

Douglas County Comprehensive Plan Update

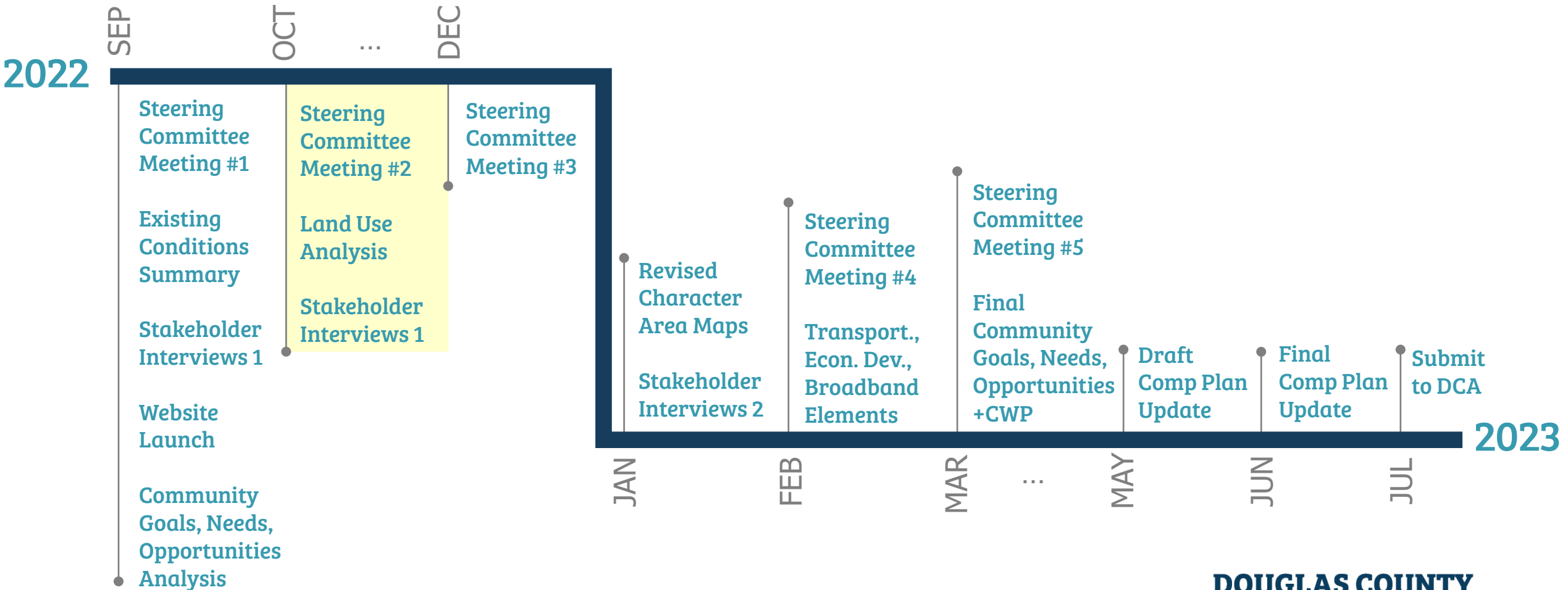
Steering Committee Meeting #2 – Thursday, October 13th, 2022

Today's Agenda

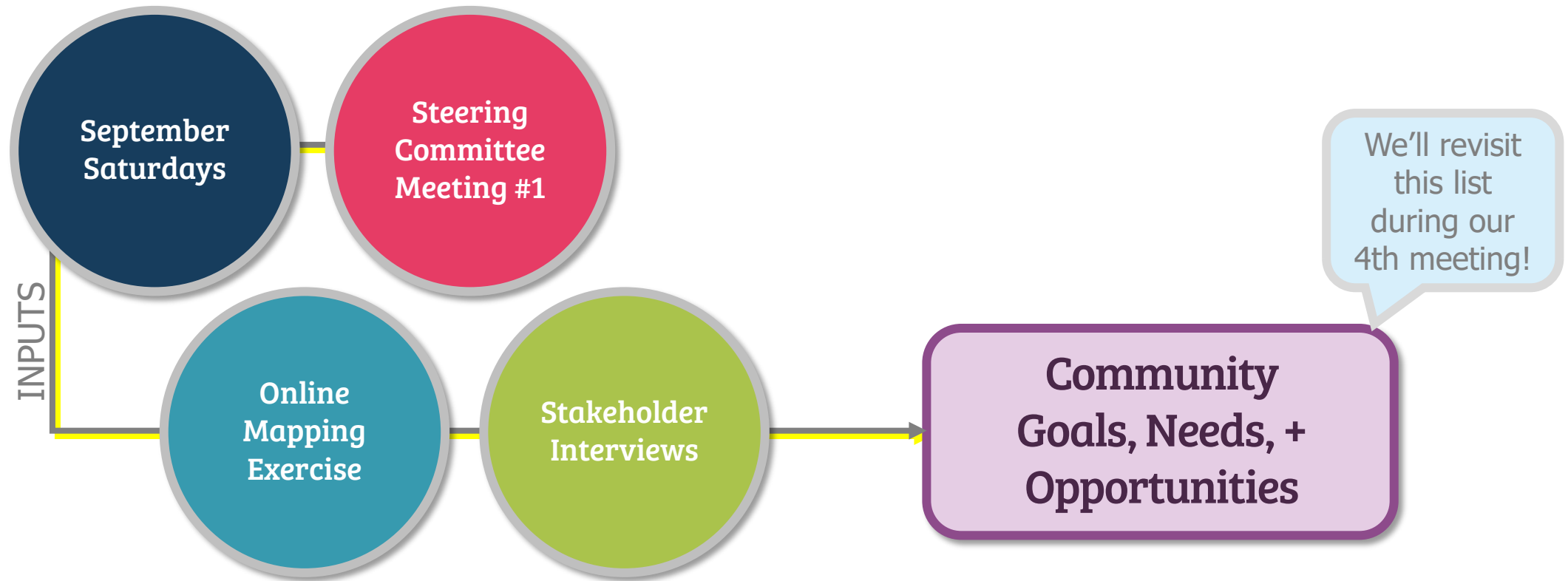


1. Lunch!
2. Demographic Overview
3. Engagement Update
4. Land Use Analysis
5. Character Area Exercise
6. Looking Ahead

Project Schedule



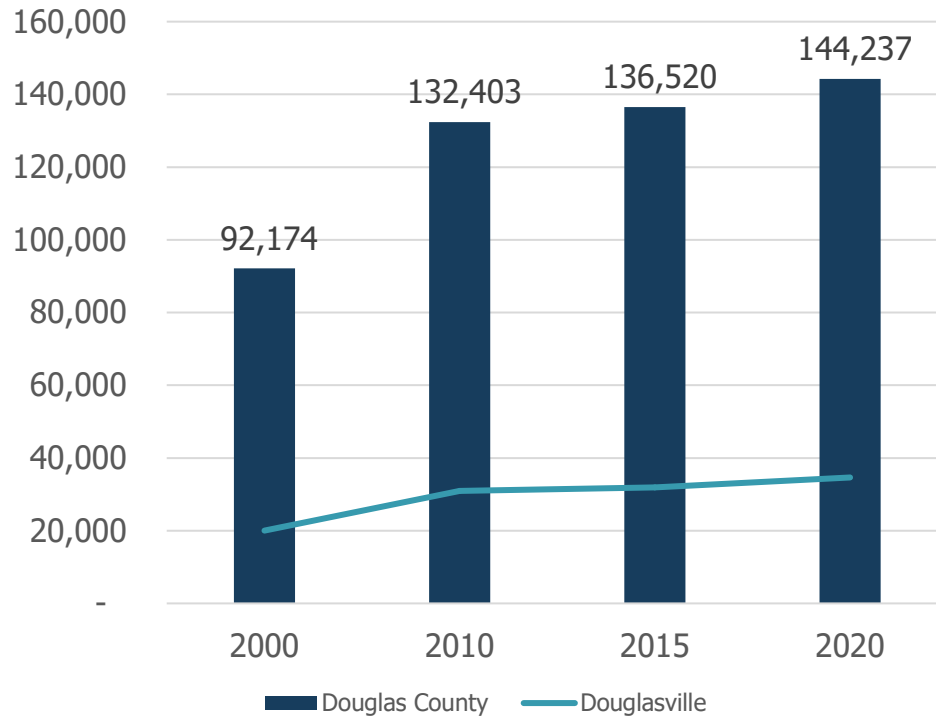
Update from Meeting #1



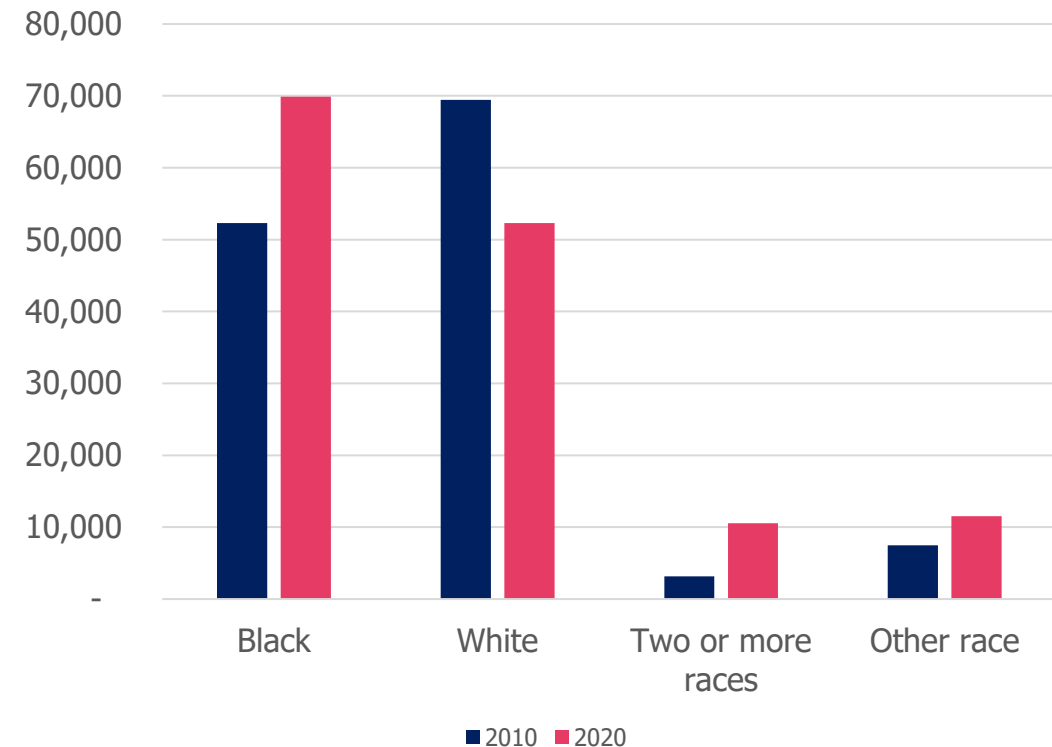
Demographic Overview

Demographics Findings

Population Growth, 2000-2020



Population by Race & Ethnicity, 2010 & 2020



Employment

2015

1. Retail
2. Administration and Support, Waste Management and Remediation
3. Educational Services
4. Accommodation and Food Services
5. Manufacturing

2020

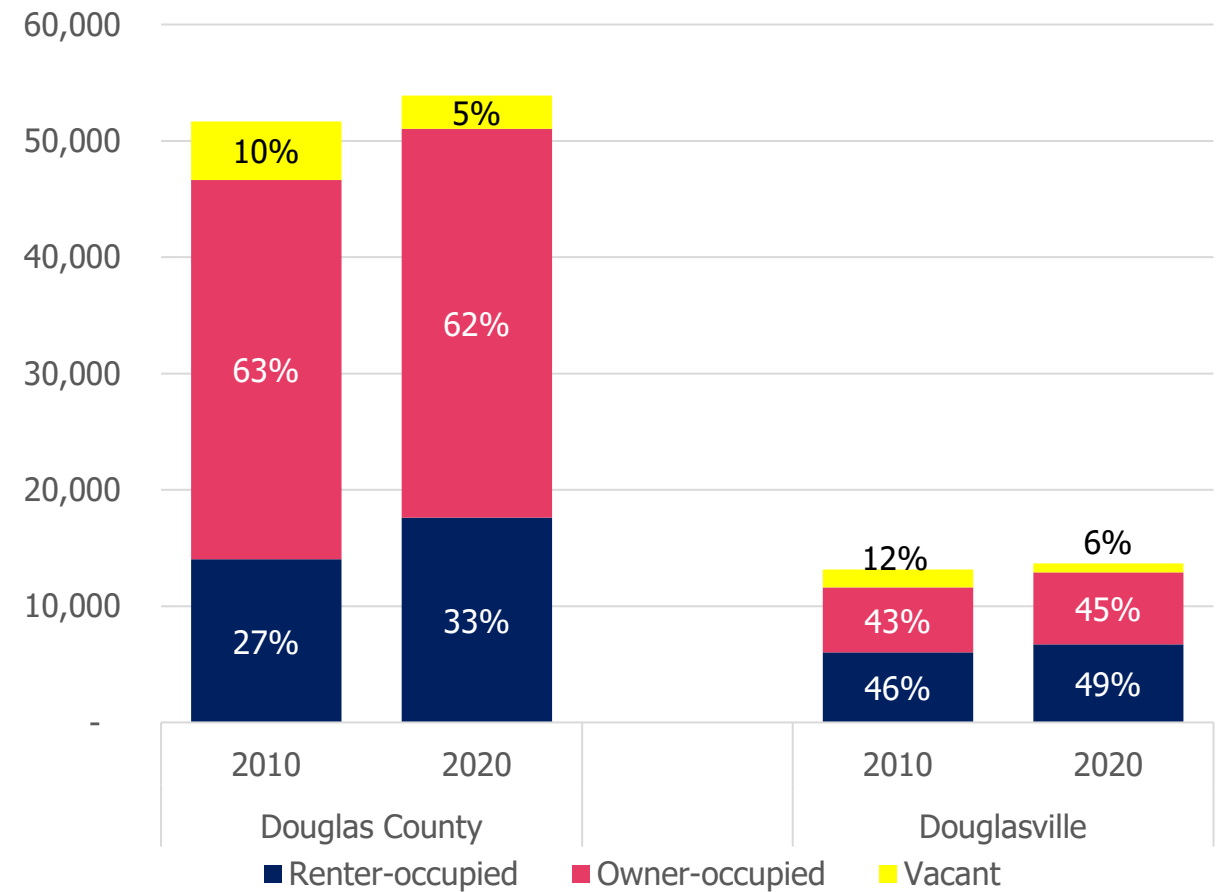
1. Retail
2. Accommodation and Food Services
3. Educational Services
4. Health Care and Social Assistance
5. Manufacturing

Top Industries by Jobs in Douglas County



Housing Trends

Housing Supply by Occupation



Engagement Update

Engagement Update



We've been busy!

- September Saturdays
 - 75 comments
- Stakeholder Interviews
 - County Departments
 - Cities
 - Business & Community
- Steering Committee Meetings
 - September & October meetings
 - Notes, presentation & boards online

Engagement Update

Interactive Mapping Tool - <https://bit.ly/DCCompPlanMap>

The screenshot displays the Douglas County Comprehensive Plan Interactive Mapping Tool. The interface includes a top navigation bar with the Douglas County logo and a set of category icons: Infrastructure (wrench), Safety (exclamation mark), Economic Development (bar chart), Housing and Land Use (house), Recreation (tree), and Wellness (person). A 'Drag to comment' instruction is also present. The main map area shows a satellite view of Douglas County, Georgia, with various colored icons placed on the map to represent different themes. A red outline delineates the county boundary. On the left, a 'Comments' sidebar is open, showing two user comments. The first comment, under the 'Housing and Land Use' category, discusses the overabundance of warehouses and apartments. The second comment, under 'Economic Development', suggests more retail and restaurants. A 'Legend' box on the right side of the map provides a key for the icons: Infrastructure (wrench), Safety (exclamation mark), Economic Development (bar chart), Housing and Land Use (house), Recreation (tree), Wellness (person), and Douglas County Boundary (red outline). The bottom of the interface features the 'socialpinpoint' logo and map data attribution.

DOUGLAS COUNTY
COMPREHENSIVE PLAN

Drag to comment > Infrastructure Safety Economic Development Housing and Land Use Recreation Wellness

Comments

Sort: Recent Popular

We have entirely too many warehouses and apartments in Douglas County. Corporate Clients do not want to move to our area anymore and established families are moving out.

Housing and Land Use | a month ago Like +6 Dislike

More retail and restaurants to accommodate the town center amphitheater. Maybe something like The Battery in Cobb with shops and rooftop dining. Varieties of cuisines.

Economic Development | 6 days ago Like +5 Dislike

Legend

- Infrastructure
- Safety
- Economic Development
- Housing and Land Use
- Recreation
- Wellness
- Douglas County Boundary

Map data ©2022 Imagery ©2022 TerraMetrics Terms of Use

Land Use Analysis

Land Use Overview

Process:

- Gather spatial data
- Conduct stakeholder interviews related to various data components
- Three main layers of analysis:
 - Environmental
 - Infrastructural
 - Policy-based
- Overlay mitigating factors and accelerating factors for future land use change
- Design/modify character areas



Land Use Overview

Process:

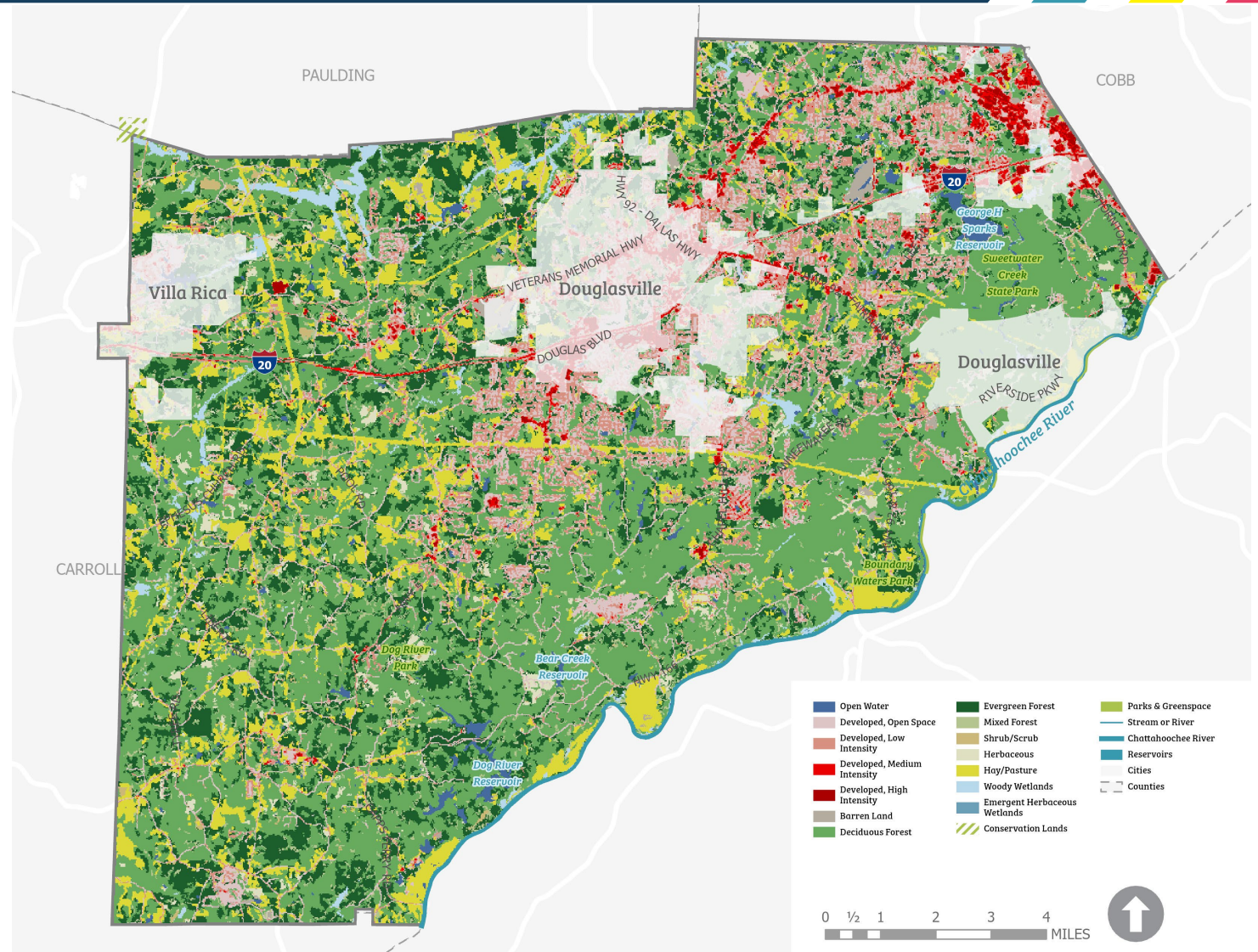
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 - Infrastructural
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- Design/modify character areas

Data (abridged):

- Water resources (streams, groundwater, etc.)
- Land cover (forests, pastures, wetlands, etc.)
- Geologic features
- Transportation infrastructure
- Water/sewer infrastructure
- Civic infrastructure (schools, safety, etc.)
- Tax parcels & land value
- Zoning districts & regulations

Land Use Overview

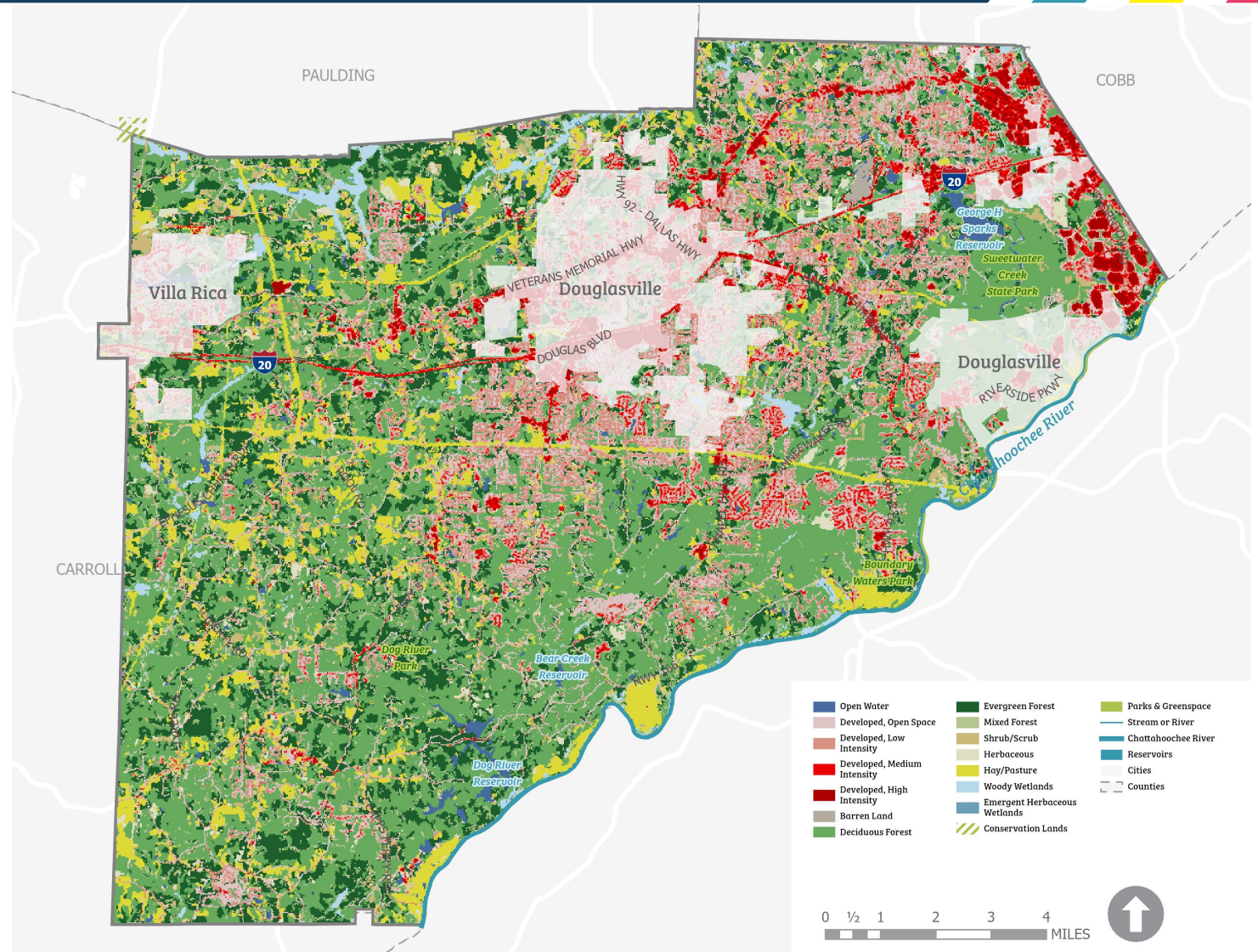
Douglas County's growth trajectory: Landcover in 2001



Land Use Overview

Douglas County's
growth trajectory:

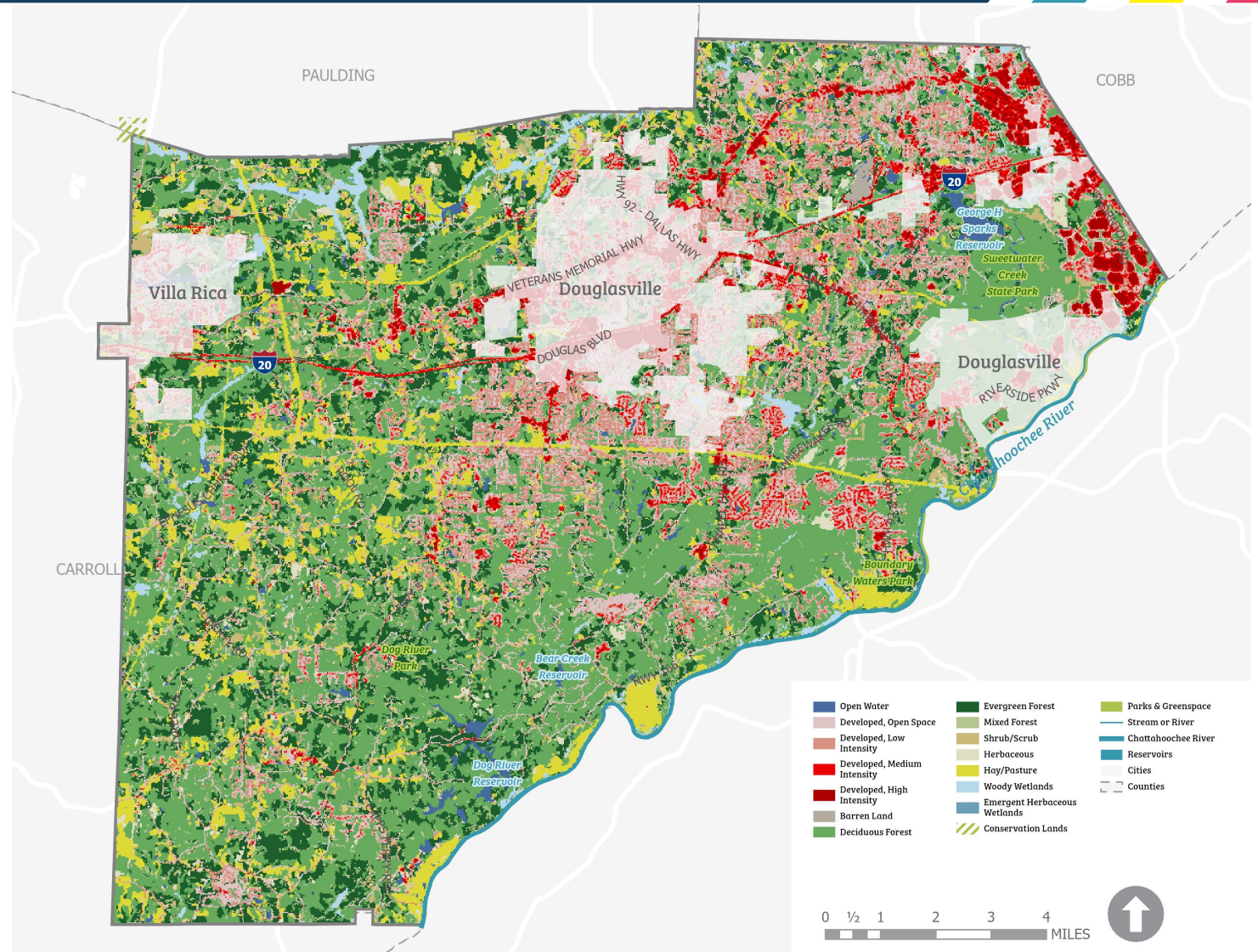
Landcover in 2019



Land Use Overview

Douglas County's growth trajectory:

Landcover in 2019
Between 2001 and 2019, over **12,000** acres of land was converted from natural resources (forest & pasture) to developed land.



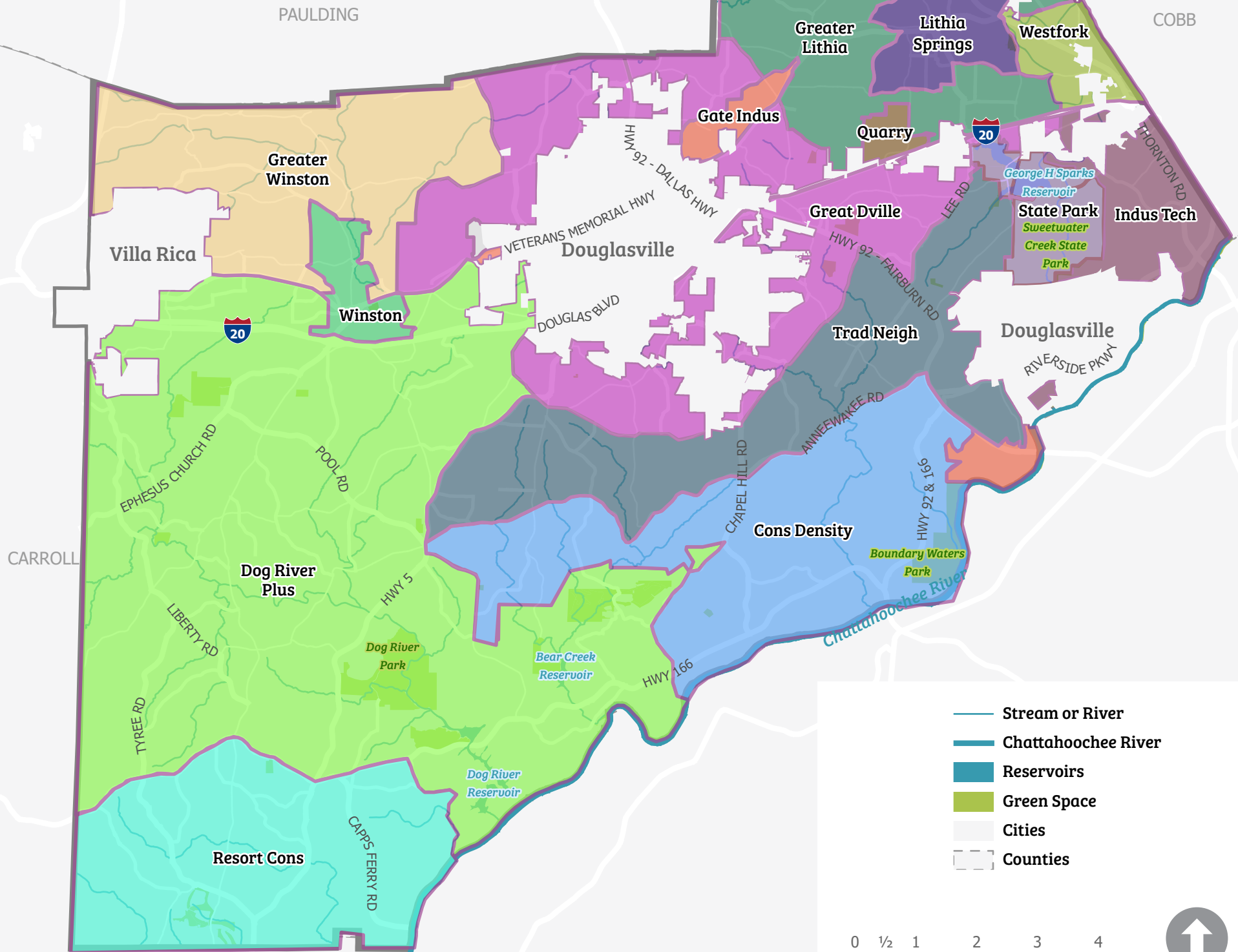
Land Use Overview



Big questions for land use analysis:

- Which lands do we want to protect? Why?
- Which lands do we want to develop? What should that development look like?
- Where can our land support the development we want?
- Based on these priorities and existing conditions, what is most likely to change?

Draft Character Areas

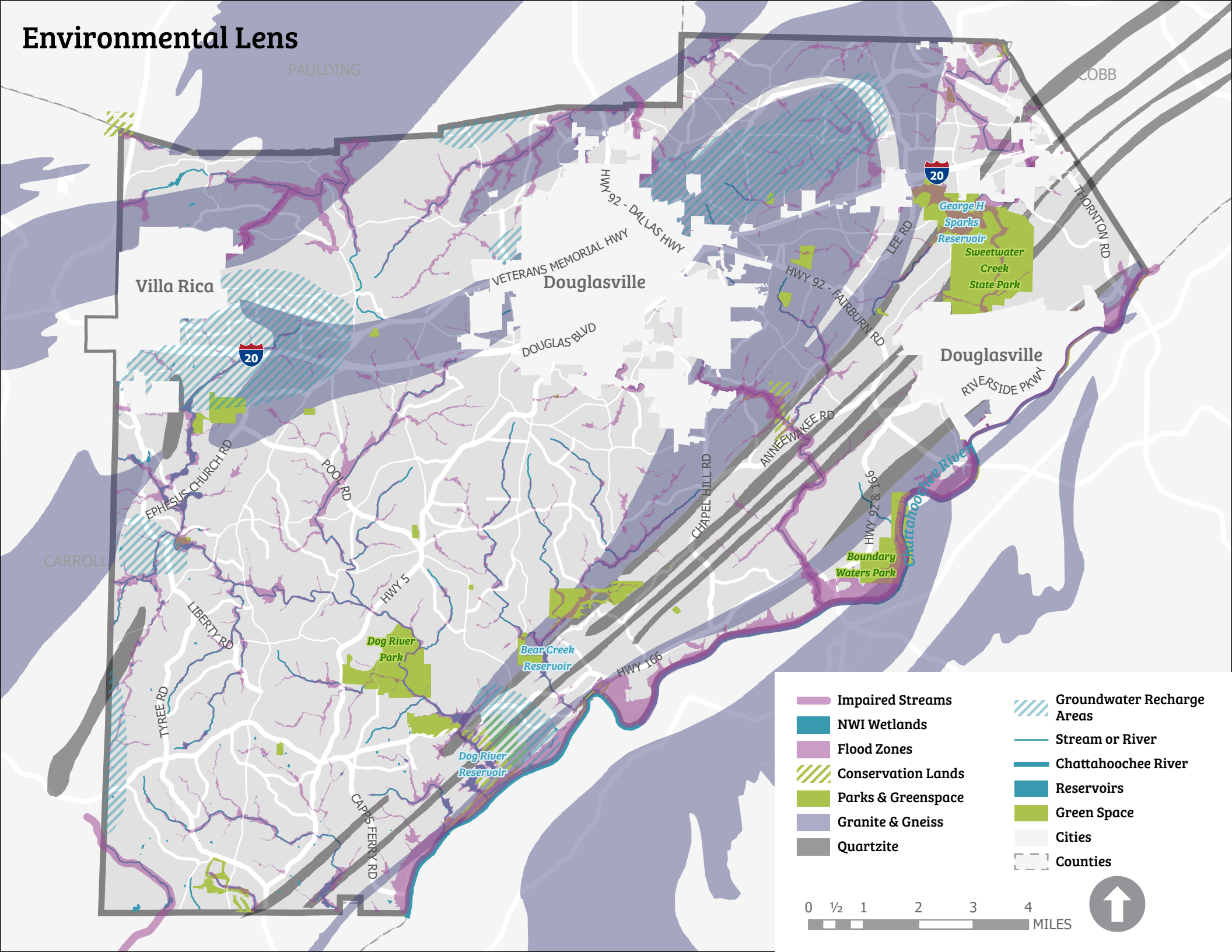


- Stream or River
- Chattahoochee River
- Reservoirs
- Green Space
- Cities
- Counties

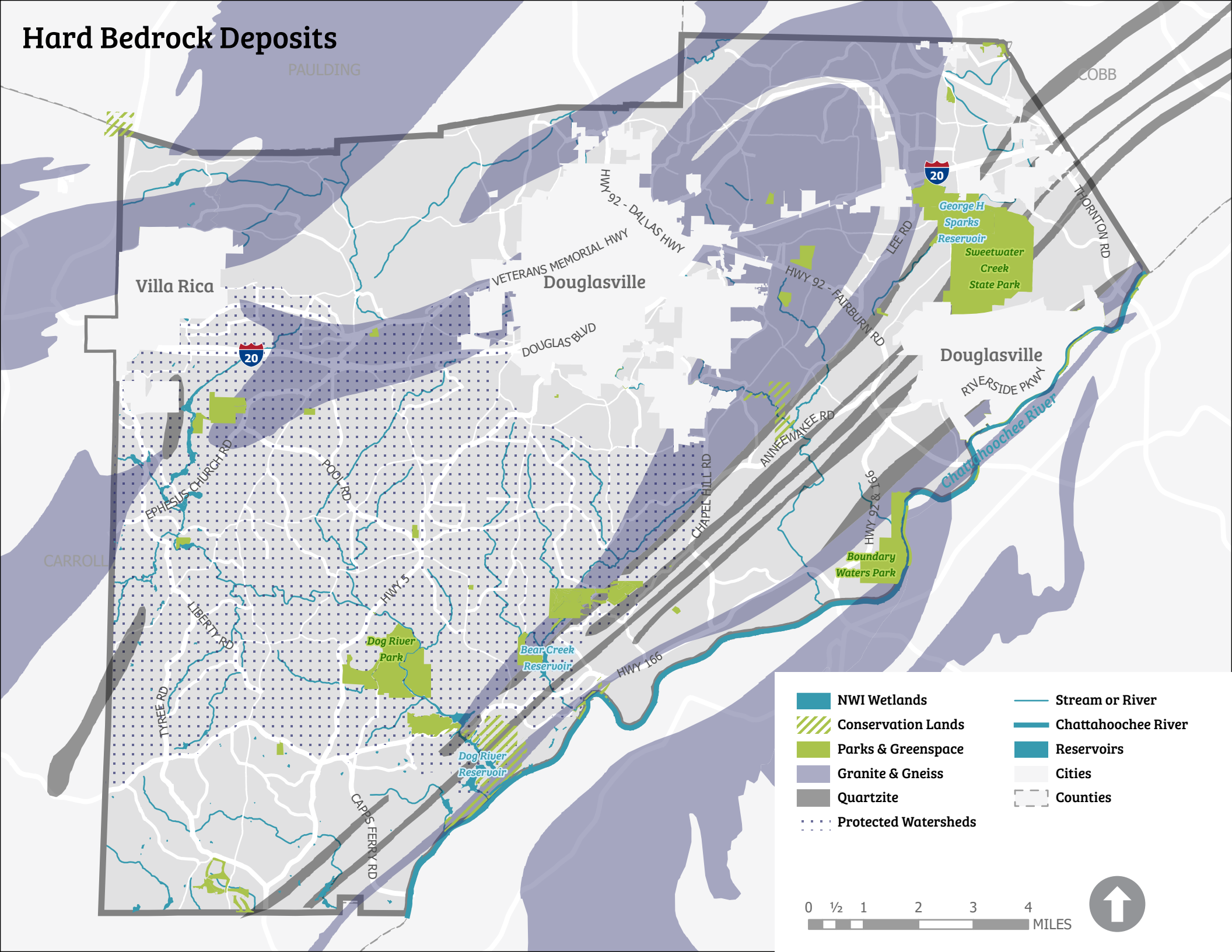
0 1/2 1 2 3 4 MILES



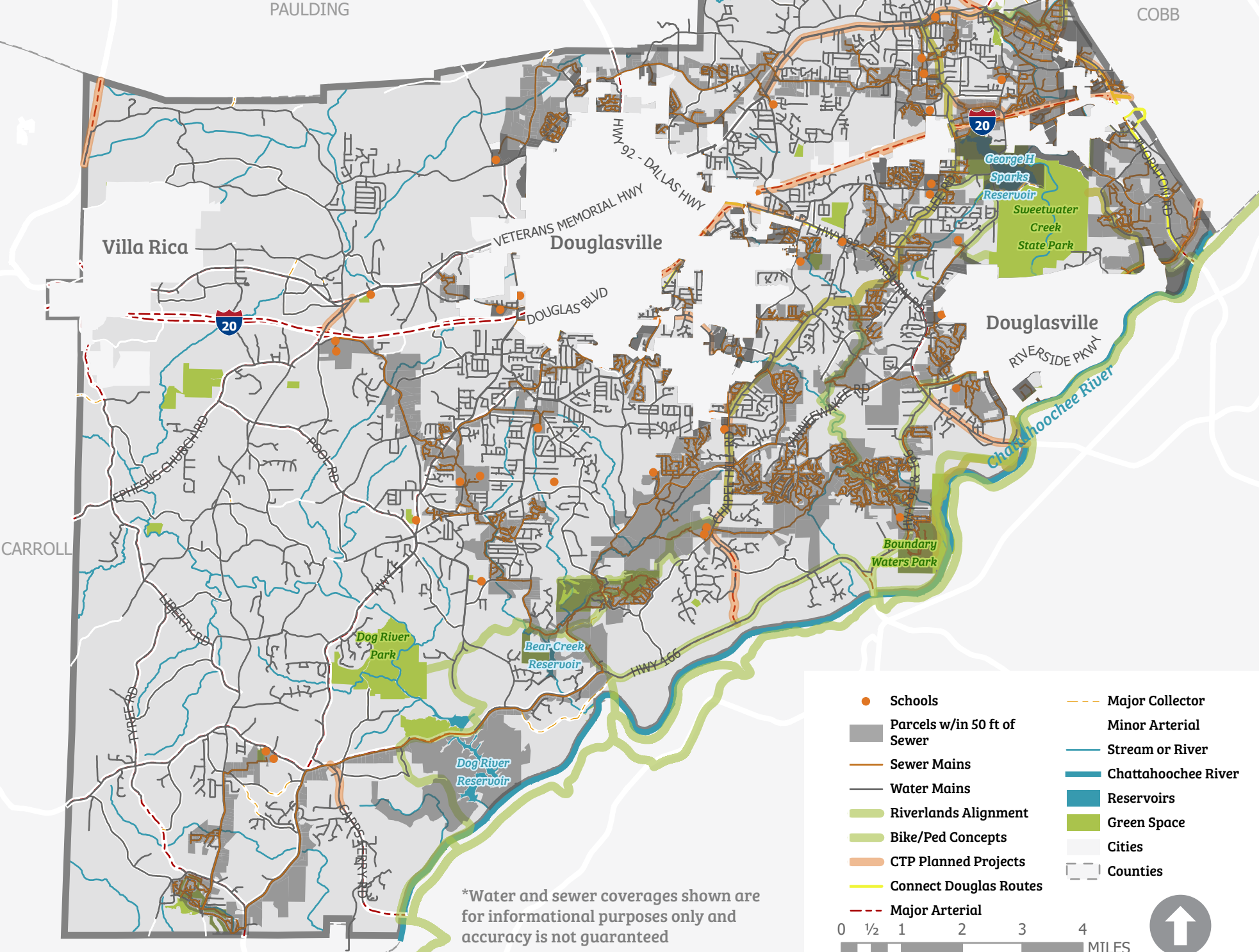
Environmental Lens



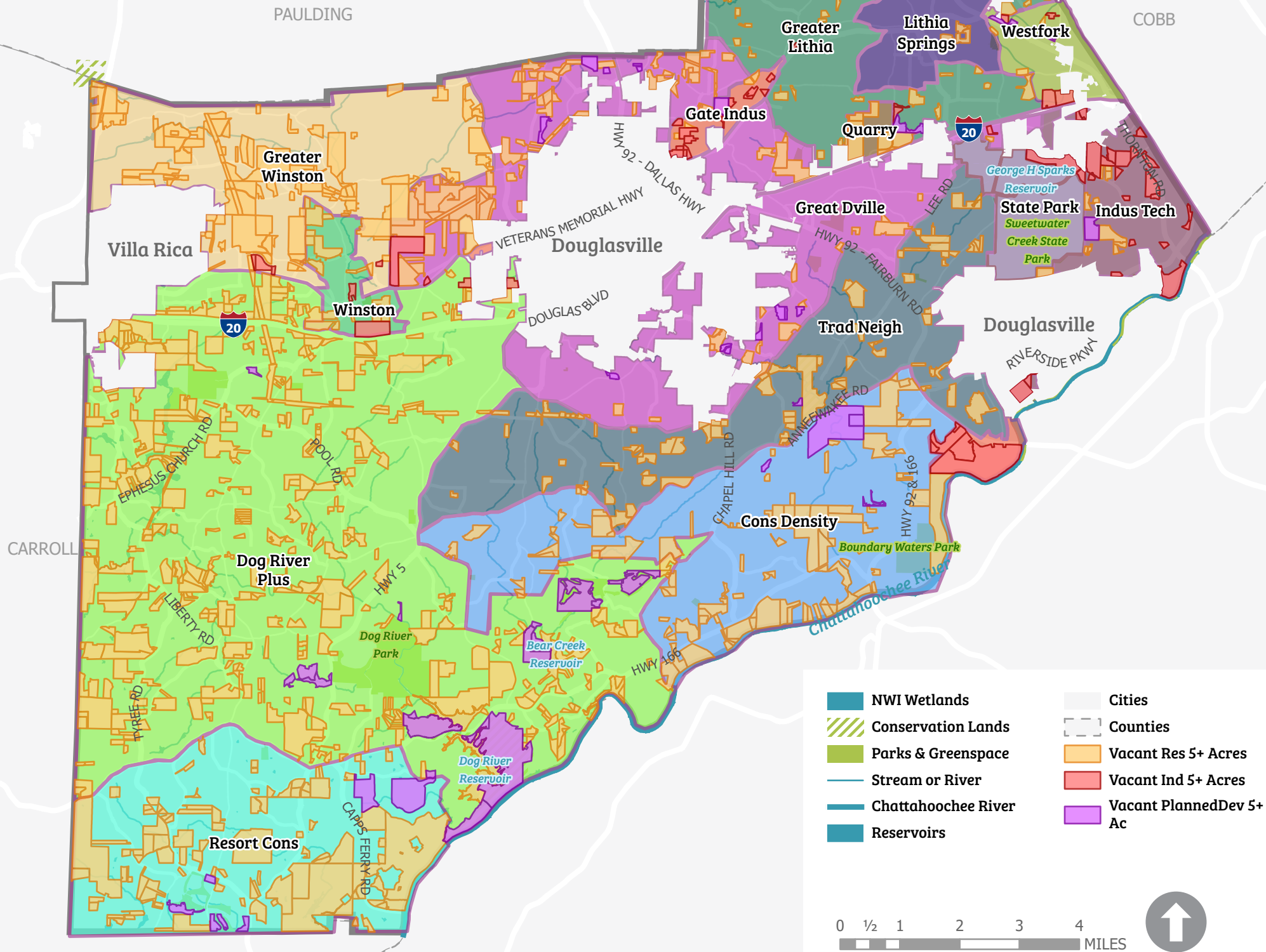
Hard Bedrock Deposits



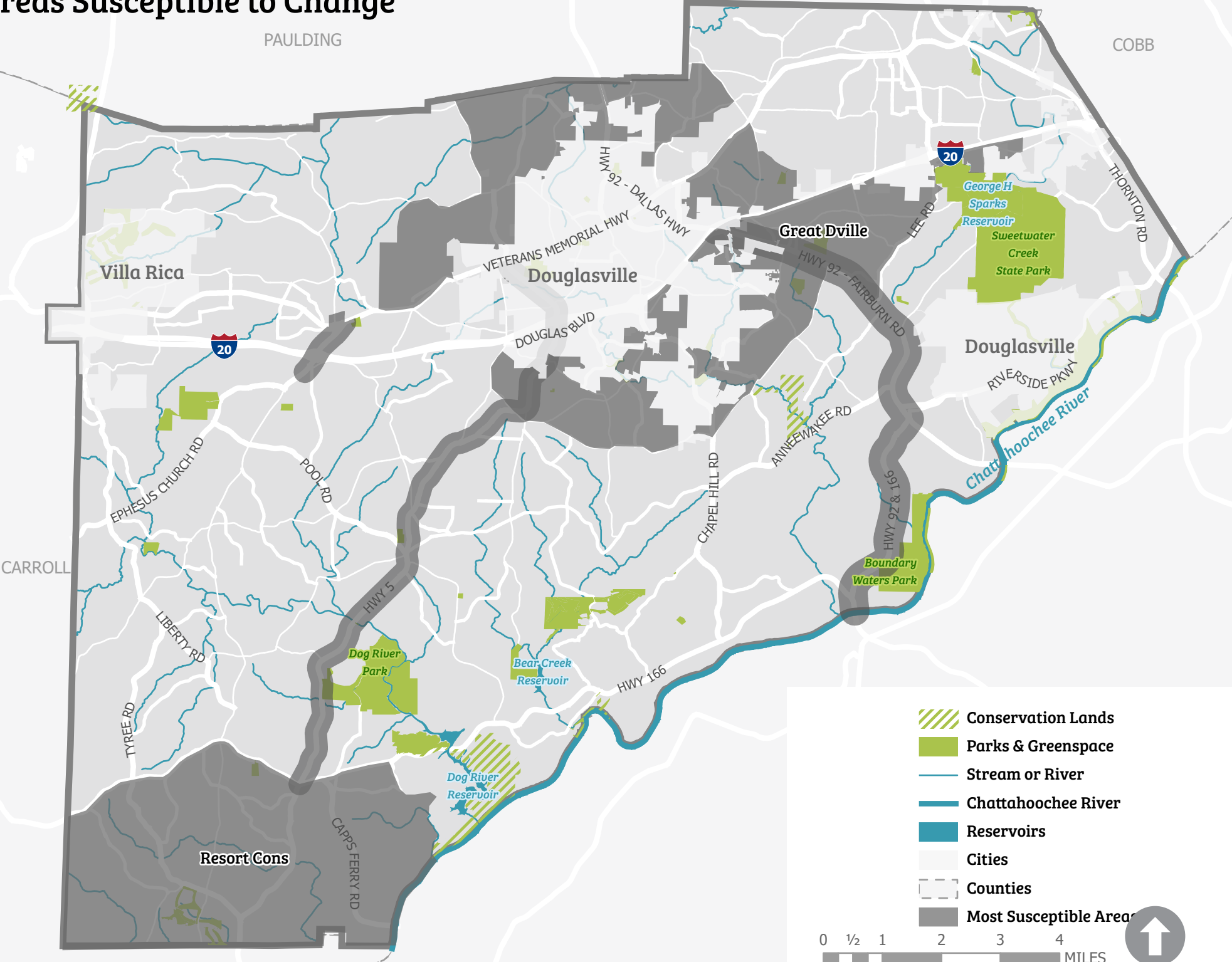
Infrastructural Lens



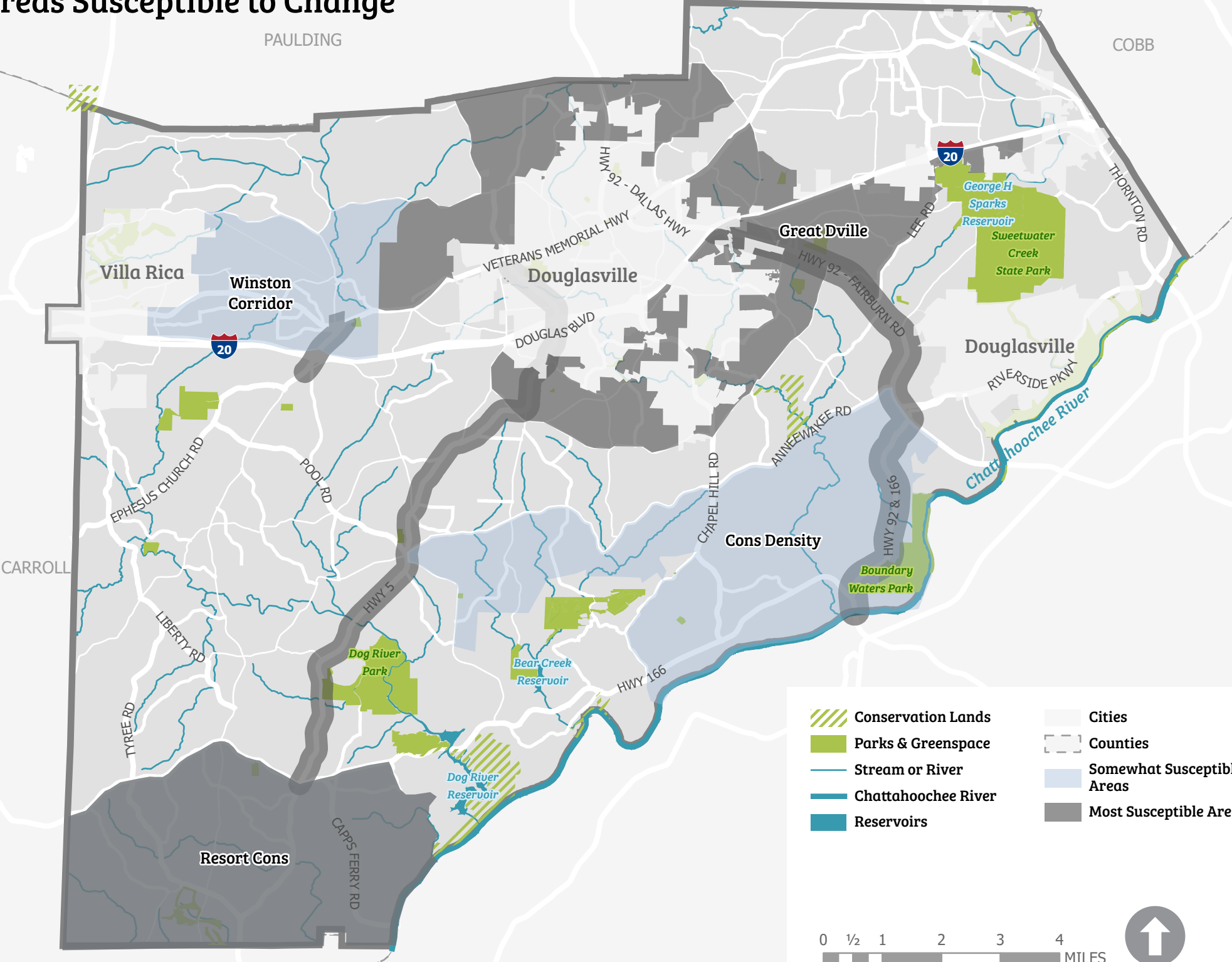
Vacant Res/Ind/Planned Dev 5+ Acres



Areas Susceptible to Change

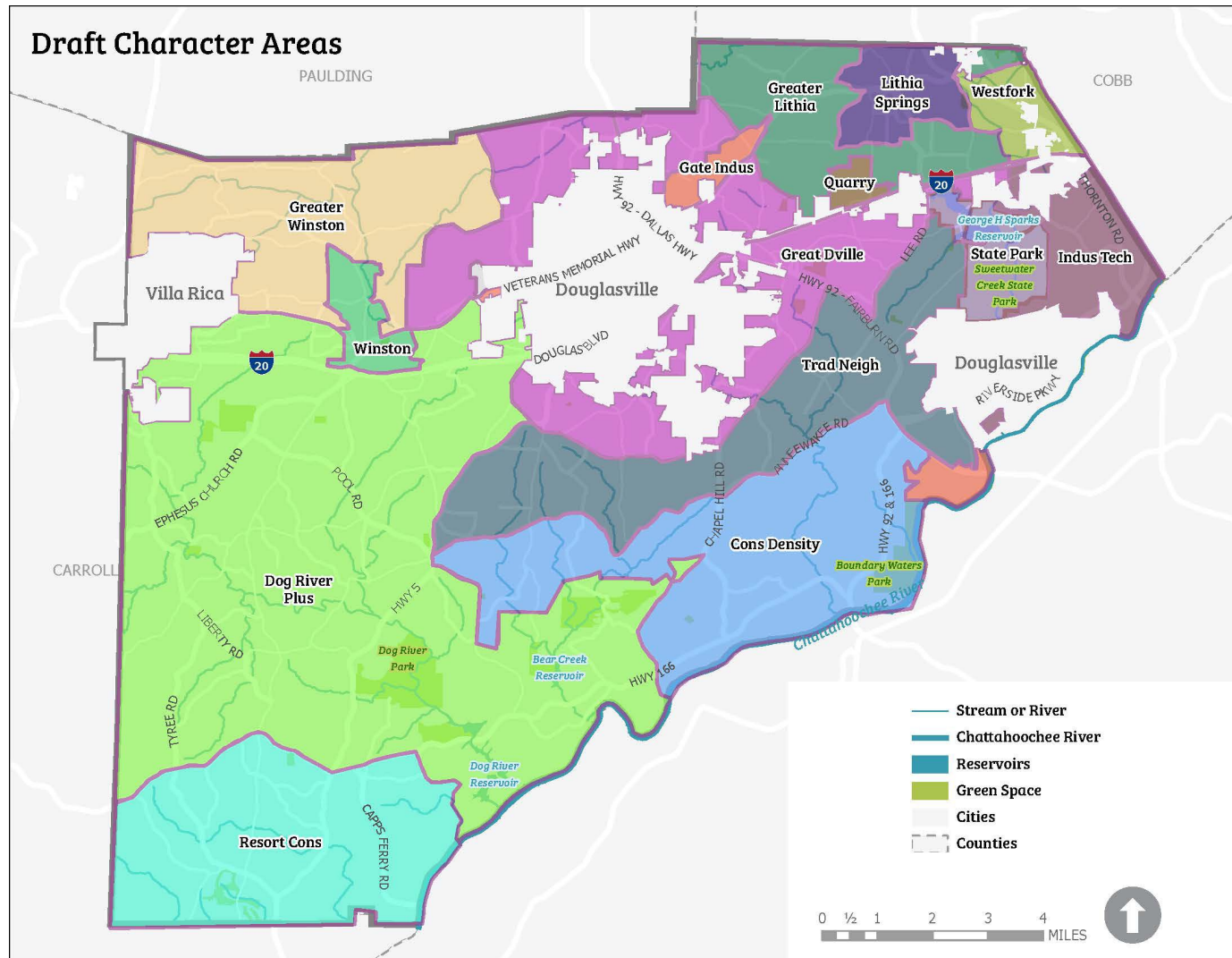


Areas Susceptible to Change



Character Area Exercise

Draft Character Areas



What's a Character Area?

- Geographical areas that have a similar look and feel
- Usually similar current land uses, but can be based on future land use instead
- A more holistic way to look at future land use and help guide development decisions

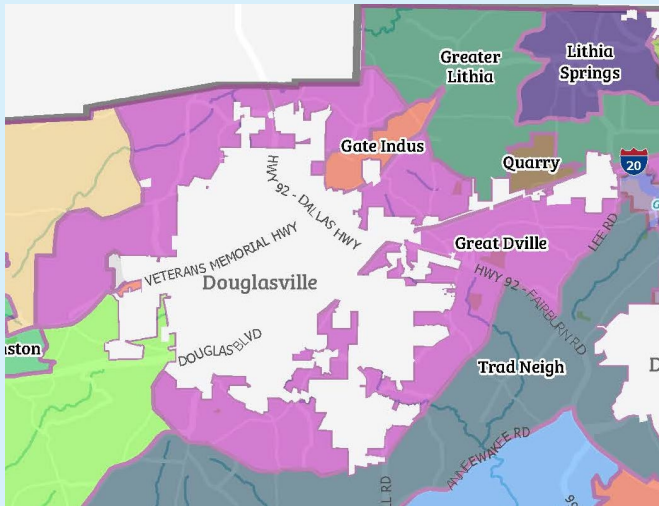
Draft Character Areas



Draft Character Areas



Greater Douglasville



Older, predominantly suburban residential and urbanizing development

Potential for New Growth/Development:
High



Current Land Use + Character

- Mostly suburban style, older residential
- Commercial along 92
- More rural in NW
- Gothards Creek

Key Transportation Corridors

- I-20
- Hwy 92
- VMH
- County Line Rd
- Pope Road
- Chapel Hill Rd
- Maroney Mill Rd
- N Flat Rock Rd

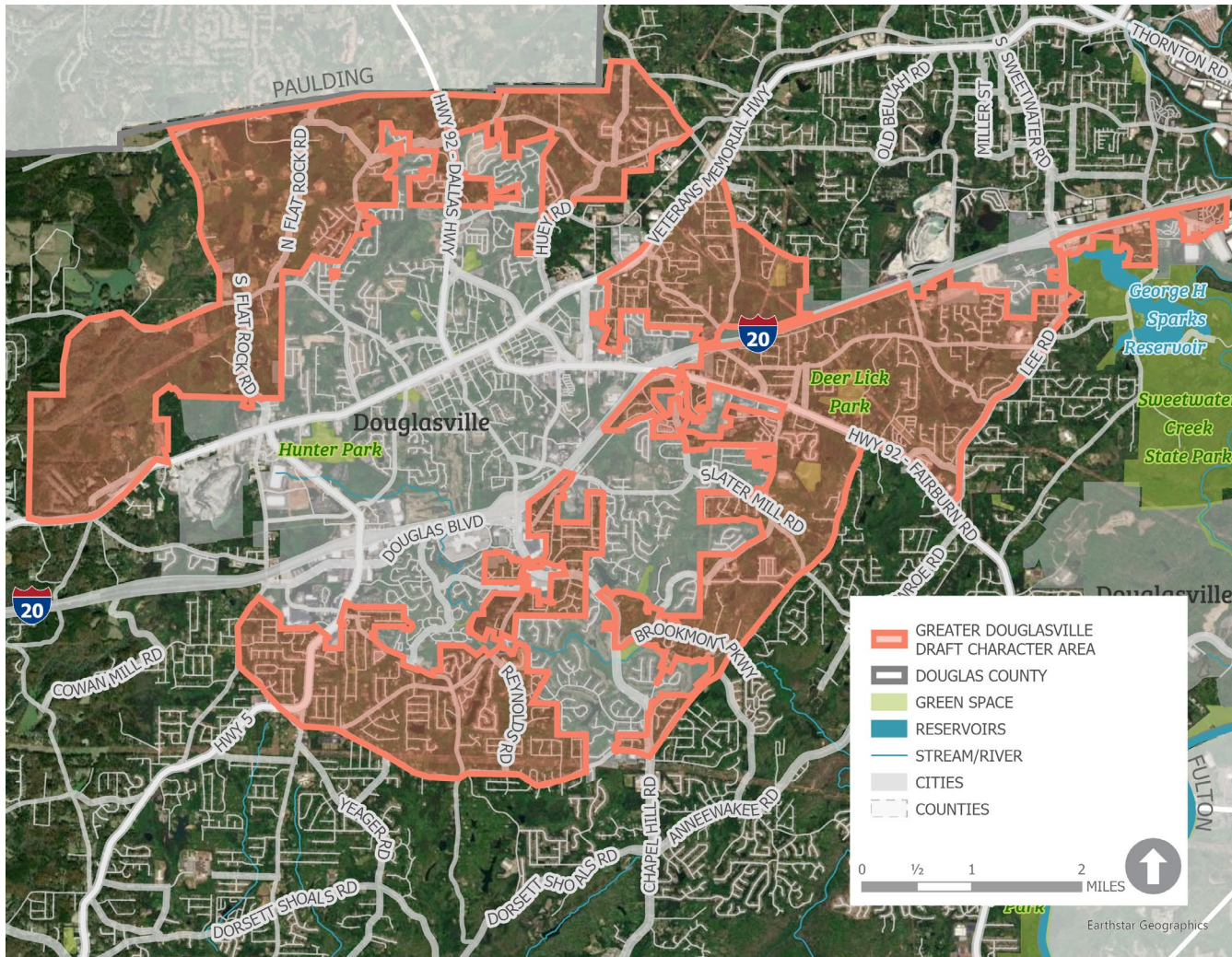
Development Mitigators

- Granite/gneiss deposits
- Gothards Creek flood zones
- Interjurisdictional coordination

Development Accelerators

- Sewer access (partial)
- Best transportation access
- Proximity to dense, traditional heart of the County
- Some large parcels

Draft Character Areas



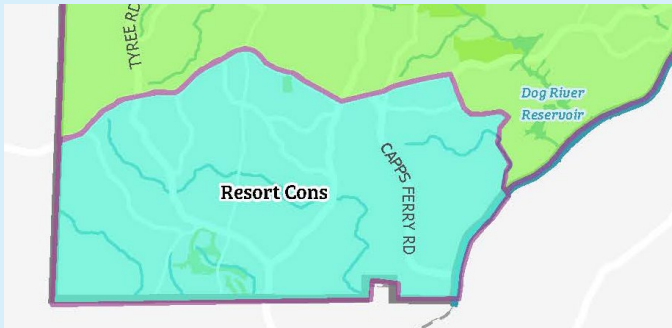
What's the trajectory?

- Mostly zoned for low-density single-family residential or residential agriculture
- Some areas part of the Quality Growth Overlay and Highway Corridor Overlay

Draft Character Areas



Resort Conservation



A destination for rural lifestyles and resort tourism

Potential for New Growth/Development:
Some



Current Land Use + Character

- Rural, woodlands
- High-end resorts
- Pockets of rural/suburban residential
- Hurricane Creek system
- Chattahoochee River

Key Transportation Corridors

- Post Rd
- Hwy 5/Bill Arp Rd
- Tyree Rd
- Capps Ferry Rd
- Duncan Memorial Hwy

Development Mitigators

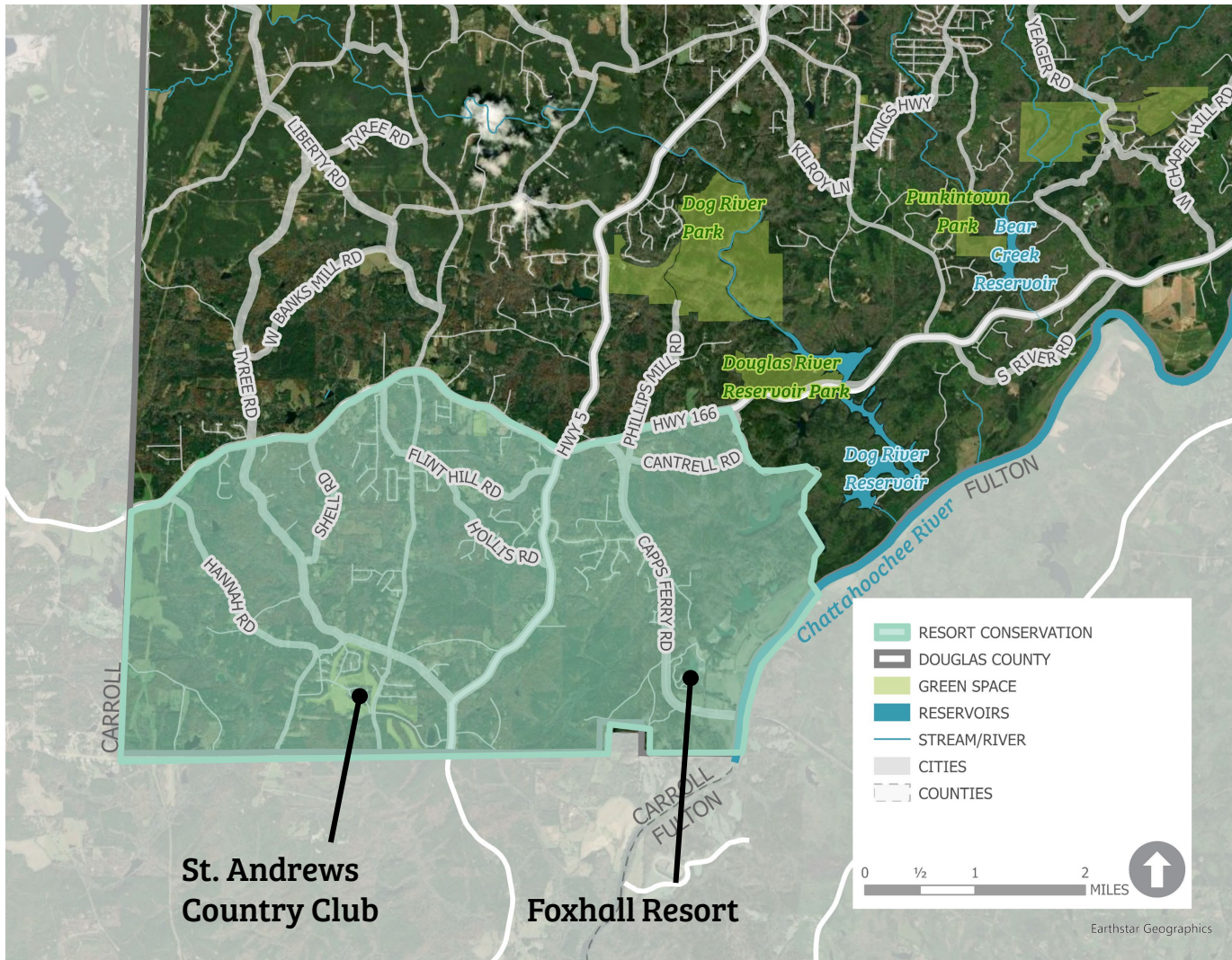
- HUC Draining Basin
- Flood zones
- Remote from interstate
- Lack of transportation network

Development Accelerators

- Sewer access (partial)
- Large, unbuilt parcels

Future Land Use Vision?

Draft Character Areas



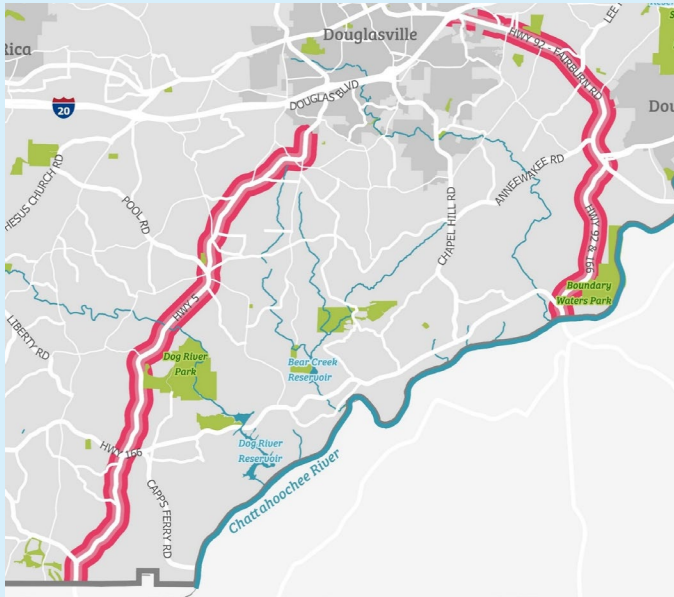
What's the trajectory?

- Mostly zoned for residential agriculture with some pockets of low density residential and planned unit development
- Sewer expansion in the area could spur development interest

Draft Character Areas



Corridors: Hwy 5 and Hwy 92



Corridors transitioning from suburban to rural, connecting commercial activity nodes and regional parks

Potential for New Growth/Development:
High



Current Land Use + Character

- Commercial with rural, undeveloped parts

Key Transportation Corridors

HWY 5:

- Tyree Rd
- Duncan Memorial Hwy

HWY 92:

- I-20
- County Line Rd
- Lee Rd
- Riverside Pkwy
- Anneewakee Rd

Development Mitigators

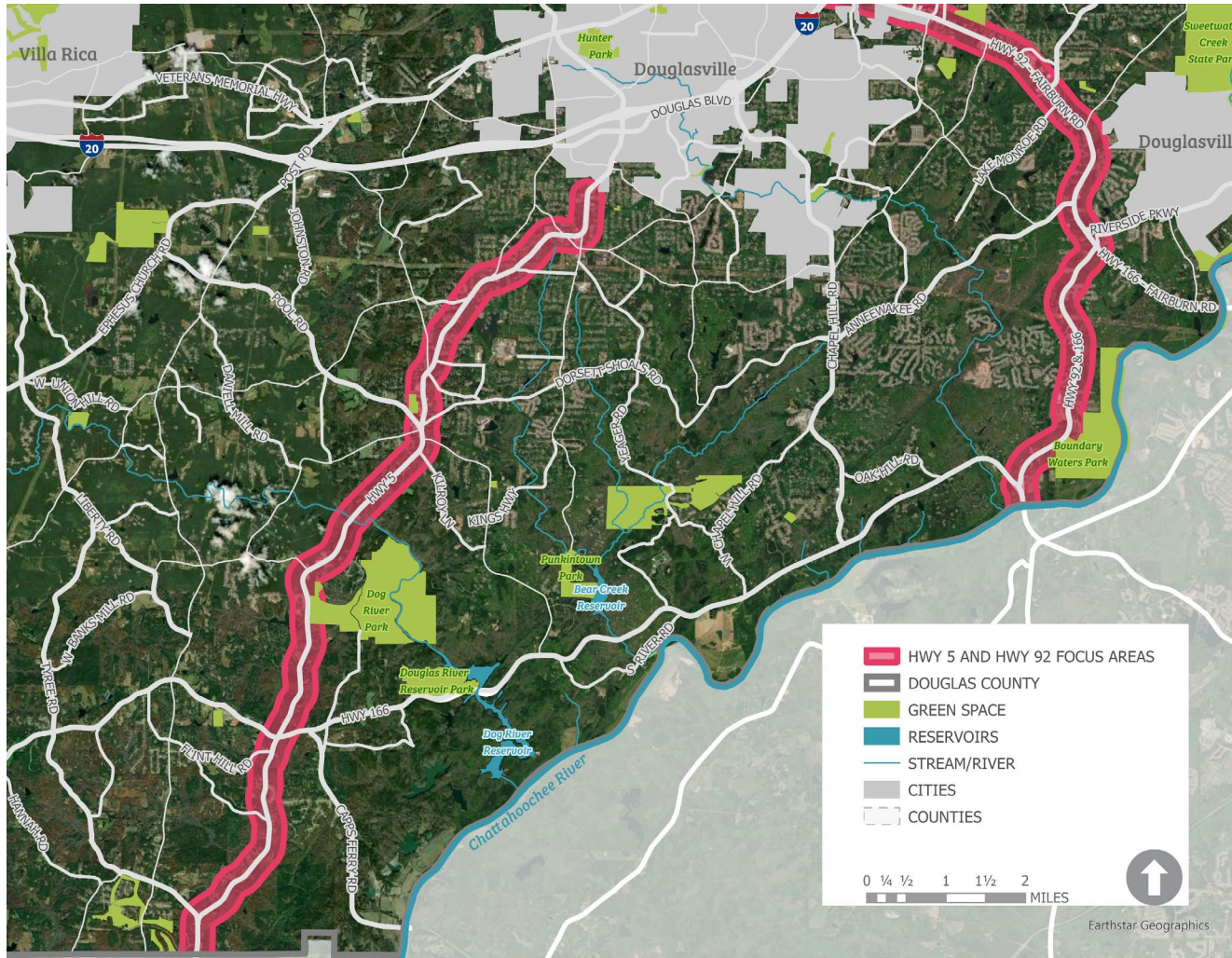
- Scenic Byway designation on part of HWY 92
- Hard rock deposits (HWY 92)
- Protected/impacted watersheds

Development Accelerators

- Sewer access (partial)
- Large, unbuilt parcels
- Development Overlay

Future Land Use Vision?

Draft Character Areas



What's the trajectory?

HWY 92:

- Mostly zoned general and heavy commercial, with a mix of other uses like light industrial and office.
- Residential zoning is predominantly low density single family with some multi-family.

HWY 5

- Mostly low density residential or residential agriculture with general/heavy commercial nodes

Looking Ahead

Next Steps

Project Team:

- Finalize Land Use Analysis Findings
- Refine character area maps and descriptions
- Develop community survey
- Finalize existing conditions for small area plans
- Prepare for upcoming small area plan workshops

Steering Committee

- Attend the P&Z training on October 27th!
- Promote survey once published
- Mark your calendar for the next Steering Committee meeting on December 1st
- Look out for Small Area Plan workshop dates in early December



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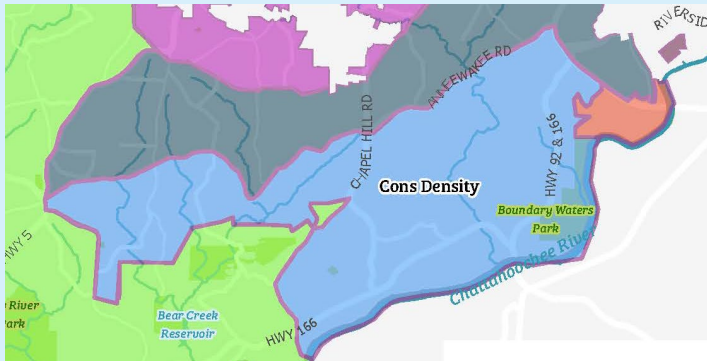
Thank you + stay in touch!

More Character Areas!

Draft Character Areas

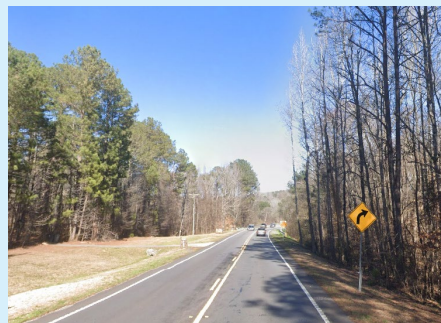


Conservation Density



Rural, natural area transitioning to more residential uses

Potential for New Growth/Development:
Some



Current Land Use + Character

- Mix of undeveloped woodlands and large lot suburban-style residential
- Anneewakee Creek
- Chattahoochee River
- Boundary Waters Park

Key Transportation Corridors

- Duncan Memorial/166
- Dorsett Shoals Rd
- Chapel Hill Rd
- Anneewakee Road

Development Mitigators

- Some deposits of granite, gneiss, and quartzite
- Protected watershed
- Groundwater recharge areas

Development Accelerators

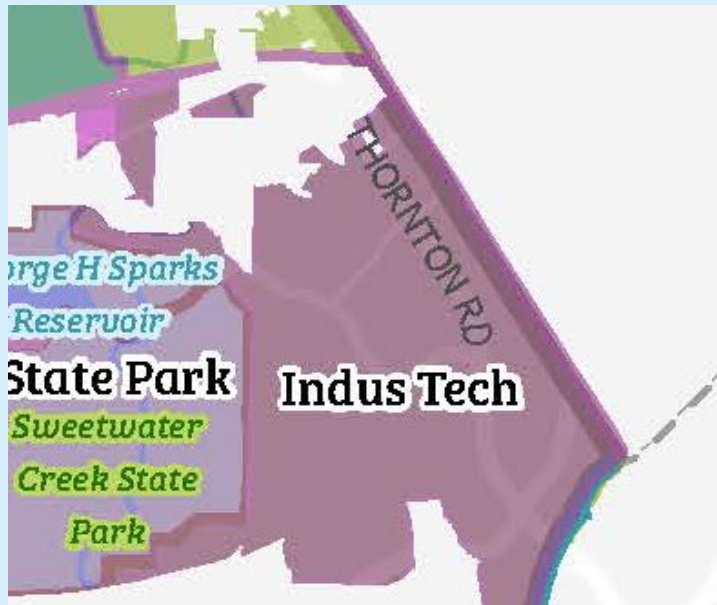
- Undeveloped large lots
- Sewer access

Future Land Use Vision?

Draft Character Areas



Industry + Technology



Growing warehouse and distribution district

Potential for New Growth/Development:
High



Current Land Use + Character

- Newer, large-scale light industrial
- Scattered suburban residential
- Sweetwater Creek

Key Transportation Corridors

- Thornton Rd
- Factory Shoals
- Rock House Rd
- Riverside Pkwy

Development Mitigators

- Some bands of granite/gneiss deposits
- Sweetwater Creek system

Development Accelerators

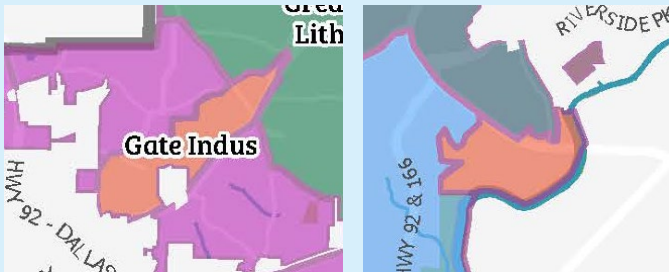
- Sewer
- Multiple large undeveloped parcels
- Proximity to I-20, Atlanta

Future Land Use Vision?

Draft Character Areas



Gateway Industrial



Areas primed for expansion of smaller, light industrial

Potential for New Growth/Development:
Some



Current Land Use + Character

- Small-scale industrial
- Undeveloped/under-developed
- Chattahoochee River

Key Transportation Corridors

- VMH
- Fairburn Rd

Development Mitigators

- Granite/gneiss deposits
- Groundwater recharge areas
- Less access to I-20

Development Accelerators

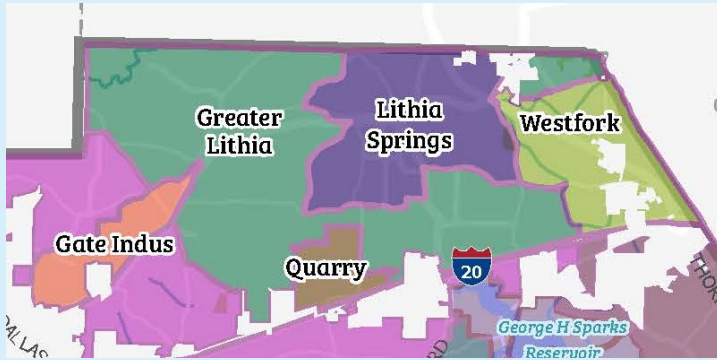
- Many large undeveloped parcels
- Access (or proximity) to sewer

Future Land Use Vision?

Draft Character Areas



Greater Lithia Springs



Older, stable residential neighborhoods and rural woodlands

Potential for New Growth/Development:
Some

Current Land Use + Character

- Relatively older, stable residential neighborhoods
- More suburban the closer to I-20
- More rural woodlands north of VMH

Development Mitigators

- Granite/gneiss deposits
- Groundwater recharge area
- North of VMH, limited infrastructure
- Lack of large, undeveloped parcels

Key Transportation Corridors

- I-20
- VMH
- Burnt Hickory
- Riley Road

Development Accelerators

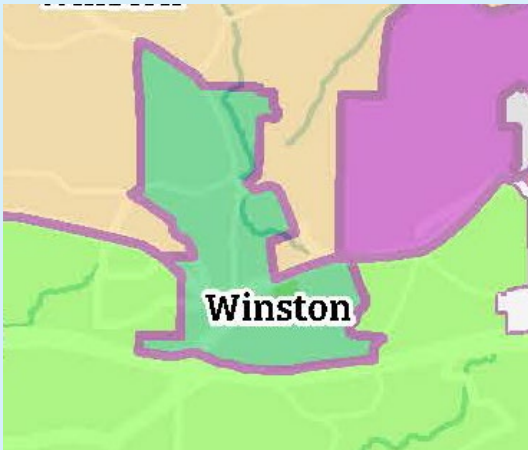
- I-20
- S of VMH, access to sewer and strong transportation network

Future Land Use Vision?

Draft Character Areas



Winston



Local job center and rural gateway to Northwest Douglas

Potential for New Growth/Development:
Some



Current Land Use + Character

- Mix of rural, rural residential, and small-scaled light industrial uses
- Historic crossroads
- Large manufactured home community (Corn Crib)

Key Transportation Corridors

- I-20
- Post Rd
- Mann Rd
- VMH

Development Mitigators

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

Development Accelerators

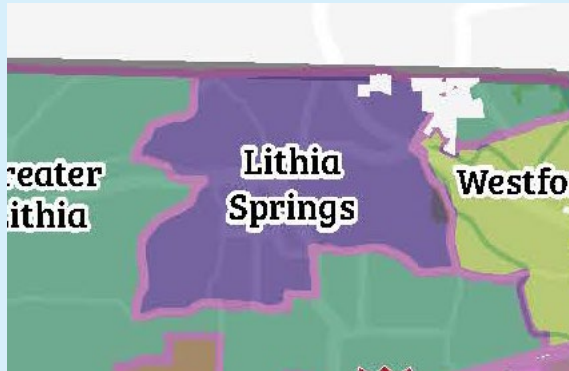
- Direct access to I-20
- Many undeveloped, large parcels

Future Land Use Vision?

Draft Character Areas



Lithia Springs



Legacy community on VMH surrounded by stable, older neighborhoods

Potential for New Growth/Development:
Some



Current Land Use + Character

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

Development Mitigators

- xxx

Development Accelerators

- xxx

Key Transportation Corridors

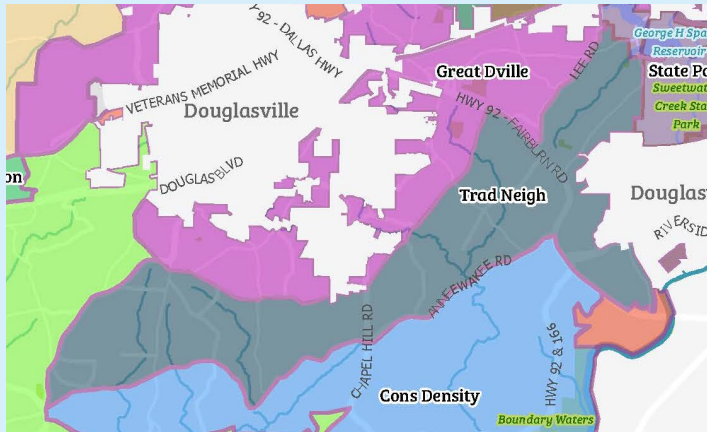
- VMH
- Sweetwater Rd

Future Land Use Vision?

Draft Character Areas



Traditional Neighborhood



A swath of classic, mostly residential suburban neighborhoods

Potential for New Growth/Development:
Some



Current Land Use + Character

- Suburban-style residential neighborhoods
- Some smaller shopping centers
- Anneewakee Creek

Key Transportation Corridors

- Hwy 92
- Bomar Road
- Slater Mill/Pope Road
- Stewart Mill Road
- Hwy 5

Development Mitigators

- Few large, undeveloped parcels
- Granite/gneiss deposits
- Protected watersheds

Development Accelerators

- Sewer access
- Transportation improvements

Future Land Use Vision?

Draft Character Areas



Westfork



Mostly built-out heavy commercial and light industrial centered on Thornton Road

Potential for New Growth/Development:
Low to Some

Current Land Use + Character

- Heavy commercial
- Light industrial
- Sweetwater Creek

Key Transportation Corridors

- Thornton Rd
- I-20
- Maxham Rd
- Skyview Dr

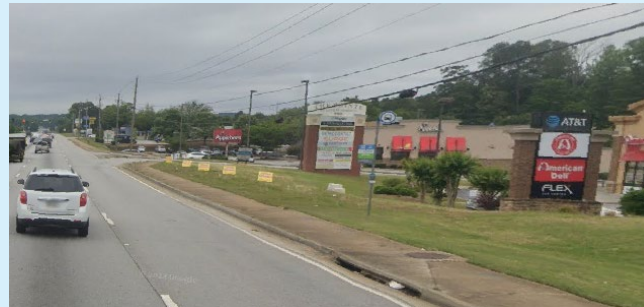
Development Mitigators

- Lack of large undeveloped parcels
- Sweetwater Creek system

Development Accelerators

- Access to I-20
- Sewer access
- Proximity to Atlanta

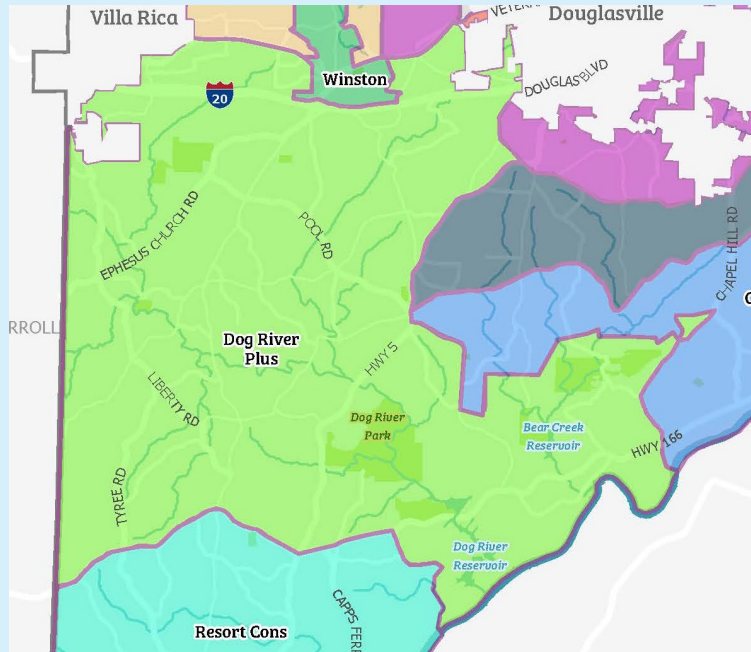
Future Land Use Vision?



Draft Character Areas



Dog River



Rural residential characterized by wooded hills and the Dog River

Potential for New Growth/Development:
Varies from low to some



Current Land Use + Character

- Rural and rural residential on large lots
- Dog River natural system
- Very little commercial or industrial

Key Transportation Corridors

- I-20
- Hwy 5
- Ephesus Church Rd
- Post Road
- Pool Road

Development Mitigators

- Protected watershed
- Groundwater recharge area
- Lack of sewer
- Limited transportation network

Development Accelerators

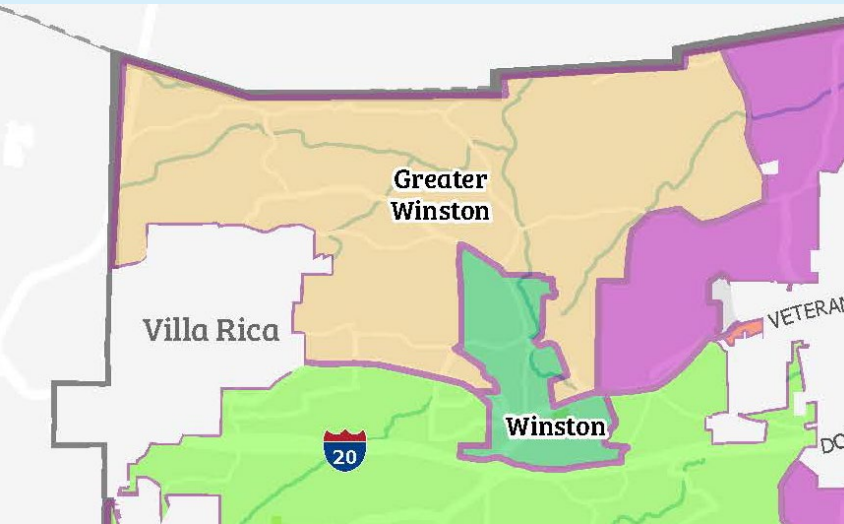
- Access to I-20
- Many undeveloped, large parcels

Future Land Use Vision?

Draft Character Areas



Greater Winston



Rural, forested area of rolling hills and limited development

Potential for New Growth/Development:
Low



Current Land Use + Character

- Rural and largely undeveloped
- Scattered single-family, large lots
- Mud Creek

Key Transportation Corridors

- High Point Rd
- Brewer Rd
- Cedar Mountain Road

Development Mitigators

- Granite/Gneiss deposits
- Lack of sewer
- Mud Creek floodplains
- Limited transportation network

Development Accelerators

- Many large undeveloped lots

Draft Character Areas

Quarry



A major quarry operation for crushed stone and rock along I-20

Potential for New Growth/Development:
Low

Current Land Use + Character

- Mining/industrial
- Undeveloped woodlands

Key Transportation Corridors

- I-20
- N County Line Rd

Development Mitigators

- High-impact land use

Development Accelerators

- Easy access to I-20

Future Land Use Vision?