

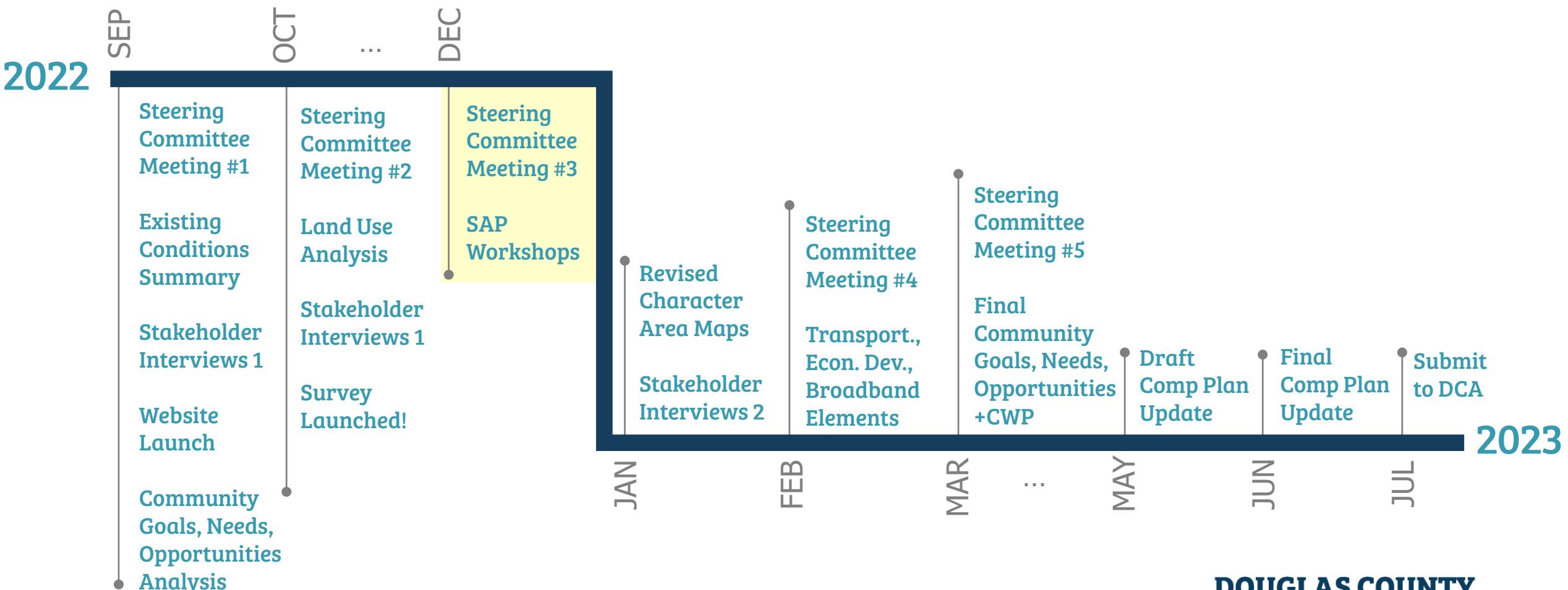
# Douglas County Comprehensive Plan Update

Steering Committee Meeting #3 – Thursday, December 1st, 2022

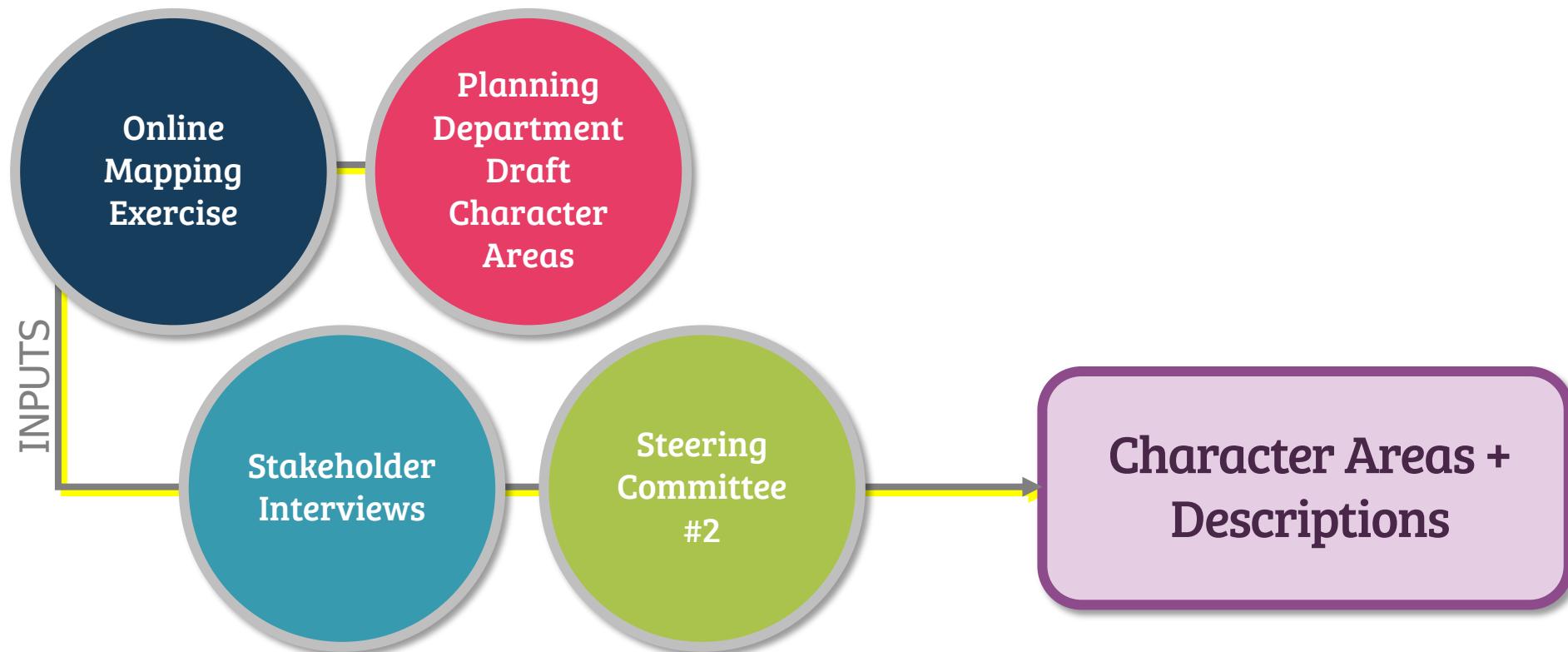
# Today's Agenda

- 
1. Lunch + Small Group Assignments
  2. Character Area Orientation
  3. Activity #1: Character Area Boundary Discussion
  4. Presentation: Parks + Open Space
  5. Activity #2: Character Area Parks + Open Space Discussion
  6. Presentation: Housing
  7. Activity #3: Character Area Housing Discussion
  8. Report Out + Next Steps

# Project Schedule



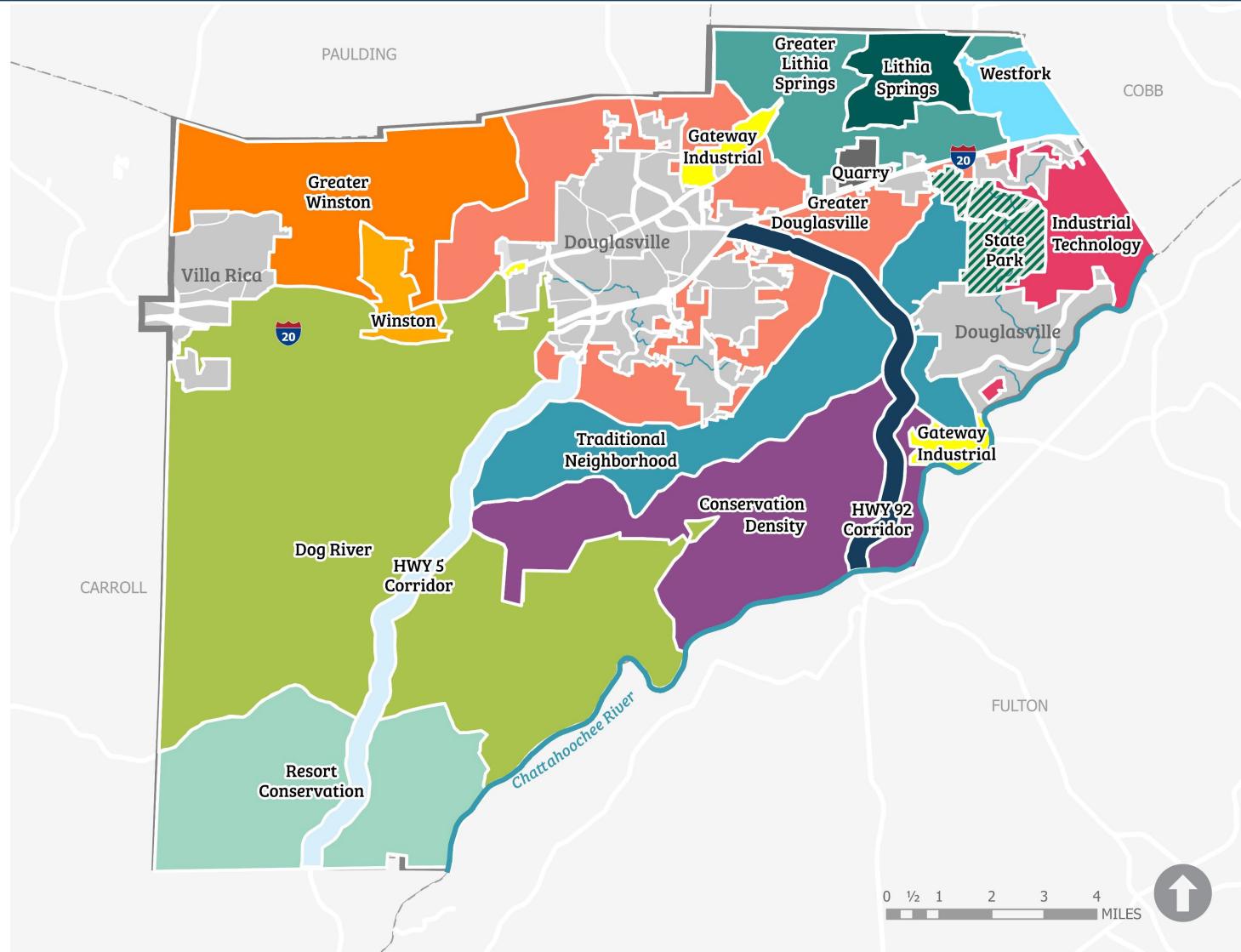
# Update from Meeting #2



# Character Area Exercise

---

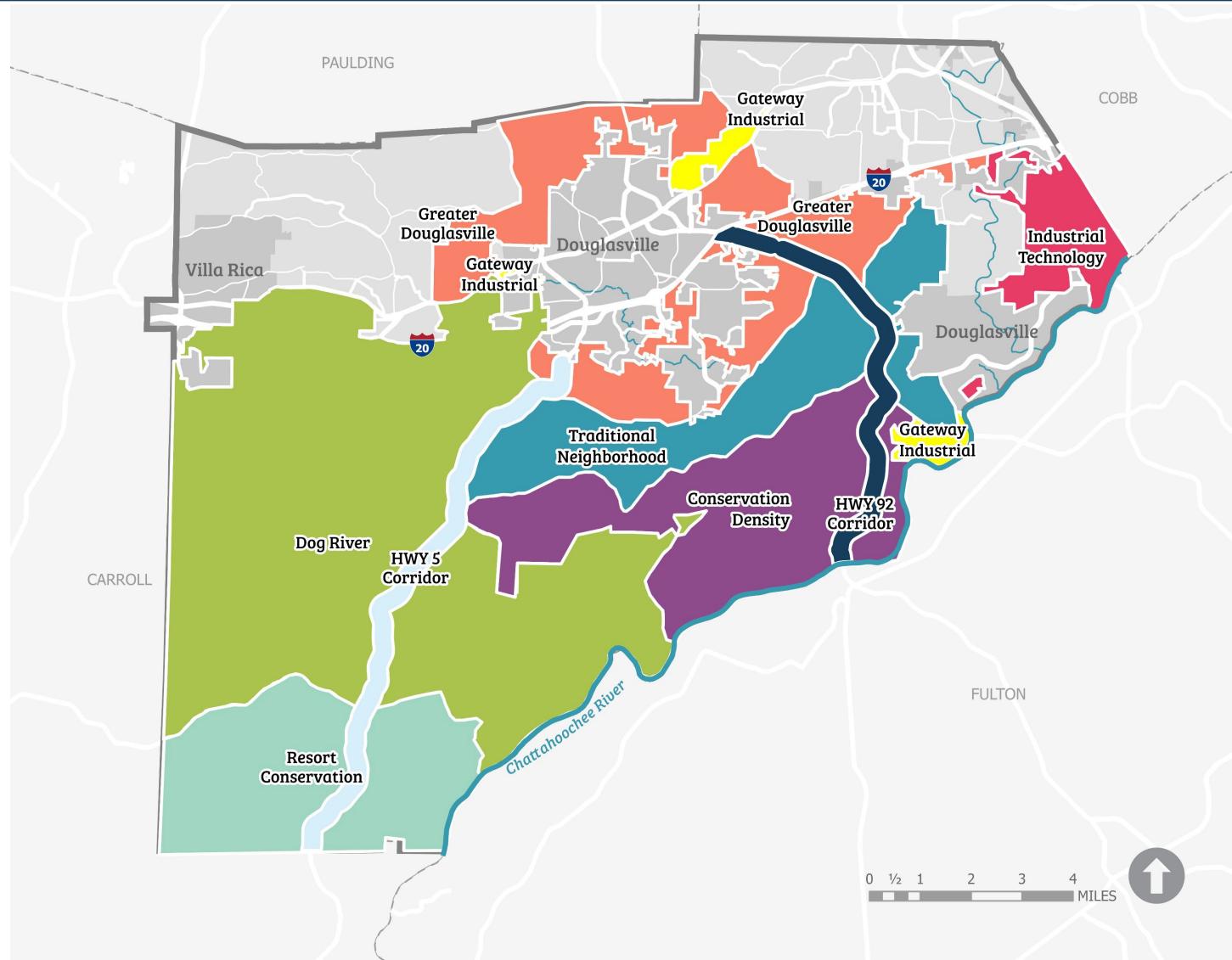
# Draft Character Areas



## 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



## First Activity

- Given your knowledge of these areas, do these descriptions feel right? What can be improved/tweaked?
- Reading the description and looking at the analysis findings, should there be any adjustments to the character area boundaries?
- What about the name? Is there a better name for the character area?

# Parks + Open Space Exercise

---

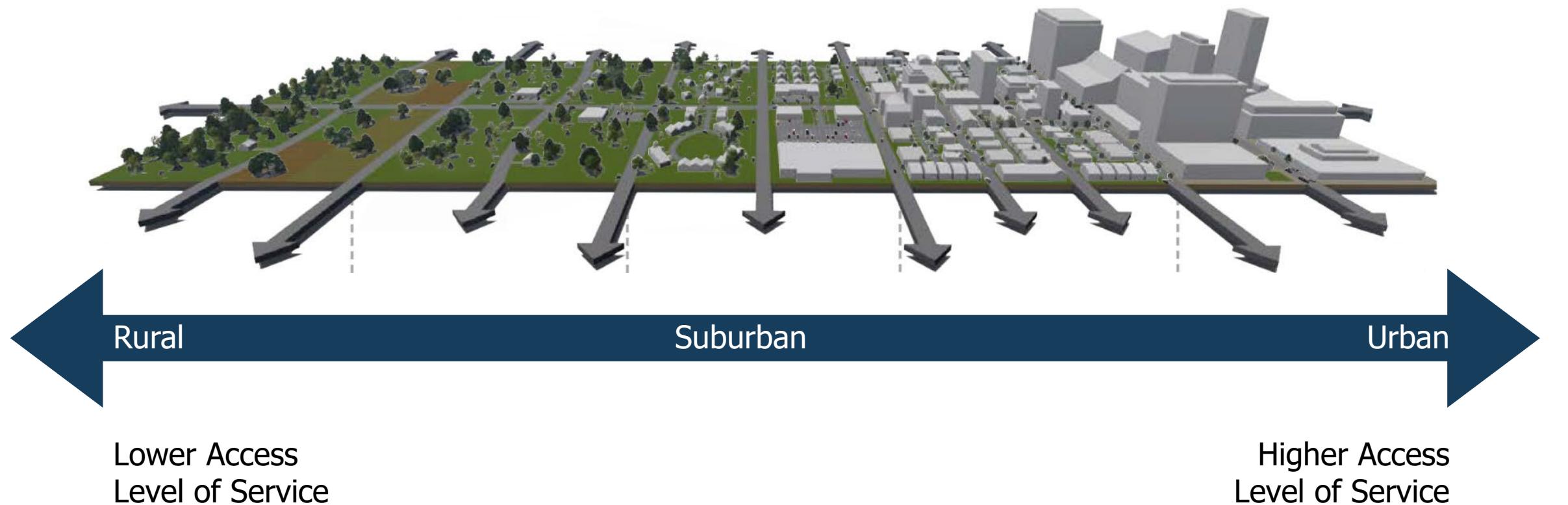
# Parks and Open Space Overview



## How do we plan for parks and open spaces in character areas?

- At the Comprehensive Plan level, we're not identifying specific locations for parks or designing them. Instead, we want to provide guidance that:
  - Speaks to the context of character areas: rural, suburban, or urban
  - Identifies the types of parks that make sense for the character area
  - Provide preliminary goals for providing parks service, usually measured as a distance people would have to travel from their home to reach a park space (Level of Service)

# Contextual Park Character



# Parks, Open Space Typology



## Local Parks

Belong to me and my neighbors



## Community Parks

Belong to the community



## Linear Parks

Connect the Community to Parks,  
while also providing nodes of activity



## Nature Preserves

Protect natural resources



# Parks, Open Space Typology



## Local Parks

***Size:*** 1-10 Acres

***Level of Service:***

- Urban Area-1/2 Mile Access LOS
- Suburban Area-1 Mile Access LOS
- Rural Area-2 Miles Access LOS
- Serve the basic needs of nearby, neighborhood residents for passive and active, at-will and programmed social, cultural, and recreational opportunities.
- The design, mix of facilities, and programmed events should be informed by the surrounding context and needs of the community.

# Parks, Open Space Typology

## Contextual Local Park Examples

### *Urban Local Park*



### *Suburban Local Park*



### *Rural Local Park*



*Cabbagetown Park, Atlanta, GA*

*Winn Park, Atlanta, GA*

*Hogtown Creek Headwaters  
Nature Park, Gainesville, Florida*

# Parks, Open Space Typology



## Community Parks

***Size:*** 40+ Acres

***Level of Service:***

- Urban/ Suburban Area- 4-6 Mile Access LOS
- Rural Area- 8+ Miles Access LOS
- Where residents go to socialize and recreate with the larger community, whether it's to play ball, have a picnic, take a class, swim in the pool, or enjoy a concert or art show.
- The design, mix of facilities, and programmed events should be informed by the surrounding context and needs of the community.

# Parks, Open Space Typology



## Contextual Community Park Examples

### *Urban Community Park*



### *Suburban Community Park*



### *Rural Community Park*



*Perkerson Park, Atlanta, GA*

*Rhodes Jordan Park, Gwinnett, GA*

*Harbins Park, Gwinnett, GA*

# Parks, Open Space Typology



## Linear Parks

***Size:*** Varies

***Level of Service:***

- Urban/ Suburban Area- 1/2 - 1 Mile Access LOS
- Rural Area- 2+ Miles Access LOS
- Linear corridors with paved or unpaved multi-purpose trails where residents can walk, hike, jog, run, and use human or e-powered micro mobility devices such as bicycles, scooters, skateboards, or skates.
- Planned to connect locations to one another or as a loop.
- May include nodes of activities and amenities informed by the needs of the community.

# Parks, Open Space Typology



## Contextual Linear Park Examples

### Urban Linear Park



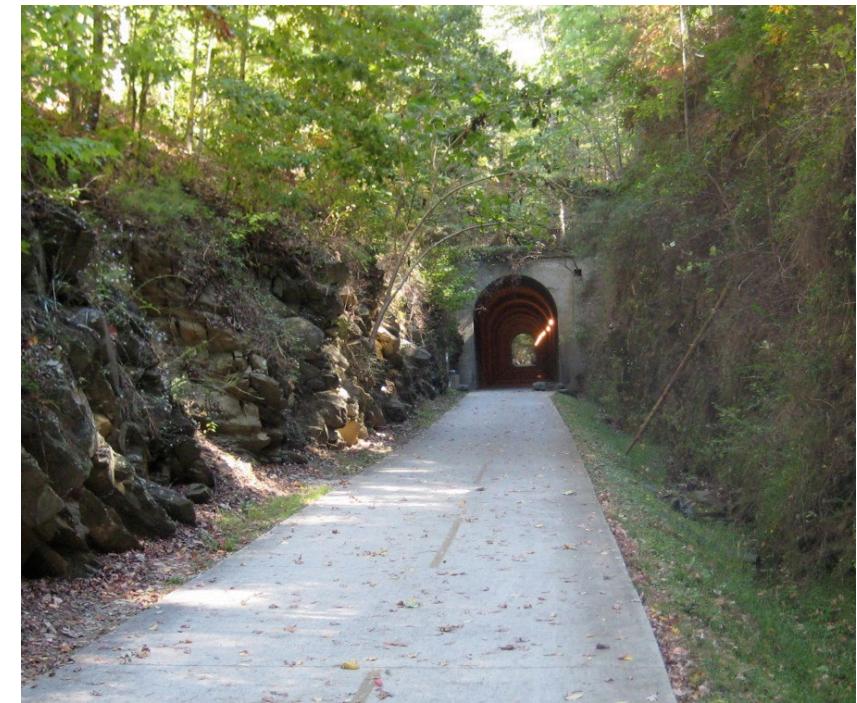
*Freedom Parkway Path,  
Atlanta, GA*

### Suburban Linear Park



*Abernathy Greenway,  
Sandy Springs, GA*

### Rural Linear Park



*Silver Comet Trail, Rockmart, GA*

# Parks, Open Space Typology



## Nature Preserves

*Size:* Varies

*Level of Service:*

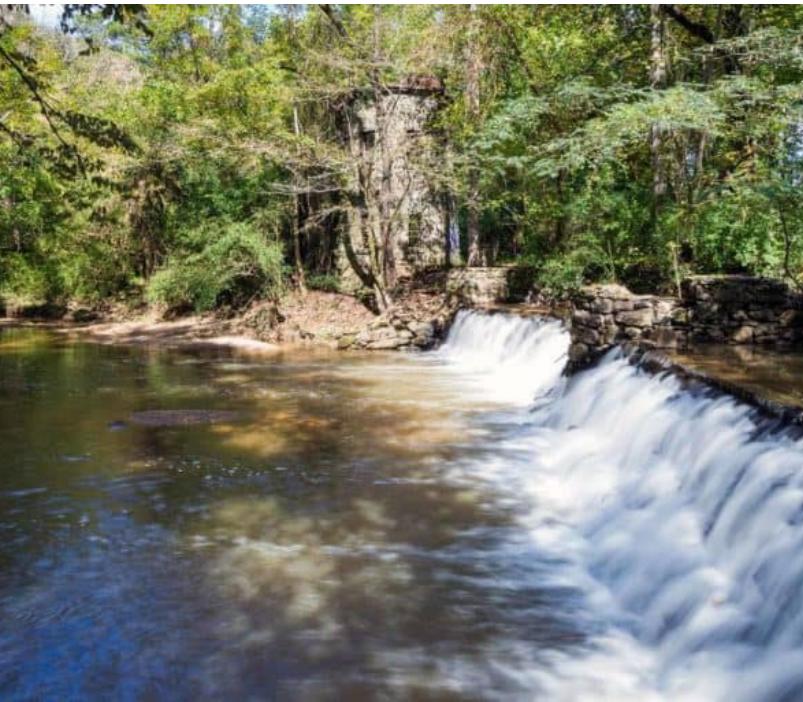
- N/A
- Main purpose is to protect sensitive natural resources/features
- Largely unprogrammed, but can include more passive recreation like hiking, birdwatching, paddlesports, etc.

# Parks, Open Space Typology



## Contextual Nature Preserve Examples

### *Urban Nature Preserve*



*Lullwater Preserve,  
Atlanta, GA*

### *Suburban Nature Preserve*



*Reynolds Nature Preserve,  
Morrow, GA*

### *Rural Nature Preserve*



*Daucet Trails Nature Center  
Jackson, GA*

# Parks and Open Space Overview



## Big questions for parks and open space discussion :

- Which Built Environment Context is the Character Area located in?
  - Urban, Suburban, or Rural
- Which Park Typologies are appropriate for this Character Area?
  - Local, Community, and Linear Park
- What Access Level of Service do you believe are appropriate for each Park Typology for each Character Area?
  - Reference your Parks and Open Space Typology Cheat Sheet

# Housing

---

# Housing Types Overview



## What do we mean by “type”?

- The physical shape and arrangement of housing units within a structure
- Examples:
  - Rural residential
  - Suburban single-family homes
  - Cottage courts
  - Manufactured homes
  - Townhomes
  - Duplexes
  - Residential in mixed use
  - Garden-style apartments



# Housing Types



## Rural Residential

- Housing Type: Single-Family
- Lot Size: 1-acre lots or larger
- Appropriate Zone:  
R-A [Rural-Agricultural]
- Description: Single-family homes arranged on large lots with wide setbacks to allow for a rural character.
- Visual Example: Forsyth County, GA



# Housing Types



## Suburban Single-Family (Low Density)

- Housing Type: Single-Family
- Lot Size: ½-acre to 1-acre lots
- Appropriate Zone: R-LD [Residential-Low Density]
- Description: Single-family homes arranged in a subdivision pattern with large lots and fairly wide setbacks. New homes built in this arrangement are typically larger footprint.
- Visual Example: Forsyth County, GA



# Housing Types

## Suburban Single-Family (Medium Density)

- Housing Type: Single-Family
- Lot Size:  $\frac{1}{4}$ -acre to  $\frac{1}{2}$ -acre lots
- Appropriate Zone: R-MD [Residential-Medium Density]
- Description: Single-family homes arranged in a subdivision pattern with either narrow (from side to side) or shallow (from front to back) lots. New homes built in this arrangement are typically of average size.
- Visual Example: Chattahoochee Hills, GA



# Housing Types



## Suburban Single-Family (High Density)

- Housing Type: Single-Family
- Lot Size: less than 1/4-acre
- Appropriate Zone: R-HD [Residential-High Density]
- Description: Single-family homes arranged in a subdivision pattern with either very narrow (from side to side) or very shallow (from front to back) lots, sometimes both. New homes built in this arrangement are typically smaller. Older subdivisions, such as mill villages, tend to follow this subdivision pattern.
- Visual Example: Milton, GA



# Housing Types



## Cottage Courts

- Housing Type: Single-Family
- Lot Size: less than 1/2-acre, including shared common space
- Appropriate Zone: n/a
- Description: A cluster of single-family homes (usually between 6-10) on separate lots arranged around shared common space, usually a courtyard or shared lawn. New homes built in this arrangement can range in size from fairly large to very small.
- Visual Example: Covington, GA



# Housing Types



## Accessory Dwelling Unit (ADU)

- Housing Type: Multi-Family
- Lot Size: varies
- Appropriate Zone: R-LD, R-MD, and R-HD
- Description: A small residential unit that are accessory to the main single family home. ADUs can be attached or detached from the primary structure. Entrances are typically behind or to the side of the primary dwelling.
- Visual Example: Atlanta, GA



# Housing Types



## Townhomes

- Housing Type: Multi-Family
- Lot Size: varies; typically  $\frac{1}{4}$ -acre or less, with zero lot line frontage
- Appropriate Zone: R-HD
- Description: Multi-family housing units attached by one or two shared walls. These housing units usually are built in a line pattern, with very narrow or nonexistent front setbacks. Configurations range from 3-10 units per cluster. Units are typically owner-occupied, but could be rented out by individual landlords.
- Visual Example: Atlanta, GA



# Housing Types



## Duplexes, Triples, & Quadplexes

- Housing Type: Multi-Family
- Lot Size: varies, but typically 1/2-acre or less
- Appropriate Zone: R-HD
- Description: Multi-family housing units ranging from between 2-4 units per individual structure. As opposed to garden-style apartments, these are typically stand-alone structures. Units can be owner-occupied or rented by individual landlords.
- Visual Example: Covington, GA



# Housing Types



## Residential in Mixed Use

- Housing Type: Multi-Family
- Lot Size: varies
- Appropriate Zone: n/a
- Description: Multi-family housing units found in mixed-use areas where ground floor space is reserved for retail or office, with residential uses on higher stories. These units can be immediately above retail (2nd and 3rd floor) or higher up in mid-rise buildings (4-8 floors) and high-rise buildings (9+).
- Visual Example: Brookhaven, GA



# Housing Types



## Garden-Style Apartments

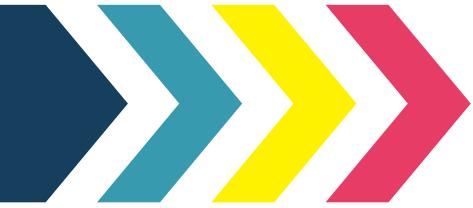
- Housing Type: Multi-Family
- Lot Size: varies
- Appropriate Zone: R-HD
- Description: Multi-family housing units arranged in structures 1-3 stories tall around a shared courtyard or public space. These structures typically have 8-24 units per structure, and are usually managed as rental units by a management company.
- Visual Example: Alpharetta, GA



# Looking Ahead

---

# Next Steps



## Project Team:

- Refine character area maps and descriptions
- Analyze community survey
- Prepare for upcoming small area plan workshops
- Finalize small area plans

## Steering Committee

- Promote survey!
- Mark your calendar for the next Steering Committee meeting on February 2<sup>nd</sup>
- Small Area Plan Workshops next week!
  - Lithia Springs: December 7<sup>th</sup> at Mercer University Douglas (975 Blairs Ridge Rd)
  - Winston: December 8<sup>th</sup> at New Mountain Top Baptist Church (7822 Conners Rd)



**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!

---