

# DOUGLAS COUNTY

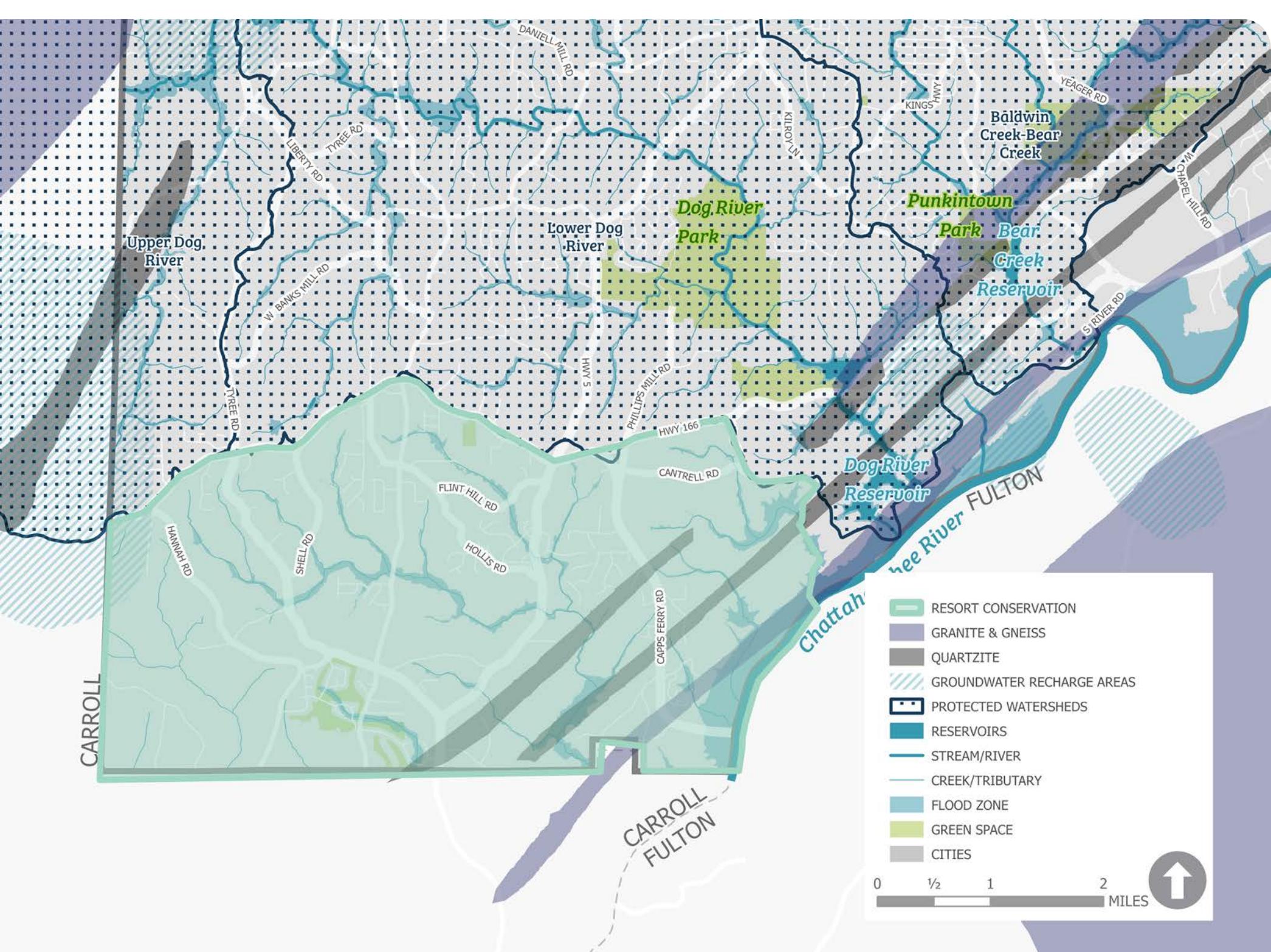
## COMPREHENSIVE PLAN

# Draft Resort Conservation Character Area

### Current Character

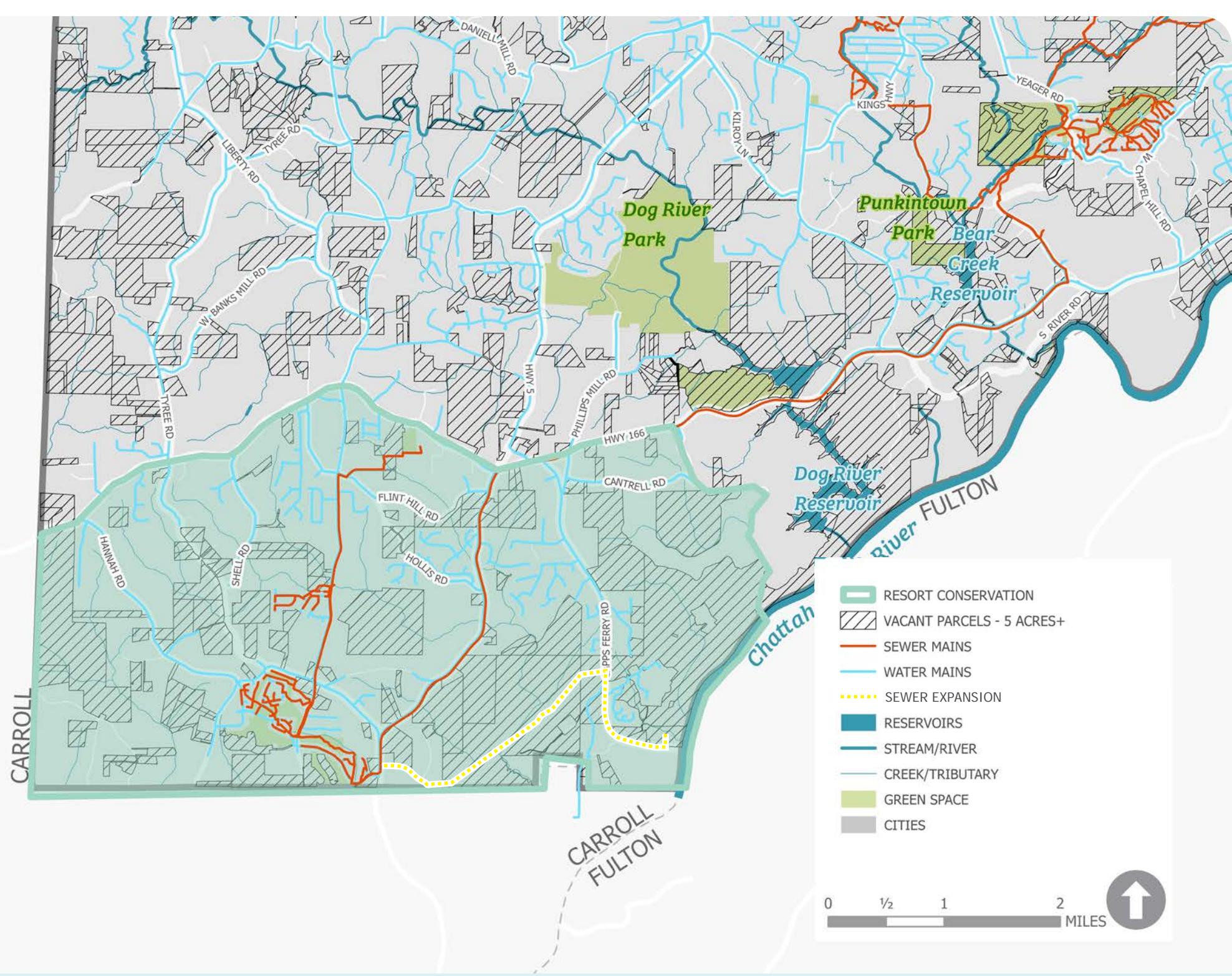
- Rural, woodlands
- High-end resorts
- Pockets of rural/suburban residential
- Hurricane Creek basin and Chattahoochee River

### Development Mitigators



- Remote from Interstate
- Lack of transportation network
- Some bands of quartzite

### Development Accelerators



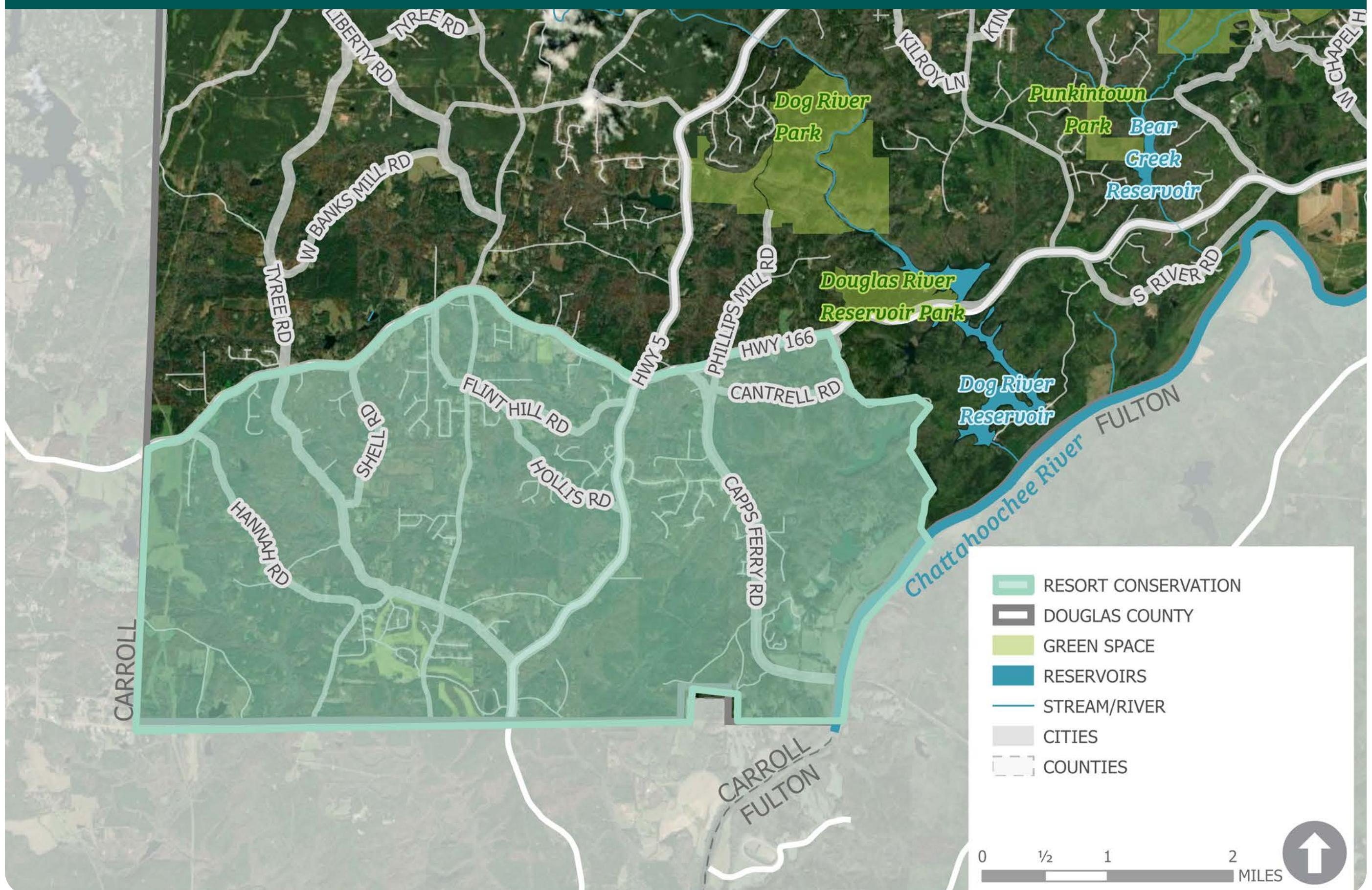
- Sewer expansion
- Large, unbuilt parcels
- Lack of protected watershed

### Potential for New Growth: **SOME**

### Other Considerations

- Existing residents want to retain the rural character
- Desire to better promote/brand this area as an upscale getaway

### Draft Character Area



### Vision: *a destination for rural lifestyles and resort tourism*

#### LAND USE

<span style="background-color: #80B142; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	Rural Places	<span style="background-color: #2ECC71; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	Resort Mixed Use	<span style="background-color: #E64A89; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	County Crossroads.
<span style="background-color: #80B142; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	Parks/Rec/Cons	<span style="background-color: #2ECC71; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	Public/Instit.	<span style="background-color: #E64A89; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	Nbhd. Village
<span style="background-color: #F39C12; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	Urban Resid.	<span style="background-color: #F39C12; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	Transitional Corr.	<span style="background-color: #2ECC71; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	Commerce Cntr.
<span style="background-color: #F08080; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	Community Village	<span style="background-color: #F08080; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	Workplace Cntr.	<span style="background-color: #80B142; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	Mixed Use Corr.
<span style="background-color: #FFF176; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	Suburban Living	<span style="background-color: #FFF176; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span>	Intensive Indust.		

#### PARKS, OPEN SPACE, + TRAILS

Context / Service Area?

Urban

Suburban

Rural

Type and Access?

Type	Access (Level of Service)
Local Park	2 Miles
Community Park	✓ 8+ Miles
Linear Park	✓ 2 Miles with Parking Areas
Nature Preserve	✓ N/A

#### HOUSING



Rural Residential



Single Family - Low Density



Single Family - Medium Density



Accessory Dwelling Unit

# DOUGLAS COUNTY

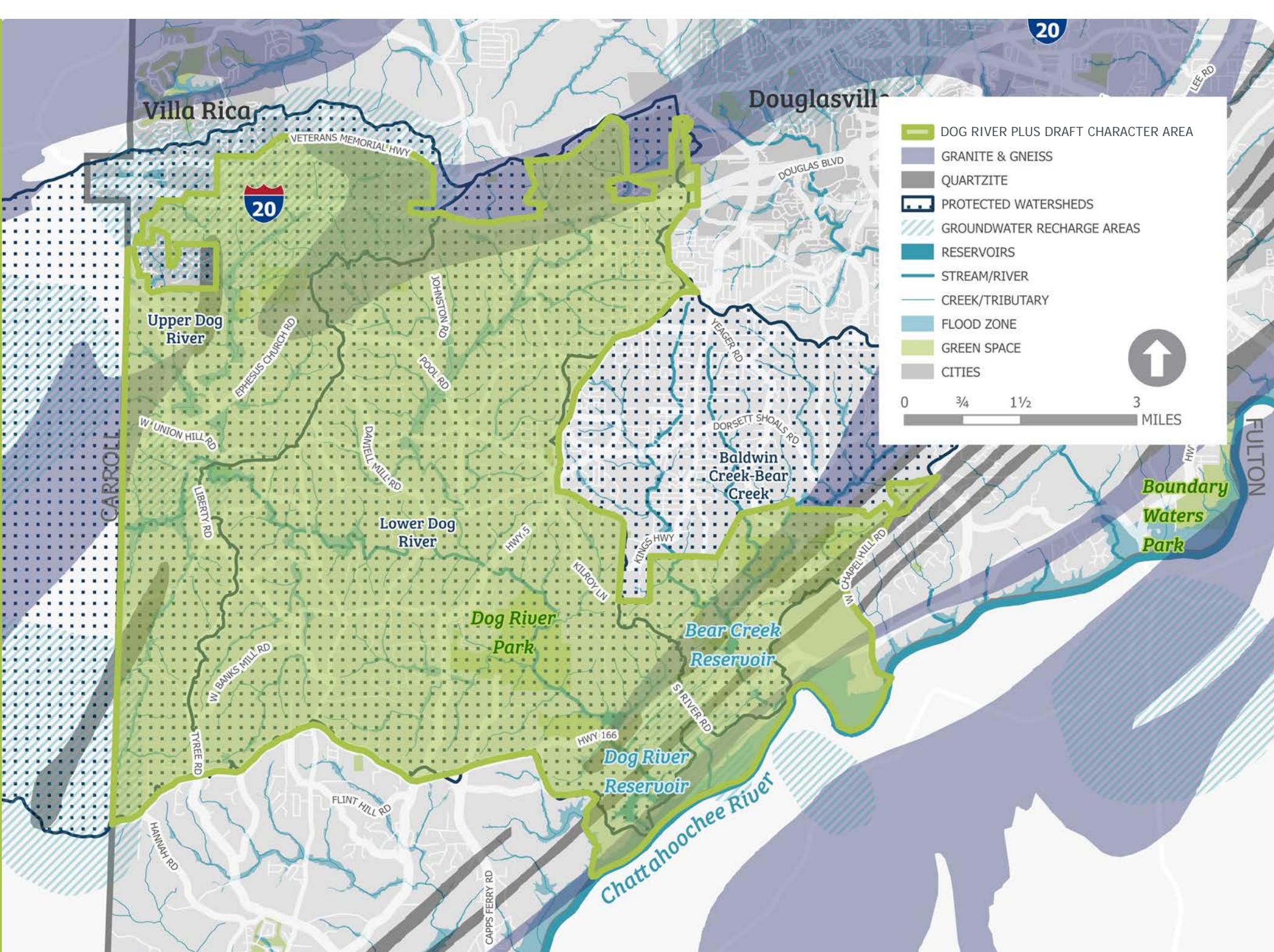
## COMPREHENSIVE PLAN

### Draft Dog River Plus Character Area

#### Current Character

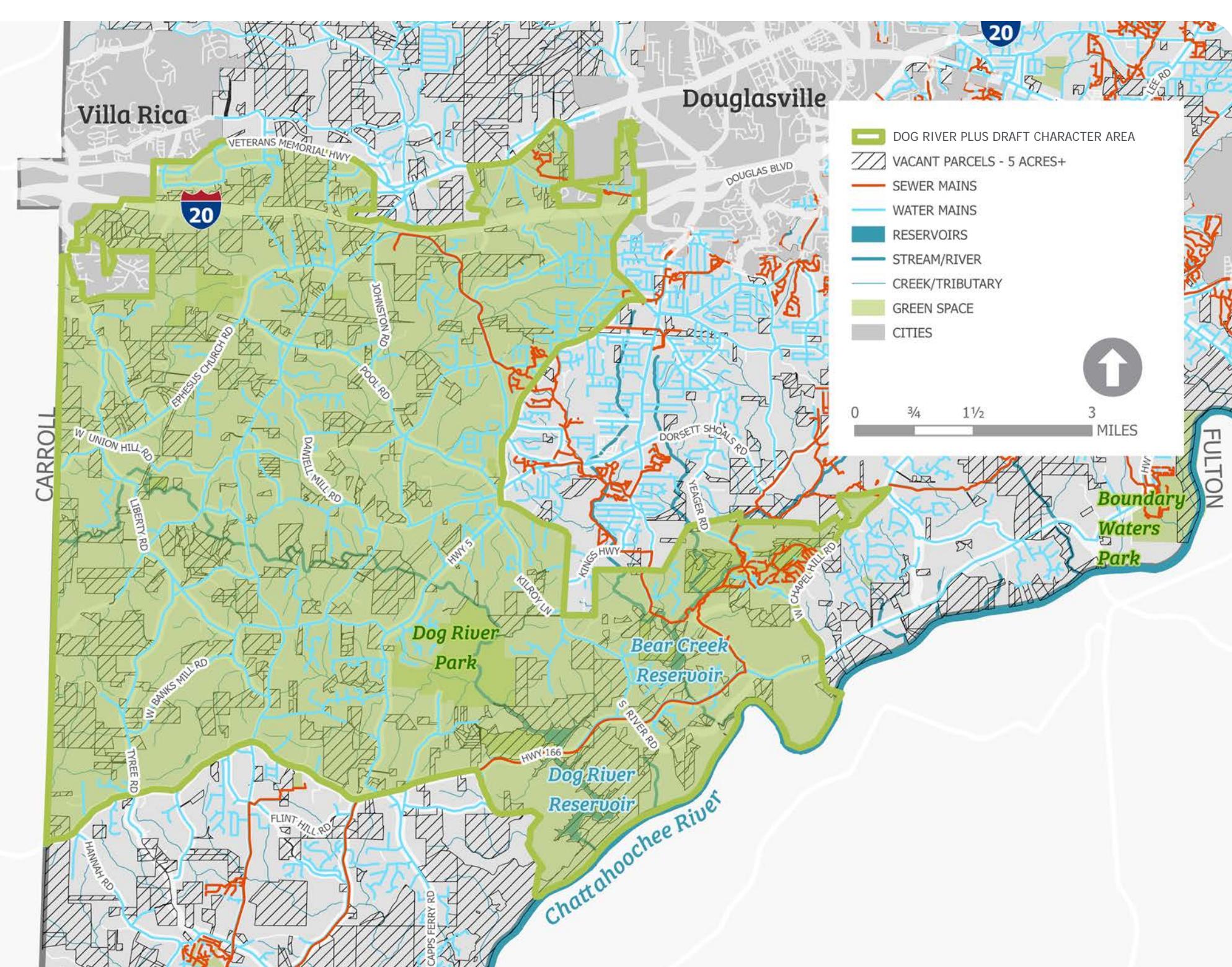
- Rural and rural residential on large lots
- Dog River natural system
- Very little commercial or industrial

#### Development Mitigators



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

#### Development Accelerators



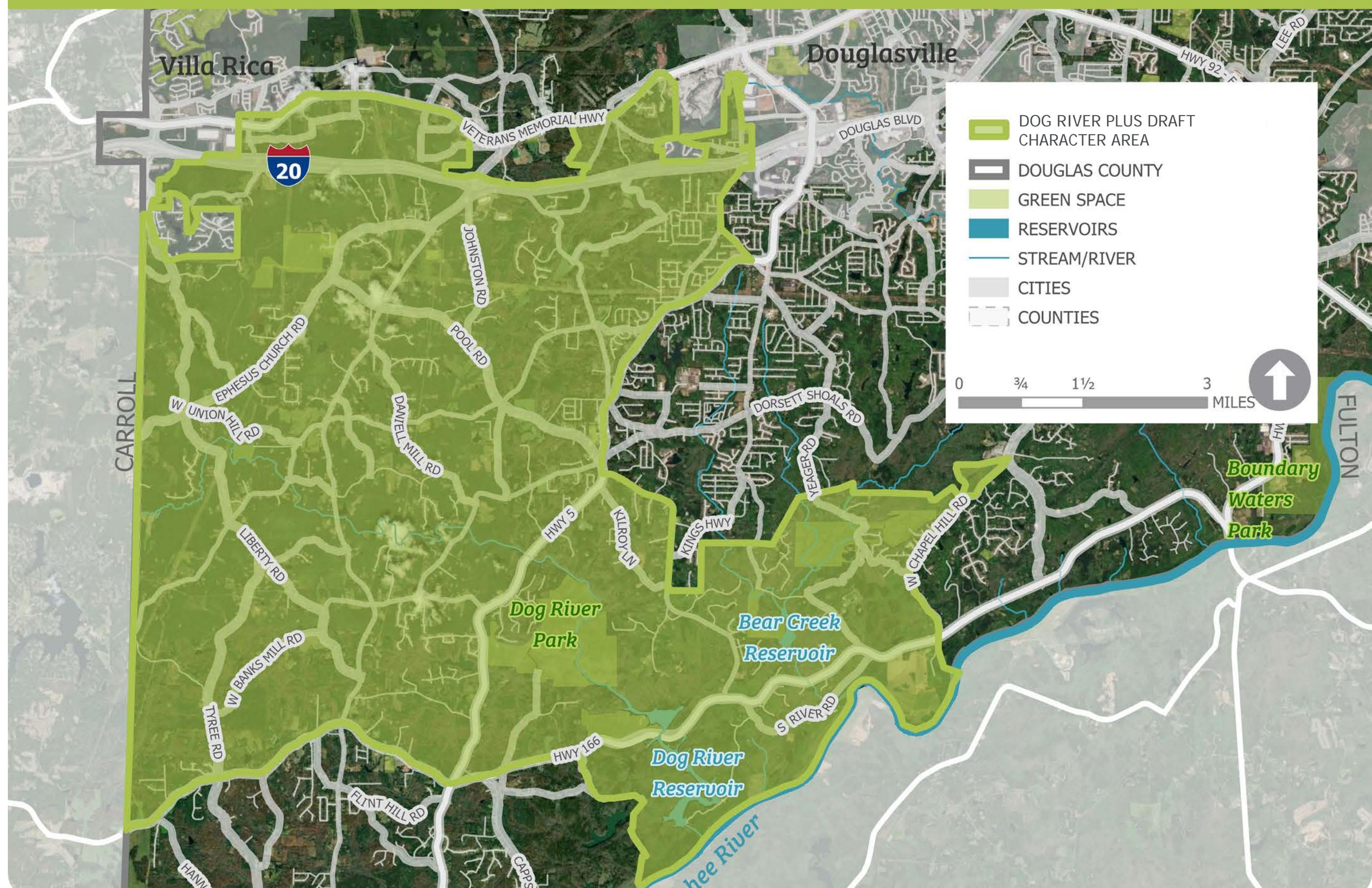
- Access to I-20 in the north
- Many undeveloped, large parcels
- Sewer access (partial)
- Best transportation access

#### Potential for New Growth: **LOW**

#### Other Considerations

- Desire/need for improved access to commercial services (grocery, etc.)
- Desire to preserve natural areas, rural character
- Scenic Byway cuts through southern part
- Area between I-20 and US 78 is different in character

#### Draft Character Area



**Vision:** *a rural, residential community characterized by natural areas and small village centers*

#### LAND USE

<span style="background-color: #80B140; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Rural Places	<span style="background-color: #FF00FF; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> County Crossrds.	<span style="background-color: #80B140; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Parks/Rec/Cons
<span style="background-color: #FFFF00; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Suburban Living	<span style="background-color: #FFDAB9; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Urban Resid.	<span style="background-color: #80B140; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Public/Instit.
<span style="background-color: #B180E6; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Mixed Use Corr.	<span style="background-color: #FFDAB9; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Transitional Corr.	<span style="background-color: #80B140; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Commerce Cntr.
<span style="background-color: #FF6347; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Community Village	<span style="background-color: #B180E6; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Nbhd. Village	<span style="background-color: #80B140; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Resort Mixed Use
<span style="background-color: #FF6347; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Workplace Cntr.	<span style="background-color: #B180E6; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Intensive Indust.	

#### PARKS, OPEN SPACE, + TRAILS

Context / Service Area?

Urban

Suburban

Rural

Type and Access?

Type	Access (Level of Service)
Local Park	2 Miles
Community Park	✓ 8+ Miles
Linear Park	✓ 2 Miles with Parking Areas
Nature Preserve	✓ N/A

#### HOUSING



Rural Residential



Accessory Dwelling Unit



Single Family - Low Density



Single Family - Medium Density

# DOUGLAS COUNTY

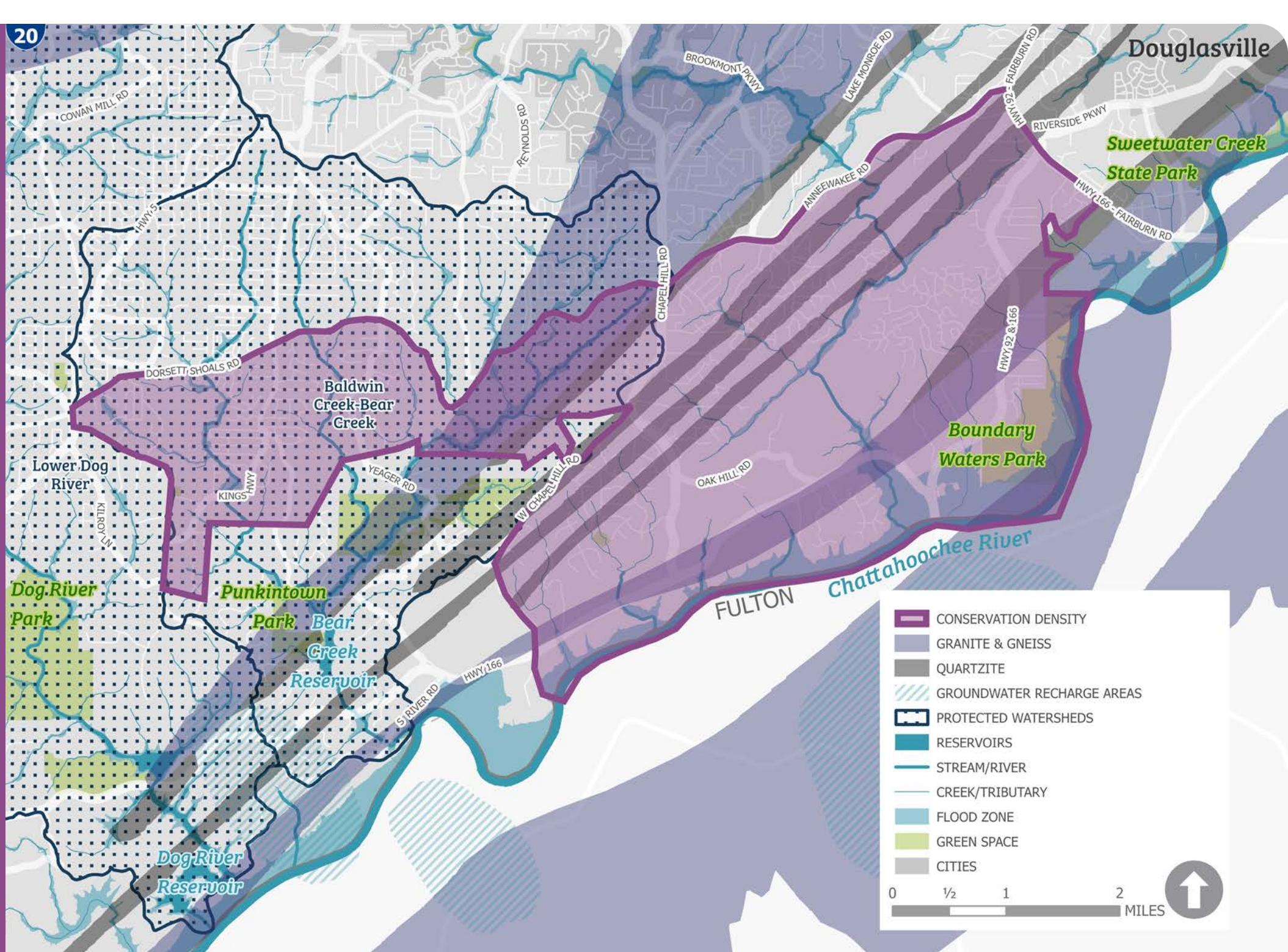
## COMPREHENSIVE PLAN

### Draft Conservation Density Character Area

#### Current Character

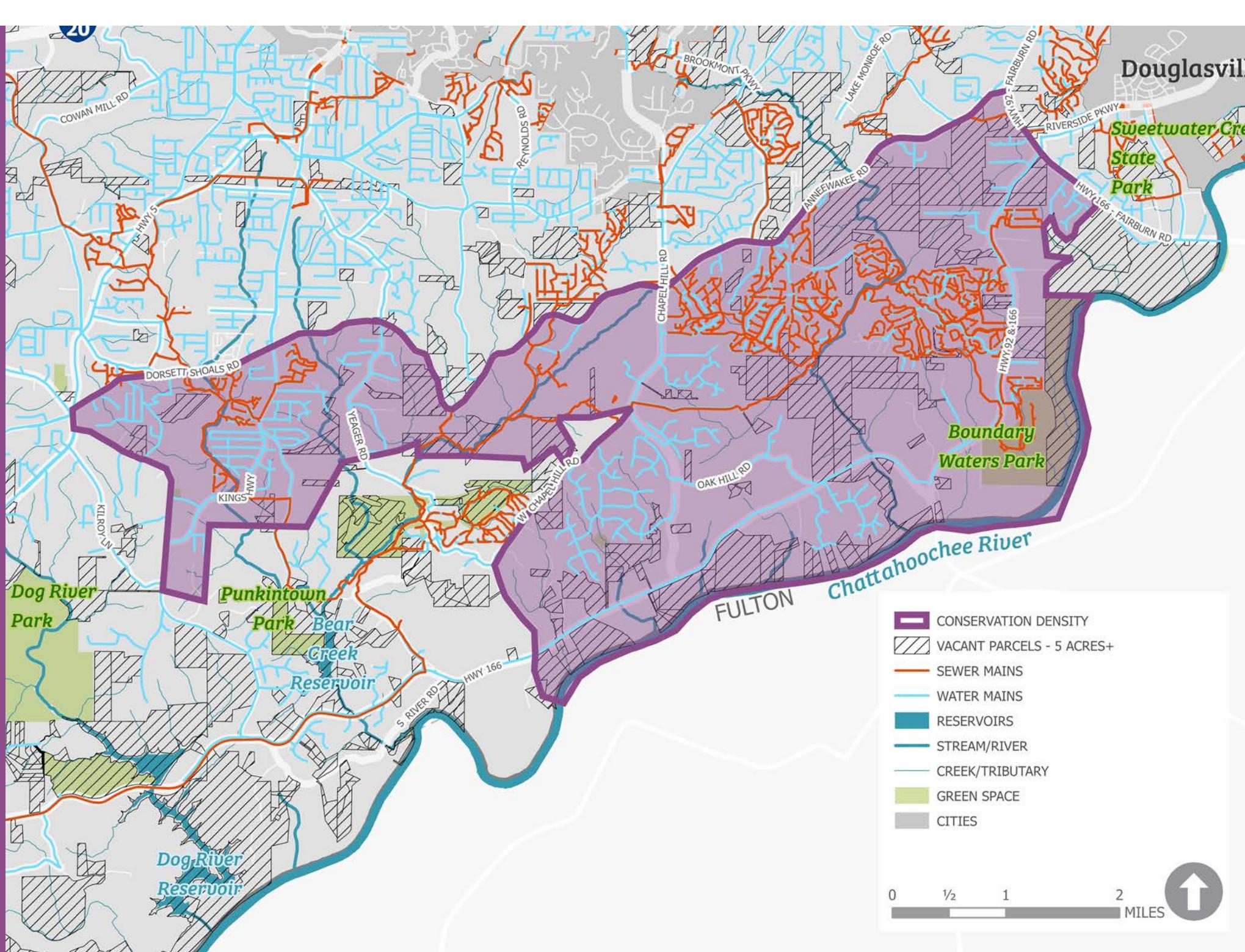
- Mix of undeveloped woodlands and large lot suburban-style residential
- Abundance of natural resources like the Anneewakee Creek system and the Chattahoochee River
- Boundary Waters Park

#### Development Mitigators



- Some deposits of granite, gneiss, and quartzite
- Protected watershed
- Significant floodzones near Chattahoochee River

#### Development Accelerators



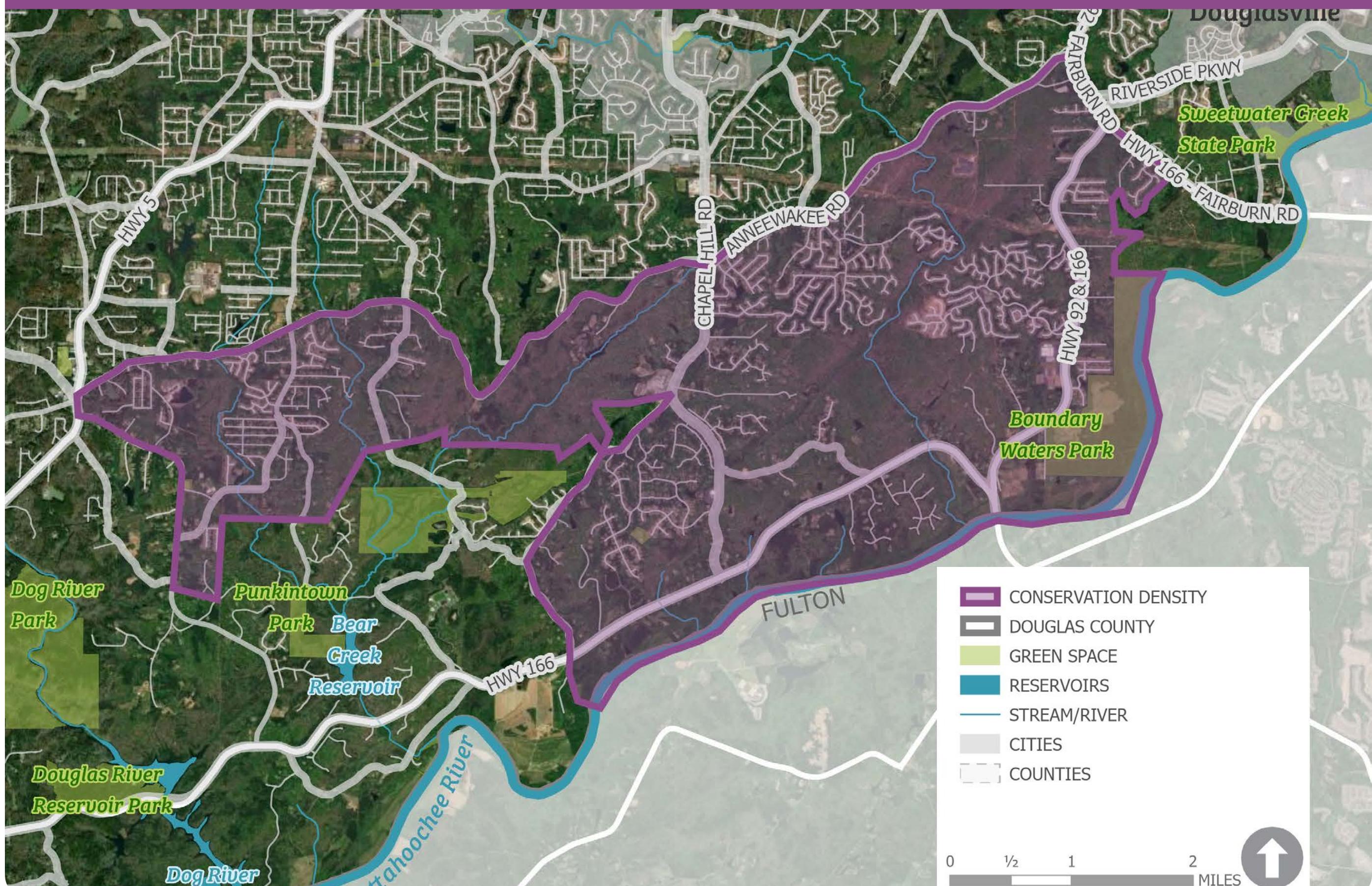
- Undeveloped large lots
- Sewer access

#### Potential for New Growth: **LOW**

#### Other Considerations

- Scenic Byway passes through heart of character area
- Desire to see arts + culture destination around Boundary Waters Park
- Focus on trails and recreation nodes
- Boundary is blurry between this area and "Traditional Neighborhood"—what should be the difference?

#### Draft Character Area



**Vision:** *an amenity-rich, rural, natural area transitioning to accommodate low-impact residential communities*

#### LAND USE

<span style="background-color: #9ACD32; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	Rural Places	<span style="background-color: #FFFF00; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	Suburban Living	<span style="background-color: #FF0000; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	County Crossrds.
<span style="background-color: #E6A231; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	Nbhd. Village	<span style="background-color: #808000; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	Parks/Rec/Cons	<span style="background-color: #4682B4; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	Public/Instit.
<span style="background-color: #800080; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	Mixed Use Corr.	<span style="background-color: #FFDAB9; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	Transitional Corr.	<span style="background-color: #8080FF; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	Commerce Cntr.
<span style="background-color: #FF0080; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	Community Village	<span style="background-color: #FF8C69; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	Workplace Cntr.	<span style="background-color: #6A8DAA; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	Resort Mixed Use
<span style="background-color: #FFDAB9; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	Urban Resid.	<span style="background-color: #808080; border-radius: 50%; width: 15px; height: 15px; display: block;"></span>	Intensive Indust.		

#### PARKS, OPEN SPACE, + TRAILS

Context / Service Area?

Urban

Suburban

Rural

Type and Access?

Type	Access (Level of Service)
Local Park	✓ 2 Miles
Community Park	✓ 8+ Miles
Linear Park	✓ 2 Miles with Parking Areas
Nature Preserve	✓ N/A

#### HOUSING



Rural Residential



Single Family - Low Density



Accessory Dwelling Unit



Single Family - Medium Density

# DOUGLAS COUNTY

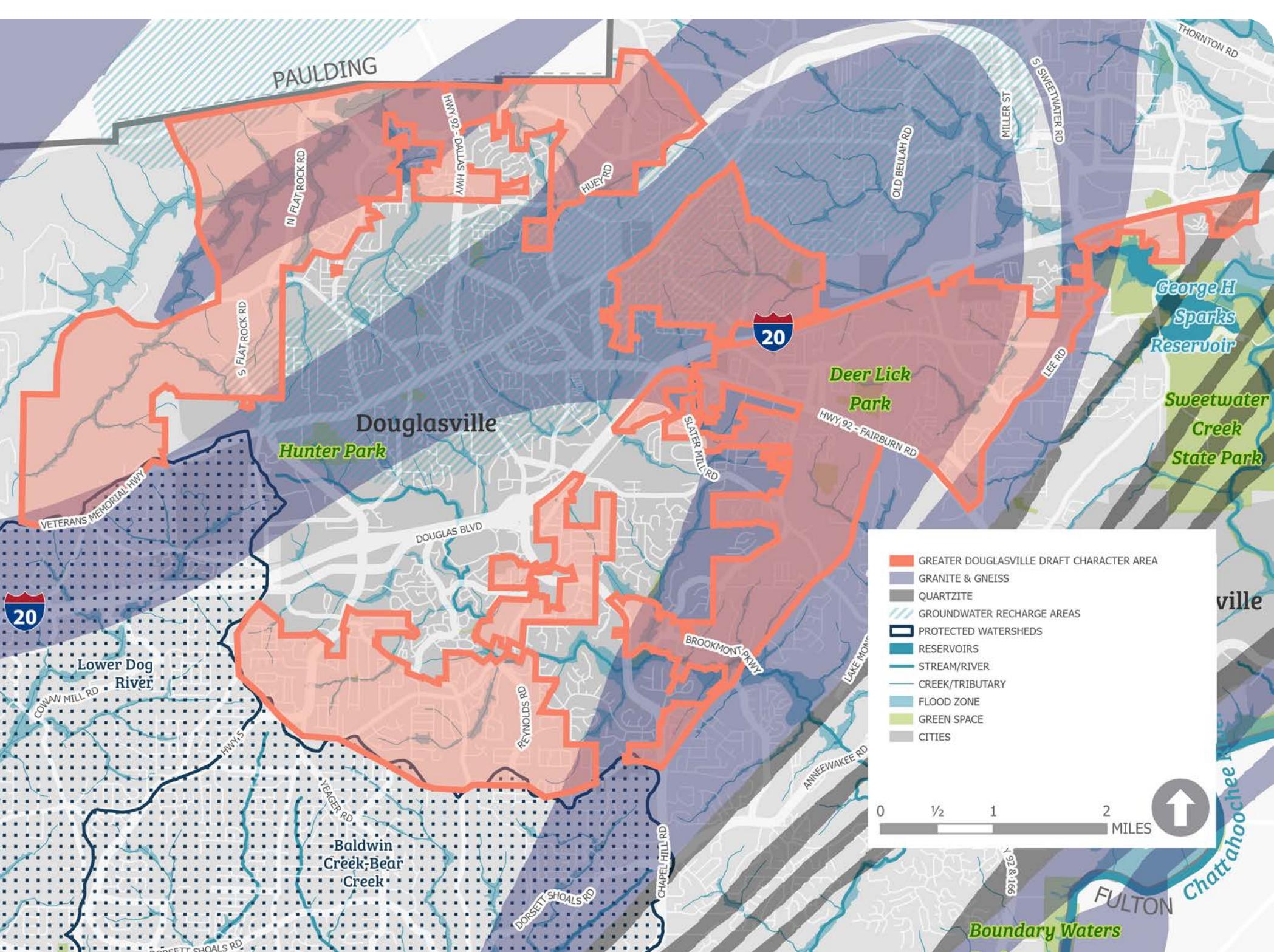
## COMPREHENSIVE PLAN

### Draft Greater Douglasville Character Area

#### Current Character

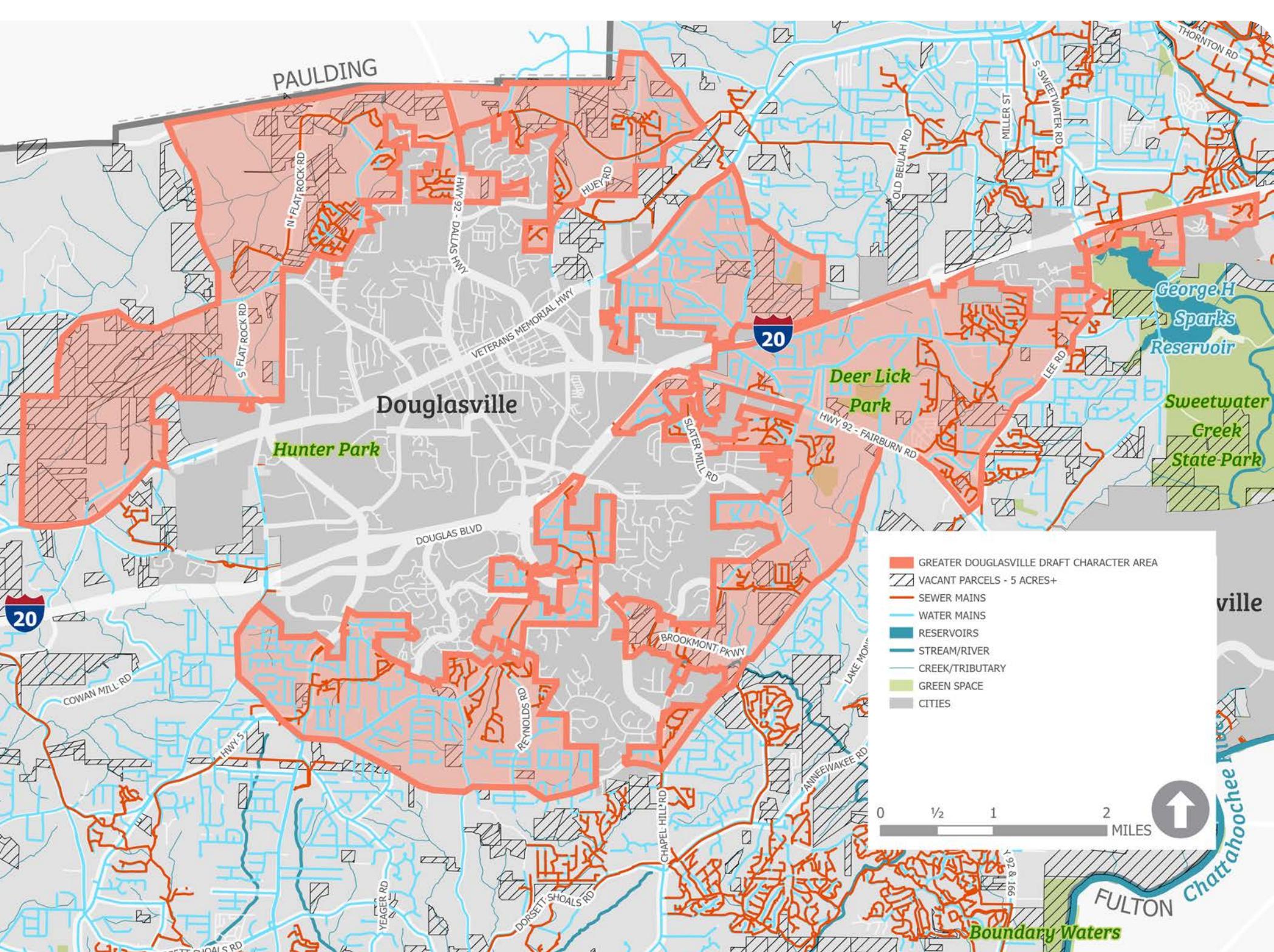
- Mostly suburban style, older residential
- Some strip commercial along corridors

#### Development Mitigators



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

#### Development Accelerators



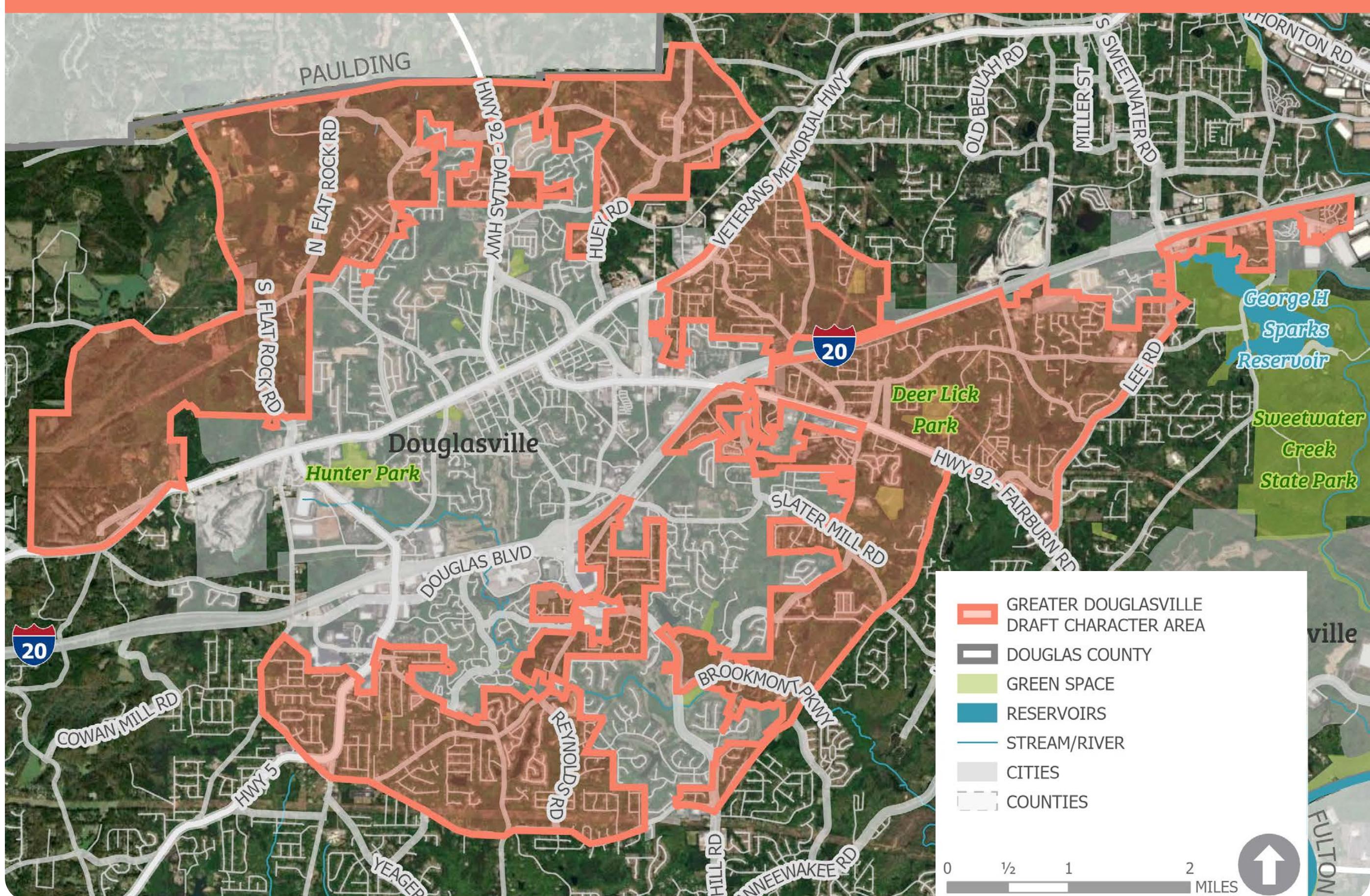
- Proximity to dense, traditional heart of County
- Some large parcels
- Sewer access (partial)
- Excellent transportation access

#### Potential for New Growth: HIGH

#### Other Considerations

- Area north of Douglasville is notably different – less housing and services. Should this be a different character area that focuses on both commercial and residential development?

#### Draft Character Area



#### Vision: well-connected suburban and urban-style communities

##### LAND USE

<span style="color: yellow;">■</span> Suburban Living	<span style="color: orange;">■</span> Urban Resid.	<span style="color: red;">■</span> Comm. Village
<span style="color: orange;">■</span> Workplace Cntr.	<span style="color: teal;">■</span> Public/Instit.	<span style="color: green;">■</span> Parks/Rec/Cons
<span style="color: purple;">■</span> Mixed Use Crr.	<span style="color: orange;">■</span> Transitional Crr.	<span style="color: lightblue;">■</span> Commerce Cntr.
<span style="color: green;">■</span> Resort Mixed Use	<span style="color: pink;">■</span> Nbhd. Village	<span style="color: lightgreen;">■</span> Rural Places
<span style="color: magenta;">■</span> County Crossrds.	<span style="color: gray;">■</span> Intensive Indust.	

##### PARKS, OPEN SPACE, + TRAILS

Context / Service Area?

Urban

Suburban

Rural

Type and Access?

Type	Access (Level of Service)
Local Park	✓ 1 Mile
Community Park	✓ 4 Miles
Linear Park	✓ 1/2 Mile with Parking Areas
Nature Preserve	✓ N/A

##### HOUSING

SF High Density	Cottage Court	Du/Tri/Quadplex	Townhomes
Multi-Family Garden Style	Residential Mixed Use	Accessory Dwelling Unit	SF Medium Density

# DOUGLAS COUNTY

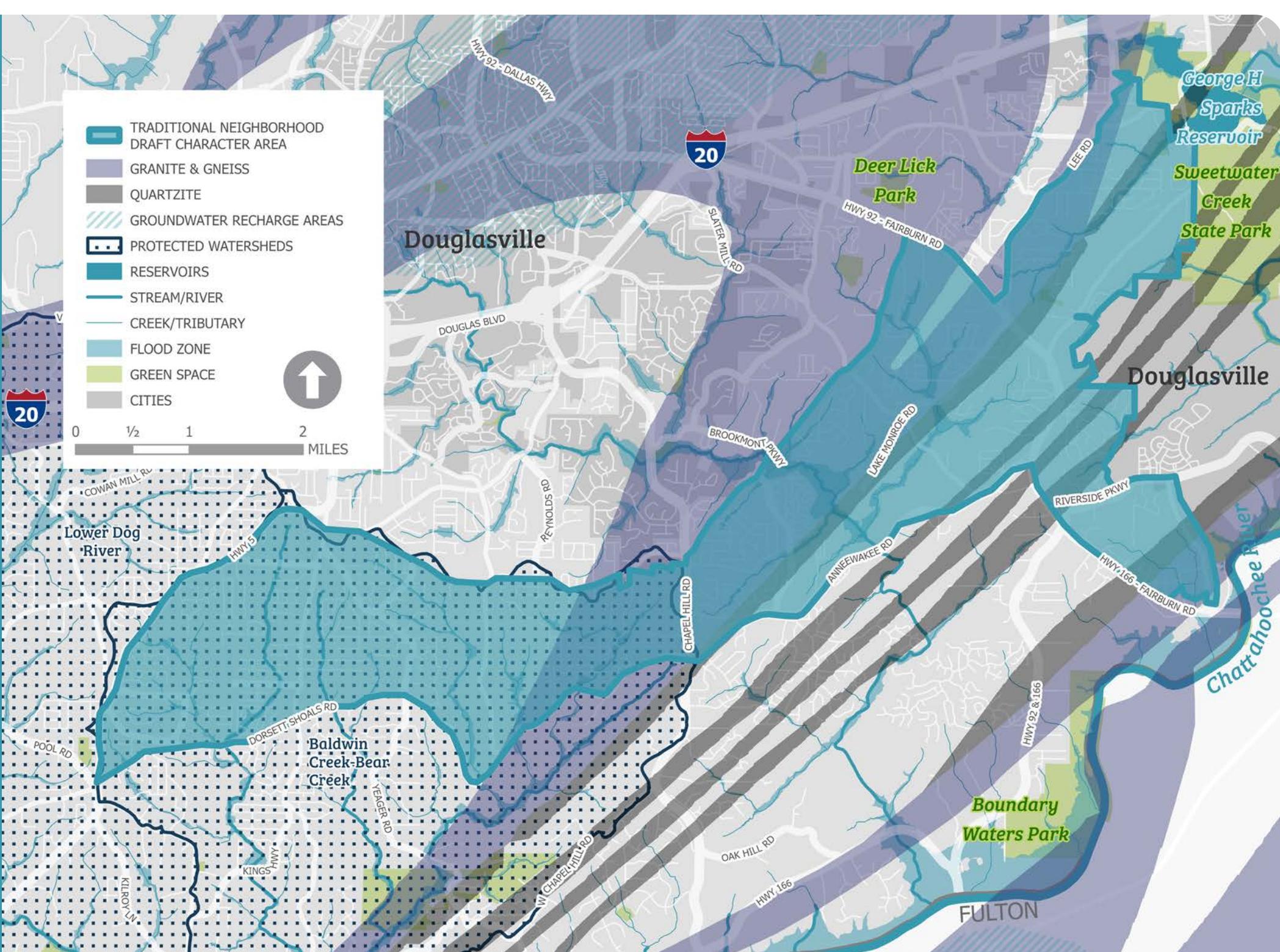
## COMPREHENSIVE PLAN

# Draft Traditional Neighborhood Character Area

### Current Character

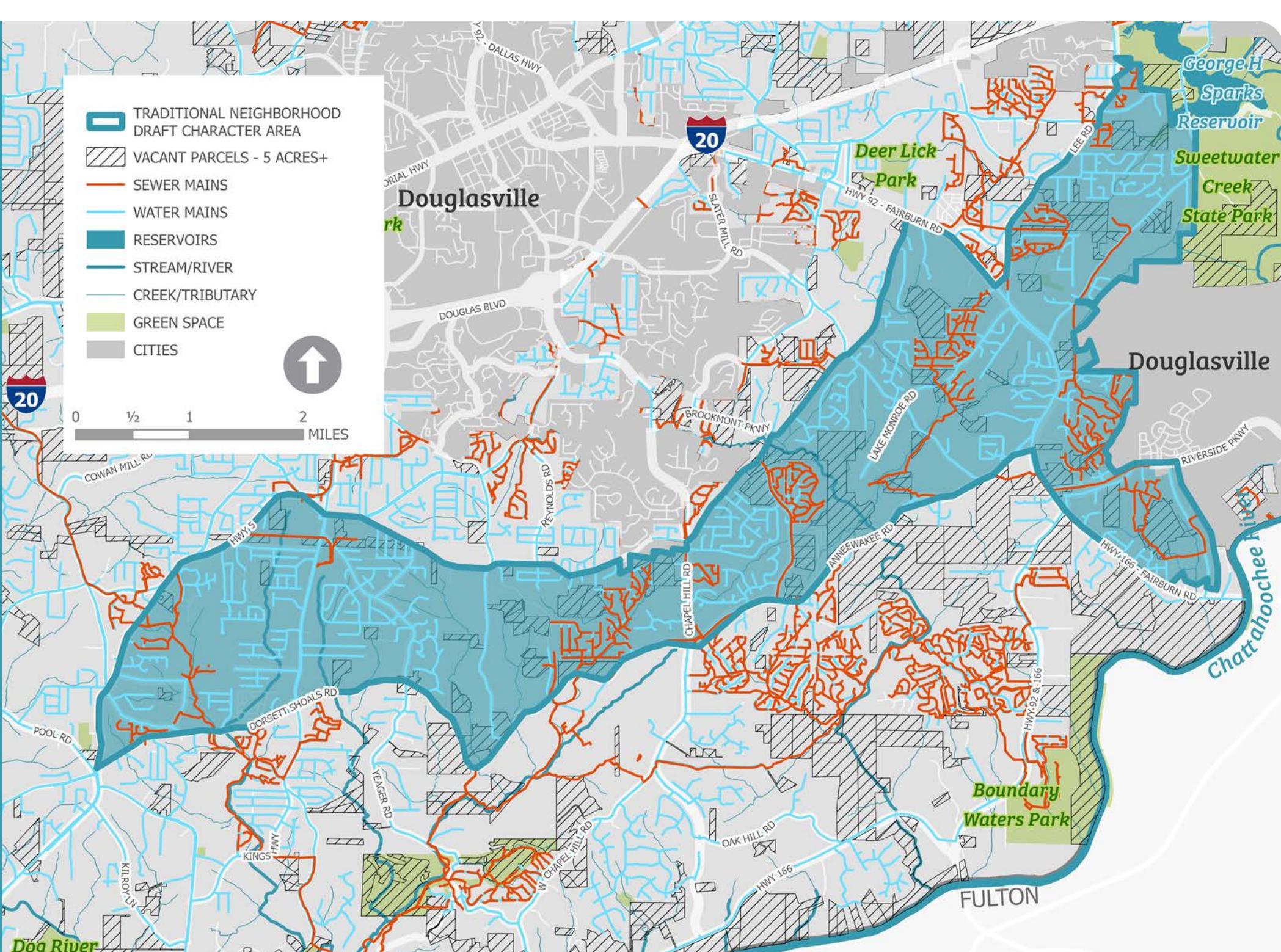
- Suburban-style residential neighborhoods
- Some smaller shopping centers
- Anneewakee Creek natural system

### Development Mitigators



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

### Development Accelerators



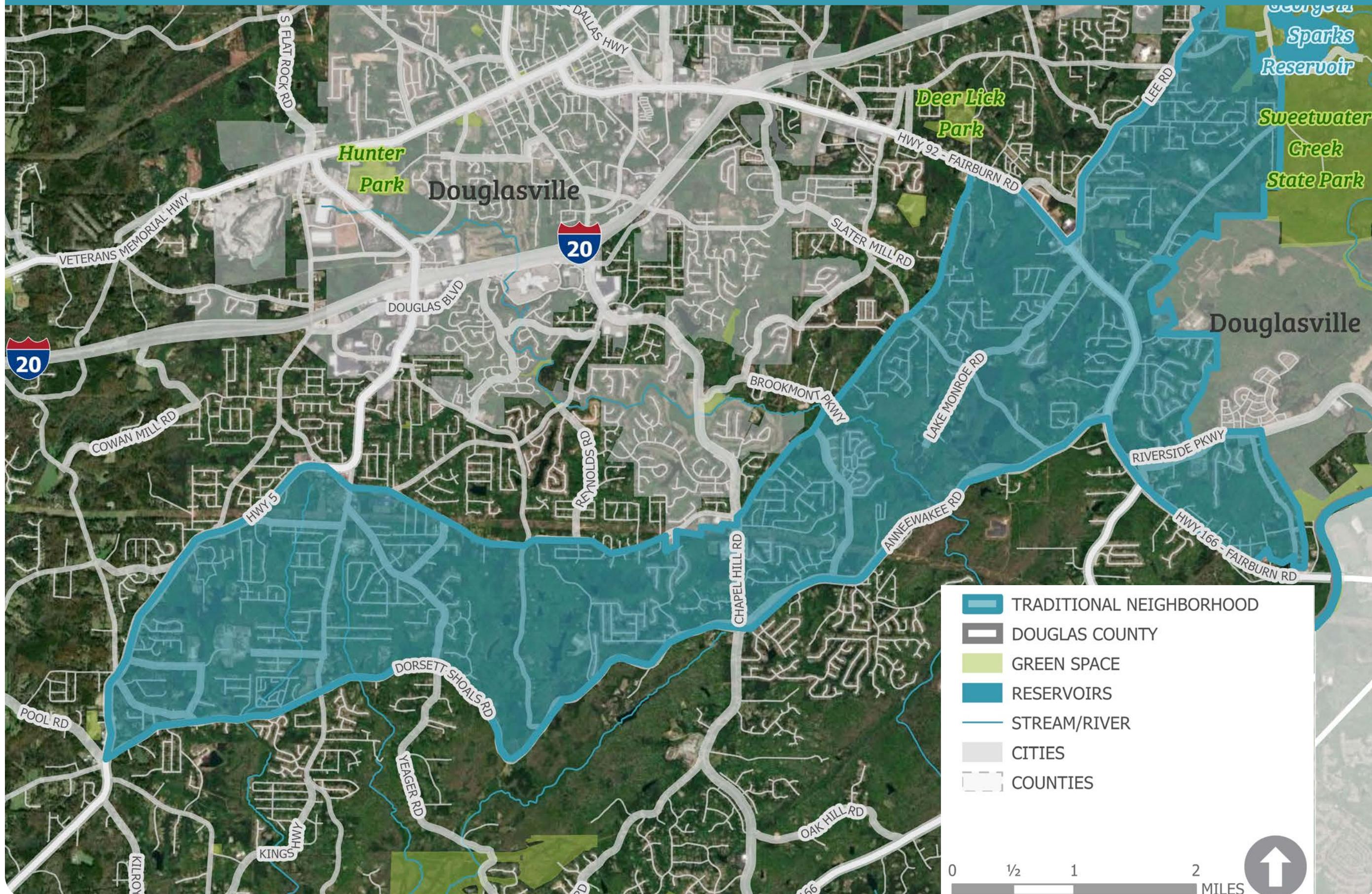
- Sewer access
- Strong access to major transportation corridors and improvements

### Potential for New Growth: SOME

### Other Considerations

- Boundary is blurry between this area and "Greater Douglasville"—what should be the difference?

### Draft Character Area



### Vision: *communities that support high-quality suburban lifestyles*

#### LAND USE

<span style="background-color: yellow; border-radius: 50%; padding: 5px;"></span>	Suburban Living	<span style="background-color: pink; border-radius: 50%; padding: 5px;"></span>	Nbhd. Village	<span style="background-color: red; border-radius: 50%; padding: 5px;"></span>	Comm. Village
<span style="background-color: teal; border-radius: 50%; padding: 5px;"></span>	Public/Instit.	<span style="background-color: olive; border-radius: 50%; padding: 5px;"></span>	Parks/Rec/Cons	<span style="background-color: lightyellow; border-radius: 50%; padding: 5px;"></span>	Transitional Corr.
<span style="background-color: orange; border-radius: 50%; padding: 5px;"></span>	Urban Resid.	<span style="background-color: purple; border-radius: 50%; padding: 5px;"></span>	Mixed Use Corr.	<span style="background-color: lightblue; border-radius: 50%; padding: 5px;"></span>	Commerce Cntr.
<span style="background-color: pink; border-radius: 50%; padding: 5px;"></span>	County Crossrds.	<span style="background-color: lightcoral; border-radius: 50%; padding: 5px;"></span>	Workplace Cntr.	<span style="background-color: lightgreen; border-radius: 50%; padding: 5px;"></span>	Rural Places
<span style="background-color: green; border-radius: 50%; padding: 5px;"></span>	Resort Mixed Use	<span style="background-color: grey; border-radius: 50%; padding: 5px;"></span>	Intensive Indust.		

#### PARKS, OPEN SPACE, + TRAILS

Context / Service Area?

Urban

Suburban

Rural

Type and Access?

Type	Access (Level of Service)
Local Park	✓ 1 Mile
Community Park	✓ 5 Miles
Linear Park	✓ 1 Mile with Parking Areas
Nature Preserve	✓ N/A

#### HOUSING



SF Med. Density



SF High Density



ADU



Du/Tri/Quadplex



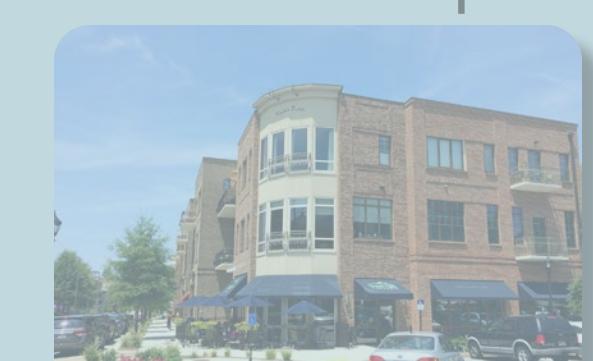
Cottage Court



Multi-Family Garden Style



Townhomes



Residential Mixed Use

# DOUGLAS COUNTY

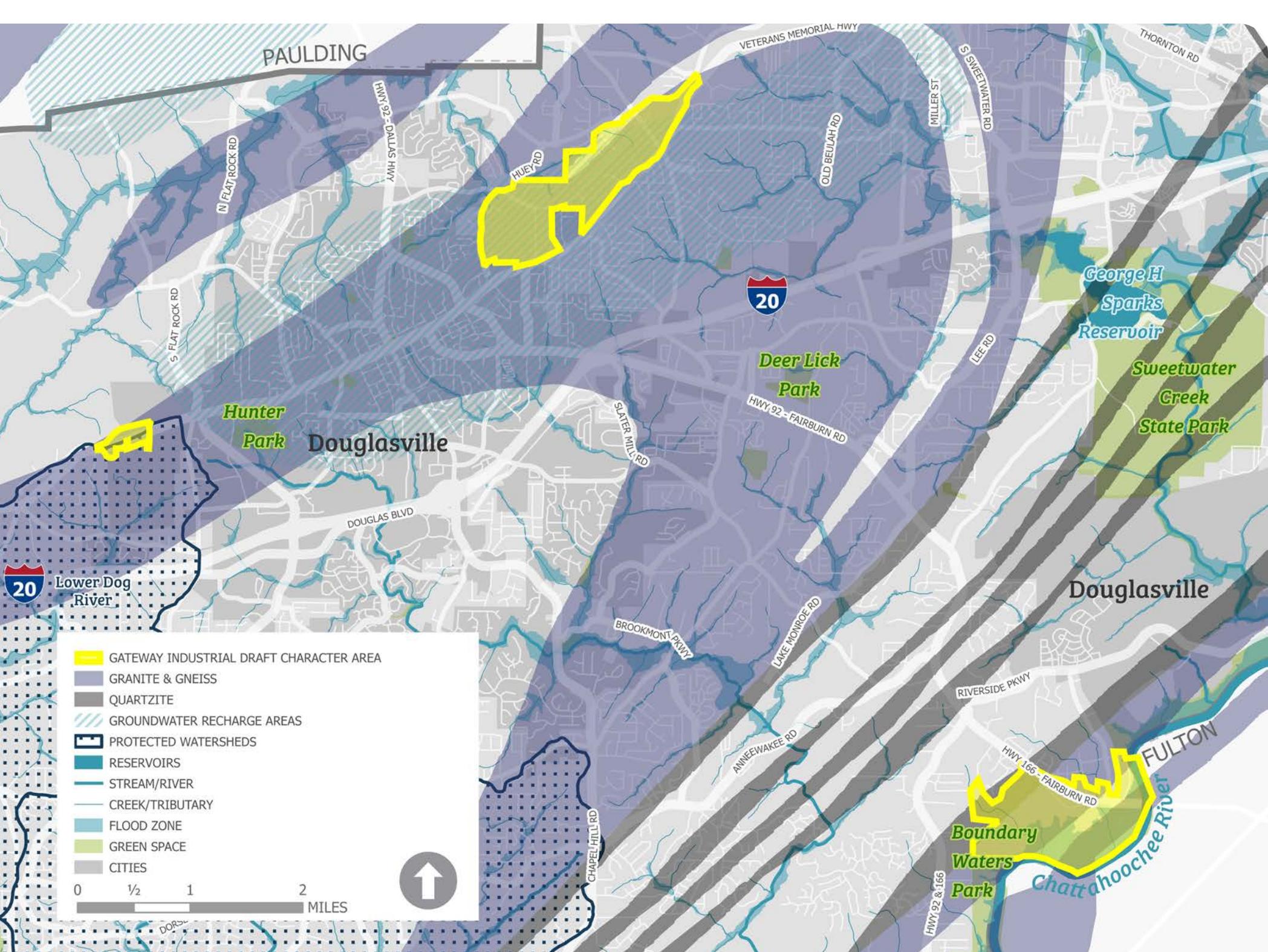
## COMPREHENSIVE PLAN

### Draft Gateway Industrial Character Area

#### Current Character

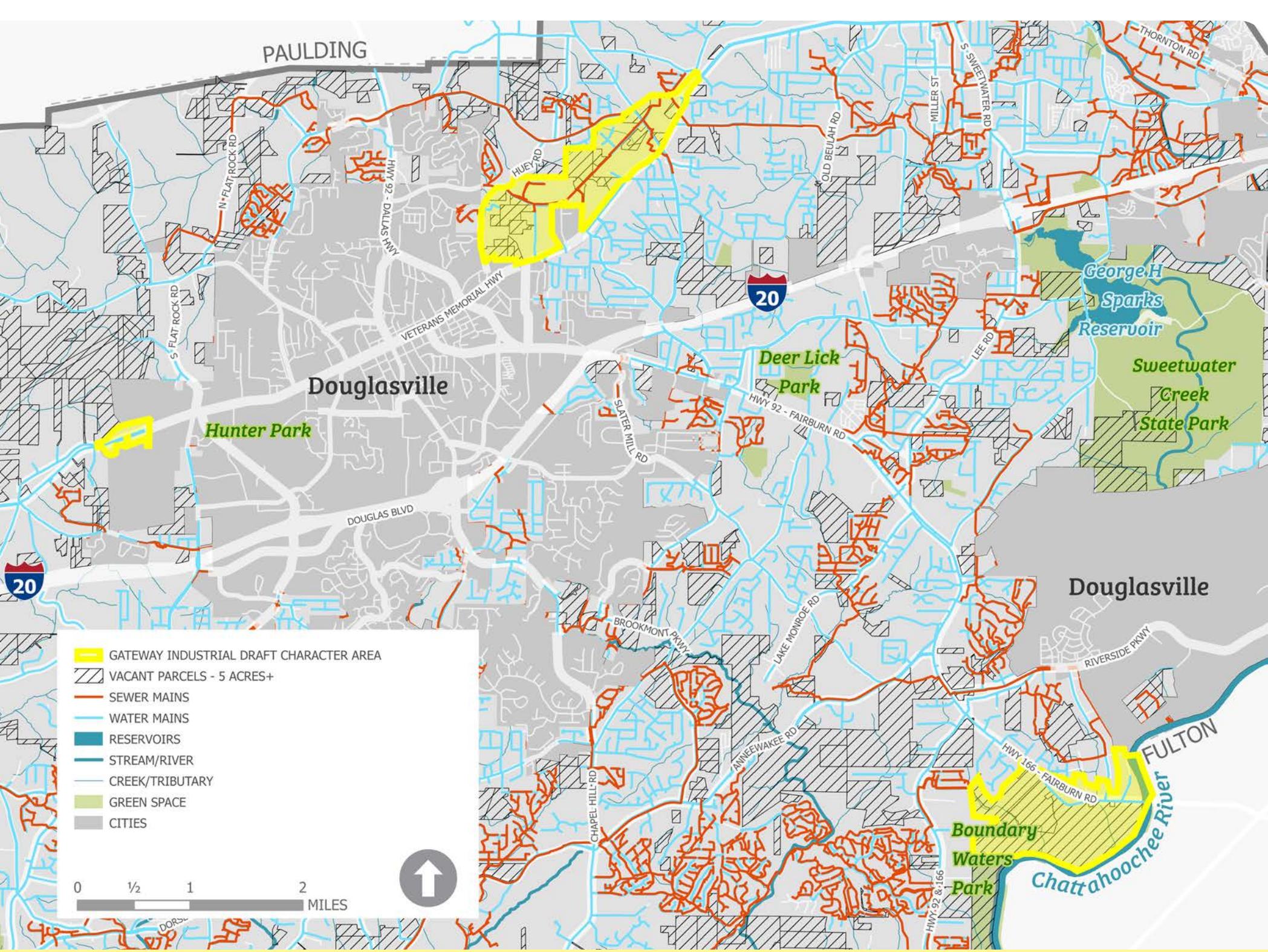
- Small-scale industrial
- Undeveloped/under-developed
- Chattahoochee River

#### Development Mitigators



- Granite/gneiss + quartzite deposits
- Groundwater recharge areas
- Western gateway located in protected watershed
- Less access to I-20

#### Development Accelerators



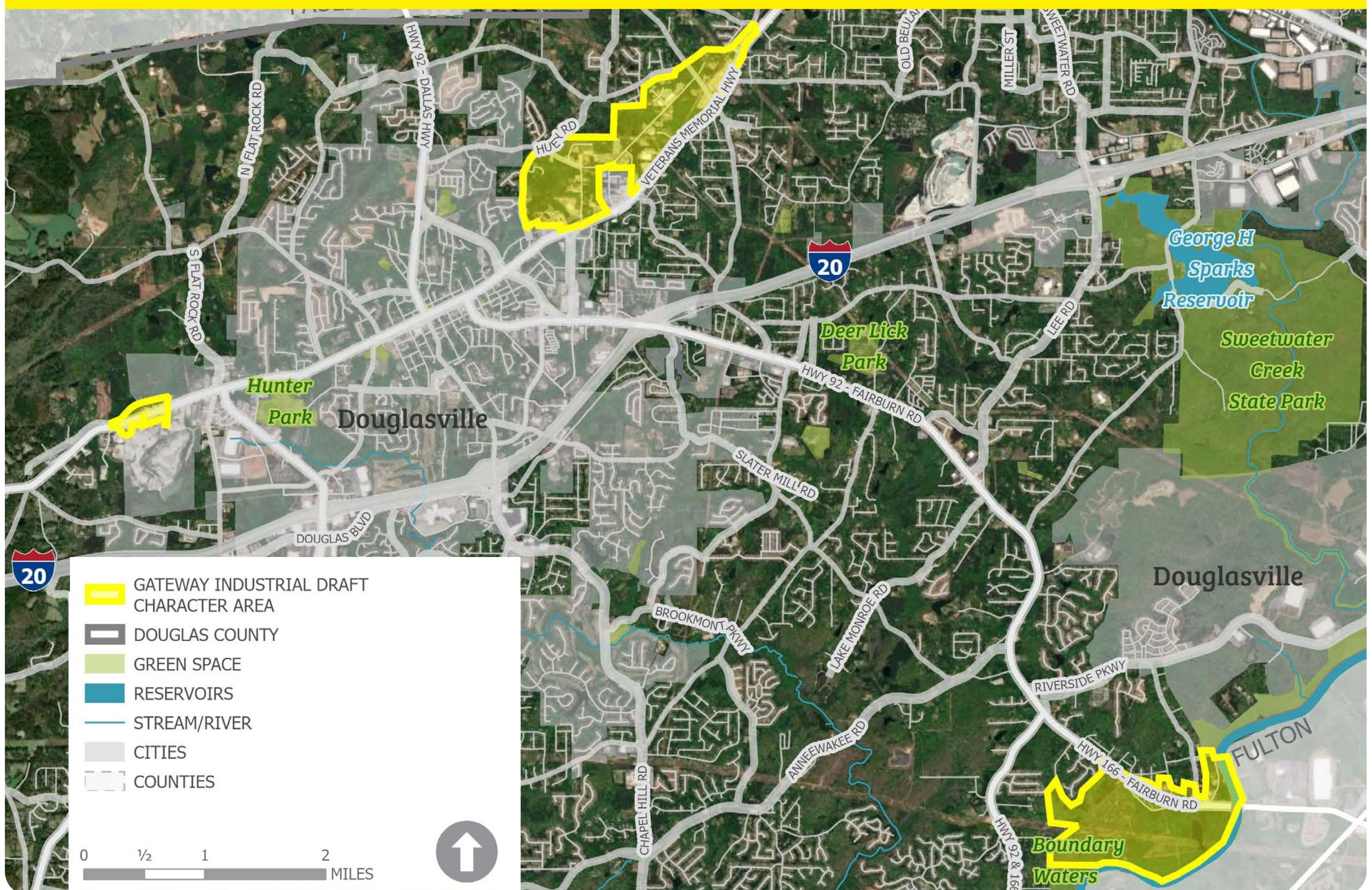
- Many large undeveloped parcels
- Access (or proximity) to sewer

#### Potential for New Growth: SOME

#### Other Considerations

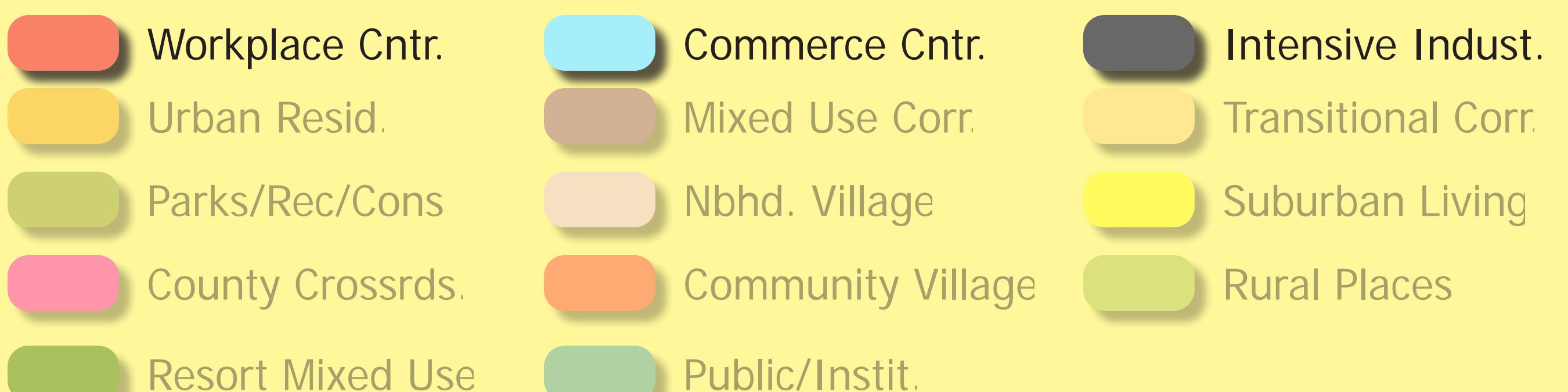
- Gateways vary in existing character – a couple are undeveloped, whereas one east of Douglasville already has intensive industrial
- Desire to see land around Boundary Waters Park developed, an arts and culture destination

#### Draft Character Area



**Vision:** areas primed for redevelopment into the next generation of industrial and commercial uses

#### LAND USE



#### PARKS, OPEN SPACE, + TRAILS

Context / Service Area?

Urban

Suburban

Rural

Type and Access?

Type	Access (Level of Service)
Local Park	N/A
Community Park	N/A
Linear Park	<input checked="" type="checkbox"/>
Nature Preserve	N/A

#### HOUSING



Du/Tri/Quadplex



Townhomes



Residential Mixed Use



Multi-Family Garden Style



# DOUGLAS COUNTY

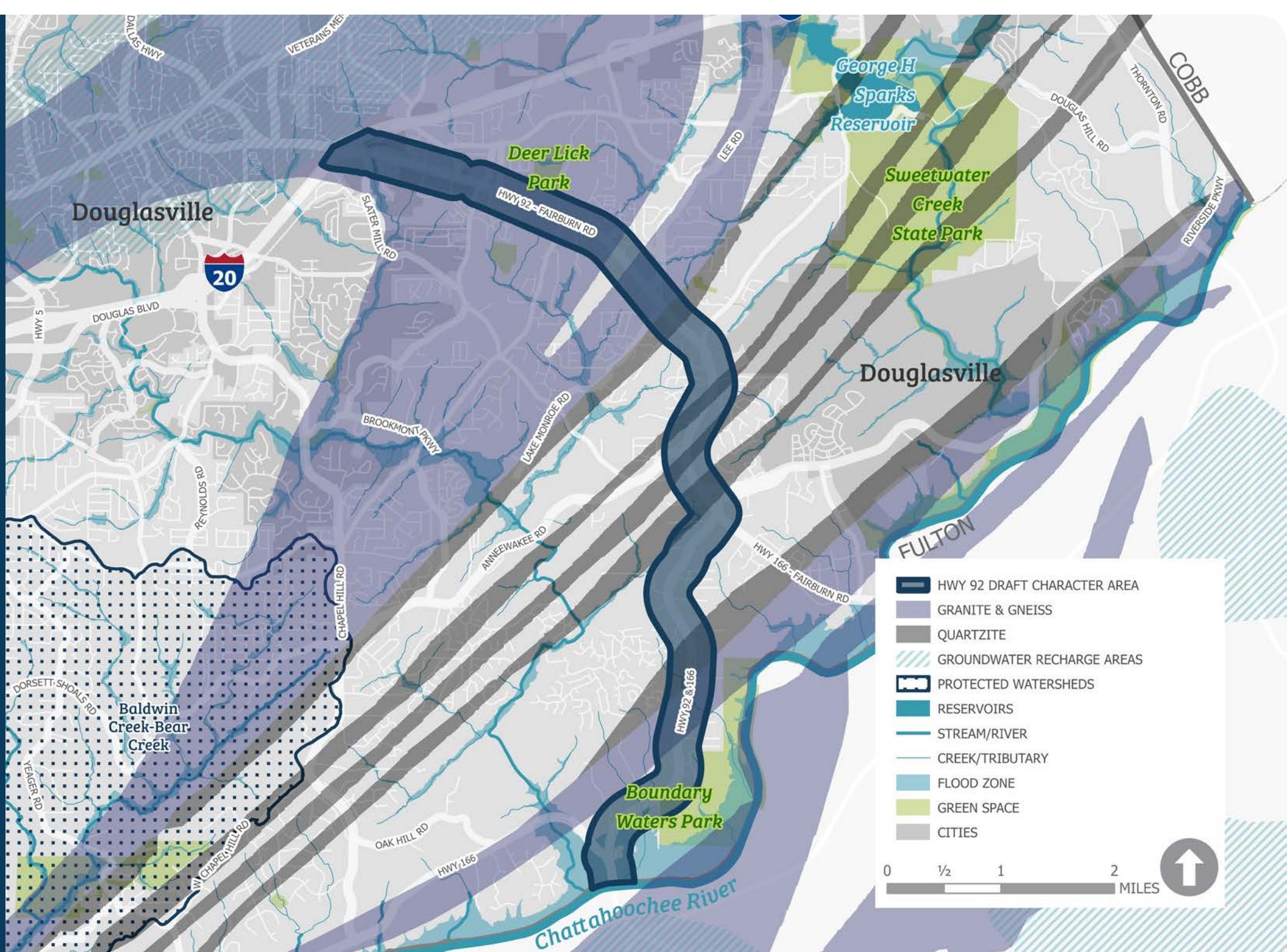
## COMPREHENSIVE PLAN

### Draft Highway 92 Draft Character Areas

#### Current Character

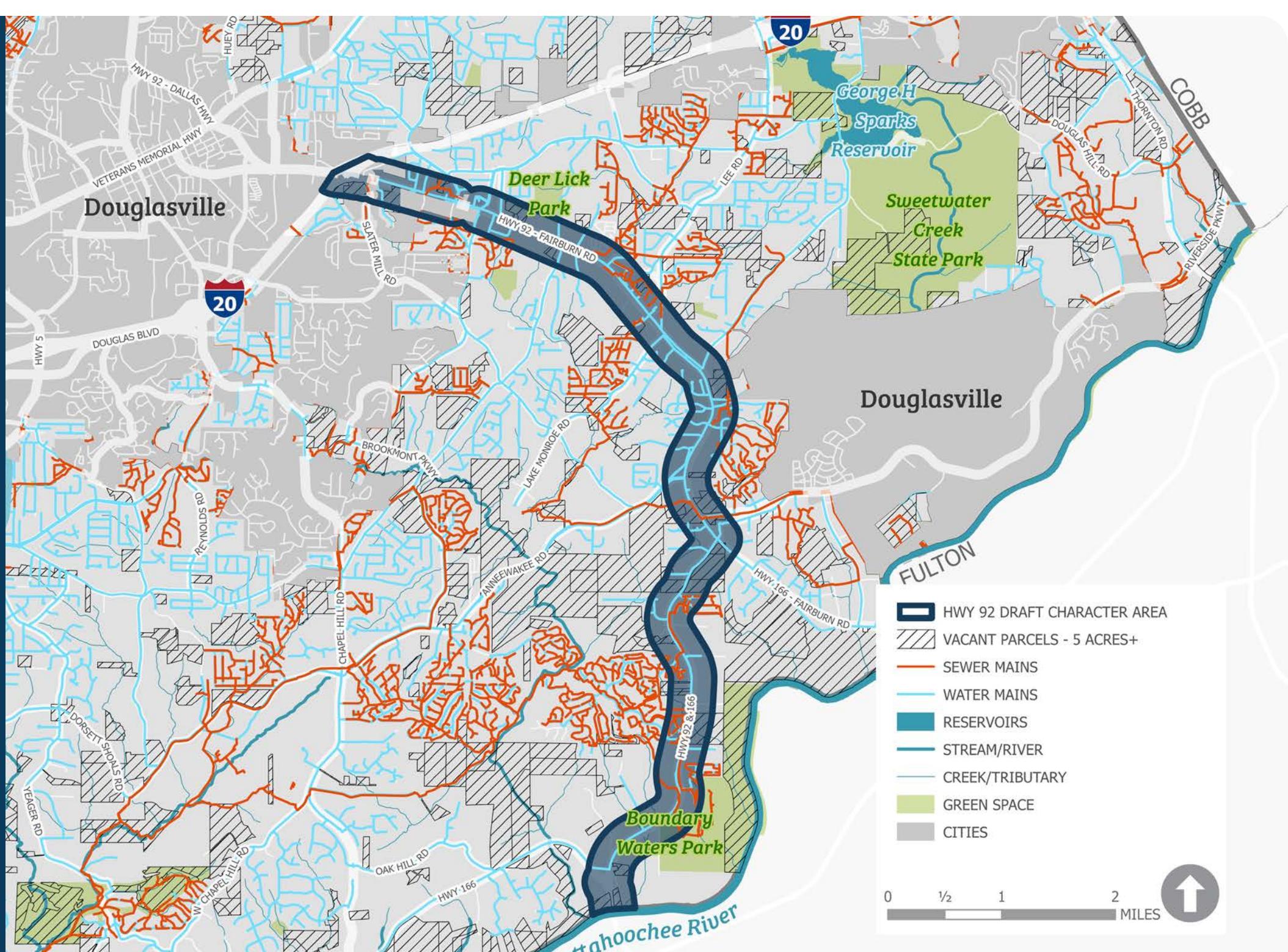
- Strip commercial closer to Douglasville
- Becoming more suburban/rural further south/east
- Industrial uses cropping up close to Fulton County line

#### Development Mitigators



- Inconsistent sewer
- Distance from I-20 on southern part of corridor

#### Development Accelerators



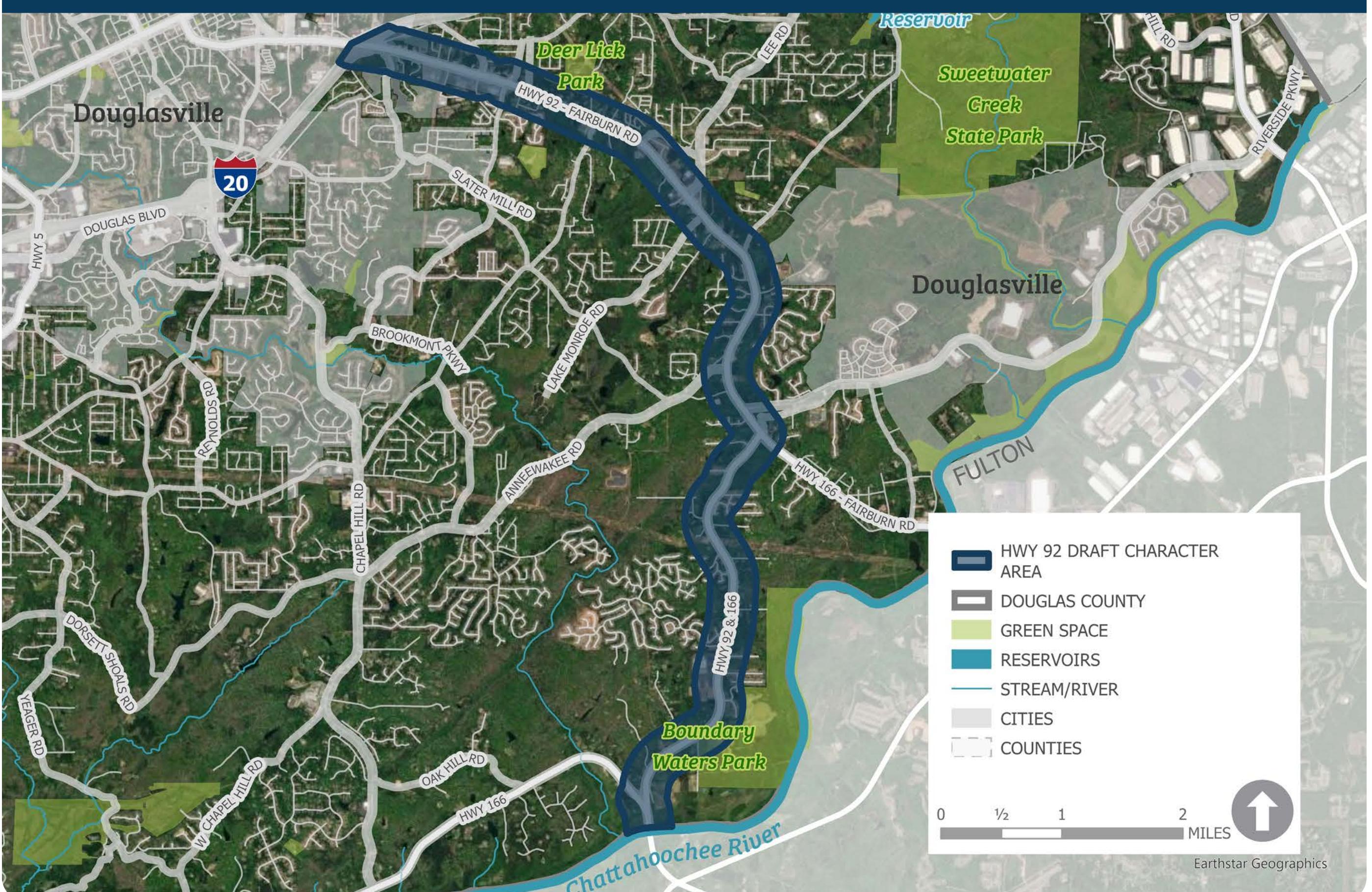
- Major thoroughfare

#### Potential for New Growth: HIGH

#### Other Considerations

- Small area study recommends nodal development

#### Draft Character Area



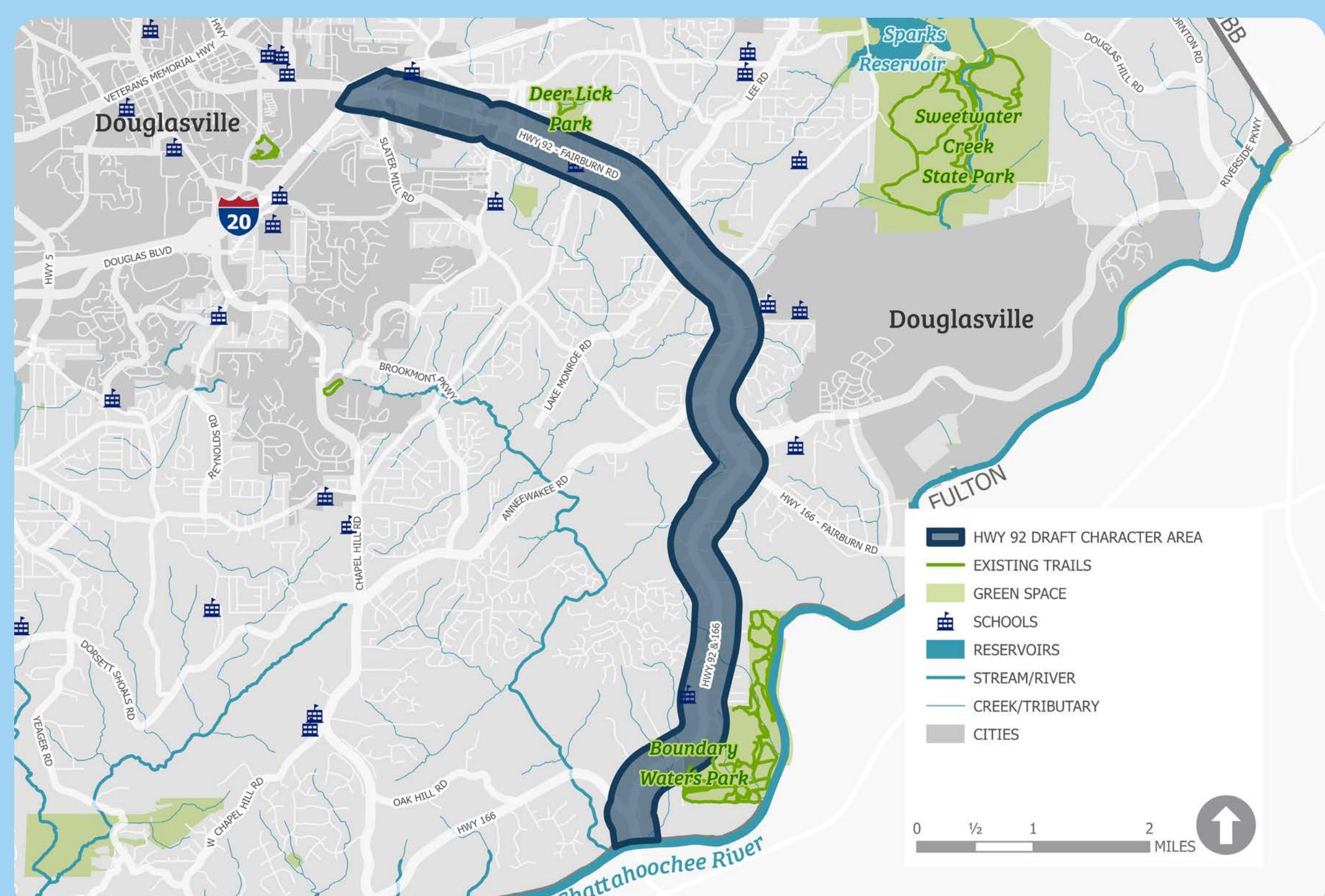
**Vision:** *an important north-south corridor that balances a range of residential communities with high-quality neighborhood/community services at key nodes*

#### LAND USE



#### PARKS, OPEN SPACE, + TRAILS

*What part of the corridor is the highest priority for a trail/linear park?*



#### HOUSING



# DOUGLAS COUNTY

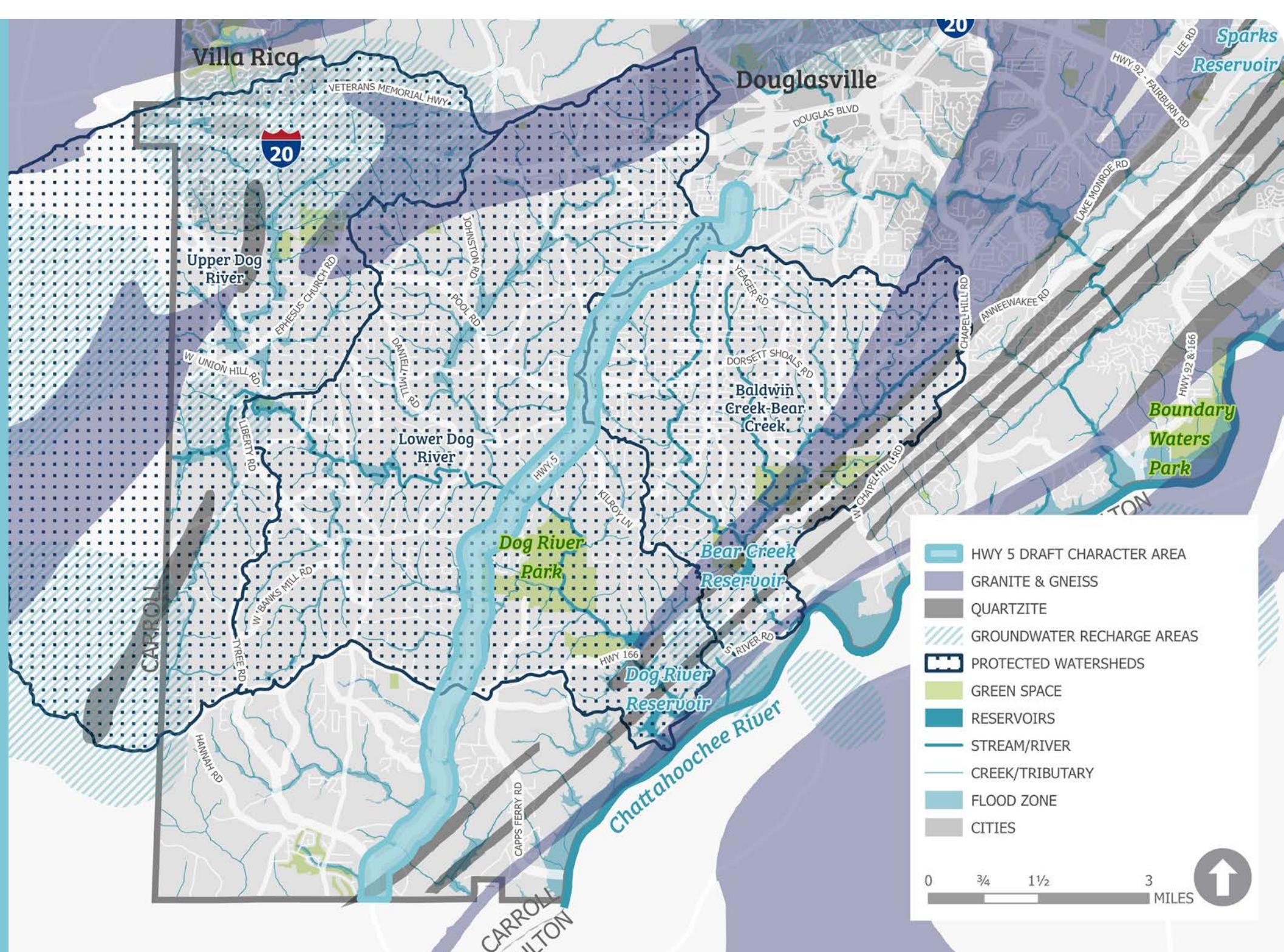
## COMPREHENSIVE PLAN

### Draft Highway 5 Draft Character Areas

#### Current Character

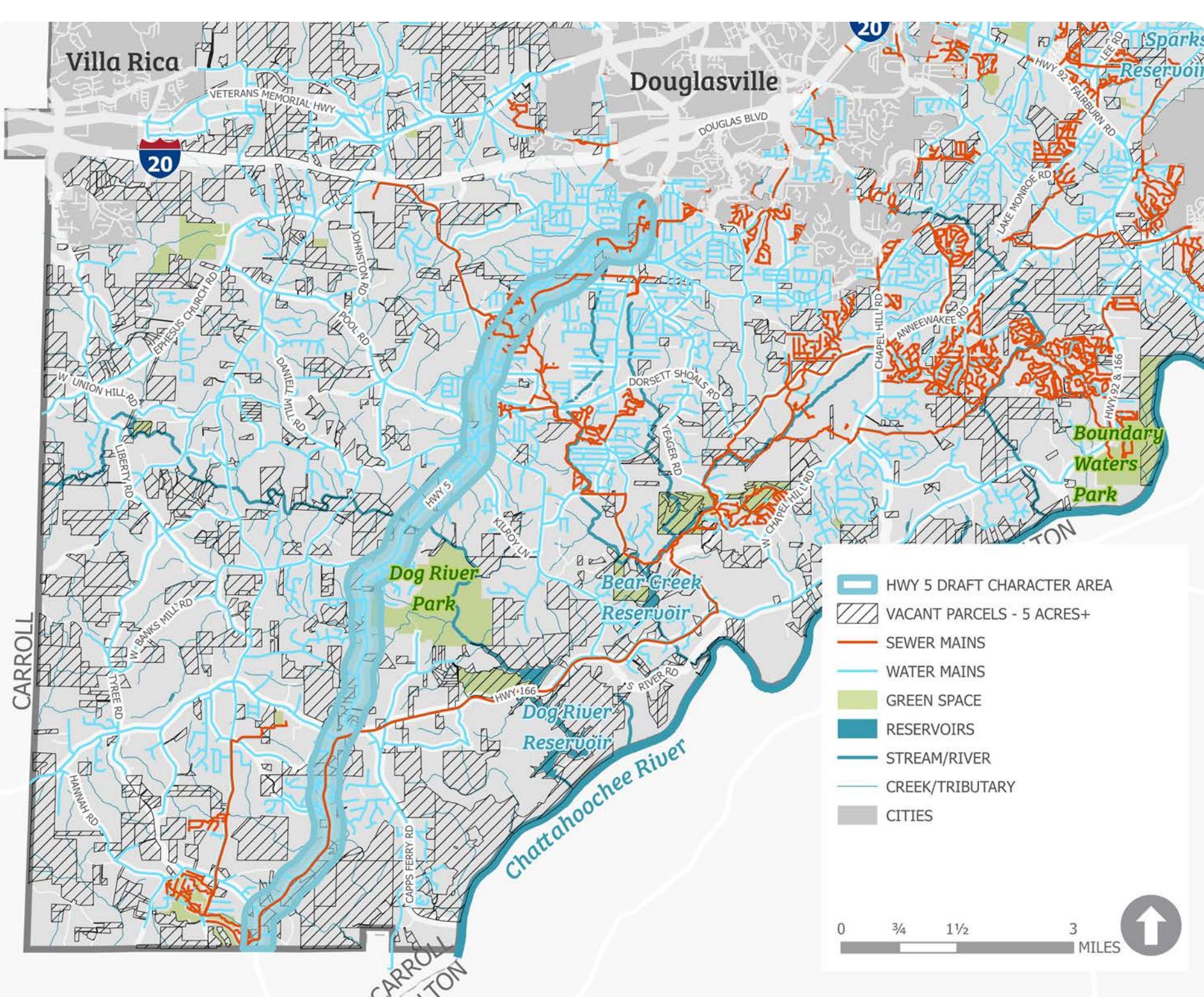
- Mostly rural residential
- Some low-density suburban-style neighborhoods
- Commercial uses at key crossroads

#### Development Mitigators



- Protected watershed
- Lack of access to I-20, particularly in southern part of corridor

#### Development Accelerators



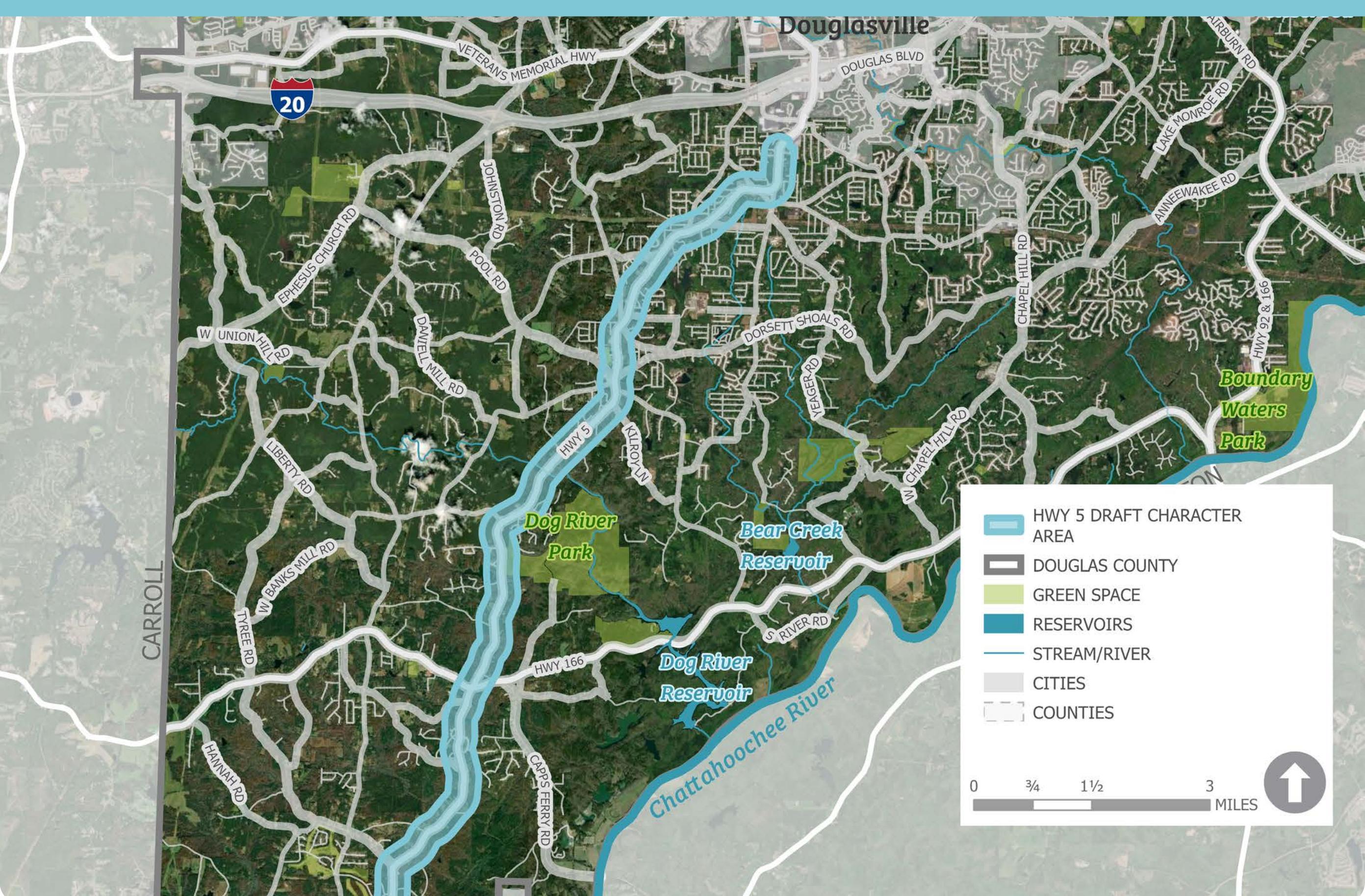
- Major thoroughfare
- Some large, undeveloped parcels
- Some sewer

#### Potential for New Growth: SOME

#### Other Considerations

- Need for some commercial services, like a grocery
- Residents want this area to remain rural, little to no commercial

#### Draft Character Area



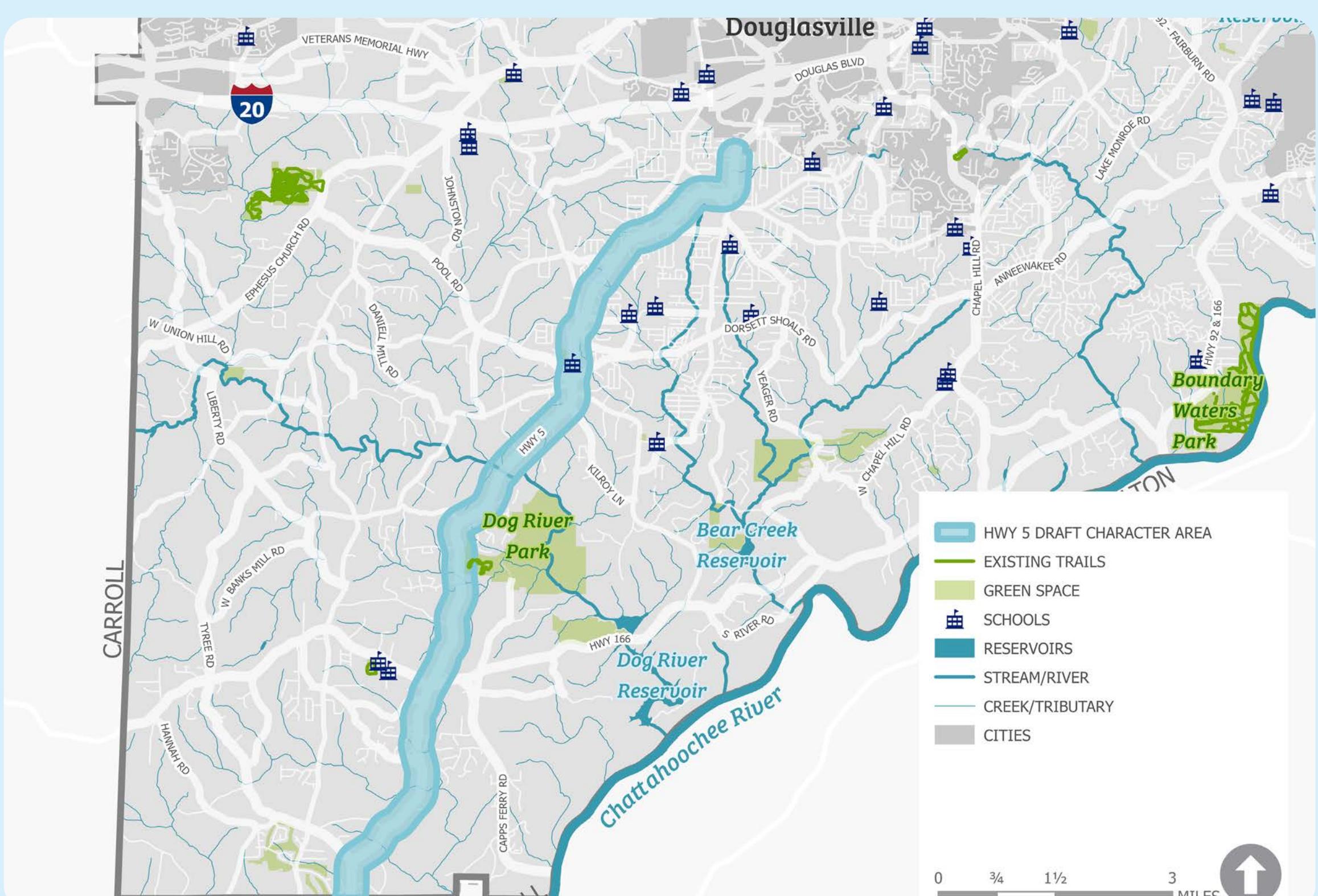
**Vision:** a key north-south corridor that balances rural character with access to services at specific intersections

#### LAND USE



#### PARKS, OPEN SPACE, + TRAILS

What part of the corridor is the highest priority for a trail/linear park?



#### HOUSING

