNER

BYWAY NAME OR ROUTE RT. 166

COUNTY Douglas

NAME JOE C. RUDÉ III
(PRINT)

PRESENT ADDRESS

3065 RIVER NORTH PKWY
SANDY SPRINGS, GA 30328

I, the above named, do hereby certify that I have on this date been made aware of the proposed scenic byway and the restrictions it will place on additional outdoor advertising. In order to preserve the integrity of the corridor, no new billboards will be allowed. I am aware that onsite signs are permissible in accordance with local sign ordinances.

Joe C. Rude III
(SIGNATURE)

8/3/21
(DATE)

Cathey S. Rude
WITNESS

Appendix A

Additional documentation of public notification

Acknowledgement of receipt of information



APPENDIX B

RECEIPT FOR SCENIC BYWAYS INFORMATION

DATE 9/20/2021

INDIVIDUAL FAMILY MOBILE HOME BUSINESS

FARM NON-PROFIT ORGANIZATION NON-RESIDENT OWNER

BYWAY NAME OR ROUTE I-75 Hwy 166

COUNTY Douglas

NAME Kay S. Hudson Trustee HUDSON Family CHARITABLE
(PRINT) Reuainder TRUST

PRESENT ADDRESS

5323 Presley Place
Douglasville GA 30135

I, the above named, do hereby certify that I have on this date been made aware of the proposed scenic byway and the restrictions it will place on additional outdoor advertising. In order to preserve the integrity of the corridor, no new billboards will be allowed. I am aware that onsite signs are permissible in accordance with local sign ordinances.

Kay S. Hudson
(SIGNATURE)

9/20/21
(DATE)

Karie Akin
WITNESS

Appendix A

Additional documentation of public notification

Acknowledgement of receipt of information



APPENDIX B

RECEIPT FOR SCENIC BYWAYS INFORMATION

DATE 08/30/2021

INDIVIDUAL FAMILY X MOBILE HOME BUSINESS

FARM NON-PROFIT ORGANIZATION NON-RESIDENT OWNER

BYWAY NAME OR ROUTE Highway 166

COUNTY Douglas

NAME Katharine Lee Avary
(PRINT)

PRESENT ADDRESS

98 Rockley Rd., Morgantown, WV 26508

I, the above named, do hereby certify that I have on this date been made aware of the proposed scenic byway and the restrictions it will place on additional outdoor advertising. In order to preserve the integrity of the corridor, no new billboards will be allowed. I am aware that onsite signs are permissible in accordance with local sign ordinances.

Katharine Lee Avary
(SIGNATURE)

08/30/2021
(DATE)

Allen B. Judy
WITNESS

Appendix A

Additional documentation of public notification

Acknowledgement of receipt of information



APPENDIX B

RECEIPT FOR SCENIC BYWAYS INFORMATION

DATE 8-30-21

INDIVIDUAL X FAMILY _____ MOBILE HOME _____ BUSINESS _____
FARM _____ NON-PROFIT ORGANIZATION _____ NON-RESIDENT OWNER _____
BYWAY NAME OR ROUTE Hwy #166
COUNTY Douglas
NAME Sophie m. Douda
(PRINT)

PRESENT ADDRESS

Mailing Address 4699 Hwy #5
Douglasville GA 30335

I, the above named, do hereby certify that I have on this date been made aware of the proposed scenic byway and the restrictions it will place on additional outdoor advertising. In order to preserve the integrity of the corridor, no new billboards will be allowed. I am aware that onsite signs are permissible in accordance with local sign ordinances.

Sophie m. Douda
(SIGNATURE)

8-30-21
(DATE)

R. Douda
WITNESS

Appendix A

Additional documentation of public notification

Acknowledgement of receipt of information



APPENDIX B

RECEIPT FOR SCENIC BYWAYS INFORMATION

DATE 8-30-2021

INDIVIDUAL FAMILY X MOBILE HOME BUSINESS

FARM NON-PROFIT ORGANIZATION NON-RESIDENT OWNER

BYWAY NAME OR ROUTE Hwy 166

COUNTY Douglas

NAME Morris & Loraine Griffen
(PRINT)

PRESENT ADDRESS

 9099 Hwy 166
 Winston, Ga 30187

I, the above named, do hereby certify that I have on this date been made aware of the proposed scenic byway and the restrictions it will place on additional outdoor advertising. In order to preserve the integrity of the corridor, no new billboards will be allowed. I am aware that onsite signs are permissible in accordance with local sign ordinances.

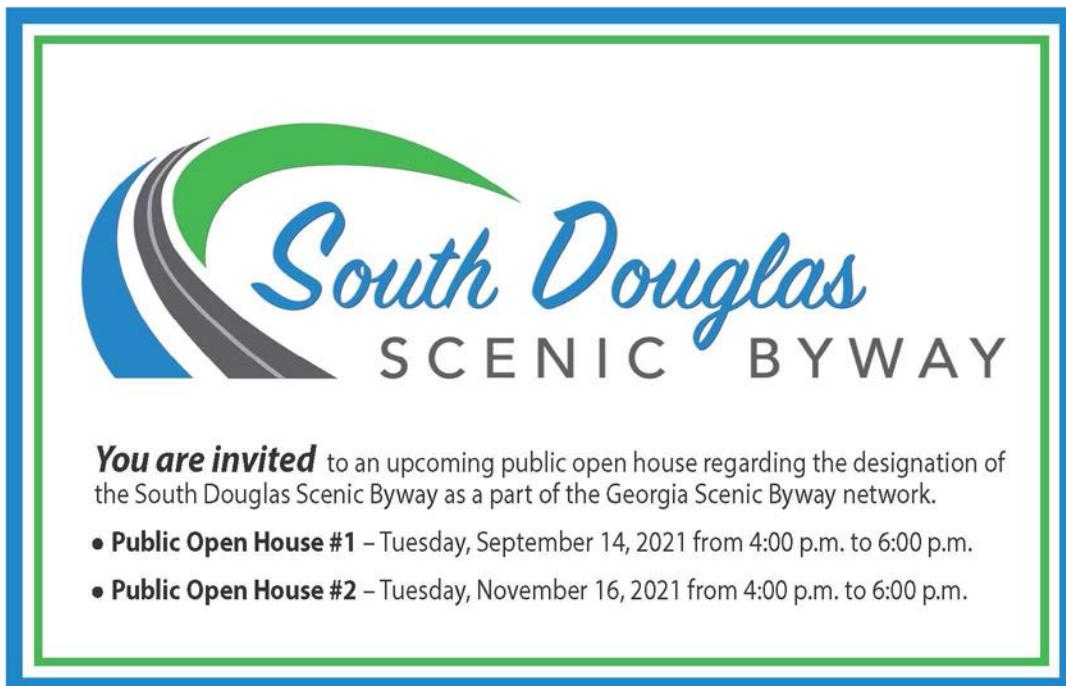
 Loraine Griffen
(SIGNATURE)

 8-30-2021
(DATE)

WITNESS

Appendix A

*Additional documentation of public notification
Postcard sent to property owners in the Study Boundary*



Both meetings will be held at the Douglas County Courthouse, 8700 Hospital Dr., Douglasville, GA 30134. Meetings are free and open to the public.

For more information on the South Douglas Scenic Byway, visit the Douglas County website
<https://www.celebratedouglascounty.com/298/Programs-and-Projects>.

Douglas County
Planning & Zoning Department
8700 Hospital Drive
Douglasville, GA 30134

PRESORTED
FIRST CLASS MAIL
US POSTAGE PAID
JACKSONVILLE FL
PERMIT #1530

Front and back of the postcard that was mailed to 6,000+ property owners in the study area.

Appendix A

Additional documentation of public notification

Reminder of the November 16 Open House that ran in the November 6 and 13 editions of the Douglas County Sentinel

November 6, 2021



You are invited to an upcoming public open house regarding the designation of the South Douglas Scenic Byway as a part of the Georgia Scenic Byway network.

- Public Open House #2 – Tuesday, November 16, 2021 from 4:00 p.m. to 6:00 p.m.

This meeting will be held at the Douglas County Courthouse, 8700 Hospital Drive, Douglasville GA 30134. Meetings are free and open to the public.

For more information on the South Douglas Scenic Byway, visit the Douglas County website
<https://www.celebratedouglascounty.com/298/Programs-and-Projects>.

November 13, 2021



Walker previously served as Sec- The Georgia Chiropractic government

You are invited to an upcoming public open house regarding the designation of the South Douglas Scenic Byway as a part of the Georgia Scenic Byway network.

- Public Open House #2 – Tuesday, November 16, 2021 from 4:00 p.m. to 6:00 p.m.

This meeting will be held at the Douglas County Courthouse, 8700 Hospital Drive, Douglasville GA 30134. Meetings are free and open to the public.

For more information on the South Douglas Scenic Byway, visit the Douglas County website
<https://www.celebratedouglascounty.com/298/Programs-and-Projects>.

Appendix B

Sign In Sheets from the public open houses

September 14, 2021

| Name | Email or Phone Number: (Only needed if you would like more information) |
|------------------|--|
| Kathy Rainwater | |
| Nancy Worthy | |
| Kyle McGimpsey | |
| Evelyn Wells | |
| Kimberly Smith | |
| Richard Smith | |
| Yakobina Marsh | |
| Tinae McLendon | |
| BILLY RAY FINLEY | |
| Phyllis Solanson | |
| Charlene Beal | |
| Cedric Beal | |
| PATRICIA FISHER | |
| Wendy Simon | |
| Morris Steffani | |
| Lorraine Griffin | |

| Name | Email or Phone Number: (Only needed if you would like more information) |
|-------------------------|--|
| Shelia Stegall | |
| Christon Welch | |
| Larry & Colleenie Banks | |
| Geraldine John Pearson | |
| Quint Hill | |
| Carlos Linares | |
| Prolebie Fosterson | |
| Loria Trippeter | |
| Alfred Trippeter | |
| Josethine Taylor | |
| Gloria Harris Jackson | |
| | |
| | |
| | |
| | |

November 16, 2021

| Name | Email or Phone Number: (Only needed if you would like more information) |
|------------------------|--|
| Amanda Carter | |
| MARY Ralb | |
| Charles Thomas | |
| BABEACH J. Smith | |
| Wanda Bayless Willis | |
| Gene & Linda Robertson | |
| Ann Baker | |
| Diane Achenbach | |
| Kathy Rainwater | |
| Marguerite Eltayeh | |
| K. Walters | |
| Johannah Womack | |
| Violeta Lang | |
| Pat Garner | |
| Kim Thompson | |
| Kimmy & Becky Spradlin | |

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

May 14, 2021



**South Douglas Scenic Byway
Steering Committee Meeting**

**May 14, 2021
12:00 p.m.
Agenda**

- I. Welcome & Introductions
- II. Project Information
- III. Outcomes
- IV. Process
- V. Timeline
- VI. Milestones
 - a. Public Engagement
 - b. Plan Documents
- VII. Existing Conditions

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

May 14, 2021



**South Douglas Scenic Byway
Steering Committee Meeting**

May 14, 2021

12:00 p.m.

Attendees

This Steering Committee Meeting was held online due to ongoing pandemic conditions.

Steering Committee Members

Mike Mulcare

Bill Thomas

Pam Daniell

Tamara Manny

Vanessa Livingston

Jeremiah Parunak

Rick Cali

Kyle Gable

Nick Carse

Emily Lightner

Blair McClure

Board of Commissioners

District 2 Commissioner Kelly Robinson

Planning and Zoning Board

Kirk Nicholson

Douglas County Staff

Ron Roberts

Phil Shafer

Allison Duncan

Karla Poshedly

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

May 14, 2021



South Douglas Scenic Byway
Steering Committee Meeting
May 14, 2021
12:00 p.m.
via Microsoft Teams
Meeting Summary

Attendees:

Community Members: Bill Thomas, Jan Thomas, Mike Mulcare, Pam Daniell, Tamara Manny, Vanessa Levingston, Jeremiah Parunak, Jessica Parunak, Nick Carse, Kyle Gable, Rick Alan, Emily Lightner, Blair McClure

Board of Commissioners: Kelly Robinson

Planning and Zoning Board: Kirk Nicholson

Douglas County Staff: Ron Roberts, Phil Shafer, Allison Duncan, Karla Poschedly

I. Welcome & Introductions

Ron Roberts opened the meeting and welcomed the participants. Each participant was called on to introduce themselves and share their connection to the study area.

II. Project Information

Allison Duncan provided an overview of the project website. The website will be updated with all the latest information on the Scenic Byway designation process. A project blog will keep track of the detailed analysis and documentation performed as a part of the project.

III. Outcomes

Allison Duncan shared a slide with information from the GDOT Scenic Byway Manual. Successful Byway designation will document the intrinsic qualities of the corridor and develop a corridor management plan to preserve and enhance those qualities. Designation is an economic development tool that contributes to the maintaining unique areas of the State. The only real limitation on development is the prohibition of new billboards along a designated corridor, unless the local government chooses to take additional measures through zoning or other regulatory tools.

Meeting participants offered the following other insights as to how to measure the successful outcomes of the project:

- Enhance coordination with the community for successful outcomes along the corridor
- Enhance coordination with the Planning and Zoning Board and Board of Commissioners to express the desires of community members along the corridor
- Information and discussion on proposed developments in the study area, including The Preserve and Foxhall
- Identify tools to enhance Douglas County and the State of Georgia
- Support the preservation and enhancement of the Byway Corridor
- Identify how the rural areas of Douglas County support the greater intensity of development in the more urban areas, as well as how the urban areas of the County support the rural areas
- Document appropriate economic development strategies that align with the context of existing development and preservation goals of the corridor

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

May 14, 2021



- Identify different character areas and develop strategies to implement the desired outcomes in each character area
- Identify appropriate design alternatives for infrastructure improvements and other development (i.e. cell towers) to preserve the character of the corridor and surrounding areas

IV. Process

Allison Duncan presented an overview of the process for designation. Douglas County has successfully achieved several initial milestones, including submittal and acceptance of the required GDOT data sheet for the proposed corridor. The Board of Commissioners have adopted a Resolution of support for the project, and a project Steering Committee has been assembled. Douglas County is finishing a video about the corridor, as a socially-distanced alternative to the recommended tours. Douglas County will also coordinate in-person tours upon request.

Critical next steps include preparing and submitting the formal application and developing the Corridor Management Plan. Staff intends to undertake the responsibility of preparing all documents with the guidance of the Steering Committee and feedback from the community.

V. Timeline and Milestones

Five Steering Committee meetings are proposed between May and December 2021. Additionally, a minimum of two public meetings will be held in 3Q and 4Q 2021 when the Corridor Management Plan is under development.

Steering Committee members suggested that staff consider additional opportunities for public engagement. The following ideas were proposed:

- Additional meetings with targeted groups be scheduled upon request
- Opportunities for people to continue to access in-person meetings through a virtual link
- Work with Board of Commissioners to provide regular updates on the Scenic Byway planning process in conjunction with their regular meetings, particularly in the context of aligning with specific discussion on capital improvements
- Small “open house” opportunities for staff to be available at key locations on a set schedule to answer questions, such as at the Boundary Waters aquatic center and Dog River Library

VI. Existing Conditions

Allison Duncan presented an overview of the proposed Scenic Byway Corridor. For purposes of analysis and plan development, she proposed the entire length of the corridor be broken down into the following five segments based on their existing character:

- Segment #1 – intersection of Highway 92 to the Campbellton roundabout
 - This segment contains a number of sites that contribute to the documented intrinsic qualities of the area, including historic, cultural, agricultural, and recreational assets.
 - This corridor contains a greater degree of suburban style development, including two large tracts that have recently inquired about redevelopment for higher density housing options.
 - Feedback from the committee suggested that we should analyze existing population densities; any non-residential development should be closer to the intersection with Highway 92 and/ or limited to areas already zoned
- Segment #2 – Campbellton roundabout to the reservoir

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

May 14, 2021



- This segment contains a number of sites that contribute to the documented intrinsic qualities of the area, including historic, cultural, agricultural and recreational assets. This area also has significant scenic potential in the preservation of the existing tree canopy and rural residential development pattern.
- Existing development inquiries focus mostly on the completion of existing residential subdivisions that are already platted.
- Feedback from the committee suggested that we should highlight the Estate Density Overlay, which was put in place to protect the Bear Creek Reservoir when the Dog River Reservoir became the primary drinking water supply. In times of drought, the Bear Creek Reservoir serves as a back up to the Dog River Reservoir.
- Segment #3 – The Dog River Reservoir to the east side of Capps Ferry Road on the south side of Hwy 166
 - This segment is defined by two large mixed use developments – Foxhall and The Preserve.
 - Both developments are tied to regulating plans and specific zoning categories unique to their particular uses. Both projects are proposed to be developed with resort style amenities.
 - Development of these projects should mitigate the potential impacts to the areas identified as having intrinsic qualities for the rest of the corridor.
- Segment #4 – the west side of Capps Ferry Road to the county line on the south side of Hwy 166
 - This segment is defined by several historic communities, including McWhorter, Hannah and Fairplay.
 - This area appears to have an increased incidence of residential development on both large, rural lots, and in existing residential subdivisions.
 - There is a solid civic presence in the community, including schools, parks and religious institutions. But there is limited commercial development to serve the community.
- Segment #5 – The north side of Highway 166 from the Dog River and Dog River Reservoir to the county line
 - This segment is largely protected by the Dog River Watershed Basin. Residential development is restricted to 3 acre density and the Water and Sewer Authority discourage non-residential zoning approvals. Both residential and non-residential development have strict impervious surface restrictions.

Generally, steering committee members supported looking at the corridor through the lens of those five segments to evaluate intrinsic qualities and corridor management issues. Members offered the following thoughts:

- Higher intensity development in the eastern part of the county balances lesser intensity development in the western part of the county
- The John Sevier Highway in Knoxville TN may be a good model to look at for standards and regulations
- The term “development” is used rather generically; we need to better define what we are referring to when we talk about development

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

May 14, 2021



- Consider developing some sort of Mission or Goal Statement as a part of the Corridor Management Plan process
- Consider undertaking outreach processes, such as Town Halls in specific areas of the proposed byway corridor
- Consider undertaking an outreach process to the various HOAs for subdivisions along the proposed byway corridor
- Identify opportunities for using both advocacy tools and regulatory tools to implement the outcomes of the Corridor Management Plan
 - Limited access
 - Higher development standards
 - Mitigate/ limit congestion on the corridor
 - Don't lose sight of the engineering & transportation functions of the corridor
- Allison Duncan will undertake some one-on-one follow up conversations with Steering Committee members before the next meeting in June.
- Allison Duncan requested that members review the list of potential stakeholders, and provide the names of any additional individuals or groups that would need to be contacted as a result of this process

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

June 25, 2021



South Douglas Scenic Byway
Steering Committee Meeting
Dog River Library Community Meeting Room
June 25, 2021
12:00 p.m.
Agenda

I. Q&A with Douglasville-Douglas County Water and Sewer Authority

Mike Henry, Water Plant Superintendent with the WSA, will be available to answer some questions about both the Bear Creek and Dog River Reservoirs, as well as the sewer expansion project that is currently underway.

II. Review of Character Areas

- a. Review of proposed segments 1,2 and 5
- b. Thoughts on proposed segments 3 and 4
- c. Anything else that needs to be captured in these areas

III. Proposed Tour Map

The GDOT designation manual suggests that tours of the proposed byway are an effective way to educate the public on the proposed corridor. To that end, a proposed tour route is under development and will be available for feedback. Once finalized, tours will be offered upon request. The tour will also inform the formal application insofar as it documents many of the intrinsic qualities of the proposed byway.

IV. Public Participation Plan and Social Media Plan

A draft of the Public Participation Plan and Social Media Plan will be presented for review.

V. Next Steps

- a. Tours
- b. Ongoing Stakeholder Outreach
- c. Application submission
- d. Timeline and Milestones

This meeting will be held in-person at the Community Meeting Room of the Dog River Library, 6100 Highway 5, Douglasville GA 30135. If you need to access the meeting remotely, please use the contact information below.

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 229-302-4628,,499957419# United States, Albany](tel:+12293024628,,499957419#)

Phone Conference ID: 499 957 419#

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

June 25, 2021



South Douglas Scenic Byway
Steering Committee Meeting
Dog River Library Community Meeting Room
June 25, 2021
12:00 p.m.
Sign In Sheet

| Name | Best Way to Contact: (Email Address or Phone Number, Etc) |
|--------------------|--|
| RICK CALI | |
| PAM Daniel | |
| Ed Daniel | |
| Paula Alpesh | |
| Barbara Lindley | |
| Albert Lindley | |
| Cedric Duncan | |
| Kyle Gable | |
| Jeremiah Parunch | |
| Vanessa Livingston | |
| Altona Rose | |
| Frank Payne | |
| Danot Payne | |

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

June 25, 2021



South Douglas Scenic Byway
Steering Committee Meeting
Dog River Library Community Meeting Room
And virtual access on Microsoft Teams
June 25, 2021
12:00 p.m.
Meeting Summary

Attendees:

Community Members: Rick Cali, Pam Daniell, Ed Daniell, Paula Arnett, Barbara Lindley, Albert Lindley, Cedric Duncan, Kyle Gable, Jeremiah Parunack, Vanessa Levingston, Altona Rane, Janet Payne, Mike Mulcare, Gwen Sommers Redwine (virtual), Ed Carlton (virtual)

Board of Commissioners: Kelly Robinson, Tarenia Carthan

Planning and Zoning Board: Frank Payne

Douglas County Staff: James Worthington, Ron Roberts, Phil Shafer (online)

Strategic Plan Consultant: Linus Savage

I. Q&A with Douglasville-Douglas County Water and Sewer Authority

Mike Henry, Water Plant Superintendent with the WSA, joined the meeting to answer questions on behalf of WSA. He provided information on the maintenance and management of the Dog River Reservoir and Bear Creek Reservoir. He also provided an update on raising the level of the Dog River Reservoir and sewer line installation in the south west corner of the county.

There were questions from the community about the impact of septic tanks. WSA is regularly performing upstream and downstream monitoring for water quality and they will address any point source issues as they arise. There generally have not been any issues. They allow for limited recreation opportunities on the Dog River Reservoir, including fishing. They do not allow for swimming. Allison Duncan indicated that there have been some preliminary conversations with WSA staff about the possibility of connecting a trail network through WSA property in the area.

WSA has received their permits to raise the reservoir 35 feet. They expect construction to start on that project next year, but anticipate that it will take 5-10 years for completion.

Improvements will include raising the level of the dam and raising the level of the bridge over Highway 166 to accommodate the higher water level.

II. Review of Character Areas

Allison Duncan presented an overview of the proposed final segments for consideration of character area development. Segments 1, 2 and 5 generally fell within the boundaries presented at the May meeting. She asked for additional discussion on the appropriate boundaries of segments 3 and 4 due to the anticipated expansion of sewer in those areas.

Feedback from the Committee captured the following ideas:

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

June 25, 2021



- There was general consensus that the preference for the area would be to keep it viable for rural residential and recreational opportunities
- It is preferable for the area highlighted in blue to align more with the rural residential character of the orange segment; it is preferable that the expansion of the rural recreational elements be contained to the footprint of Foxhall and the Preserve
- Concerns were expressed as to preservation of areas suitable to sustain wildlife, including preservation of habitat
- Concerns were expressed about increased traffic in the area; a preference was articulated for the introduction of roundabouts at the intersections at 166/ Capps Ferry Road and 166/ Post Road
- Concerns were expressed about increased heavy truck traffic in the area
- Concerns were expressed as to the impact of new development on the existing schools in the area
- Concerns were expressed that the impact from Foxhall and The Preserve will be greater than what is anticipated in some of the conceptual planning documents

III. Proposed Tour Map

The GDOT Scenic Byway designation manual suggests that tours of the proposed byway are an effective way to educate the public on the proposed corridor. Allison Duncan presented a proposed tour route for discussion by the Committee. Once finalized, the tour map will be published online and staff will conduct tours upon request.

In addition to familiarizing the community with the intrinsic qualities of the area, the tour will also inform the formal application, insofar as it documents many of the intrinsic qualities of the proposed byway. Allison Duncan asked for feedback on the proposed route, and the resources identified for inclusion. Feedback from the committee captured the following ideas:

- There are opportunities to conduct programs with the schools to get students involved in the Scenic Byway
- There are opportunities to introduce new agricultural initiatives, such as growing ethnically specific produce for diverse communities in the Atlanta area; this has been piloted at existing farms in the area
- Create greater awareness of the importance of water quality protection for both Dog River and Bear Creek reservoir; consider mirroring the protections of the Dog River basin in the Bear Creek basin, as the Bear Creek Reservoir is intrinsically tied to the Dog River Reservoir in times of drought or strain on the system

Several committee members expressed interest in taking a staff-led tour. Allison Duncan will follow up individually to get that scheduled. She reminded all participants that staff would be glad to conduct tours for any groups that might be interested.

IV. Public Participation Plan and Social Media Plan

Allison Duncan indicated that staff had developed a public participation plan and social media plan in anticipation of submitting the formal application to GDOT. The public participation plan is a narrative of all public engagement opportunities. The social media plan is a detailed schedule of posts for the Douglas County Happenings Facebook page and the Douglas County

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

June 25, 2021



Happenings e-newsletter. She also reminded participants that information will be regularly updated on the project website and project blog. Both documents are being updated regularly and are available for review upon request.

V. Next Steps

Allison Duncan shared the slide of the project timeline and milestones. She shared the project video that had been produced and indicated that it would be posted online. She also indicated that the required application would be submitted to GDOT in early July. After it is submitted, Douglas County must wait for their approval before we can proceed to the Corridor Management Plan. Timelines and milestones will be adjusted as needed based on receiving GDOT approval of the application.

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

August 20, 2021



South Douglas Scenic Byway
Steering Committee Meeting
Dog River Library Community Meeting Room
August 20, 2021
12:00 p.m.
Agenda

This meeting will be held in-person at the Community Meeting Room of the Dog River Library, 6100 Highway 5, Douglasville GA 30135.

I. Draft Scenic Byway Application

The draft of the formal application for Scenic Byway designation has been uploaded to the project blog. Comments and feedback are welcome.

II. Corridor Management Plan – Draft Issues

The Draft Corridor Management Issues identified in the Scenic Byway Application will be presented and discussed.

III. Corridor Management Plan Elements

The GDOT designation manual identifies required and recommended elements of a Corridor Management Plan. These will be presented and discussed.

IV. Public Open Houses

An update on the required mailings and the two upcoming public open houses will be given. Both Public Open House Meetings will be held at the Douglas County Courthouse.

- Public Open House #1 – Tuesday, September 14, 2021 from 4:00 p.m. to 6:00 p.m.
- Public Open House #2 – Tuesday, November 16, 2021 from 4:00 p.m. to 6:00 p.m.

V. Next Steps

- a. Tours
- b. Ongoing Stakeholder Outreach
- c. Required Mailings
- d. Public Open Houses
- e. Next Steering Committee: Friday, October 1, 2021 at 12:00 p.m.

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

August 20, 2021



South Douglas Scenic Byway
Steering Committee Meeting
Dog River Library Community Meeting Room
August 20, 2021
12:00 p.m.
Sign In Sheet

| Name | Best Way to Contact: (Email Address or Phone Number, Etc) |
|-----------------------|--|
| Ann Glaser | |
| Janesta Livingston | |
| Bever Sommers Redwine | |
| Susan Susan | |
| Jan Thomas | |
| Altona Rone | |
| Pam Daniell | |
| Eddie Daniell | |
| RICK CALI | |
| Bill W. II | |
| Emily Lightner | |
| Paula Al nett | |
| | |

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

August 20, 2021



South Douglas Scenic Byway
Steering Committee Meeting
Dog River Library Community Meeting Room
August 20, 2021
12:00 p.m.
Meeting Summary

Attendees:

Community Members: Rick Cali, Pam Daniell, Ed Daniell, Paula Arnett, Kyle Gable, Vanessa Livingston, Emily Lightner, Altona Rone, Gwen Sommers Redwine, Jan Thomas, Bill Willis

Board of Commissioners: Ann Guider

Planning and Zoning Board:

Douglas County Staff: Sharon Subadan, Ron Roberts, Allison Duncan

Ron Roberts welcomed everyone to the meeting. He introduced Commissioner Ann Guider and County Manager Sharon Subadan, who joined us for this Steering Committee Meeting.

I. Draft Scenic Byway Application

Allison Duncan presented a slide deck with information on the Draft Scenic Byway Application. The information had been uploaded in advance to the county website, and handouts were available at the meeting. She introduced content for each of the six intrinsic qualities, and asked for feedback on anything else that should be included.

The Scenic Quality is described through the agrarian, forestry and rural residential uses in the area. Committee members suggested that the Corridor Management Plan explore incentives for long term preservation including tax advantages offered by conservation use valuation (CUVA) and permanent conservation easements, which may make a property owner eligible for conservation tax credits through the State of Georgia. It was also suggested that consideration be given to appropriate setbacks and other land use controls that might be needed to preserve the scenic qualities of the area.

The Natural Quality of the corridor is described through significant water resources and water reservoirs in the area. There are sizable rock outcrops and steep slopes, particularly in proximity to Bear Creek, Annewakee Creek, Dog River, and the Chattahoochee River.

Historic and Cultural Qualities are captured through many points of interest that are readily visible both on and off the proposed corridor. These include historic buildings, cemeteries, and farmsteads located in and around the historic communities of Fairplay, McWhorter and Campbellton.

Archaeological Qualities in the area describe mostly subsurface resources, though committee members detailed numerous experiences of finding arrowheads and pottery sherds on private property in the area. There had previously been interpretive events focused on the Native American history in the area held at Sweetwater Creek State Park, and committee members

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

August 20, 2021



thought there were similar opportunities for greater placemaking and storytelling around the history of the Native tribes in the area. Telling a holistic story of the area has been identified as one of the Corridor Management Issues that will be discussed later in the meeting.

The Recreational Qualities of the corridor are experienced through resources including Boundary Waters Park, the Dog River Reservoir and St. Andrews Golf and Country Club. The Steering Committee raised additional issues around the Intrinsic Qualities that will be reflected in the Corridor Management Plan:

- Look for other examples of scenic byways that can be models for the South Douglas Scenic Byway; the Blue Ridge Parkway was cited as an example.
- Identify opportunities to partner with the local schools for education and outreach

II. Corridor Management Plan – Draft Issues

Allison Duncan shared a handout with the Draft Corridor Management Issues. They are included below.

- Tell the story.
- Balance preservation and growth.
- Ensure environmental protection.
- Direct resources to the implementation of outcomes.
- Protect property and development rights.
- Manage anticipated infrastructure improvements.
- Maintain the transportation function of the corridor.
- Communicate with stakeholders and constituents.

The draft application and meeting handout are both available on the project website and contain a longer description of each of these statements.

Feedback from the Committee captured the following ideas:

- Explore opportunities for oral history to document the experiences of all communities and the importance of their contributions to placemaking in Douglas County
- Ensure that communication is two way and the public is telling the county what they want this area to become
- The community doesn't need to always wait for the county to reach out; community members should be proactive to be certain that the county knows their goals

III. Corridor Management Plan Elements

Allison Duncan shared slides that detailed both required and recommended corridor management elements per the GDOT designation manual. She also suggested that the Corridor Management Plan drill down on issues regarding Future Land Use along with opportunities for placemaking, recreation and tourism. She invited members of the Committee to volunteer for subcommittee meetings around these two topics. Other discussion included:

- The sewer line that is being installed by WSA may impact land use and the demand for development in the area; buffers may help offset concerns about additional density

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

August 20, 2021



- The subcommittee could explore ways that technology could be incorporated into a guided trail or similar program to help the community experience the byway

IV. Public Open Houses

Two public open houses have been scheduled for

- Tuesday, September 14 from 4:00 p.m. to 6:00 p.m.
- Tuesday, November 16 from 4:00 p.m. to 6:00 p.m.

Both meetings will be held at the Douglas County Courthouse and will be free and open to the public. The information from these meetings will be largely captured on the website, but will also provide an opportunity for community members to provide their thoughts or concerns in regard to the Scenic Byway project.

Allison Duncan shared an image of the postcards that will be mailed to all of the property owners in the identified study area. Additionally, a letter and acknowledgement form will be mailed to owners with access directly to the proposed byway corridor.

V. Next Steps

Planning and Zoning staff is still offering tours for anyone interested in driving the proposed byway corridor. Notice for the Public Open Houses will be distributed and the staff will undertake the required stakeholder outreach identified as a part of the draft application. The next Steering Committee is scheduled for October 1 at 12:00 p.m. at the Dog River Library.

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Steering Committee Agendas, Meeting Summaries and Sign In Sheets

September 10, 2021 - Placemaking Subcommittee

Placemaking Subcommittee Notes – 9.10.2021

Present: Vanessa Levingston, Emily Lightner, Evony Hammonds, Allison Duncan

Discussion of opportunities:

- Connection along Fouts Mill Road/ Little Bear Nature Preserve
 - o The idea of some sort of temporary trail/ placemaking installation along the public right of way is interesting; development of Little Bear Nature Preserve is interesting; less enthusiasm for clearing any new trails until we put resources into improving the trails and parks that we have; but there are opportunities to get our existing sites up to par so we can use them to get people excited about what is to come.
- Dog River Reservoir
 - o Good to plan for opportunities around the Dog River Reservoir, but same comment applies as above – focus on improving what we have before jumping into something new
- Chattahoochee Greenway Trail
 - o AD to provide an update at the next meeting on timeline for Phase 2 of Chattahoochee Greenway trail; she estimated 2 years before we actually see anything on the ground
 - o EH indicated that the Chattahoochee Greenway Trail will be part of the Douglas County Trails Exploration Challenge that will be kicked off on October 1
- In addition the Trails Exploration Challenge, EH also shared information the Tourism Trails – the Butterfly Trail is getting new signs; the Agriculture Trail sites have been selected and signage is being manufactured; the History trail sites have been selected and signage is being manufactured
- Beulah Grove Lodge and Basket Creek Cemetery are both on the History Tourism Trail and included in the Scenic Byway Corridor; Rodgers Greens and Roots Farm is on the Agriculture Tourism Trail and included in the Scenic Byway Corridor
- EL shared information on the Love Where You Live Public Art Project. Phase 1 is under development and they are accepting recommendations for Phase 2. Fourteen locations have been identified in Phase 1, including Boundary Waters Park and Dog River Library, which are both included in the Scenic Byway Corridor. There could be opportunities for installation along the Scenic Byway Corridor in Phase 2.
- EH shared that they will be working to replace wayfinding signage next year.
- There is an opportunity to collaborate on workshops, particularly in the realm of agriculture and farm tours, to help interested citizens learn how to grow an agritourism enterprise; CAC, Tourism and P&Z can work to develop these workshops; would be good include Extension
- There are opportunities to collaborate on future history trail signs; VL had asked about history in the area and the narrative that ties the area together; AD offered that there are several small communities that developed in the area, but the two with the most distinct footprint are Campbellton and Fairplay; there is a narrative that can be developed around both of those communities, and major historical themes, but there are other narratives that can be told in the area as well.
- Tourism is using a combination of signage with digital information on a website; there is interest in researching additional storytelling opportunities using recordings and other forms of media on a website or digital platform

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Steering Committee Agendas, Meeting Summaries and Sign In Sheets

September 10, 2021 - Placemaking Subcommittee

- This committee will convene again in early December to check in on the progress of the Corridor Management Plan for the Scenic Byway and other opportunities to collaborate

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

October 1, 2021



South Douglas Scenic Byway
Steering Committee Meeting
Dog River Library Community Meeting Room
October 1, 2021
12:00 p.m.
Agenda

This meeting will be held in-person at the Community Meeting Room of the Dog River Library, 6100 Highway 5, Douglasville GA 30135.

I. September 14 Public Open House Feedback

A summary of public feedback from the first open house on September 14 will be presented.

II. Report on Placemaking Opportunities

A draft list of placemaking opportunities for the study area will be presented for discussion and feedback.

III. Report on Land Use Opportunities

A draft list of proposed considerations for new land use opportunities will be presented for discussion and feedback.

- Character Areas
- Conservation Subdivisions

IV. Timeline

The timeline for upcoming meetings will be presented and discussed.

- Next Steering Committee Meeting proposed for Friday, November 12, 2021 – perhaps reschedule to Friday, December 3, 2021 after the second public open house?
- Second Public Open House – Tuesday, November 16, 2021 from 4:00 p.m. to 6:00 p.m. at the Douglas County Courthouse.

V. Next Steps

- a. Prepare Corridor Management Plan
- b. Submit final application and Corridor Management Plan to GDOT for review (3-6 months)
- c. Additional meetings?

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Steering Committee Agendas, Meeting Summaries and Sign In Sheets

October 1, 2021



South Douglas Scenic Byway
Steering Committee Meeting
Dog River Library Community Meeting Room
October 1, 2021
12:00 p.m.
Sign In Sheet

| Name | Best Way to Contact: (Email Address or Phone Number, Etc) |
|------------------------|--|
| Edd Daniell | |
| Pam Daniell | |
| Gene & Linda Robertson | |
| Tamara Manny | |
| Morris Griffin | |
| Lorraine Griffin | |
| Robert Hansch | |
| Altona Rone | |
| Frank Payne | |
| Rob Thomas | |
| Emma | |
| Ann Guider | |
| | |

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

October 1, 2021



South Douglas Scenic Byway
Steering Committee Meeting
Dog River Library Community Meeting Room
October 1, 2021
12:00 p.m.
Meeting Summary

Attendees:

Community Members: Edd Daniell, Pam Daniell, Gene and Linda Robertson, Tamara Manny, Morris Griffin, Loraine Griffin, Robert Hansek, Altona Rone

Board of Commissioners: Ann Guider

Planning and Zoning Board: Frank Payne, Rob Thomas

Douglas County Staff: Ron Roberts, Allison Duncan

Ron Roberts welcomed everyone to the meeting. He introduced Commissioner Ann Guider and Planning and Zoning Board Members Frank Payne and Rob Thomas, who joined us for this Steering Committee Meeting.

I. September 14 Public Open House Feedback

Allison Duncan provided a summary of public feedback from the first open house on September 14. She indicated that most of the concerns focused on physical changes to the roadway, they types of partnerships that will advance the recommendations of the project, and impacts to future development. She clarified that there will be no physical changes to the roadway as a result of Scenic Byway designation. Attendees were given a list of the transcribed comments from the meeting.

II. Report on Placemaking Opportunities

The subcommittee working on placemaking projects met September 10, 2021. They had identified opportunities for tourism, public art, workshops and future trail development. The County Tourism Department has been using placemaking challenges and tourism trails to encourage people to become more familiar with Douglas County. These projects both highlight areas in the Scenic Byway Corridor.

The Cultural Arts Center will initiate a public art project, "Love Where You Live," which will include installations at public sites in the Scenic Byway Corridor. Workshops on these topics, along with others can create collaboration among various county departments are provide resources to the community. It is anticipated that the county will initiate topically relevant workshop relating to agricultural land use and creative placemaking in the future.

Finally, the county continues to develop an inventory of bicycle, pedestrian and trail facilities. It is anticipated that project will be complete in December 2021.

III. Report on Land Use Opportunities

Allison Duncan presented two policy areas that she anticipates will result from the adoption of the Corridor Management Plan. The first policy area will focus on creating appropriate character areas for the land use along the Scenic Byway Corridor. She presented refined

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

October 1, 2021



versions of the five character areas evaluated for the project and showed how they fit within the larger context of the County's Comprehensive Plan. The next Comprehensive Plan update will be completed in 2023. Ms. Duncan also shared information on the county's conservation subdivision ordinance, a seldom-used provision of the Unified Development Ordinance. She is evaluating the current provisions of the code to see where tweaks may be appropriate that would allow for the preservation of an overall density-neutral build out of the area, while allowing a mix of residential lot sizes. Conservation subdivisions preserve greenspace and mitigate the installation of new infrastructure.

There was particular interest and discussion on land use policy from Steering Committee members. Included in the discussion:

- There is a need to address intersections of major roads along the Scenic Byway Corridor; the intersection at Capps Ferry Road and Highway 166 functions particularly poorly, and could be helped by the installation of a roundabout
- Farmland preservation programs are of particular interest for the area; there may be additional farms that need to be identified in the area
- What mechanisms will help control uses that are unwanted in the area? Community members identified a preference to drive to commercial and service uses, rather than have them bring traffic into the community
- Heavy commercial and industrial uses are not desirable for the area

IV. Timeline

The next Steering Committee Meeting will be rescheduled from November 12 to December 3. This will be after the second public house scheduled for Tuesday, November 16, 2021. The second public open house will be held at the Douglas County Courthouse from 4:00 p.m. to 6:00 p.m.

V. Next Steps

Staff will work to have a draft of the Corridor Management Plan posted on the project website by November 12. Additional blog posts will also be added. The Steering Committee can re-evaluate the need for additional meetings at the December 3 meeting. But if all is deemed sufficient to move forward at that time, staff will send the draft Corridor Management Plan to GDOT to review. It is anticipated that GDOT will take 4-6 months to review and make a determination.

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

December 3, 2021

South Douglas Scenic Byway
Steering Committee Meeting
Dog River Library Community Meeting Room
December 3, 2021
12:00 p.m.
Agenda

This meeting will be held in-person at the Community Meeting Room of the Dog River Library, 6100 Highway 5, Douglasville GA 30135.

I. November 16 Public Open House Feedback

A summary of public feedback from the first open house on November 16 will be presented.

II. Overview of Corridor Management Plan

A broad overview of the final draft of the Corridor Management Plan will be presented.

III. Implementation Items

A list of specific tasks to be undertaken to implement the Corridor Management Plan will be reviewed.

IV. Next Steps

- a. Submit final application and Corridor Management Plan to GDOT (3-6 month review)
- b. Additional meetings?

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

December 3, 2021

South Douglas Scenic Byway
Steering Committee Meeting
Dog River Library Community Meeting Room

December 3, 2021

12:00 p.m.

Sign In Sheet

| Name | Best Way to Contact: (Email Address or Phone Number, Etc) |
|-----------------------|--|
| Barbara Lindley | |
| Pam Daniels | |
| Tamara Manny | |
| Phyllis L Moree | |
| James Moree | |
| Augie Sonners Redwine | |
| Pat Gardner | |
| Altona Rae | |
| | |
| | |
| | |
| | |

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Steering Committee Agendas, Meeting Summaries and Sign In Sheets

December 3, 2021



South Douglas Scenic Byway
Steering Committee Meeting
Dog River Library Community Meeting Room
December 3, 2021
12:00 p.m.
Meeting Summary

This meeting will be held in-person at the Community Meeting Room of the Dog River Library, 6100 Highway 5, Douglasville GA 30135.

Attendees: Barbara Lindley, Pam Daniell, Tamara Manny, Phyllis Mosee, James Mosee, Susan Sommers Redwine, Pat Garner, Altona Rone

County staff: Ron Roberts, Allison Duncan

I. November 16 Public Open House Feedback

Allison Duncan presented slides on information from the Second Public Open House on November 16, 2021. Approximately 16 people came to see the final recommendations of the Corridor Management Plan. Feedback was similar to what was heard at the September Open House. There was greater discussion about traffic and tractor trailers on the Corridor, and there were questions about impacts to specific parcels.

II. Overview of Corridor Management Plan

Allison Duncan presented slides on each section of the Corridor Management Plan. She explained various aspects of the required and recommended sections of the plan. The plan had been posted for review on the county's website since November 12. There was also an article that ran in the Douglas County Sentinel directing the community to the website to review the plan document.

Feedback on the various sections of the plan was generally positive. There were two additional areas of discussion:

- **Historic preservation:** There were questions about how historic preservation policy impacted specific sites along the Corridor. There was discussion about Beulah Grove Lodge, and next steps to further its preservation. Allison Duncan will follow up with the non-profit group that is organizing around the preservation of this site to provide some additional information. Information will also be included in the plan that provides additional context and detail on historic preservation planning in Douglas County.
- **Approved truck routes:** There were questions about the impact of tractor trailers along the corridor. Allison Duncan explained that there is nothing inherent in the designation of a Scenic Byway that would prohibit tractor trailers from using this route. Douglas County does have information on roads that are excluded from the list of truck routes, and she will provide additional information on that in the Corridor Management Plan.

III. Implementation Items

The Committee reviewed the vision, goals and policies that shaped the implementation items for the plan. Allison Duncan invited members of the Steering Committee to participate in a committee that will be convened to carry forward the recommendations of the Plan.

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

December 3, 2021



IV. Next Steps

It was decided that no additional meetings were needed at this time. Douglas County will submit the application and Corridor Management Plan to GDOT for review and feedback. It is anticipated that this will take approximately 3-6 months and can only be submitted once we receive a letter of support from our GDOT District Board Member (which has been requested). Additional Steering Committee meetings may be scheduled in 2022 pending the feedback on the Corridor Management Plan from GDOT and various other State agencies.

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

December 10, 2021 - Placemaking Subcommittee

Placemaking Subcommittee Meeting

12.10.2021 at the Cultural Arts Council

Present: Evony Hammonds, Emily Lightner, Vanessa Levingston, Allison Duncan

Love Where You Live

Emily shared an update on "Love Where You Live" public art installation. She shared the markers for the monuments. Each has a QR code so that people can learn more about the project and they can track which monuments are getting traffic.

Emily indicated that they have been working to mark out locations for the monuments at the various sites, and she anticipates that they will be installed in the next couple of weeks. They will evaluate the success of this installation, but she anticipates that there will be another round of monuments installed in 2024.

The CAC will be looking for recommendations on other sites for future installations. There is an opportunity to partner with Tourism to promote the installations. There will be a ribbon cutting ceremony in February and a "Hunt for Hearts" promotion with the Douglasville Tourism Office initiated around Valentines Day.

The CAC will host an exhibit for Black History Month called "Notes of Inclusion" in January and February. The kick off will be January 26.

Tourism Trails and Exploration Challenges

Evony provided an update on the Tourism Trails and Exploration Challenges. The signs for the Tourism Trails are anticipated to be installed in January with a big push to promote them in the Spring. The Butterfly Trail and Film Trail signs will be updated, and there will be new signs for agriculture and history. There is an opportunity to install some new public art benches in conjunction with the Butterfly Trail.

There is an opportunity to do up to 10 exploration challenges. Allison suggested an Exploration Challenge with the Douglas County Cemetery Commission around October for Halloween. There is also an opportunity to develop the Love Where You Live public art installation into an Exploration Challenge. Evony is already working on a Black History Month Exploration Challenge.

There will be all new wayfinding signage installed at Boundary Waters Park and the Douglasville Community Garden. There will also be a new sign going up on the back of the Museum and a new kiosk in front of the Museum.

"How To" Workshop

Allison introduced the idea of the workshop that was discussed at the last meeting. She thought it would be a great idea to offer the opportunity for the community to learn about how to tap into a variety of programs in the County. Her primary interest is in compliance with applicable codes and regulations, but she also thought it would be a good idea for the topics of tourism, public art and placemaking to be addressed. She also thought that we could reach out to the Cooperative Extension and other partners to talk about opportunities they offered.

Appendix C

Steering Committee Agendas, Meeting Summaries and Sign In Sheets

December 10, 2021 - Placemaking Subcommittee

Vanessa indicated that she had participated in a number of workshops in a city where she previously lived, and thought there would be a demand for that type of thing. Allison and Vanessa will work together to coordinate something in 3Q 2022, and have more details at the next meeting.

Film Permits

Tourism is interested in taking responsibility for issuing film permits for the county. Planning and Zoning currently issues temporary event permits, but film permits are issued out of the Commissioners office. Allison indicated that they would be glad to support Tourism in this effort. Allison and Evony will schedule some time to speak further.

EDA Grant for Tourism

Allison had received information on a grant from EDA in regard to Tourism and Outdoor Recreation that is funded through the American Rescue Plan. She will forward it to everyone to see if there are any ideas on how we could partner on this. Georgia will receive \$3M, and the deadline for the grant application is January 31, 2022.

Oral History and Storytelling

Vanessa introduced the idea of identifying opportunities to improve the narrative and storytelling elements to future projects. That should be a focus of the work that we are doing. Allison indicated that she has been doing some preliminary work on some trail concepts, and it would be good to keep the storytelling piece front and center of that project. The idea would be that the trail could connect points of interest that relate the narrative of Douglas County. Emily noted that storytelling boards have been installed in some of the parks.

Next Meeting

Allison asked if the group would be willing to meet every two months in 2022 and all agreed. Some new members may join us at the next meeting, which will be second Friday in February.

Appendix D

Notice to Outdoor Advertising Association

RONALD M. ROBERTS, JR., AICP
Planning & Zoning Manager

ALLISON DUNCAN, AICP
Senior Planner

PHIL SHAFER
Zoning Administrator



JOHANNAH WOMACK
Clerk of the Planning & Zoning Board

KIMBERLY WATTERS
Department Secretary

DOUGLAS COUNTY BOARD OF COMMISSIONERS PLANNING & ZONING DEPARTMENT

8700 Hospital Drive • Douglasville, GA 30134
Telephone (770) 920-7241 • Fax (678) 715-5366

October 20, 2021

Mr. Zakery Daniel
c/o Georgia Outdoor Advertising Association
1765 W. Oak Pkwy
Marietta, GA 30062

Dear Mr. Daniel:

I am glad for the opportunity to contact you about the South Douglas Scenic Byway. This letter follows on to my email of October 20, 2021. I know that you have been made generally aware of this project by my colleagues at GDOT in a letter dated December 10, 2020 (attached). Also, the attached map shows the proposed length of the South Douglas Scenic Byway.

We have been working with a steering committee for the last several months to initiate the project, and we have had our first community engagement meeting on September 14, 2021. So far, the project has been favorably received, so we are moving forward with drafting the Corridor Management Plan. As I believe you are aware, the Corridor Management Plan will address issues in the study boundary, which includes area approximately one mile on either side of the corridor. Therefore we recognize that we are at the point where community engagement is a critical component of developing the Scenic Byway.

I want to make you aware of the project and let you know that you can receive project updates on our website at <https://www.celebratedouglascounty.com/298/Programs-and-Projects>. We have produced a short video and a project blog has been set up to document each step in the process.

If you have any thoughts or questions, please follow up at your convenience. I would be glad to discuss this exciting project and hear your feedback. Otherwise, keep an eye on our blog, and look for additional notice of public meetings and other opportunities to learn more about the South Douglas Scenic Byway.

Thanks so much for your interest!

Sincerely,

Allison Duncan, AICP
Senior Planner

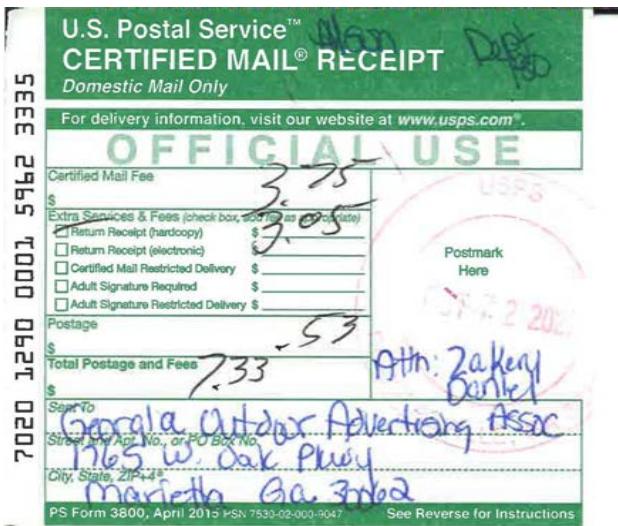
Attachment: GDOT Letter – South Douglas Scenic Byway; proposed Scenic Byway Map

web site: CelebrateDouglasCounty.com

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

Appendix D

Notice to Georgia Outdoor Advertising Association



Appendix D

Notice to Outdoor Advertising Association

Allison Duncan

From: Allison Duncan
Sent: Wednesday, October 20, 2021 9:26 AM
To: Zak.daniel@oaag.net
Subject: South Douglas Scenic Byway
Attachments: South Douglas SB Approval Letter 1 (002) (002).pdf; South Douglas Scenic Byway Study Boundary.pdf

Hi Mr. Daniel!

I am glad for the opportunity to reach out to you about the South Douglas Scenic Byway. I know you have been made generally aware of this project by my colleagues at GDOT in a letter dated December 10, 2020 (attached). Also, the attached map shows the proposed length of the South Douglas Scenic Byway.

We have been working with a steering committee for the last several months to initiate the project, and we have had our first community engagement meeting on September 14, 2021. So far, the project has been favorably received, so we are moving forward with drafting the Corridor Management Plan. As I believe you are aware, the Corridor Management Plan will address issues in the study boundary, which includes area approximately one mile on either side of the corridor. Therefore we recognize that we are at the point where community engagement is a critical component of developing the Scenic Byway.

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If you have any thoughts or questions, please follow up at your convenience. I would be glad to discuss this exciting project and hear your feedback. Otherwise, keep an eye on our blog, and look for additional notice of public meetings and other opportunities to learn more about the South Douglas Scenic Byway.

Thanks so much for your interest!



Allison Duncan
Senior Planner
P: 678-715-5370
E:aduncan@co.douglas.ga.us
8700 Hospital Dr
Douglasville, GA 30134
CelebrateDouglasCounty.com