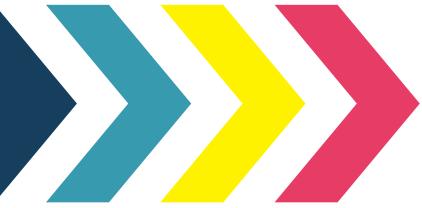


# Douglas County Comprehensive Plan Update

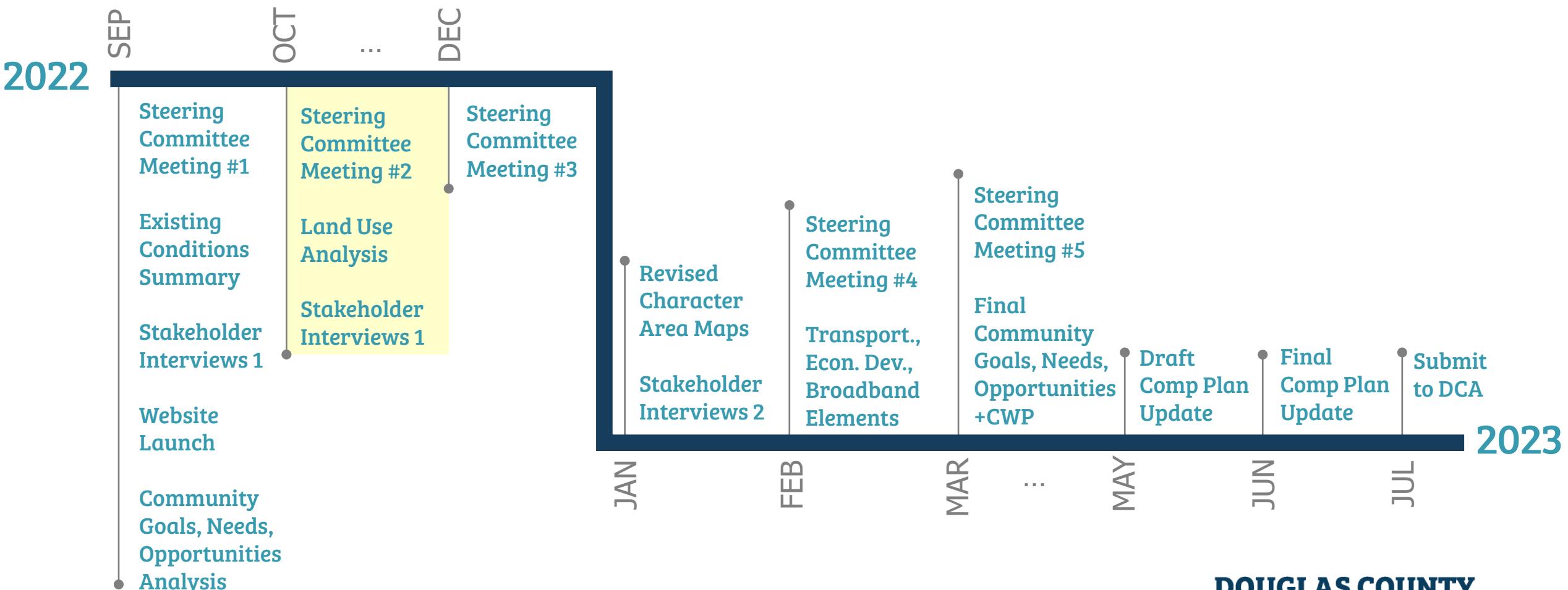
Steering Committee Meeting #2 – Thursday, October 13th, 2022

# Today's Agenda

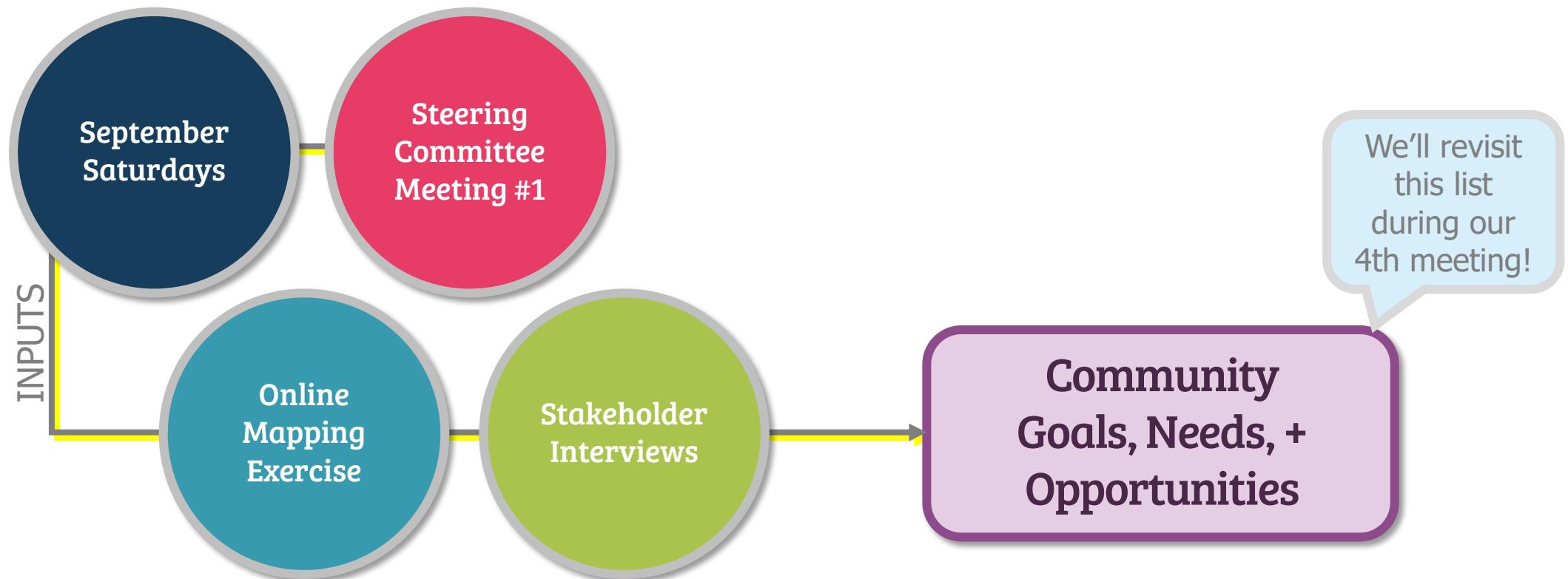


1. Lunch!
2. Demographic Overview
3. Engagement Update
4. Land Use Analysis
5. Character Area Exercise
6. Looking Ahead

# Project Schedule



# Update from Meeting #1

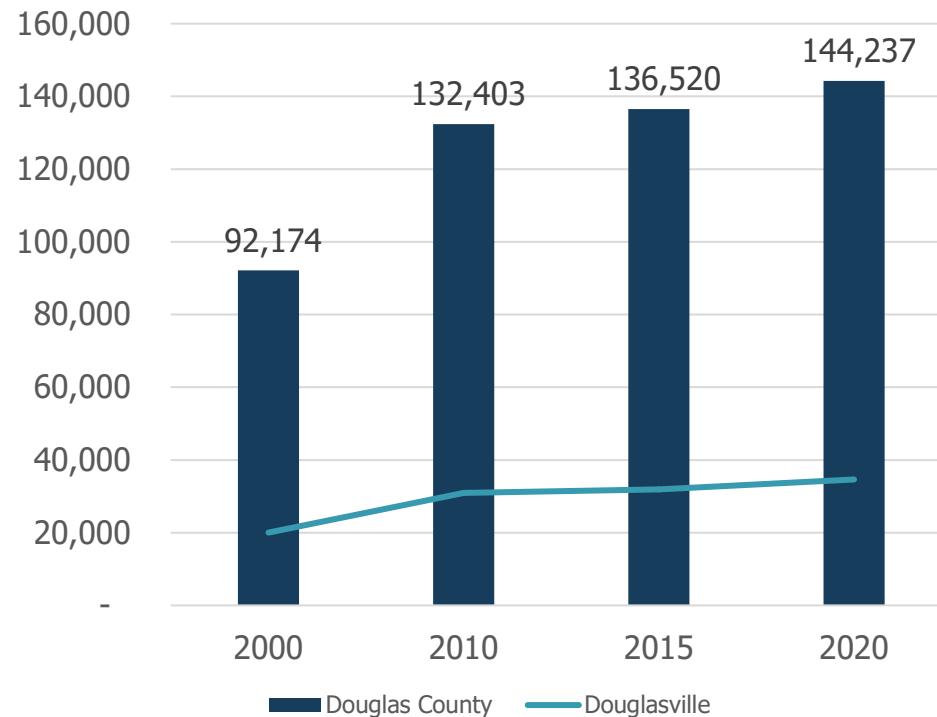


# Demographic Overview

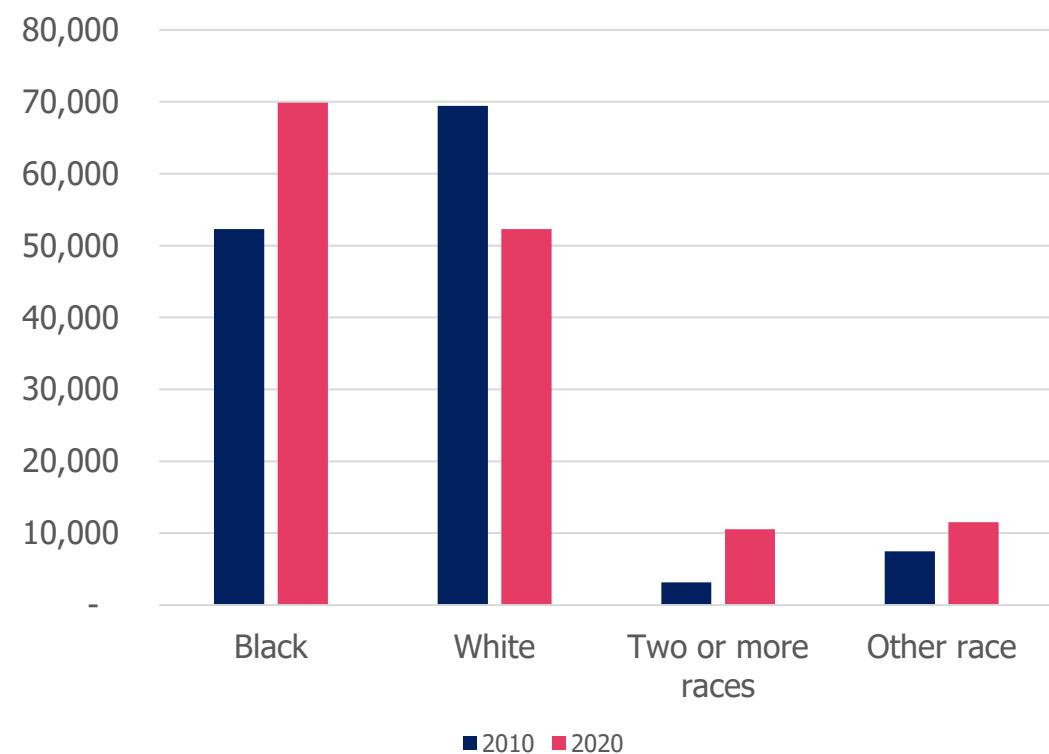
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# Demographics Findings

## 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

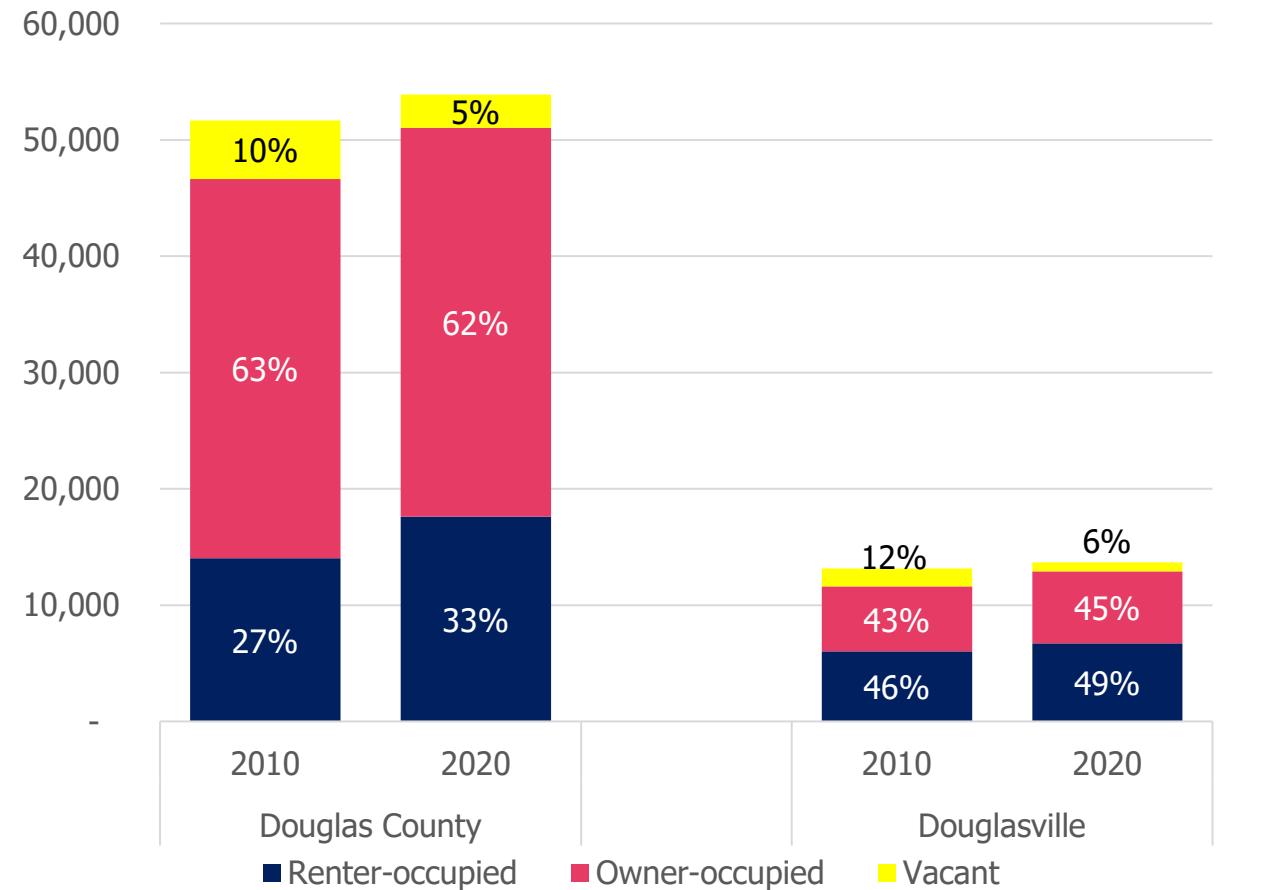
1. Retail
2. Accommodation and Food Services
3. Educational Services
4. Health Care and Social Assistance
5. Manufacturing

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>

**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 

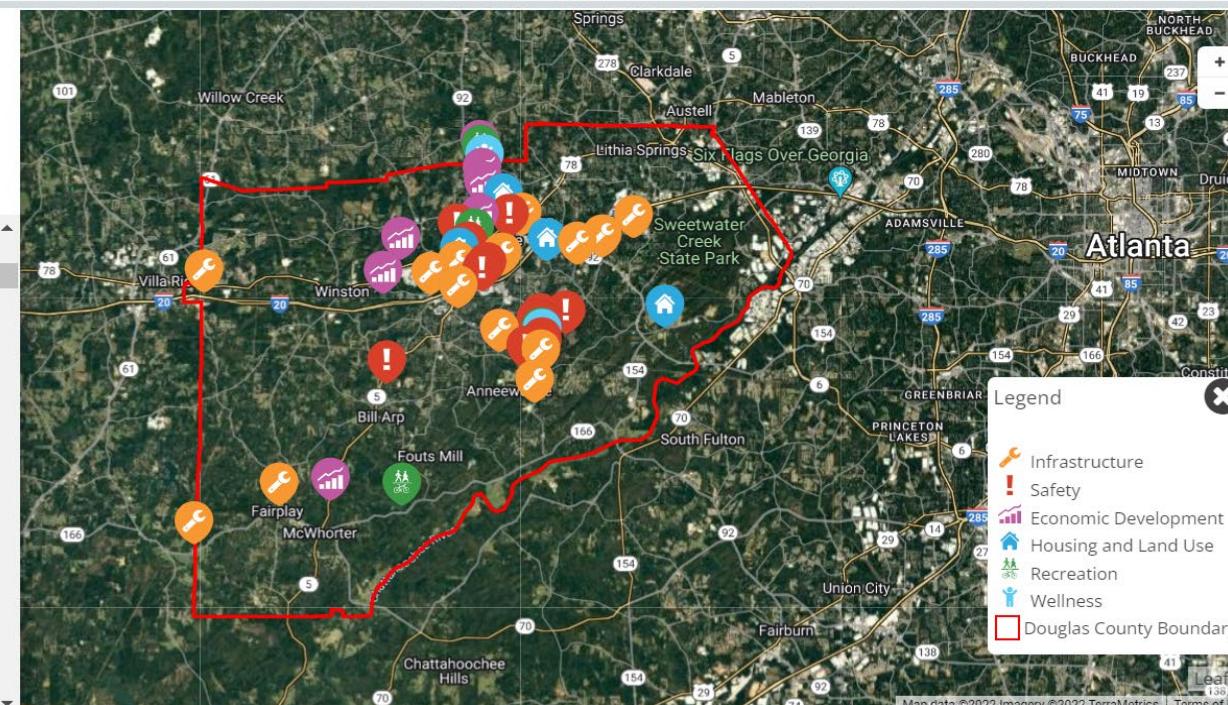
More retail and restaurants to accommodate the town center amphitheater. Maybe something like The Battery in Cobb with shops and rooftop dining. Varieties of cuisines.

 Economic Development | 6 days ago Like  +5 Dislike 

 Instructions

 Comments

 socialpinpoint



**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:

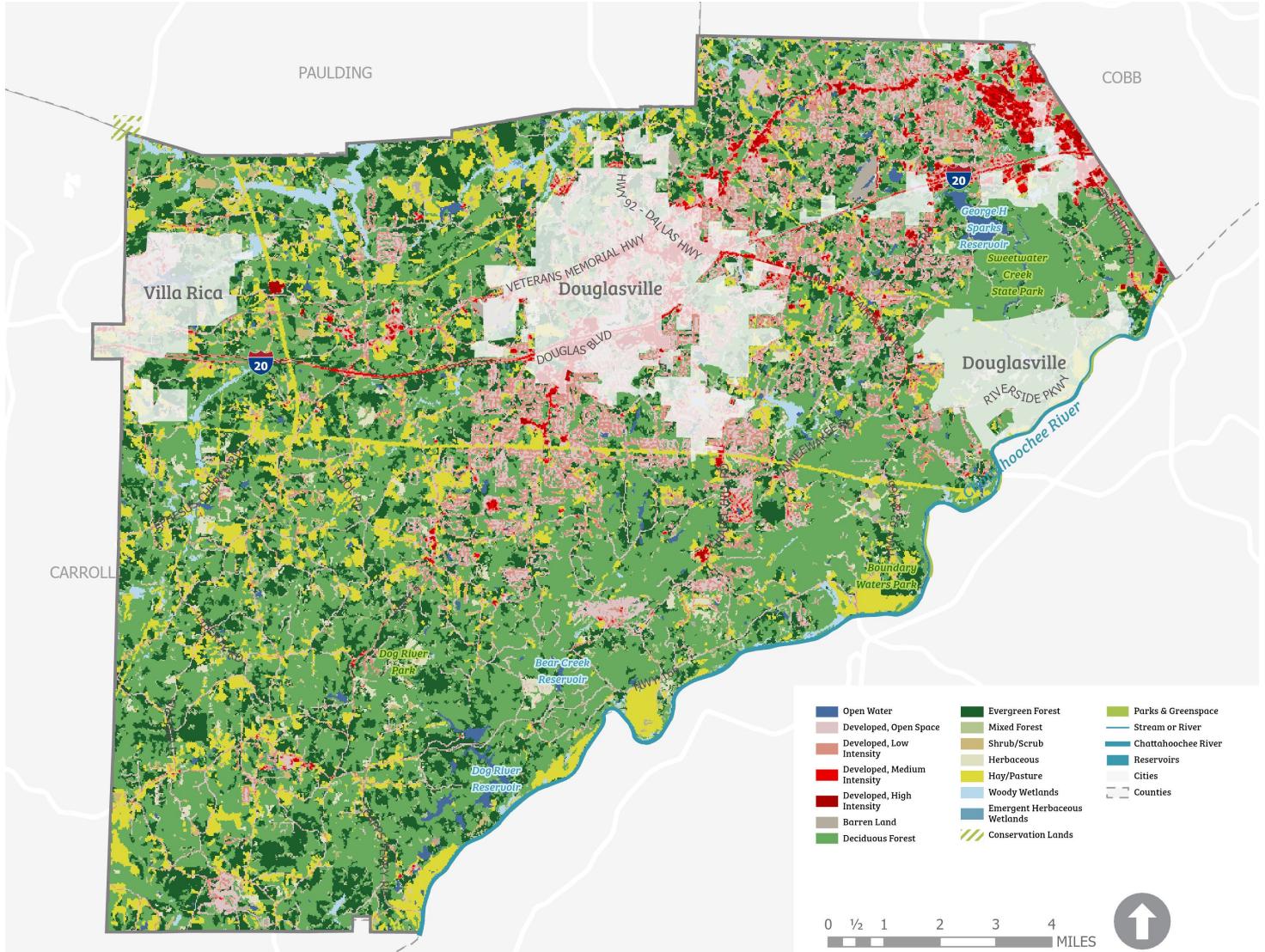
- Gather spatial data
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- Three main layers of analysis:
  - Environmental
  - Infrastructural
  - Policy-based
- Overlay mitigating factors and accelerating factors for future land use change
- Design/modify character areas

## 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

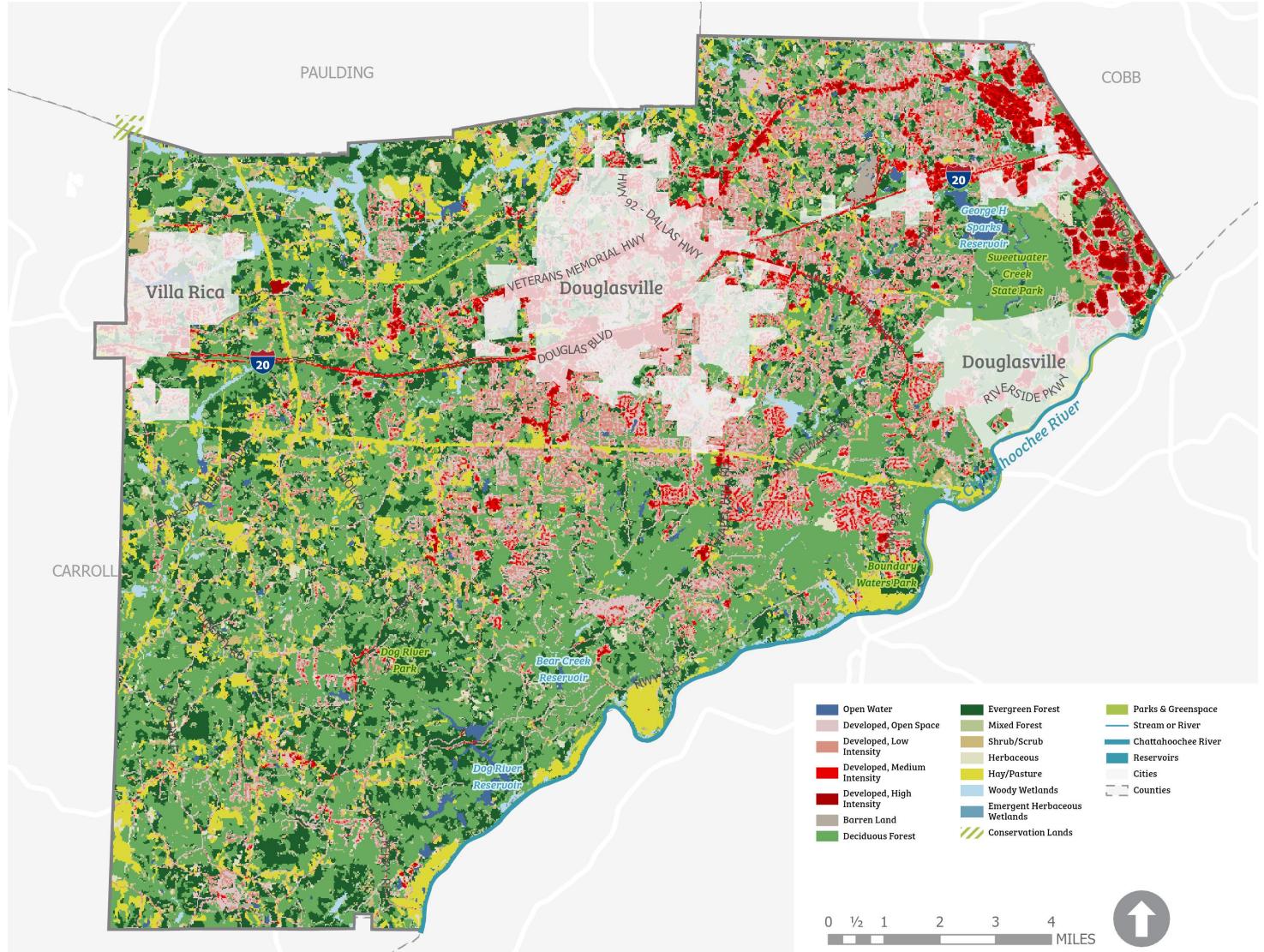
Douglas County's  
growth trajectory:  
Landcover in 2001



# Land Use Overview

Douglas County's  
growth trajectory:

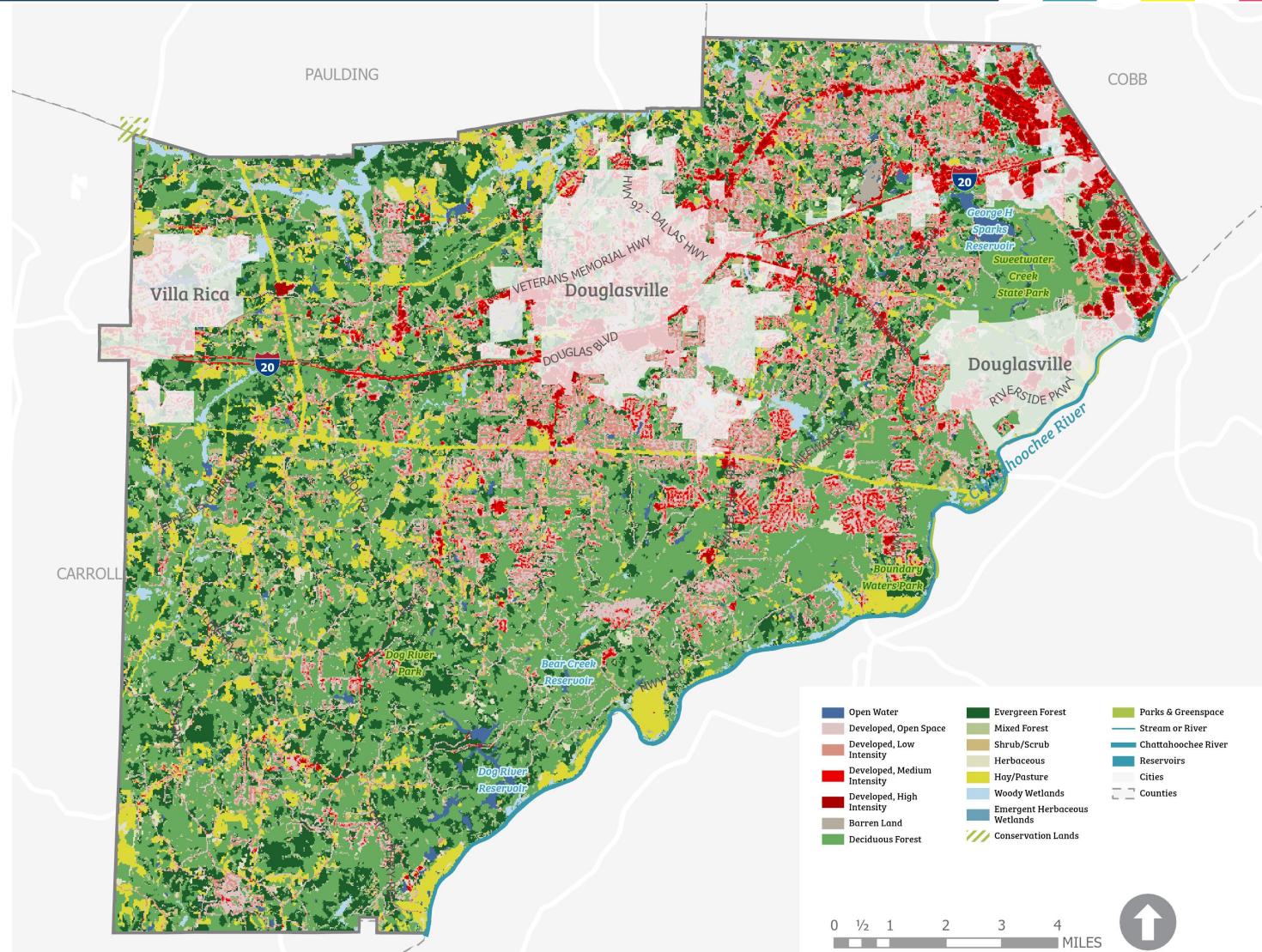
Landcover in 2019



# 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



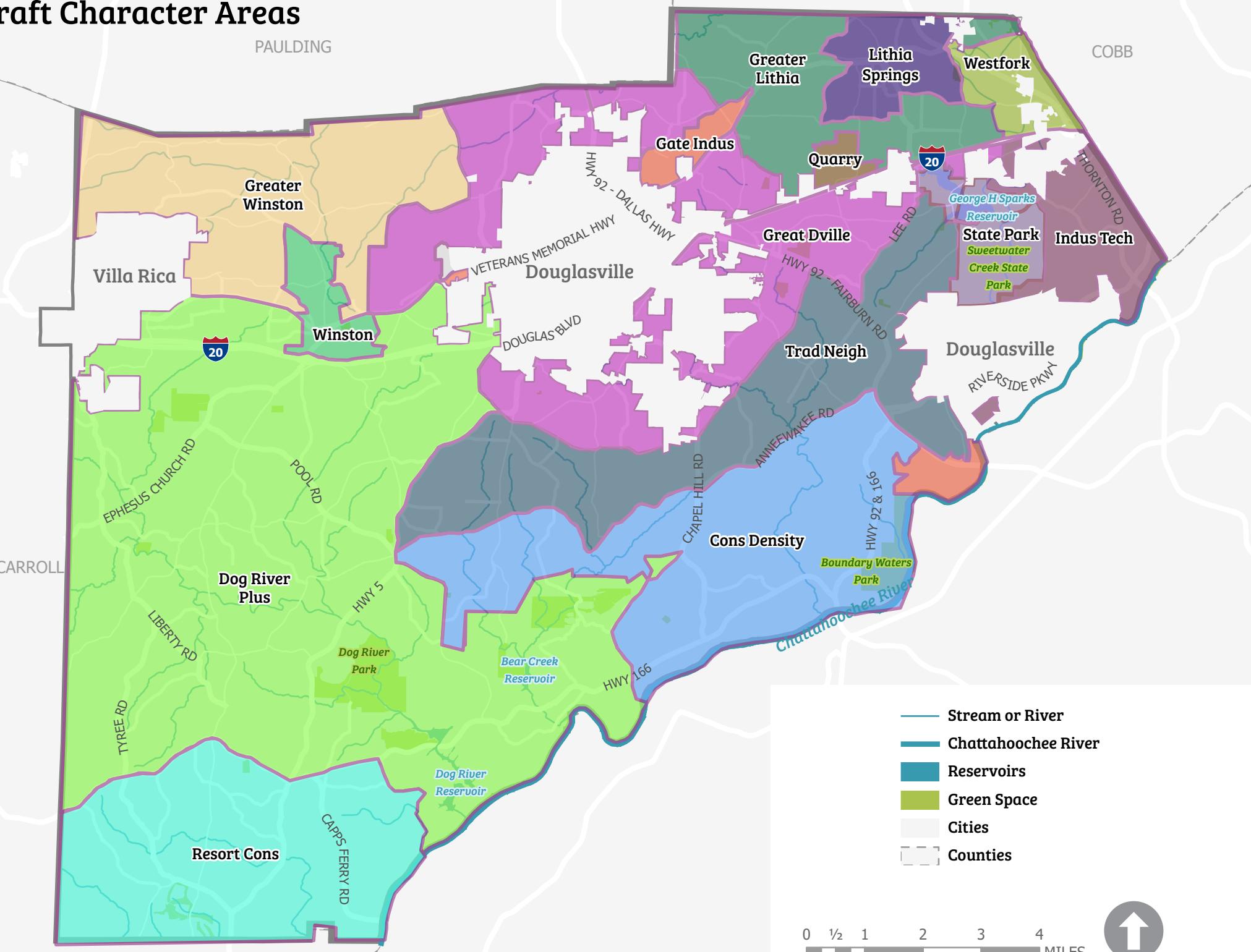
## Big questions for land use analysis:

- 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?

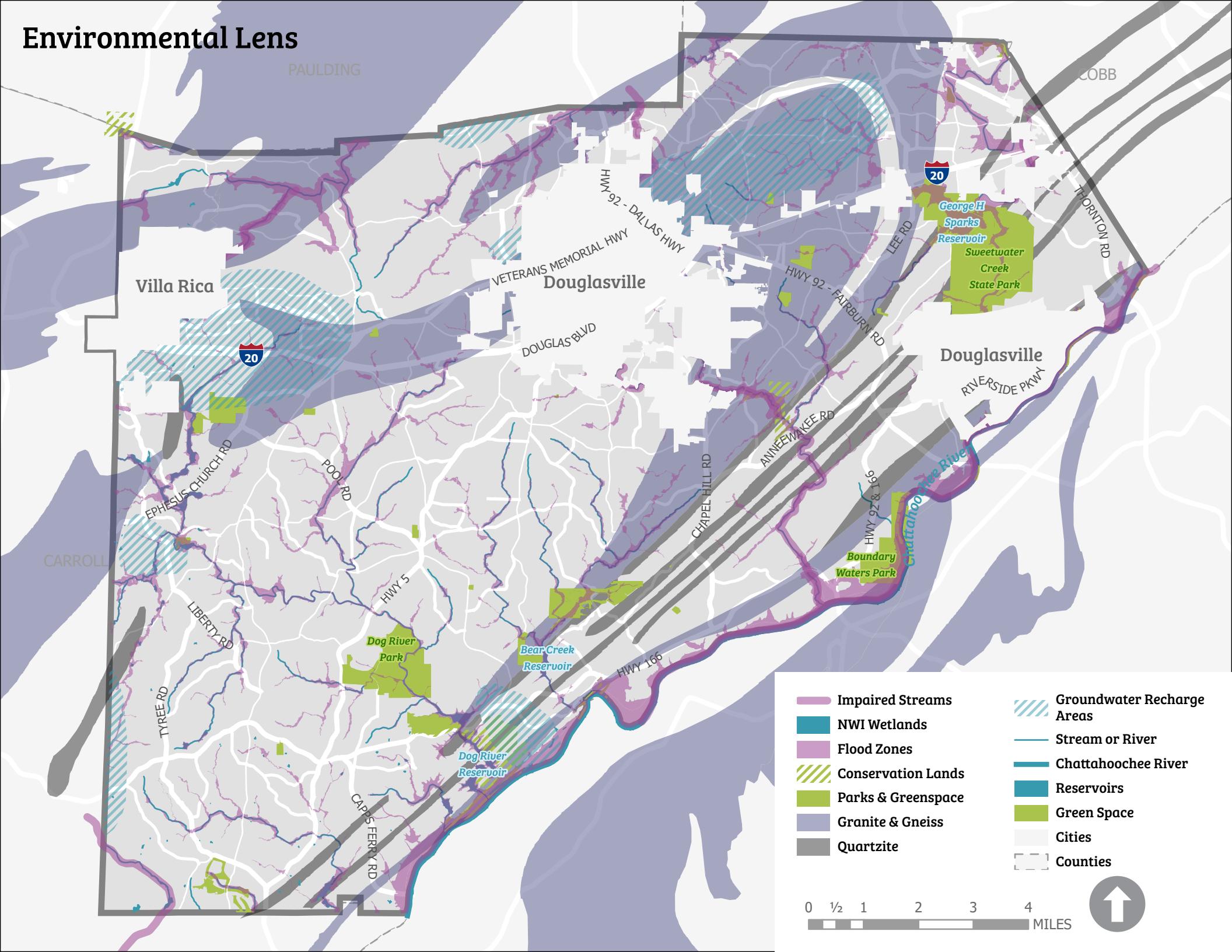
# Draft Character Areas

PAULDING

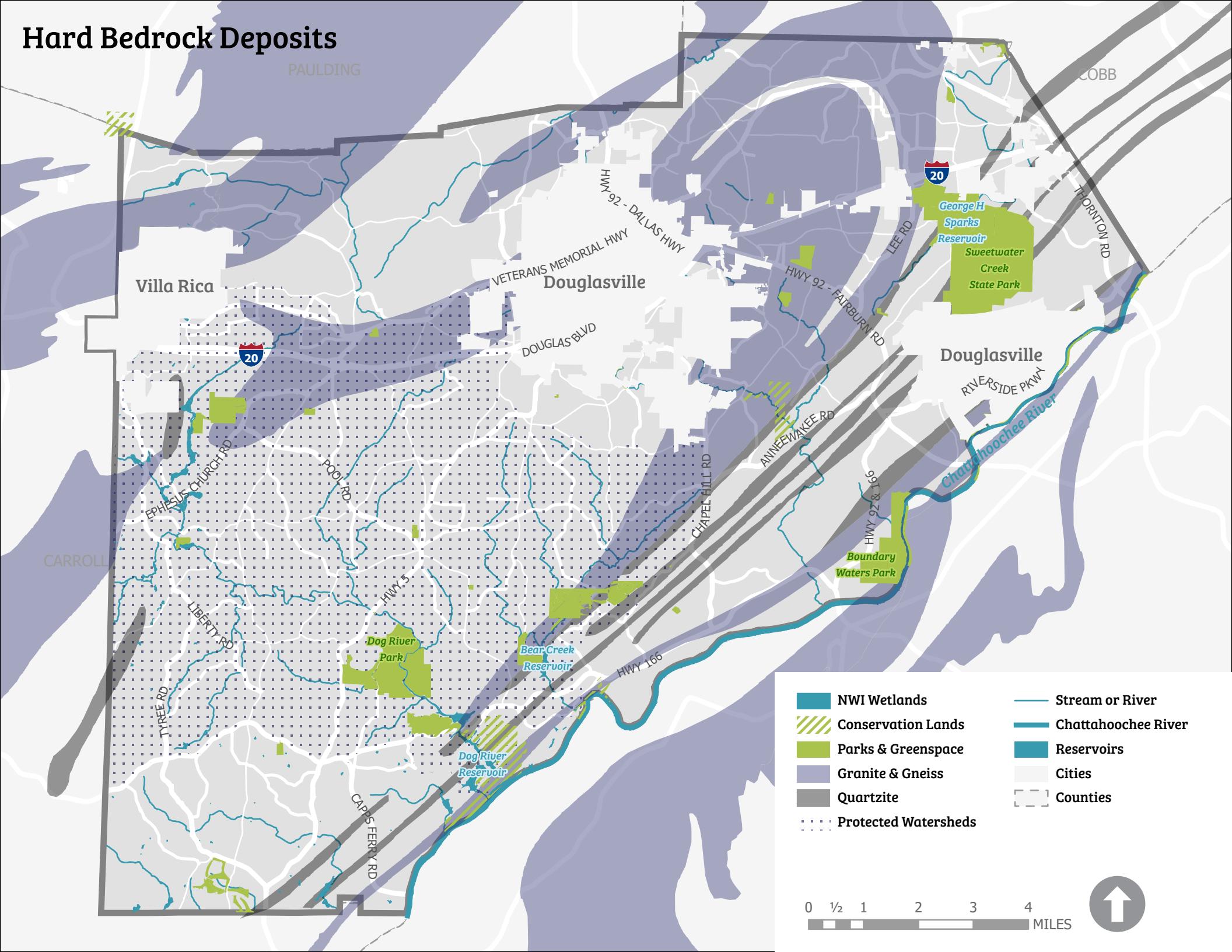
COBB



# Environmental Lens



# Hard Bedrock Deposits



- NWI Wetlands
- Conservation Lands
- Parks & Greenspace
- Granite & Gneiss
- Quartzite
- Protected Watersheds

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

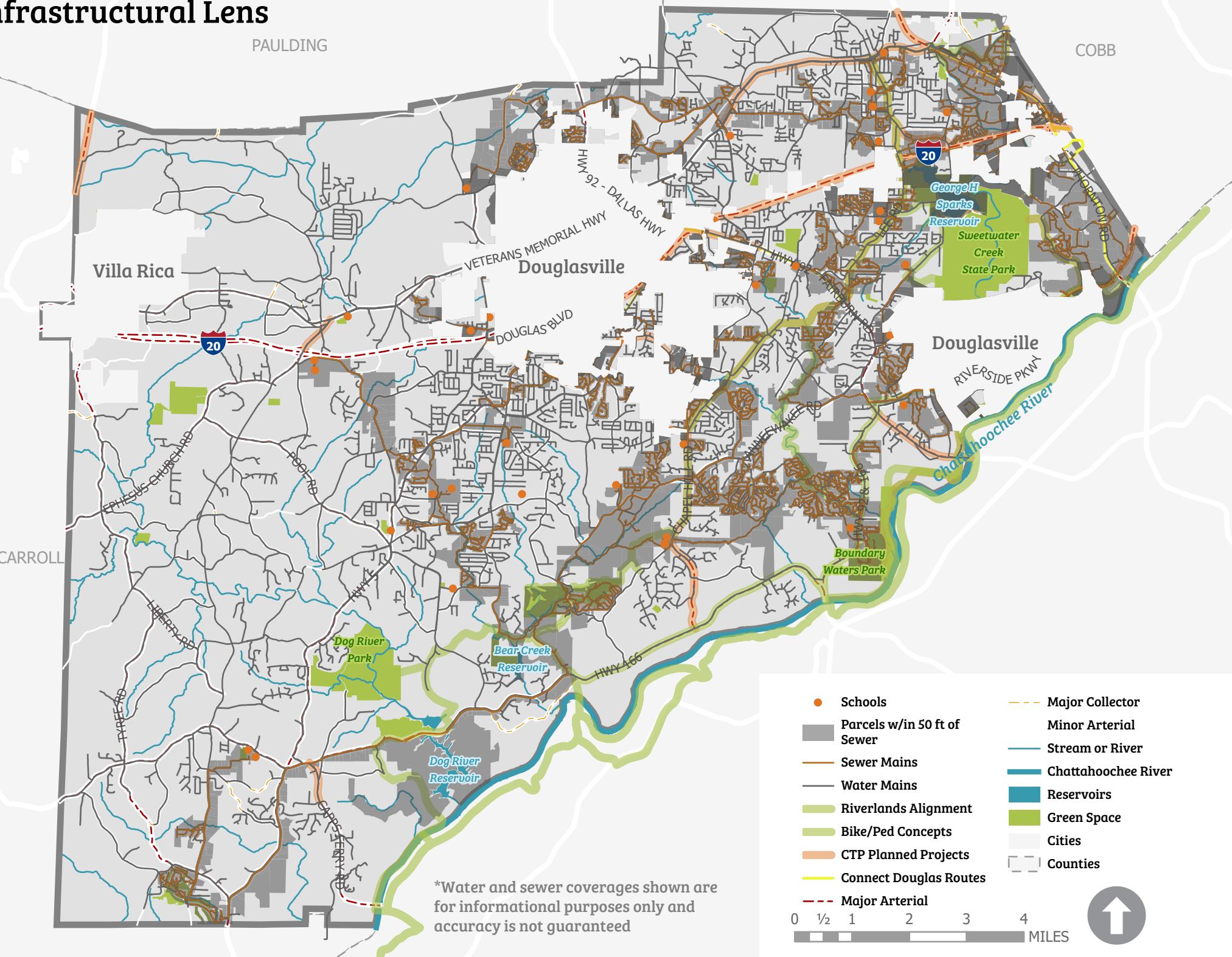
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# Infrastructural Lens

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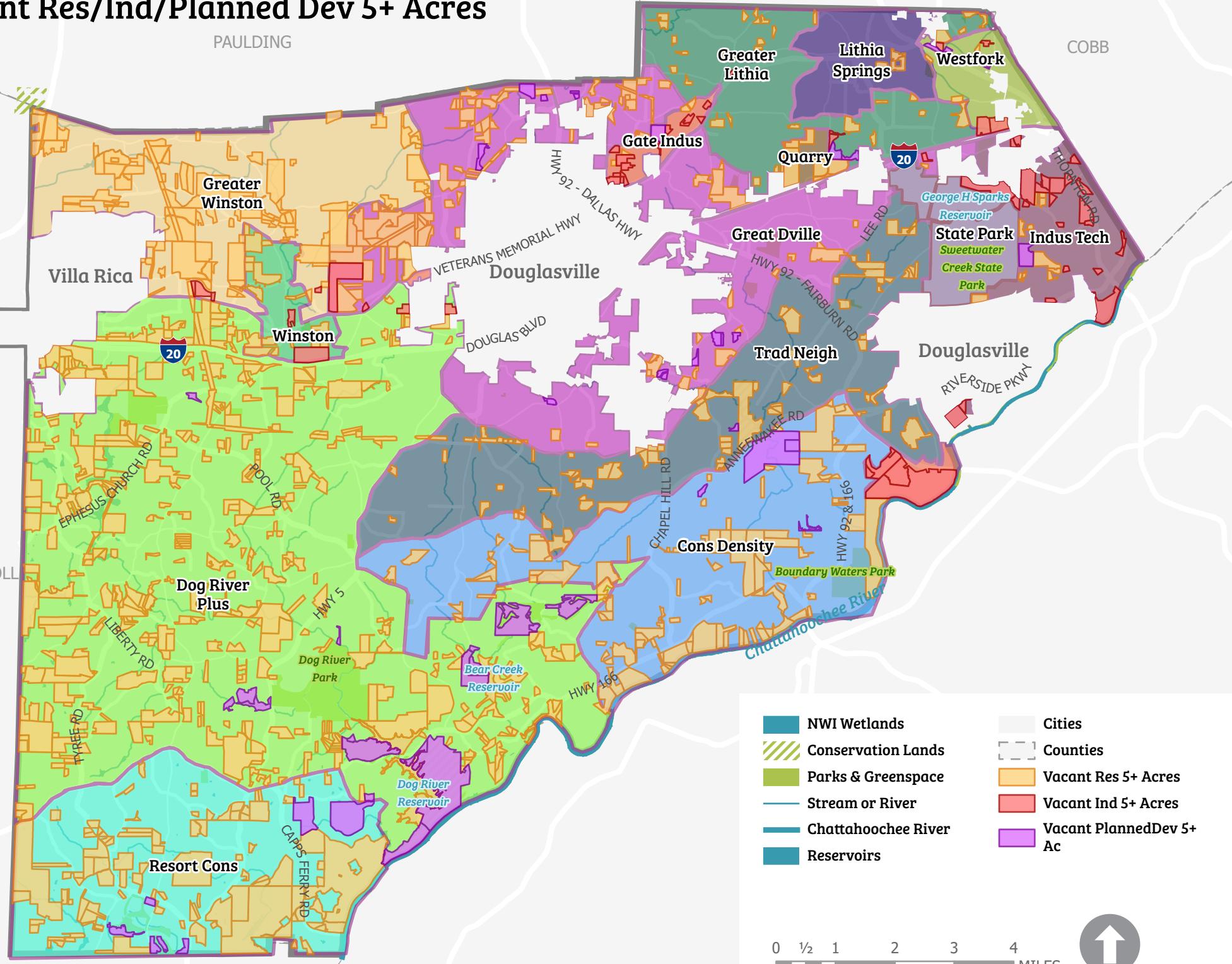
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# Vacant Res/Ind/Planned Dev 5+ Acres

PAULDING

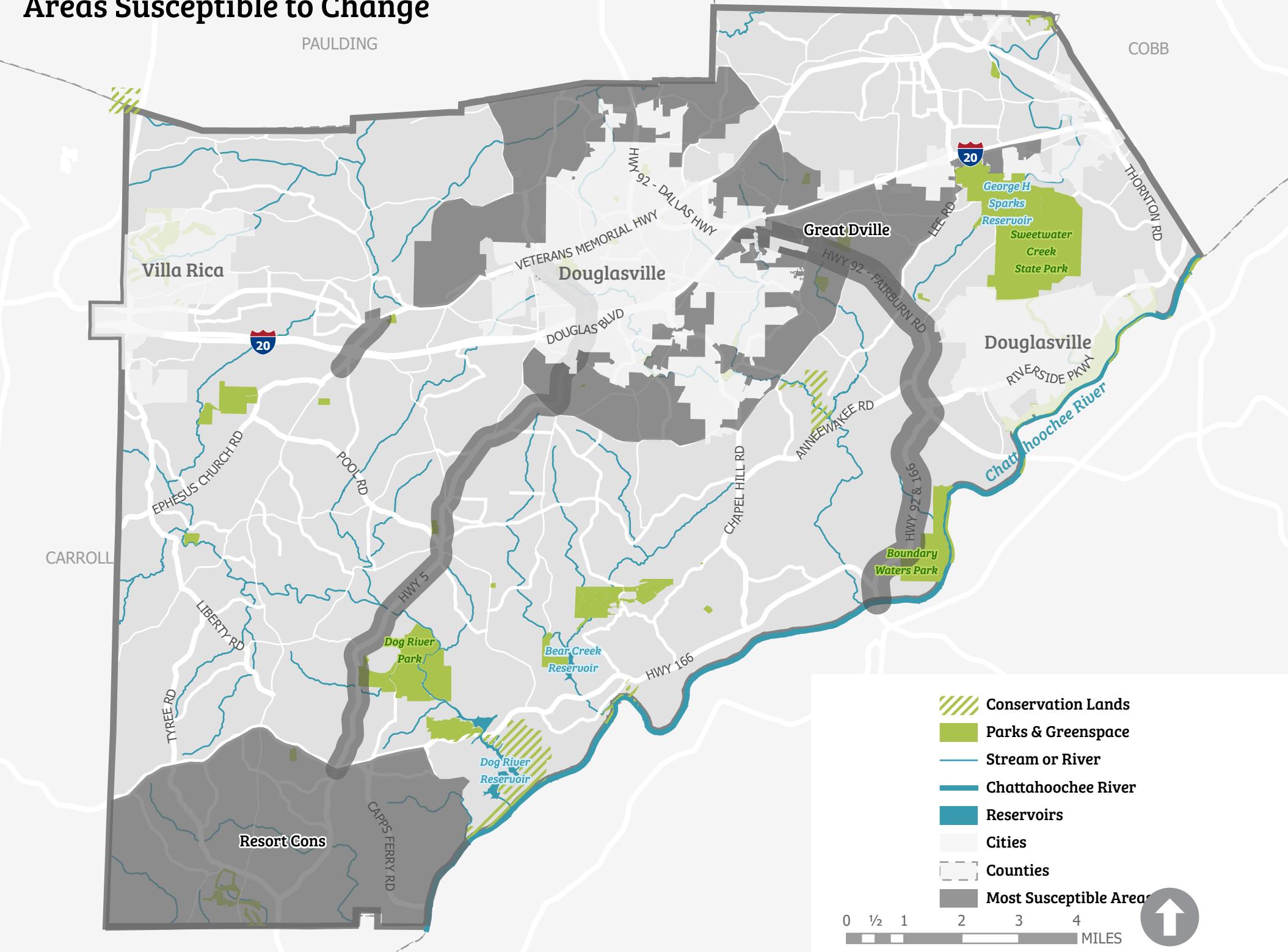
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# Areas Susceptible to Change

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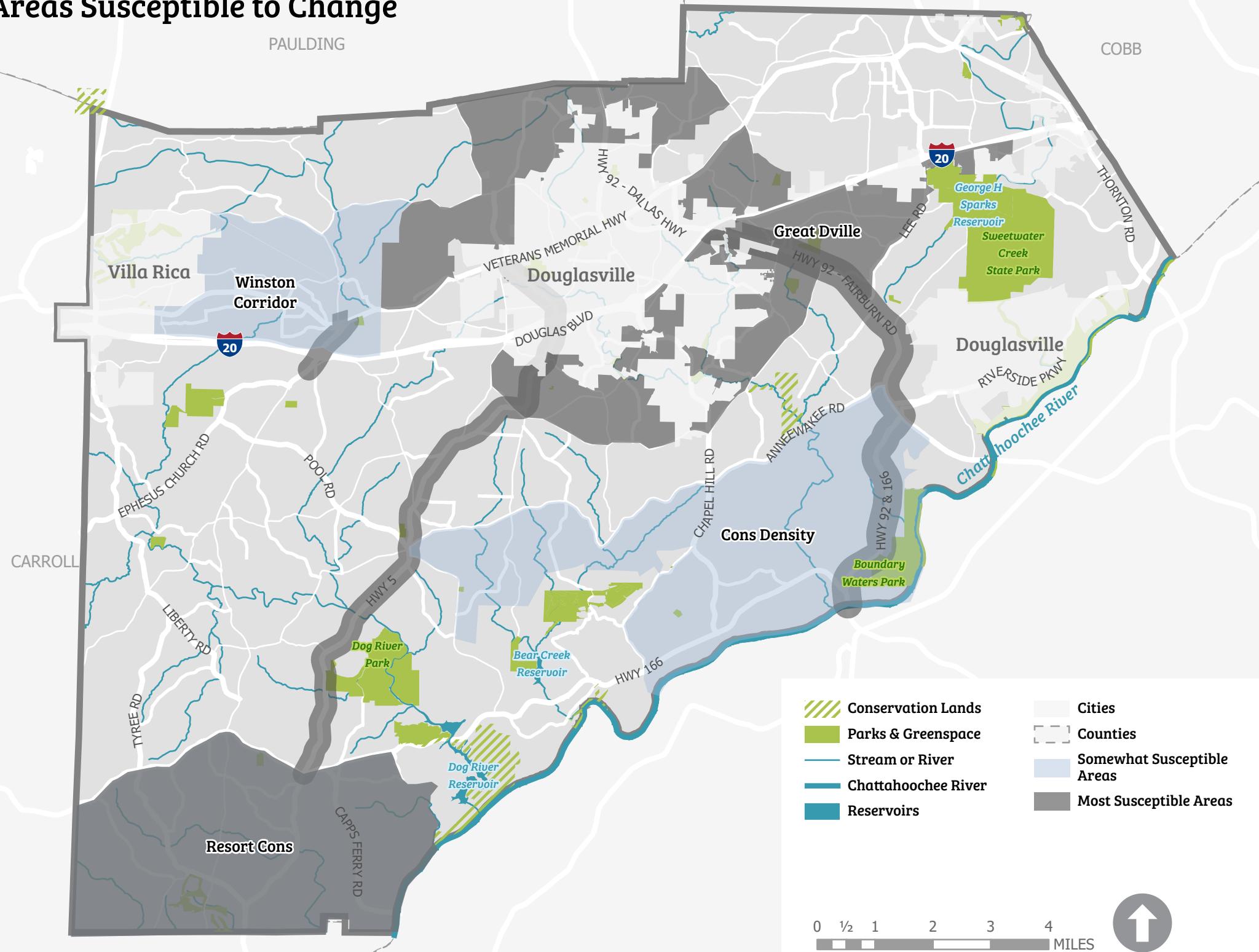
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# Areas Susceptible to Change

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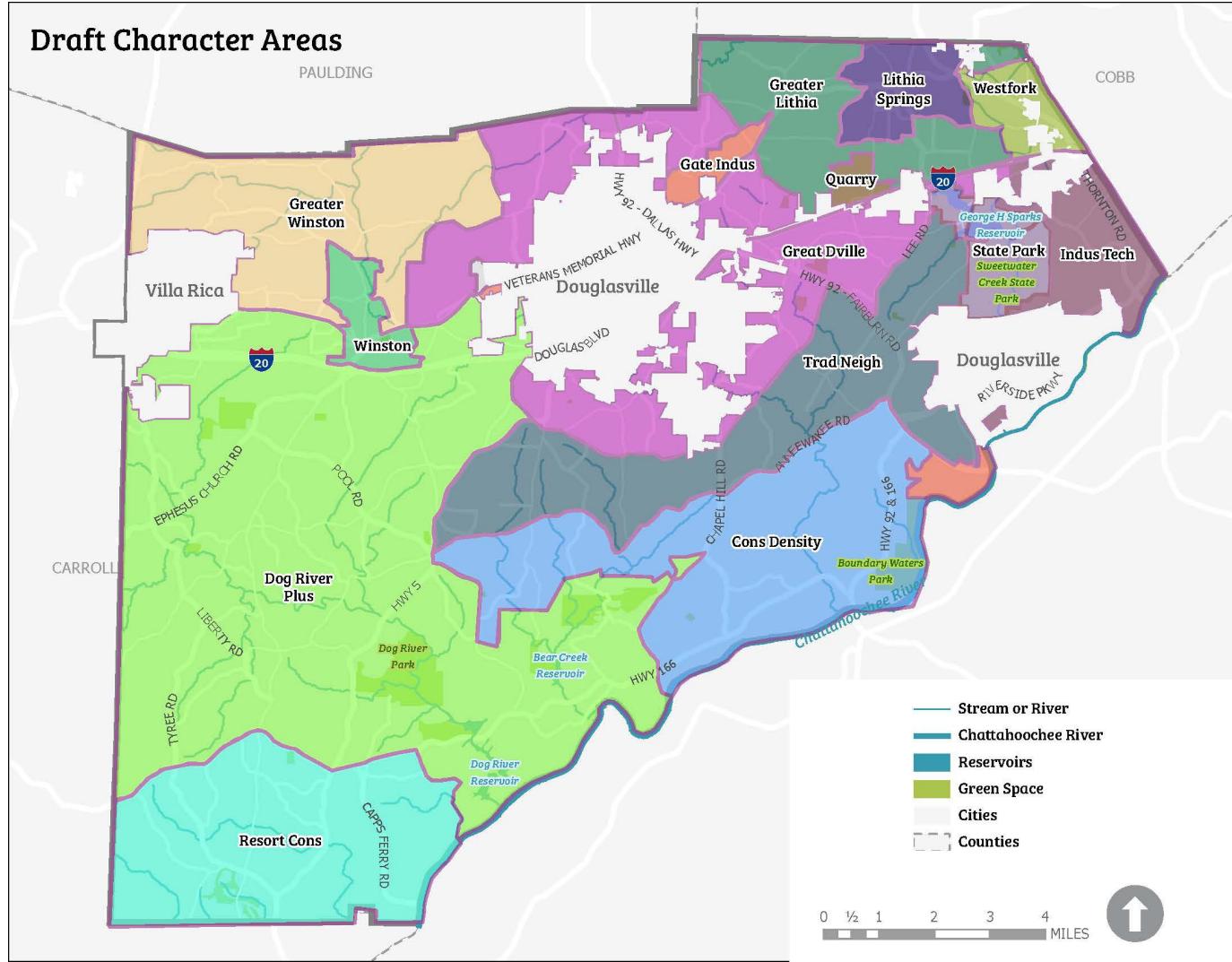
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# Character Area Exercise

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# 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

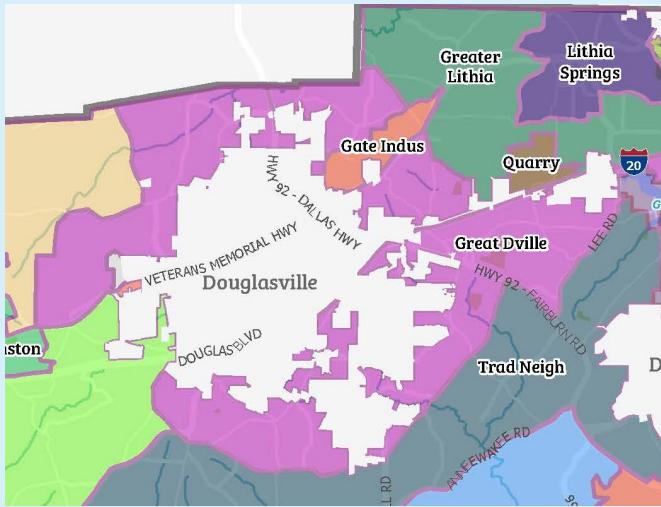
# Draft Character Areas



# 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

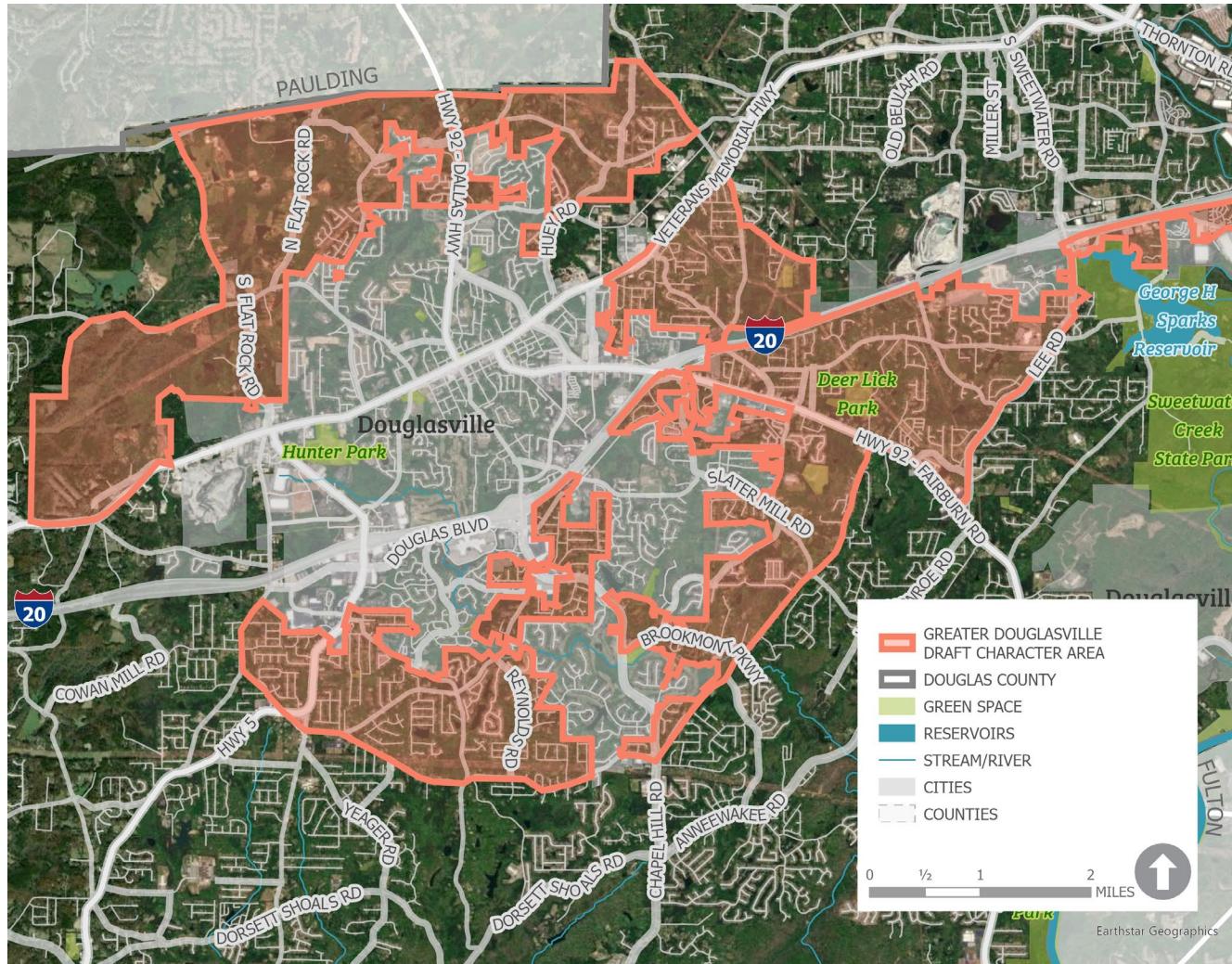
### Development Mitigators

- 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

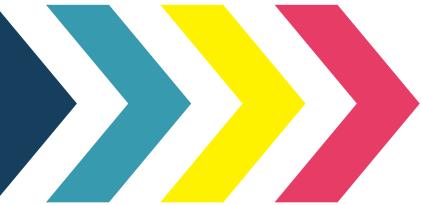
# Draft Character Areas



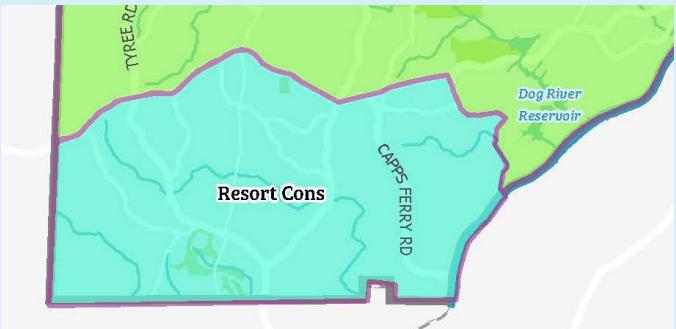
## What's the trajectory?

- 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

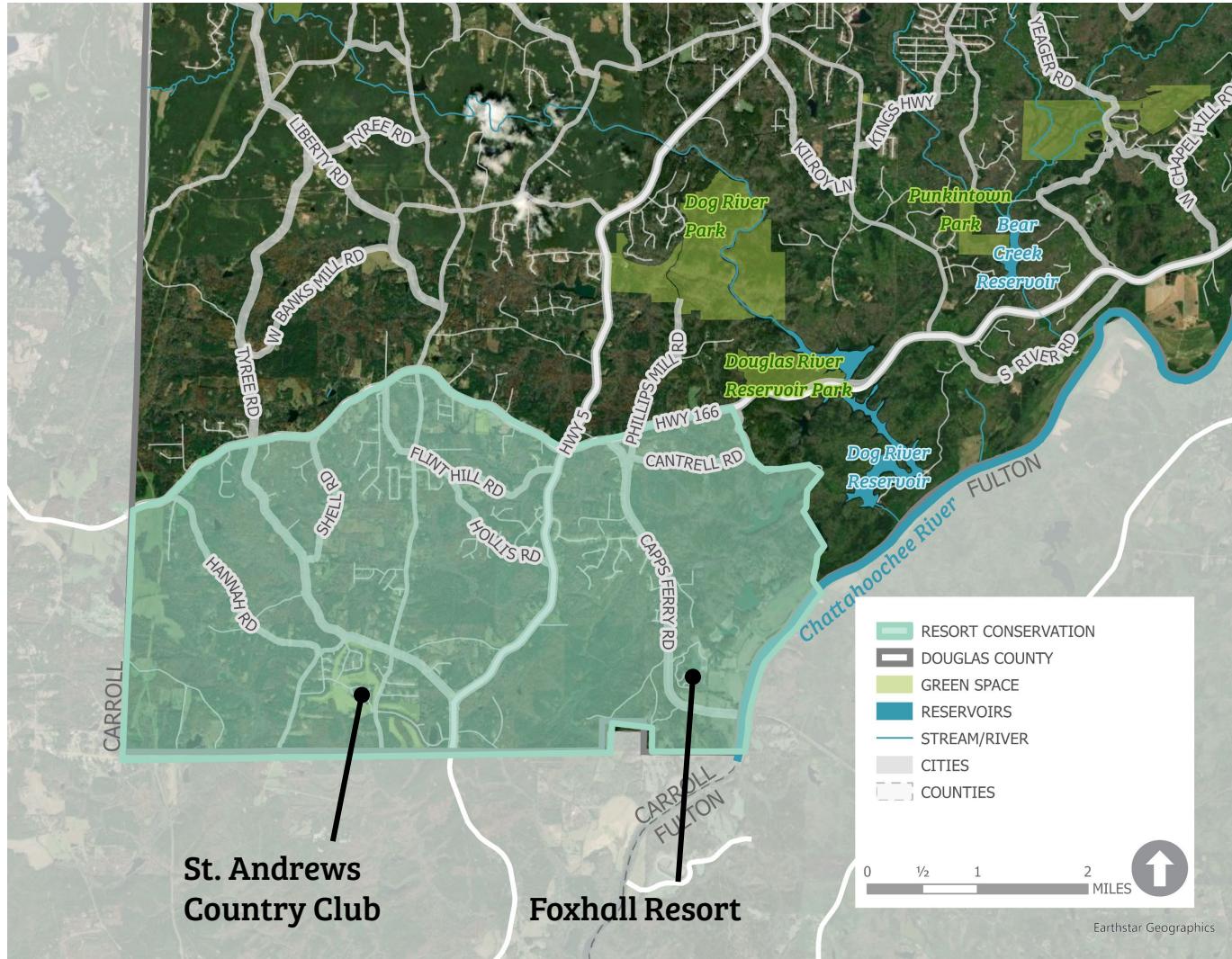
- HUC Draining Basin
- Flood zones
- Remote from interstate
- Lack of transportation network

### Development Accelerators

- Sewer access (partial)
- Large, unbuilt parcels

### Future Land Use Vision?

# Draft Character Areas



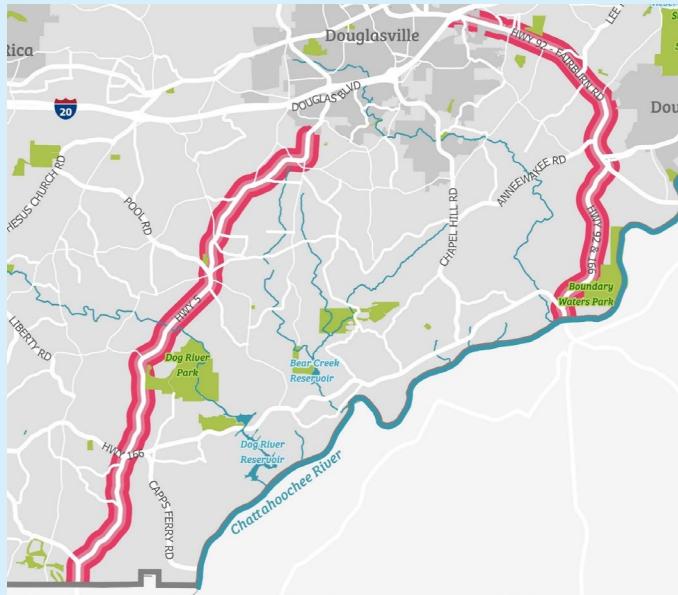
## What's the trajectory?

- 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

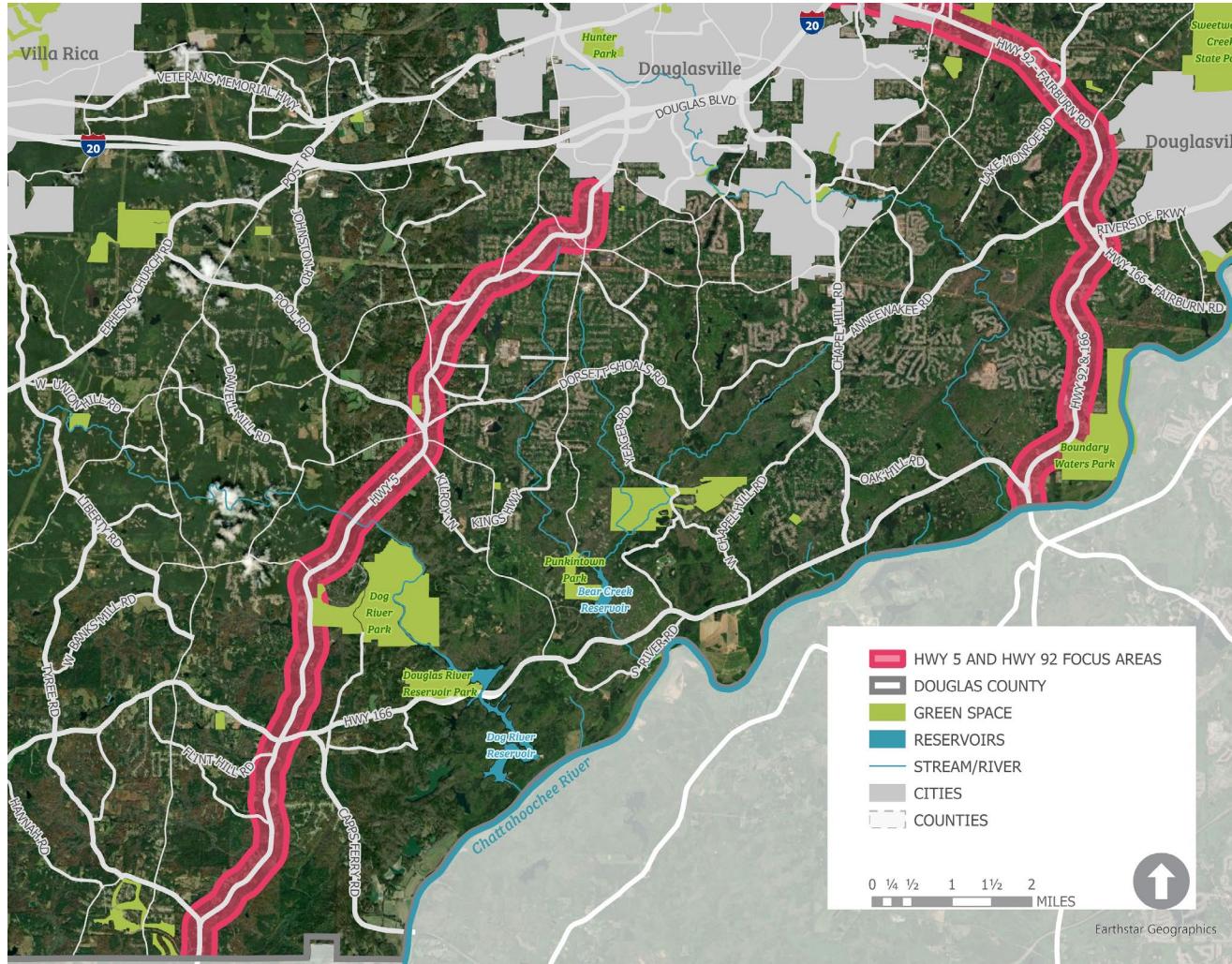
- Scenic Byway designation on part of HWY 92
- Hard rock deposits (HWY 92)
- Protected/impacted watersheds

### 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

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# 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 27<sup>th</sup>!
- Promote survey once published
- Mark your calendar for the next Steering Committee meeting on December 1<sup>st</sup>
- Look out for Small Area Plan workshop dates in early December



**Allison Duncan, AICP**  
Planning and Zoning Manager  
[aduncan@douglascountyga.gov](mailto:aduncan@douglascountyga.gov)



**Allison Stewart-Harris, AICP**  
Project Manager, TSW  
[astewart-harris@tsw-design.com](mailto:astewart-harris@tsw-design.com)



**Anna Baggett, AICP**  
Deputy Project Manager, TSW  
[abaggett@tsw-design.com](mailto:abaggett@tsw-design.com)

# Thank you + stay in touch!

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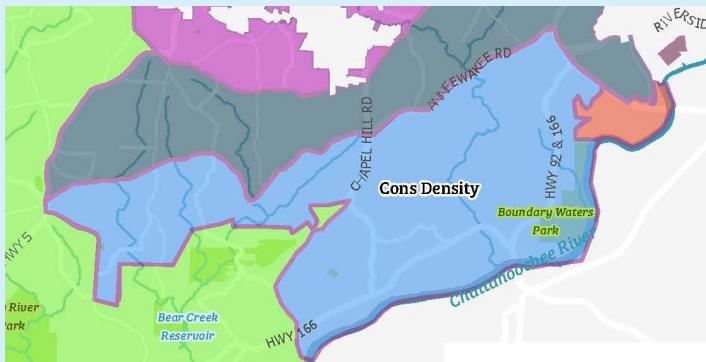
# More Character Areas!

---

# 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

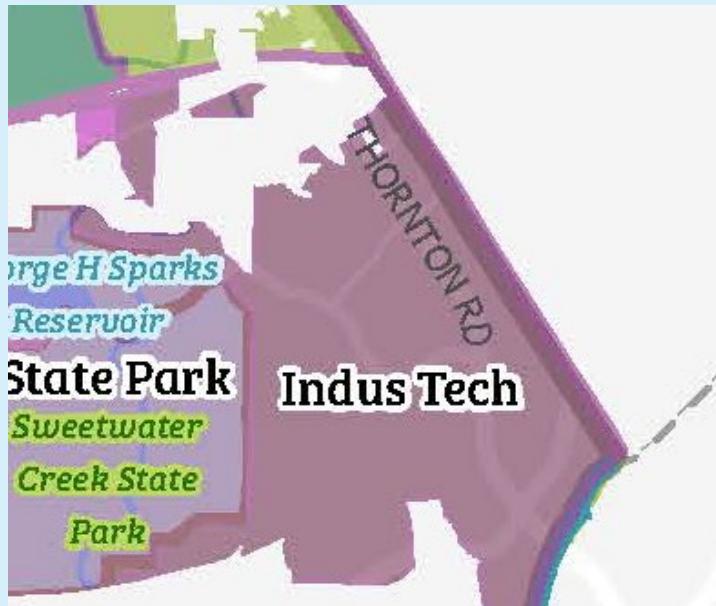
- Undeveloped large lots
- Sewer access

### 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

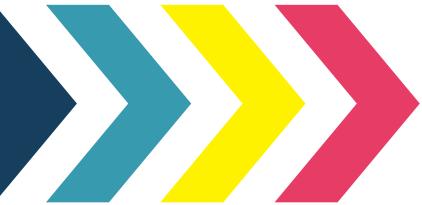
- Granite/gneiss deposits
- Groundwater recharge areas
- Less access to I-20

### Development Accelerators

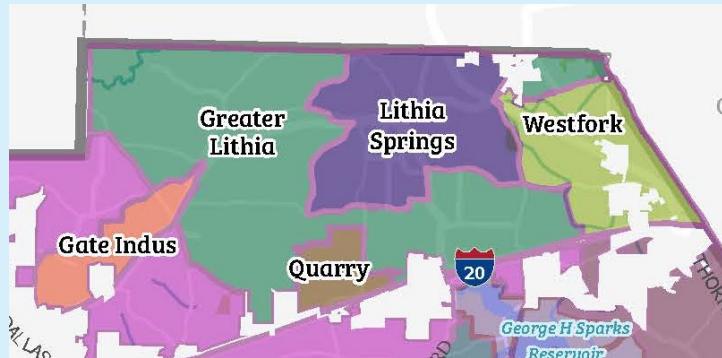
- Many large undeveloped parcels
- Access (or proximity) to sewer

**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

### Key Transportation Corridors

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

### Development Mitigators

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

### 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

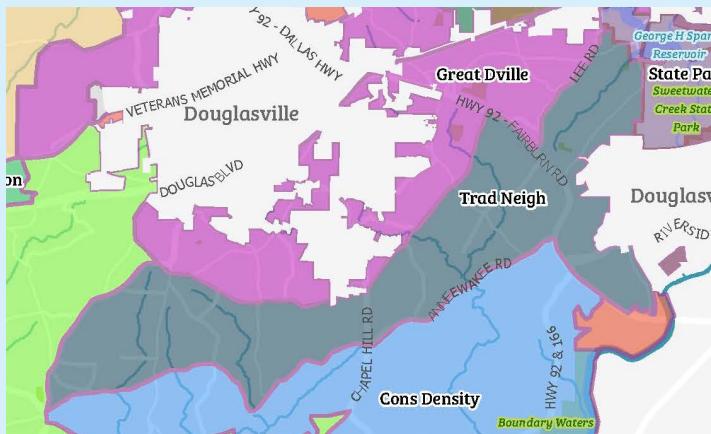
- VMH
- Sweetwater Rd

**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

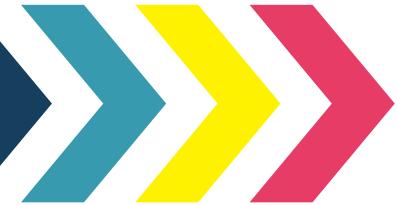
- Lack of large undeveloped parcels
- Sweetwater Creek system

### Development Accelerators

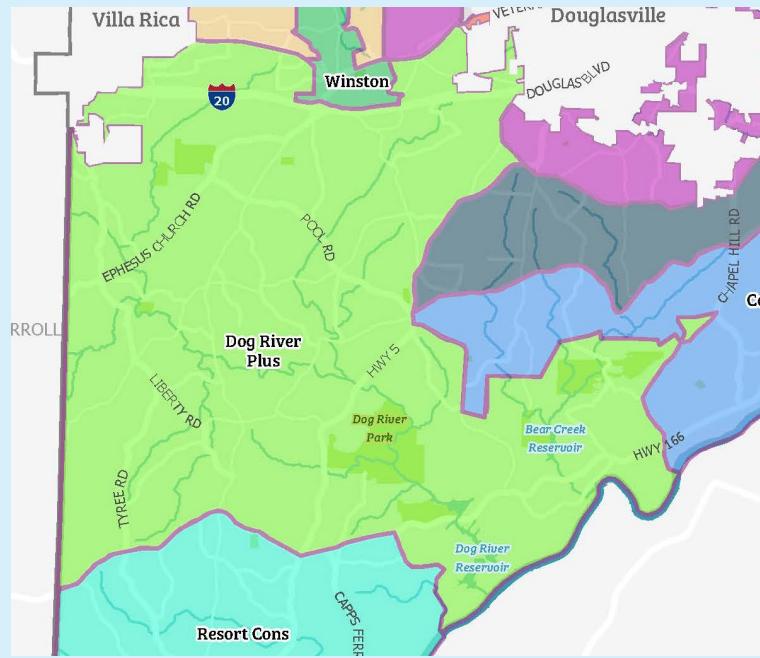
- Access to I-20
- Sewer access
- Proximity to Atlanta

**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

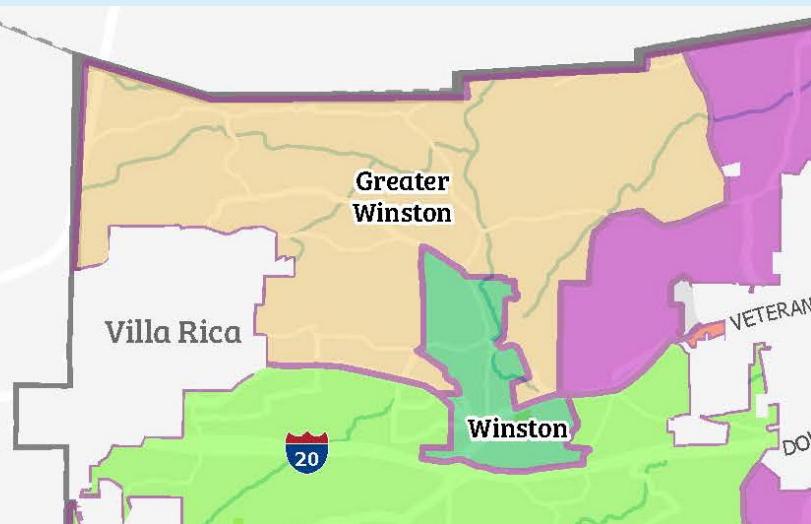
- Access to I-20
- Many undeveloped, large parcels

### 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?**