

DOUGLAS COUNTY

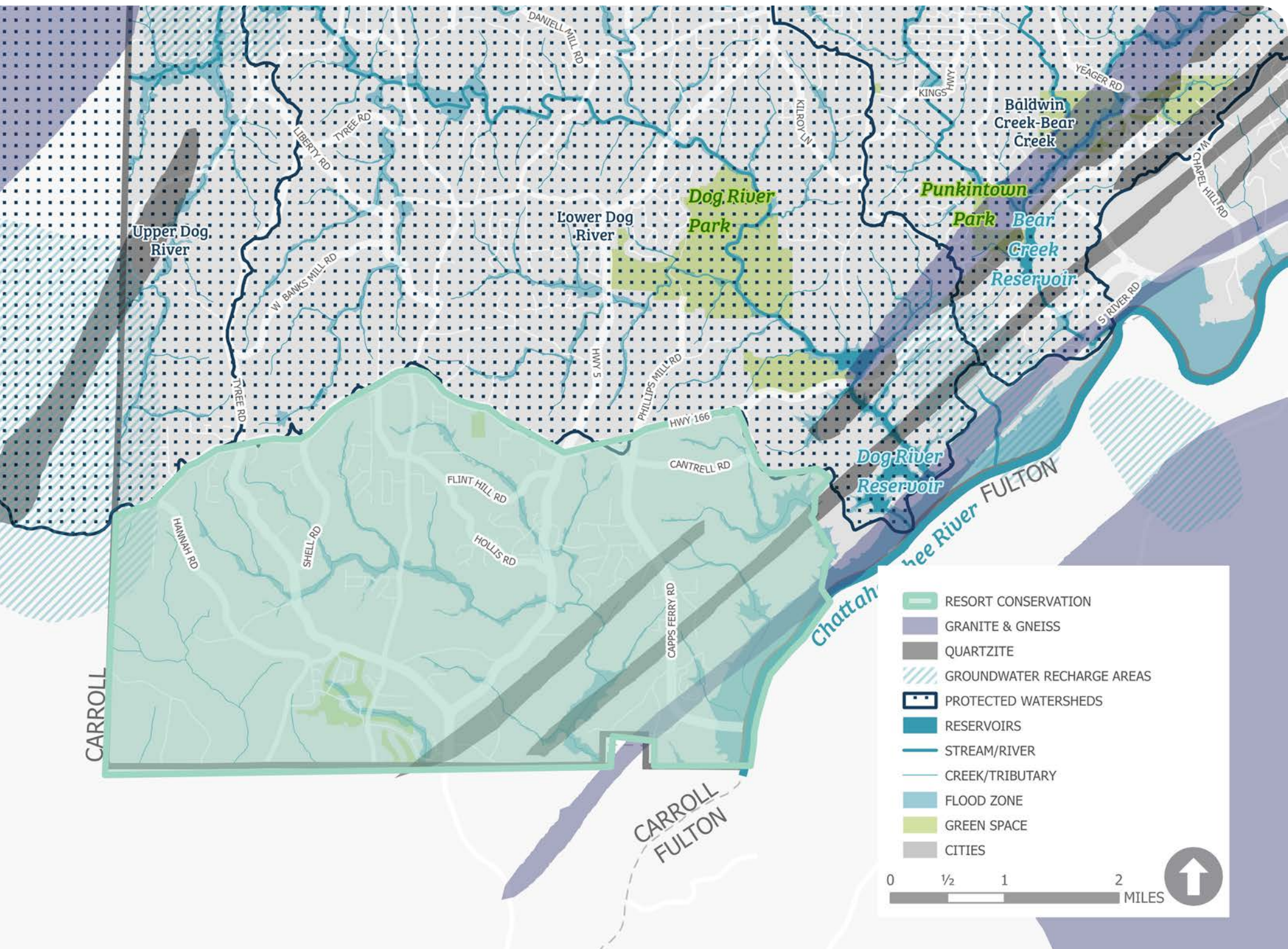
COMPREHENSIVE PLAN

Draft Resort Conservation Character Area

Current Character

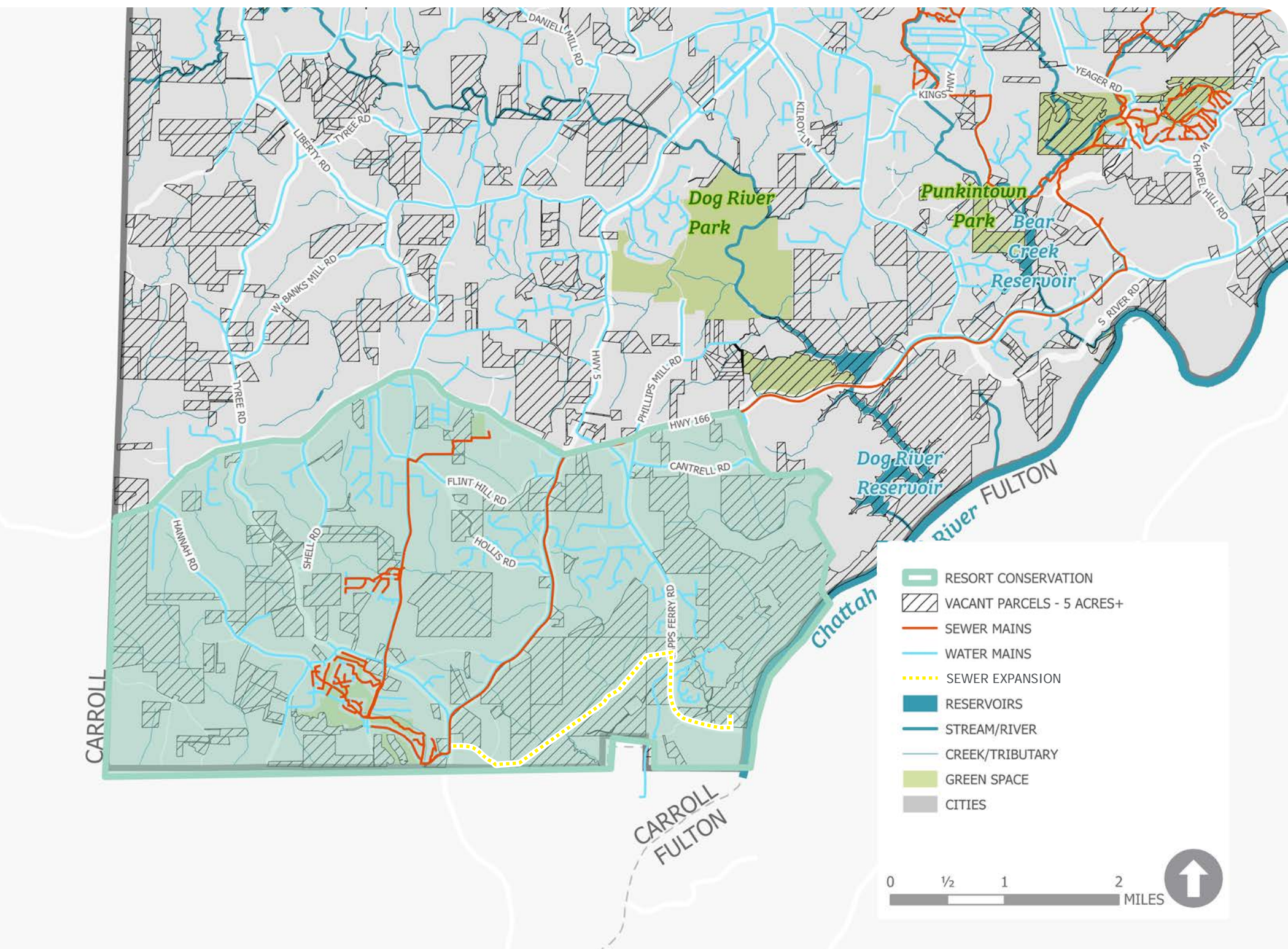
- Rural, woodlands
- High-end resorts
- Pockets of rural/suburban residential
- Hurricane Creek basin and Chattahoochee River

Development Mitigators



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

Development Accelerators



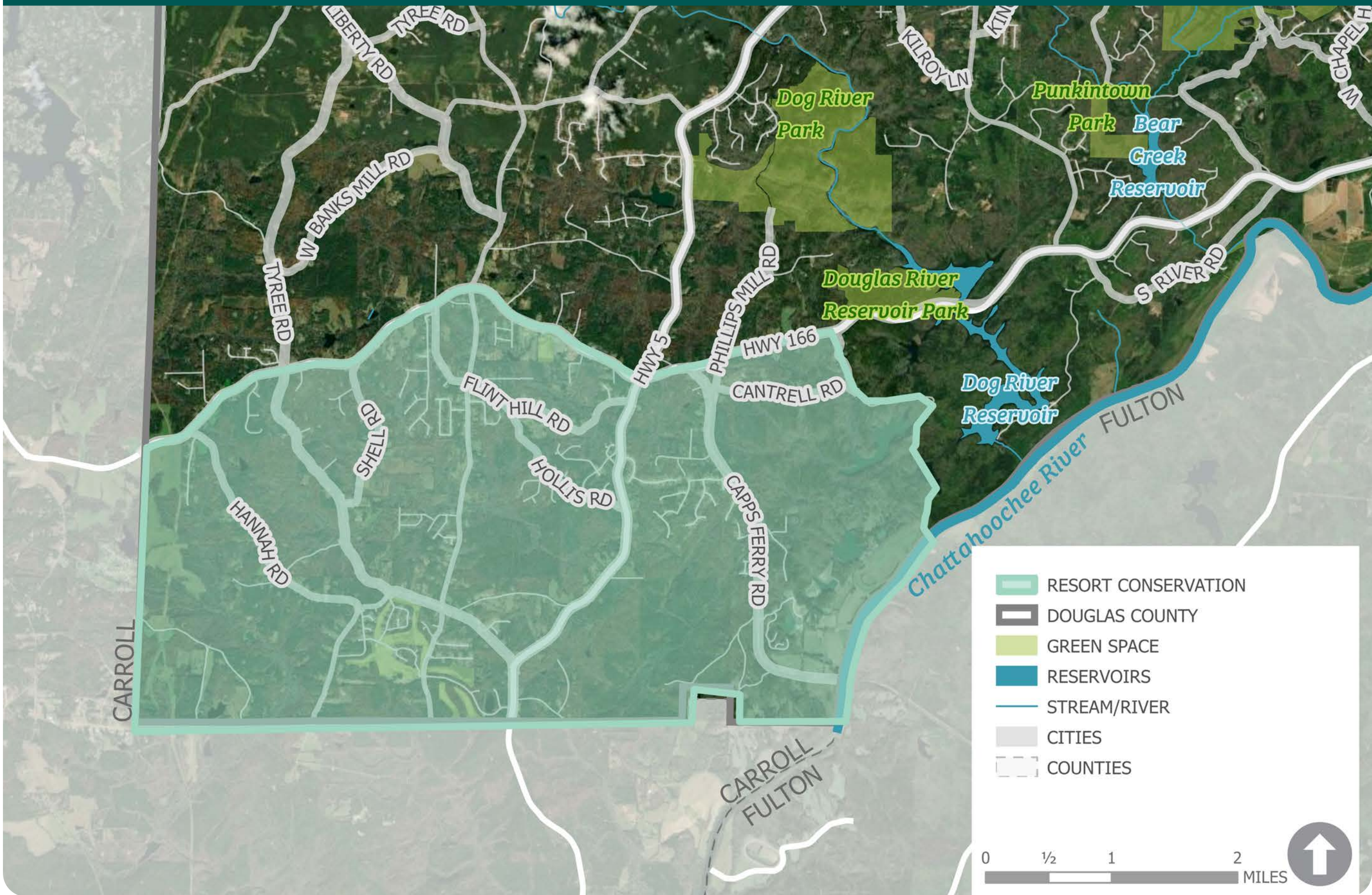
- Sewer expansion
- Large, unbuilt parcels
- Lack of protected watershed

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

- Rural Places
- Parks/Rec/Cons
- Urban Resid.
- Community Village
- Suburban Living
- Resort Mixed Use
- Public/Instit.
- Transitional Corr.
- Workplace Cntr.
- Intensive Indust.
- County Crossrds.
- Nbhd. Village
- Commerce Cntr.
- Mixed Use Corr.

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

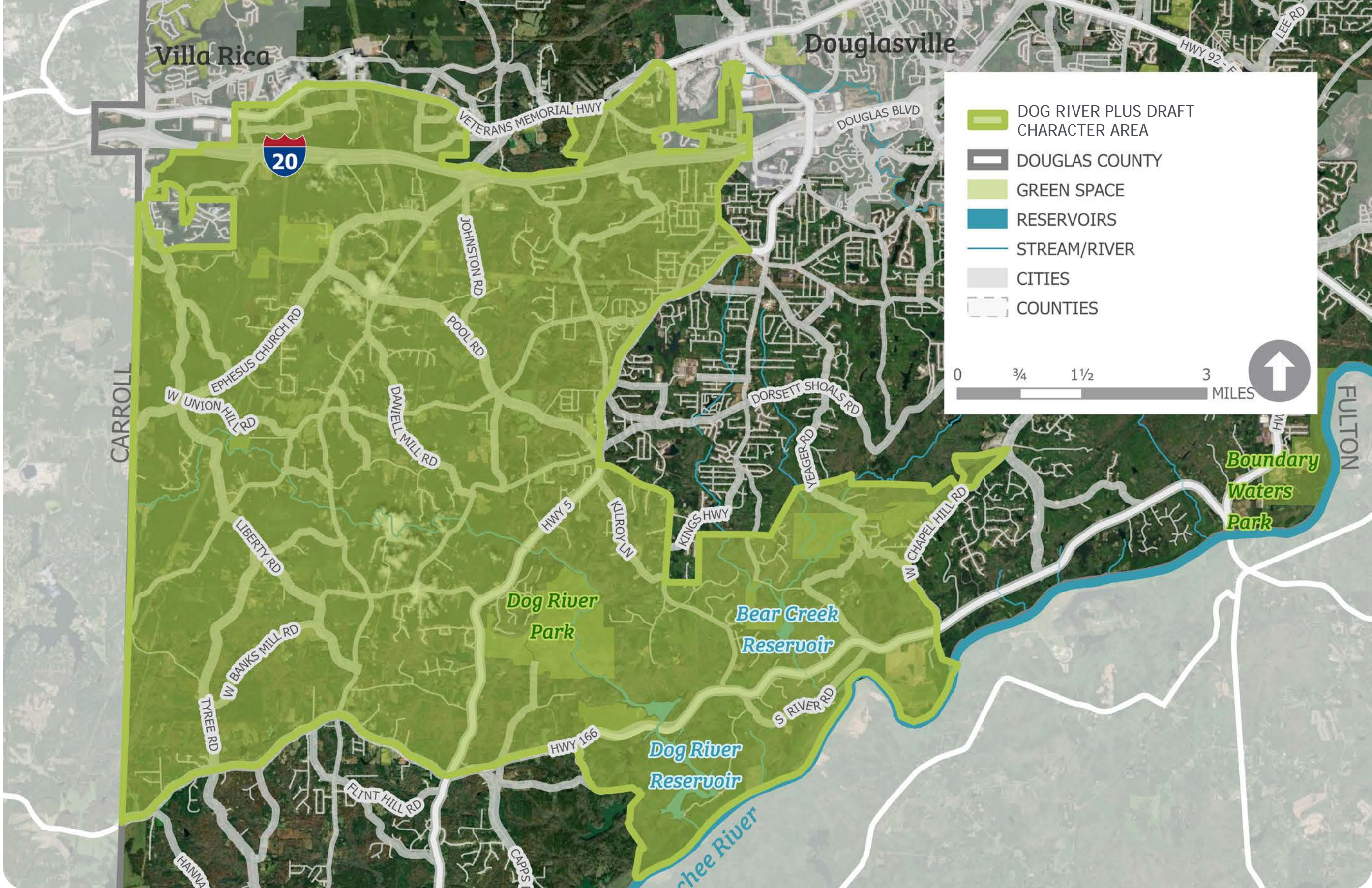
COMPREHENSIVE PLAN

Draft Dog River Plus Character Area

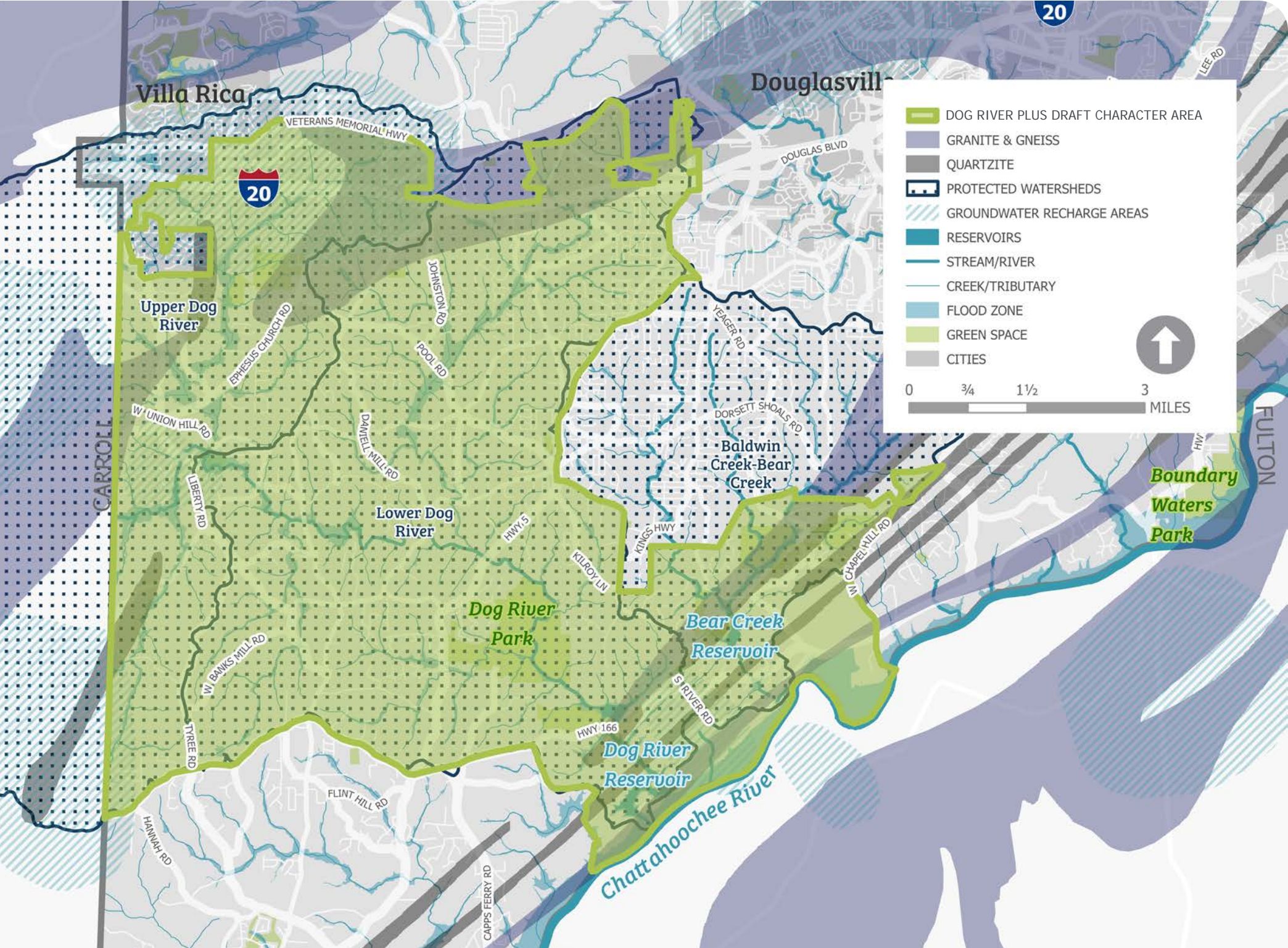
Current Character

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

Draft Character Area



Development Mitigators



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

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

LAND USE

Rural Places

County Crossrds.

Parks/Rec/Cons

Suburban Living

Urban Resid.

Public/Instit.

Mixed Use Corr.

Transitional Corr.

Commerce Cntr.

Community Village

Nbhd. Village

Resort Mixed Use

Workplace Cntr.

Intensive Indust.

PARKS, OPEN SPACE, + TRAILS

Context / Service Area?

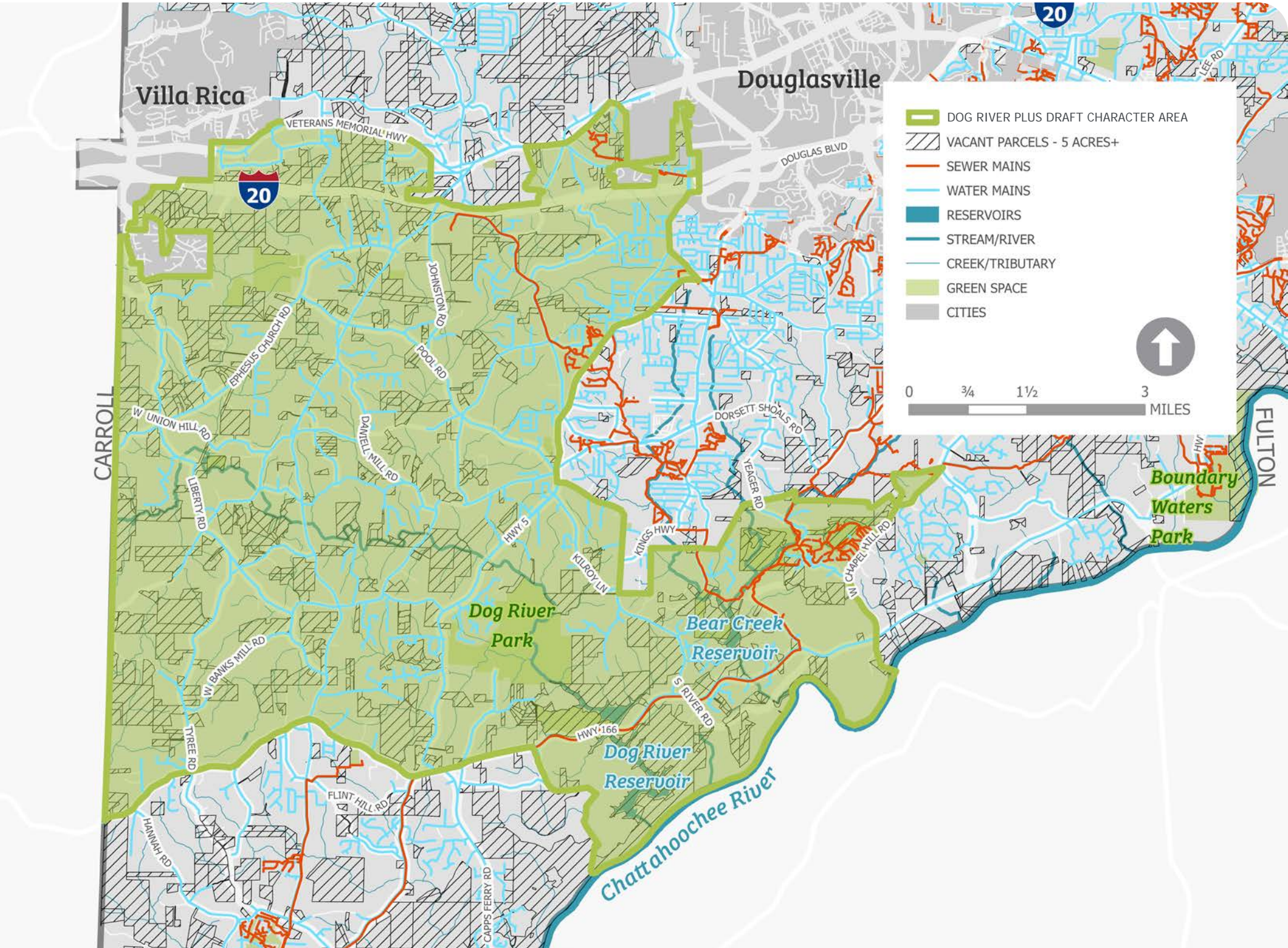
Urban

Suburban

☒ Rural

Type and Access?

Development Accelerators



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

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

HOUSING



Rural Residential



Accessory Dwelling Unit



Single Family - Low Density



Single Family - Medium Density

DOUGLAS COUNTY

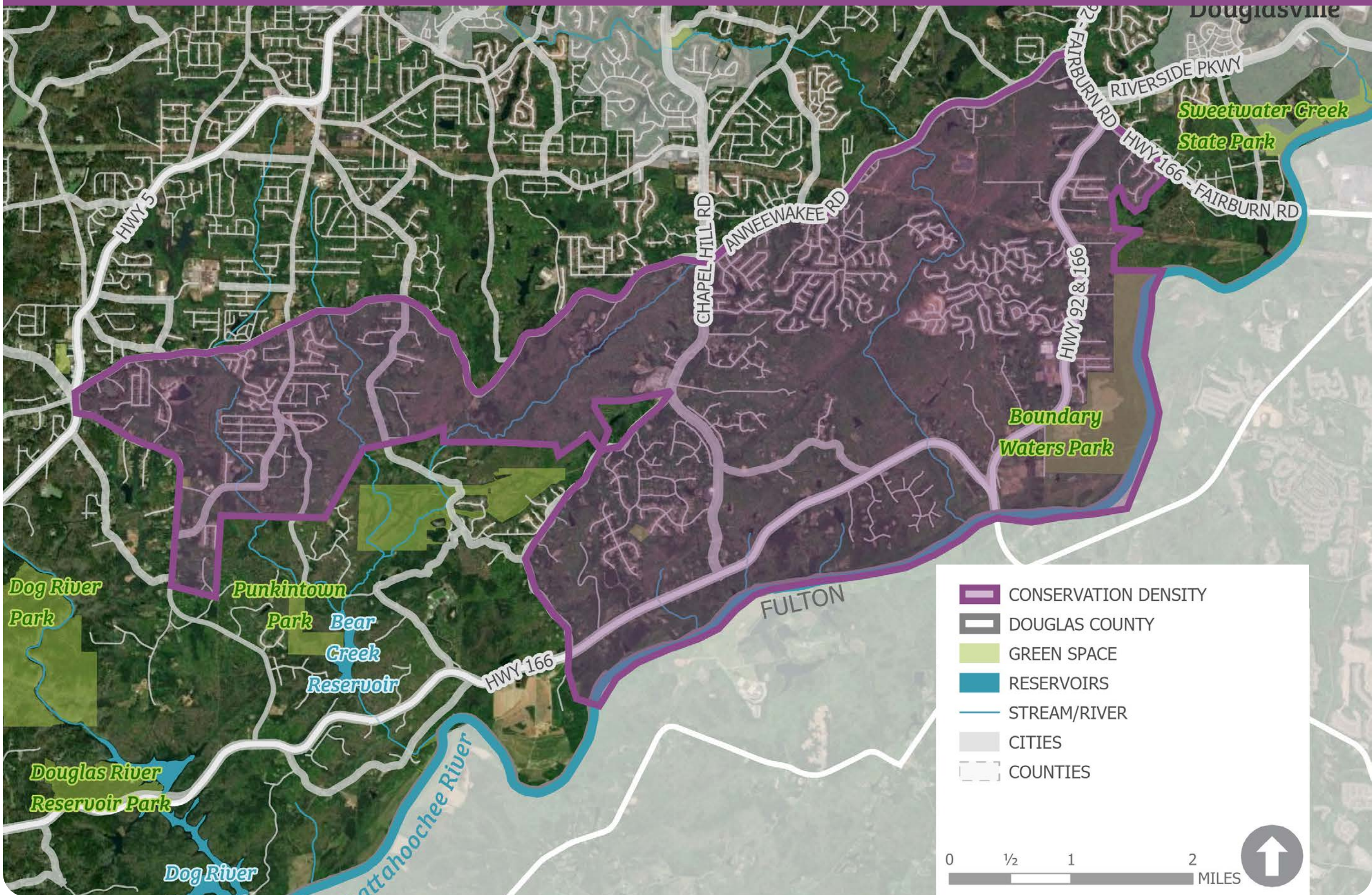
COMPREHENSIVE PLAN

Draft Conservation Density Character Area

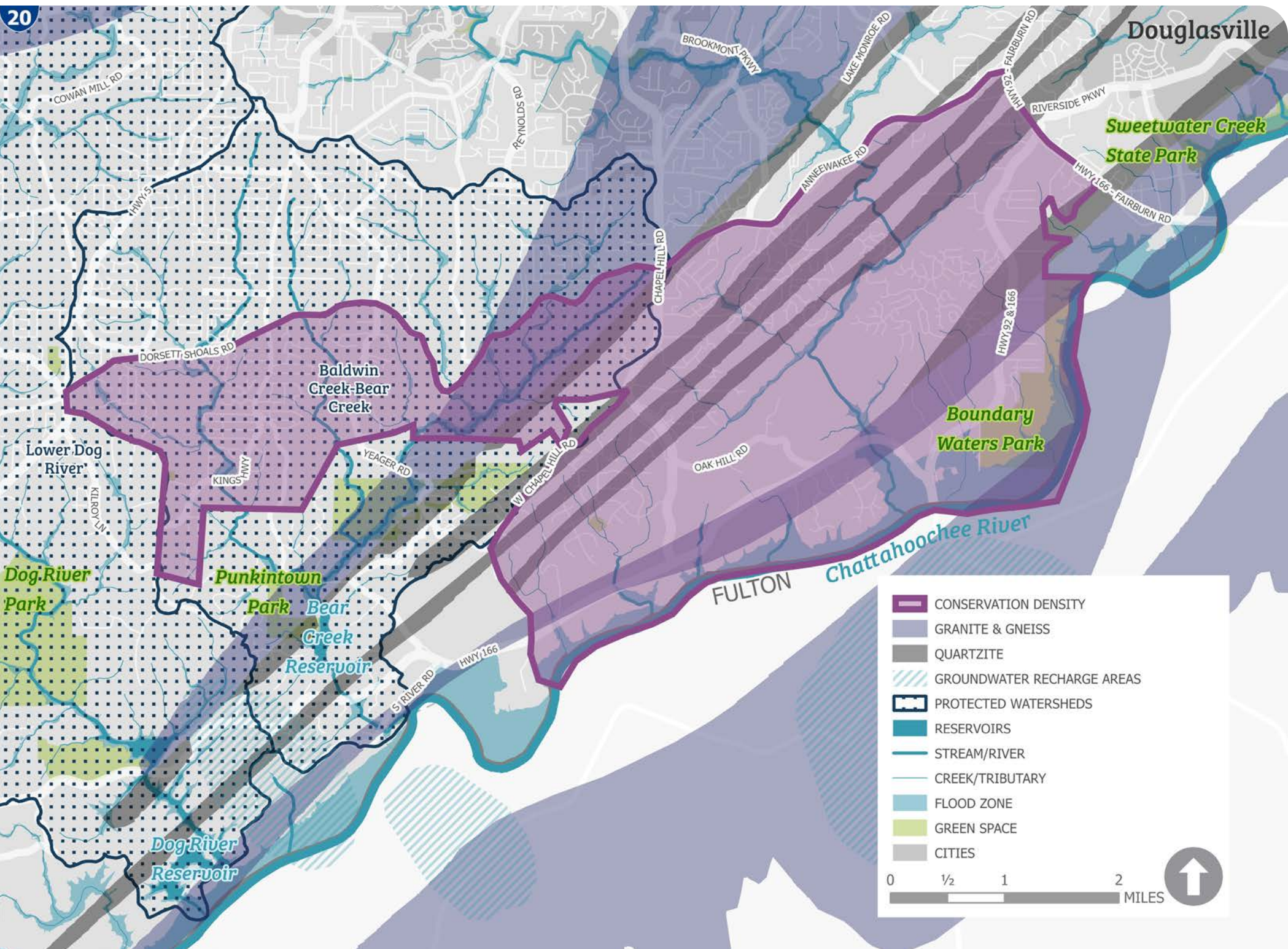
Current Character

- 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

Draft Character Area



Development Mitigators



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

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

LAND USE

- Rural Places
- Nbhd. Village
- Mixed Use Corr.
- Community Village
- Urban Resid.
- Suburban Living
- Parks/Rec/Cons
- Transitional Corr.
- Workplace Cntr.
- Intensive Indust.
- County Crossrds.
- Public/Instit.
- Commerce Cntr.
- Resort Mixed Use

PARKS, OPEN SPACE, + TRAILS

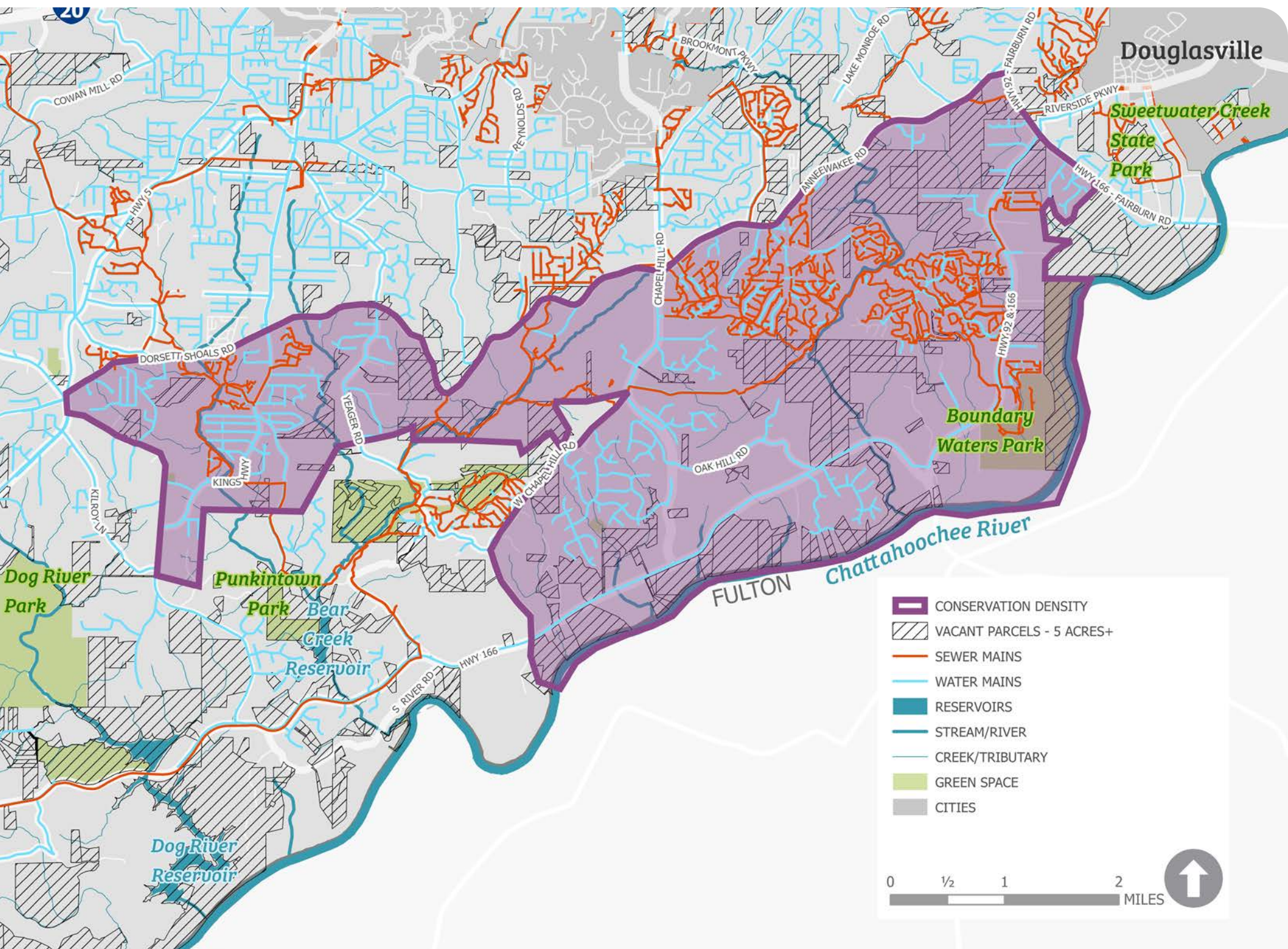
Context / Service Area?

- 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 |

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?

HOUSING



Rural Residential



Single Family - Low Density



Accessory Dwelling Unit



Single Family - Medium Density

DOUGLAS COUNTY

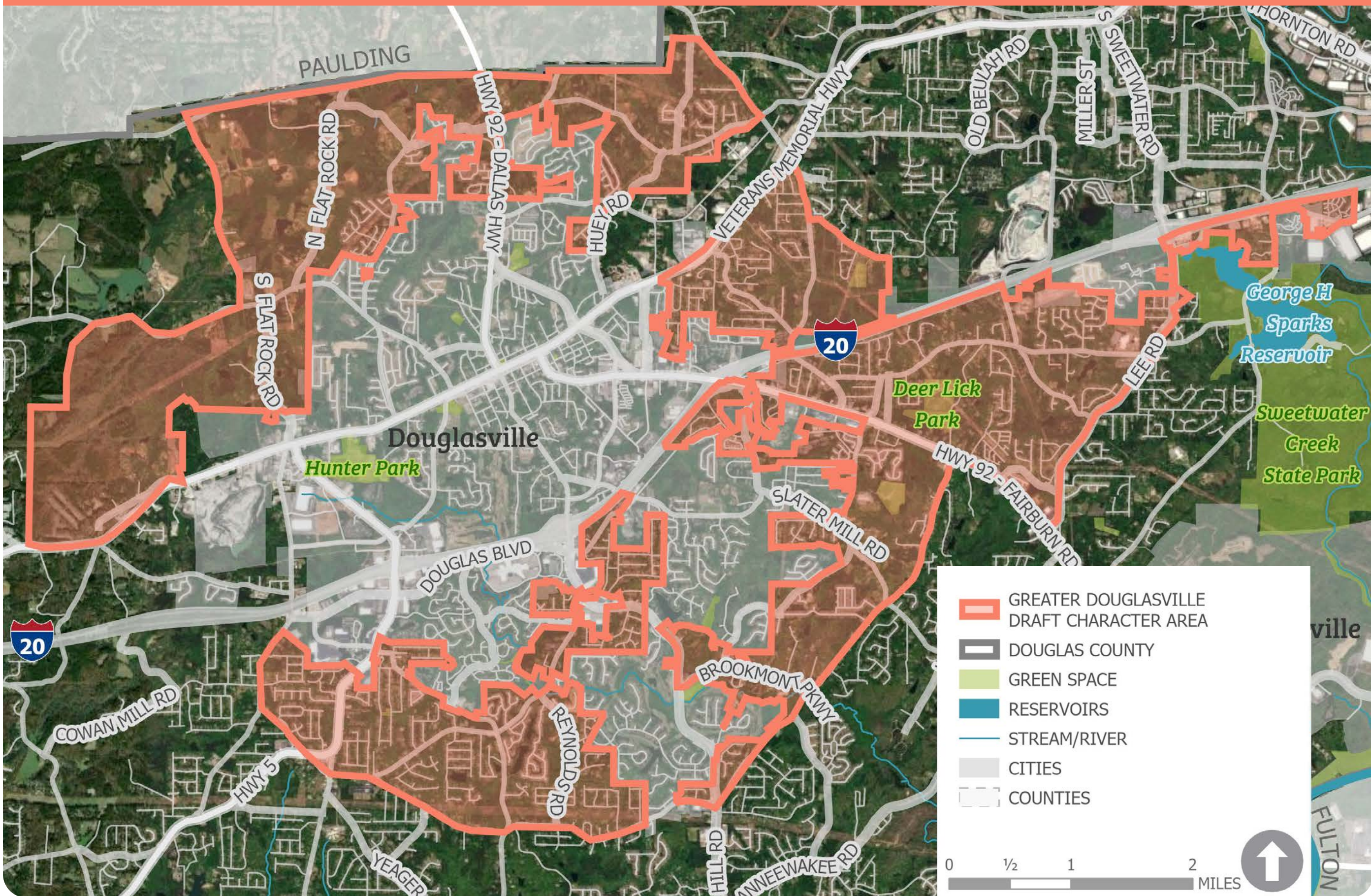
COMPREHENSIVE PLAN

Draft Greater Douglasville Character Area

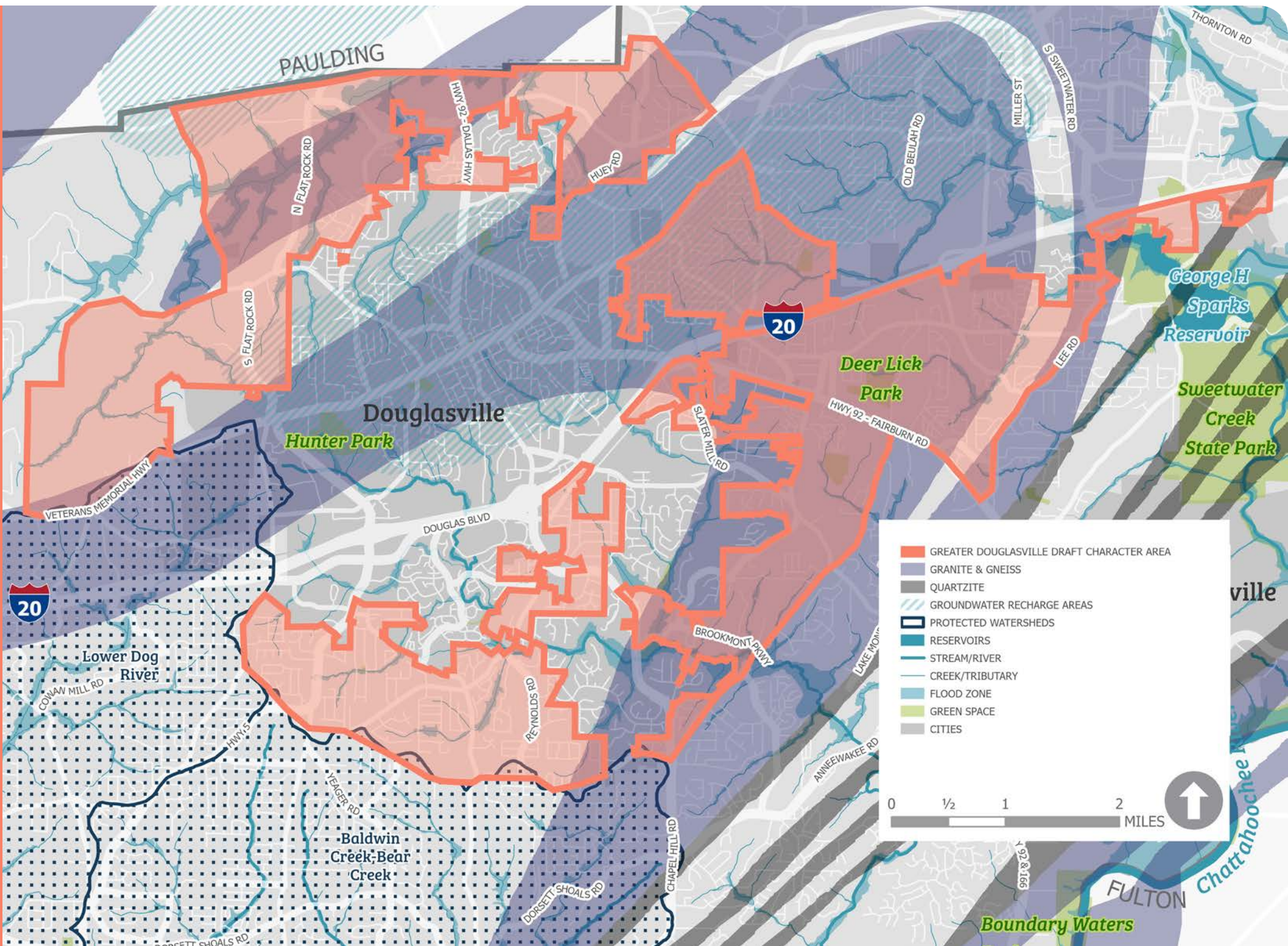
Current Character

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

Draft Character Area



Development Mitigators



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

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

LAND USE

- | | | |
|------------------|--------------------|----------------|
| Suburban Living | Urban Resid. | Comm. Village |
| Workplace Cntr. | Public/Instit. | Parks/Rec/Cons |
| Mixed Use Corr. | Transitional Corr. | Commerce Cntr. |
| Resort Mixed Use | Nbhd. Village | Rural Places |
| County Crossrds. | 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

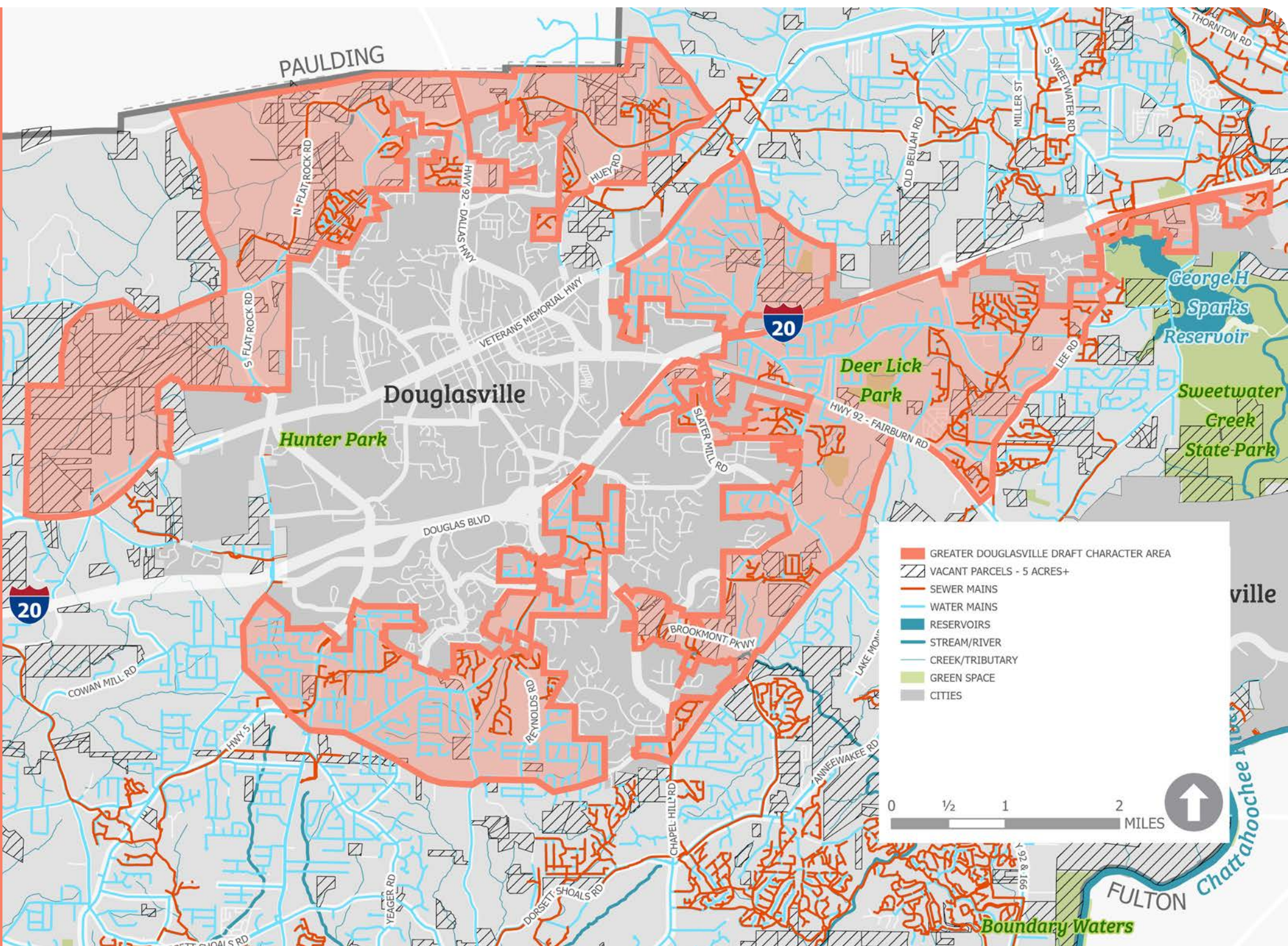


Accessory Dwelling Unit



SF Medium Density

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?

DOUGLAS COUNTY

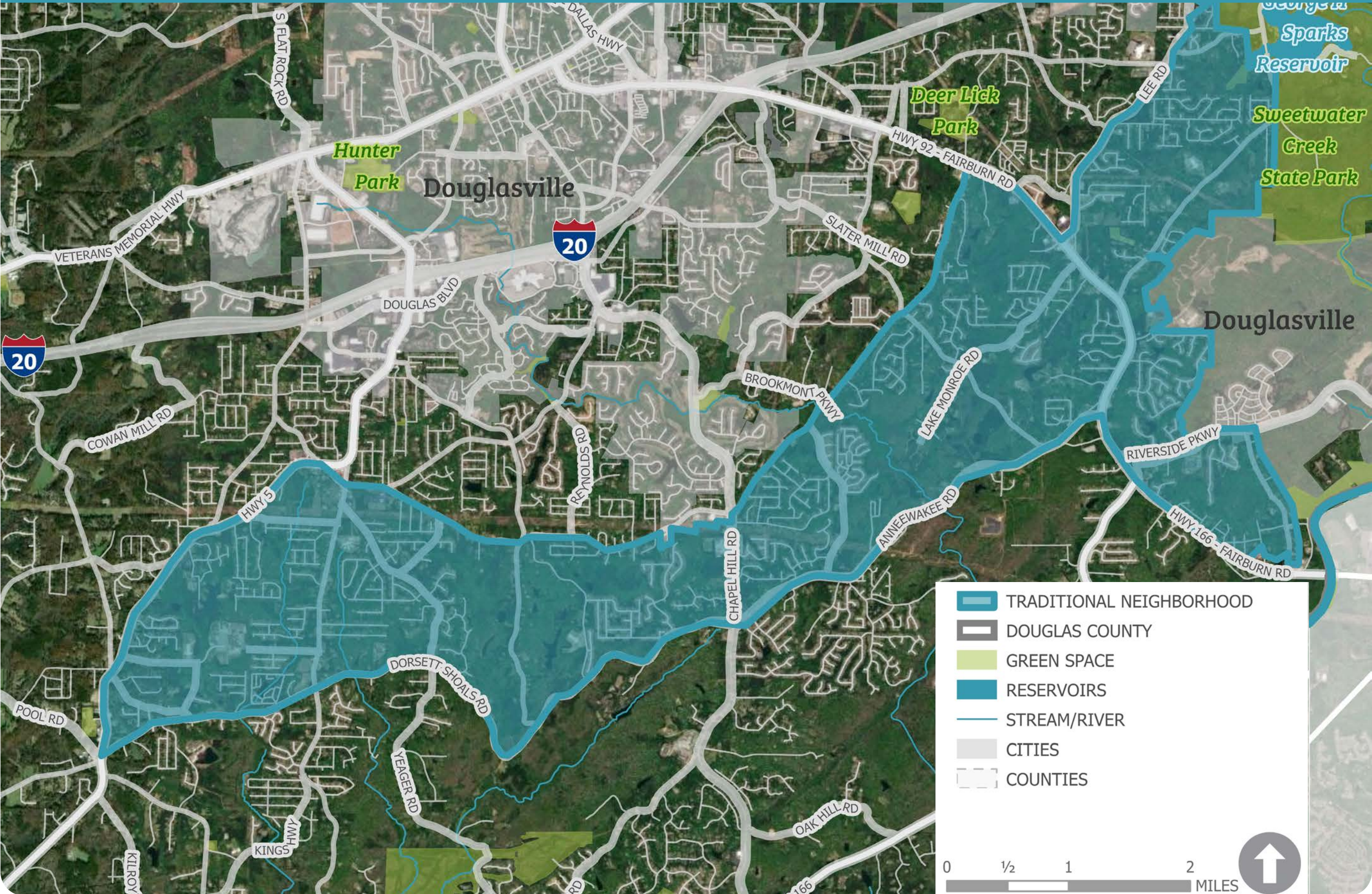
COMPREHENSIVE PLAN

Draft Traditional Neighborhood Character Area

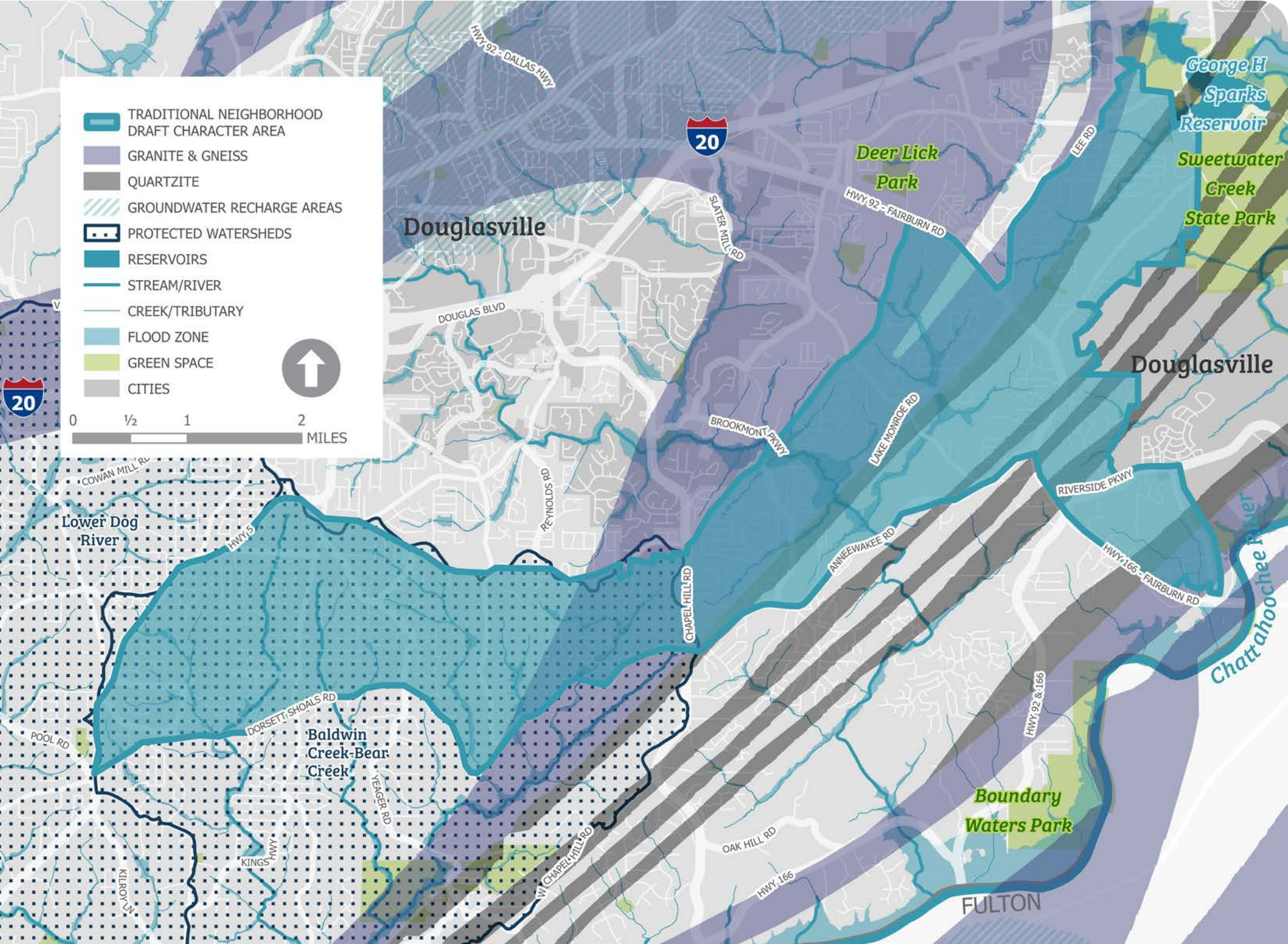
Current Character

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

Draft Character Area



Development Mitigators



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

Vision: communities that support high-quality suburban lifestyles

LAND USE

- | | | |
|------------------|-------------------|--------------------|
| Suburban Living | Nbhd. Village | Comm. Village |
| Public/Instit. | Parks/Rec/Cons | Transitional Corr. |
| Urban Resid. | Mixed Use Corr. | Commerce Cntr. |
| County Crossrds. | Workplace Cntr. | Rural Places |
| Resort Mixed Use | 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



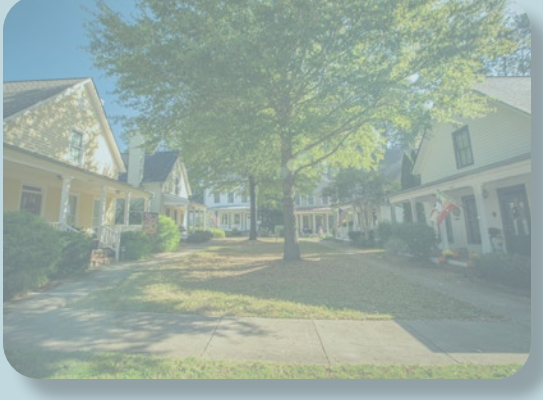
SF High Density



ADU



Du/Tri/Quadplex



Cottage Court



Multi-Family Garden Style

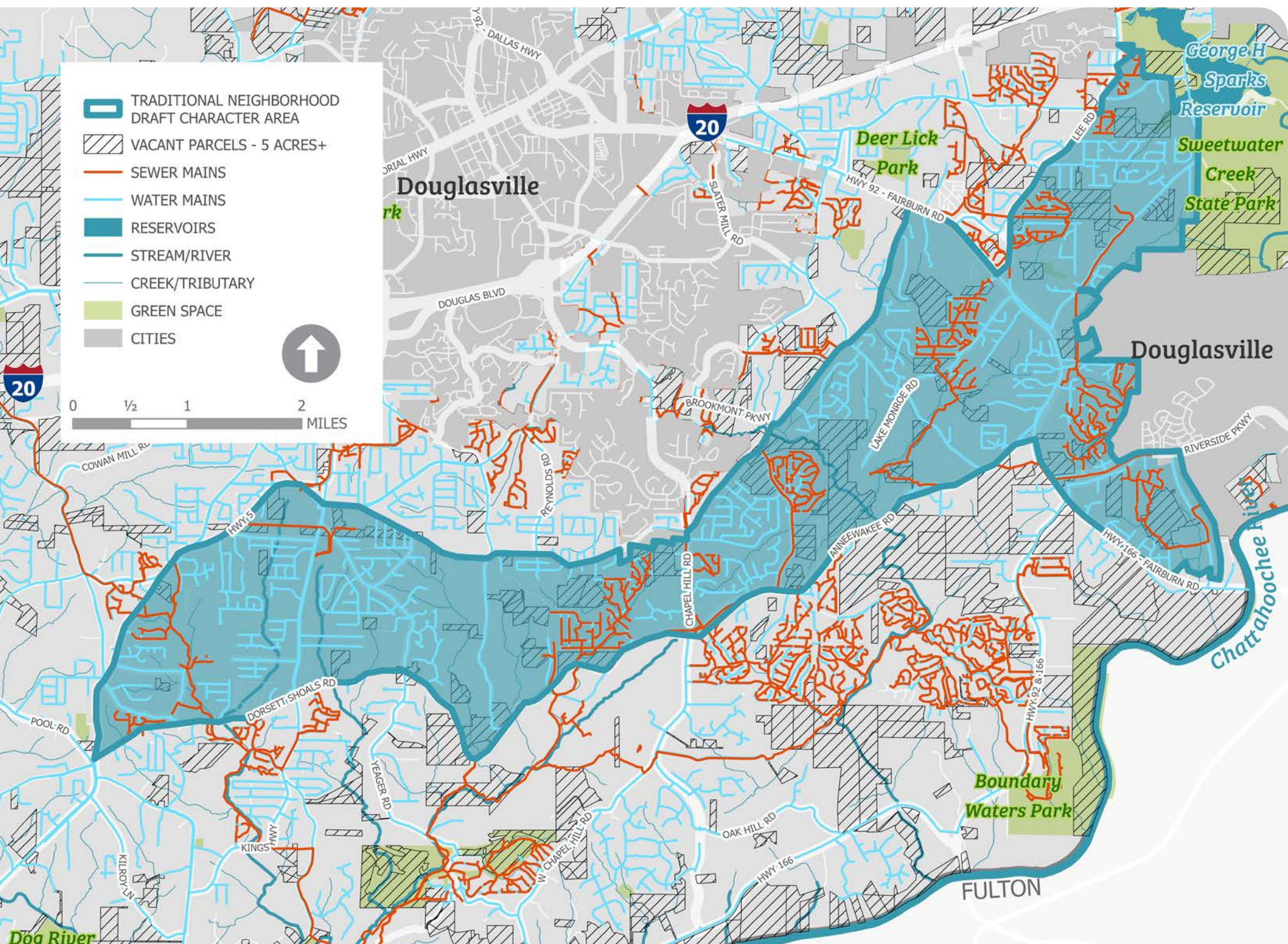


Townhomes



Residential Mixed Use

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?

DOUGLAS COUNTY

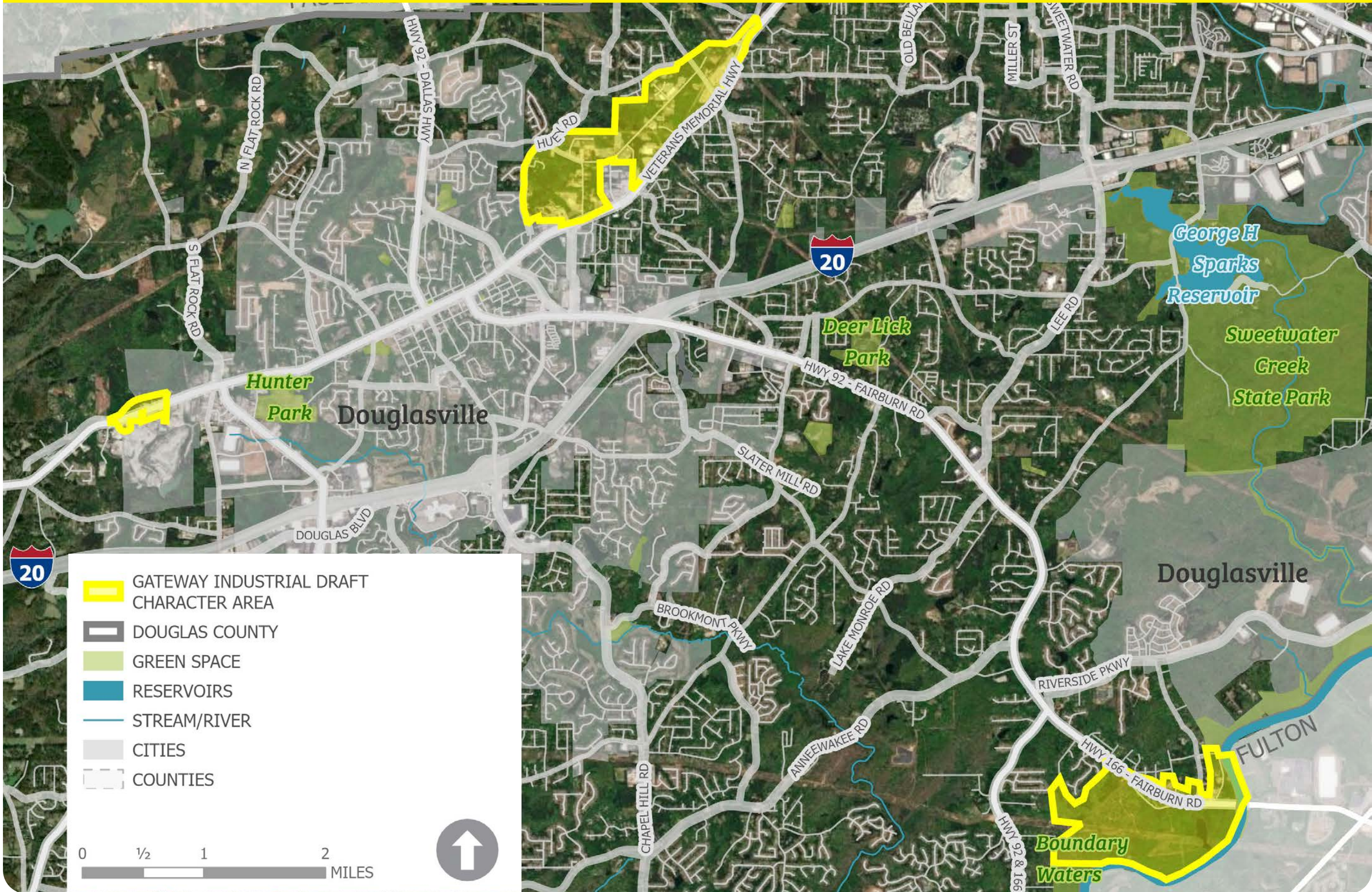
COMPREHENSIVE PLAN

Draft Gateway Industrial Character Area

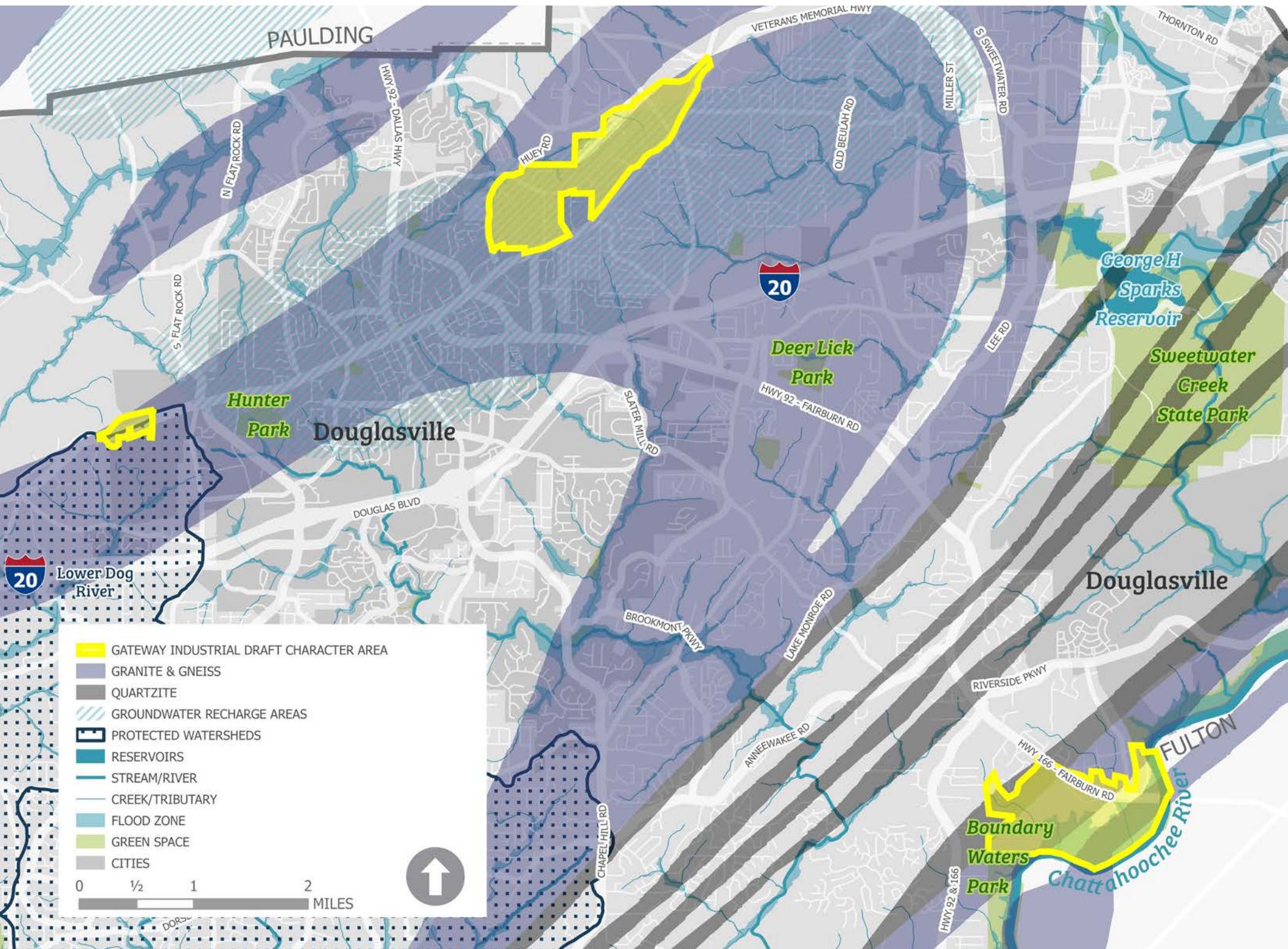
Current Character

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

Draft Character Area



Development Mitigators



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

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

LAND USE

- | | | |
|------------------|-------------------|--------------------|
| Workplace Cntr. | Commerce Cntr. | Intensive Indust. |
| Urban Resid. | Mixed Use Corr. | Transitional Corr. |
| Parks/Rec/Cons | Nbhd. Village | Suburban Living |
| County Crossrds. | Community Village | Rural Places |
| Resort Mixed Use | Public/Instit. | |

PARKS, OPEN SPACE, + TRAILS

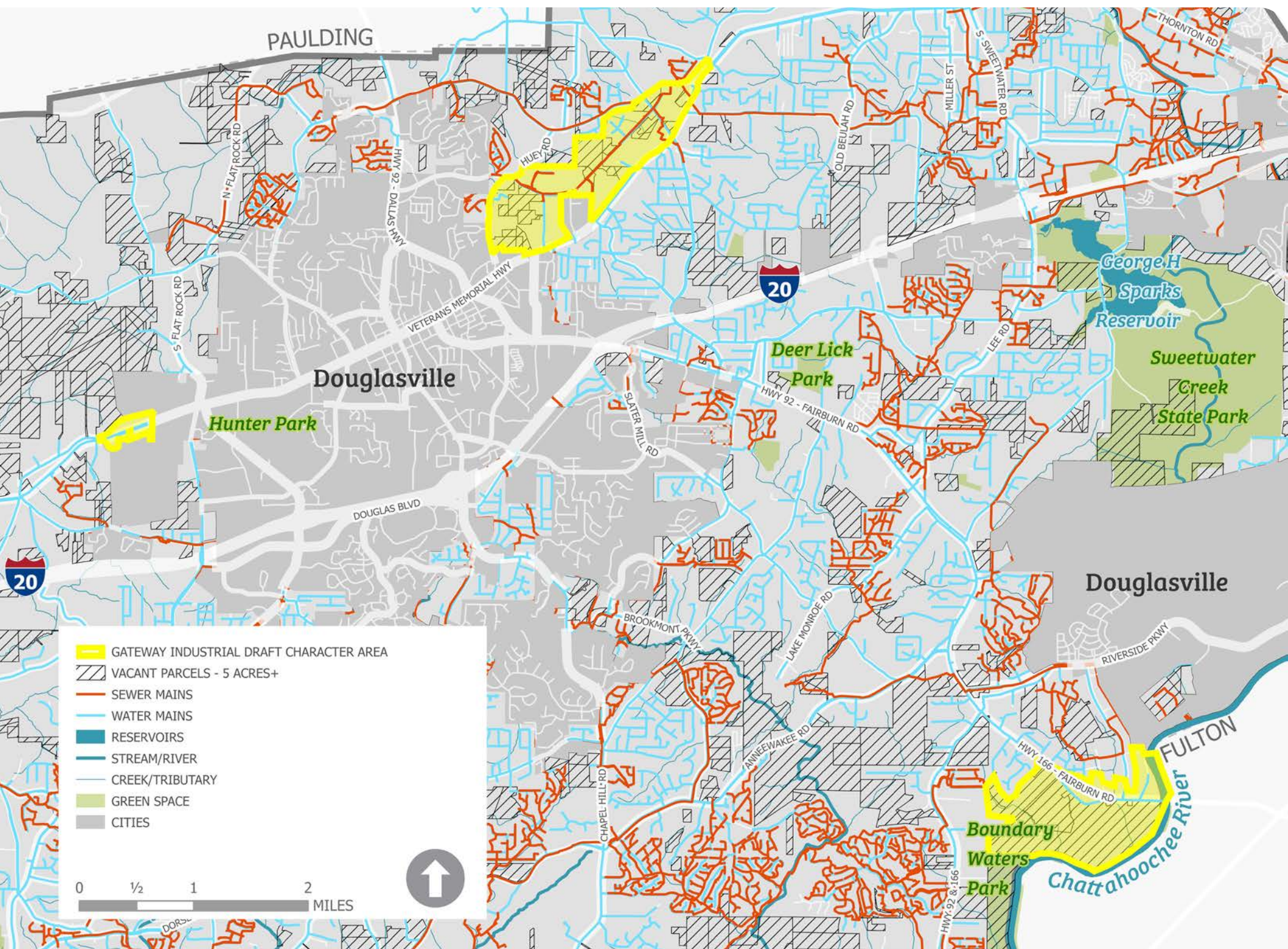
Context / Service Area?

- ☐ Urban ☒ Suburban ☐ Rural

Type and Access?

| Type | Access (Level of Service) |
|-----------------|---------------------------|
| Local Park | N/A |
| Community Park | N/A |
| Linear Park | N/A |
| Nature Preserve | N/A |

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

HOUSING



Du/Tri/Quadplex



Townhomes



Residential Mixed Use



Multi-Family Garden Style

DOUGLAS COUNTY

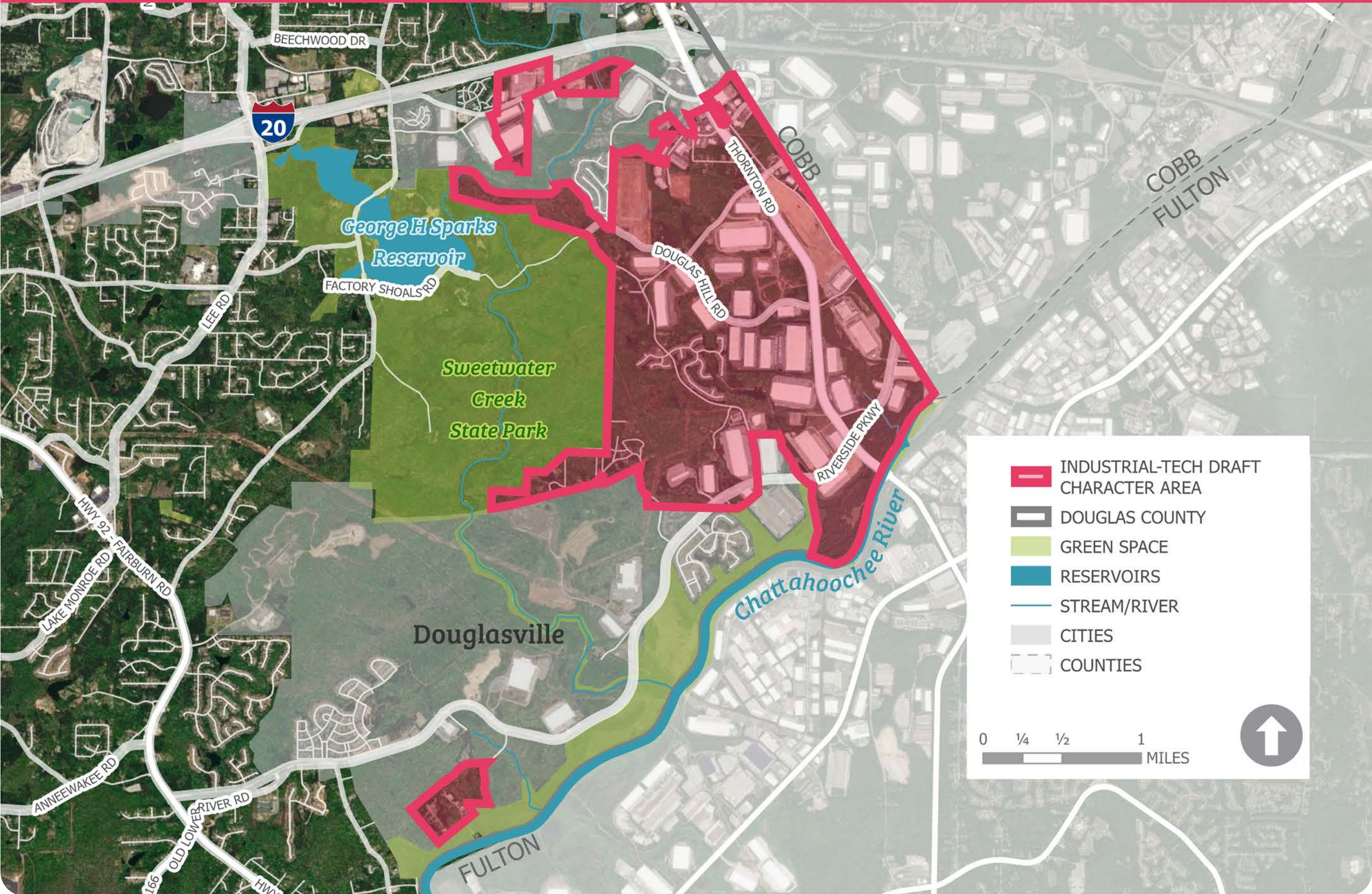
COMPREHENSIVE PLAN

Draft Industrial-Technology Character Area

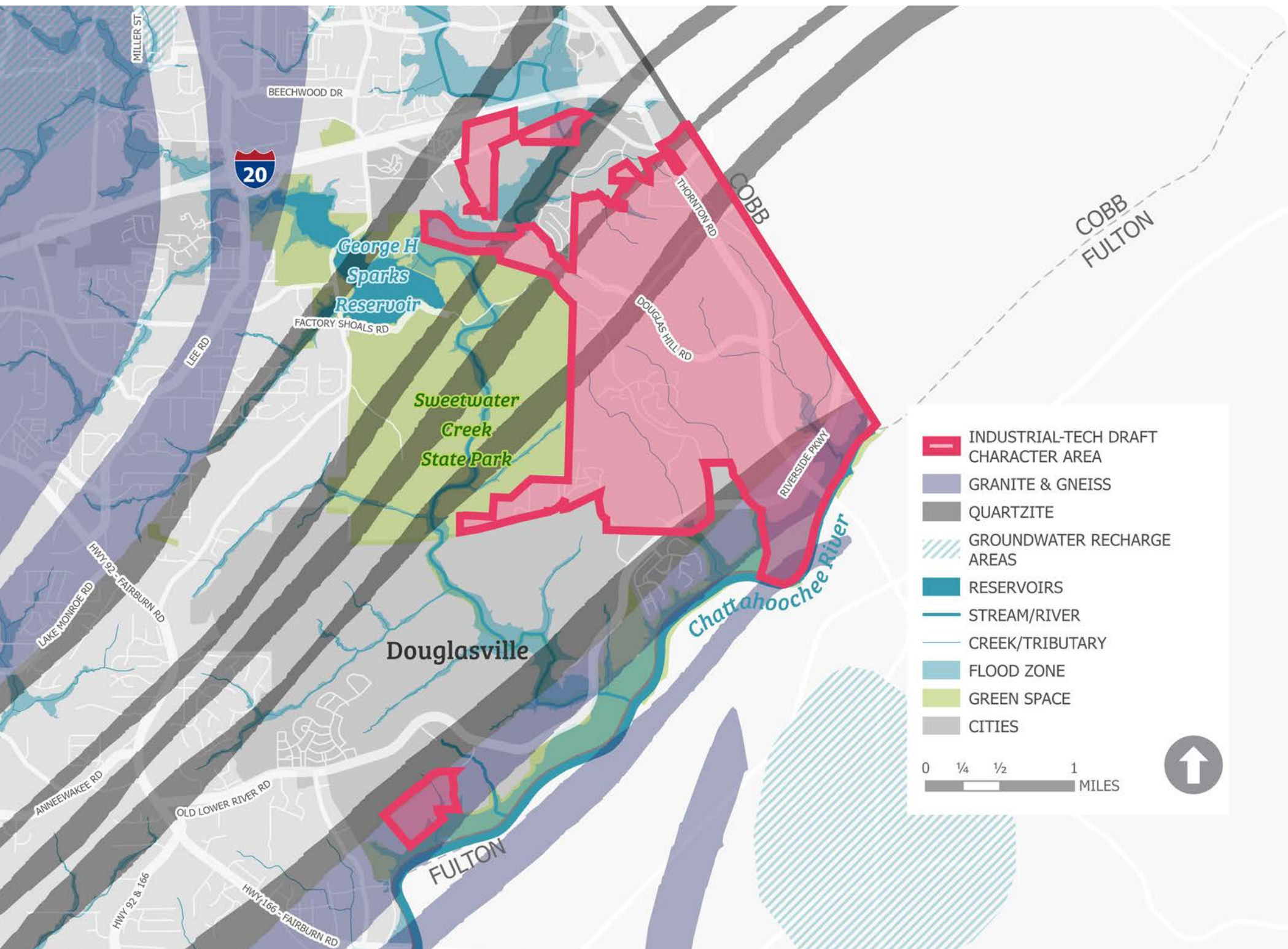
Current Character

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

Draft Character Area



Development Mitigators



- Some bands of granite/gneiss deposits
- Sweetwater Creek system
- Lack of large, undeveloped parcels remaining

Vision: a center for light industrial and technology-oriented employment

LAND USE

- | | | |
|------------------|-------------------|--------------------|
| Workplace Cntr. | Commerce Cntr. | Public/Instit. |
| Urban Resid. | Mixed Use Corr. | Transitional Corr. |
| Parks/Rec/Cons | Nbhd. Village | Comm. Village |
| County Crossrds. | Suburban Living | Rural Places |
| Resort Mixed Use | Intensive Indust. | |

PARKS, OPEN SPACE, + TRAILS

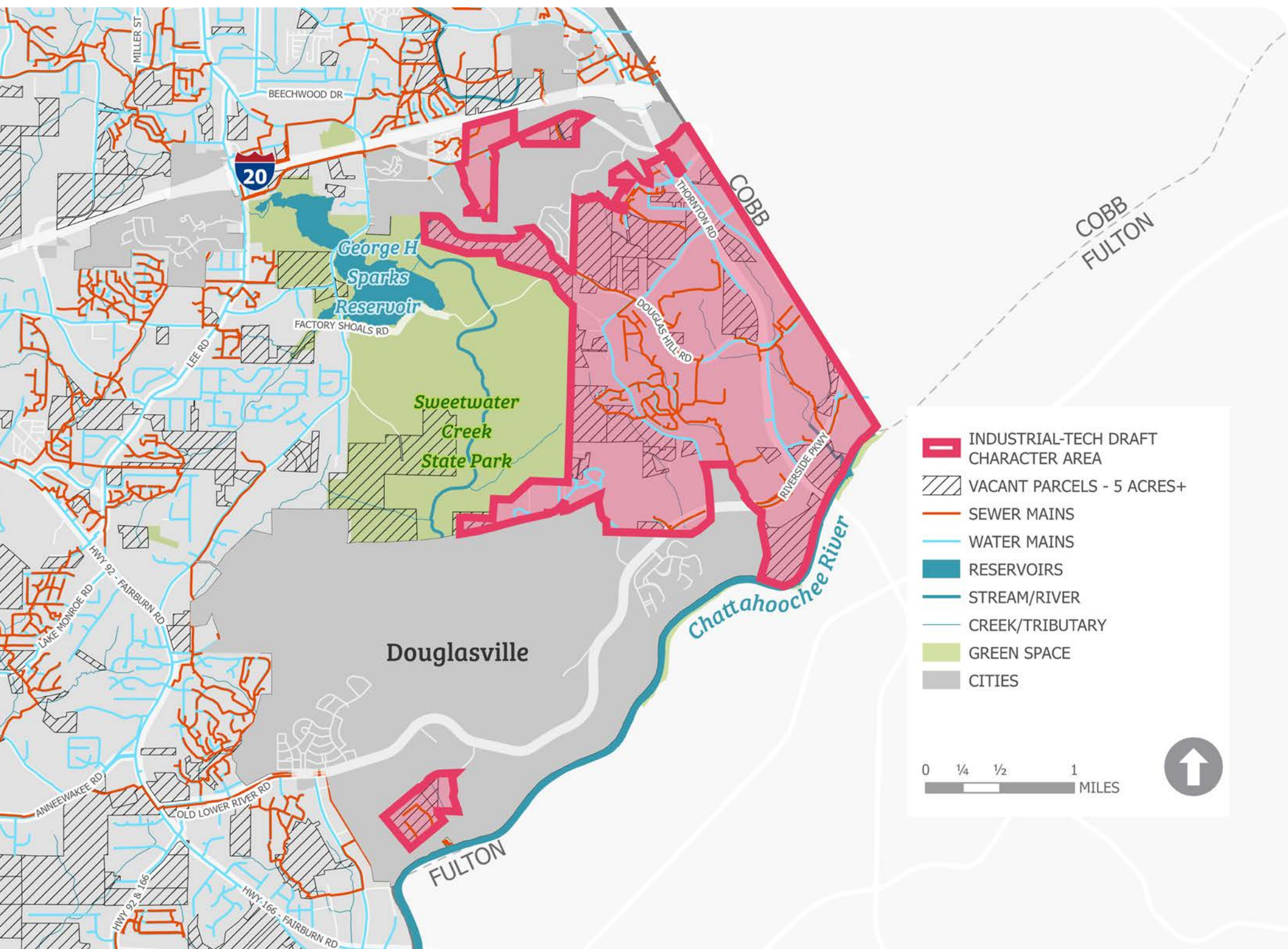
Context / Service Area?

- ☐ Urban ☒ Suburban ☐ Rural

Type and Access?

| Type | Access (Level of Service) |
|-----------------|---------------------------|
| Local Park | N/A |
| Community Park | N/A |
| Linear Park | N/A |
| Nature Preserve | N/A |

Development Accelerators



- Sewer
- Proximity to I-20, Atlanta

Potential for New Growth: **SOME**

Other Considerations

- Key area for industry and jobs, this is not an area where additional residential uses are desirable
- Light industrial/technology uses preferred over residential near state park, but new development lacks screening - visible from trails

HOUSING



Du/Tri/Quadplex



Townhomes



Residential Mixed Use



Multi-Family Garden Style

DOUGLAS COUNTY

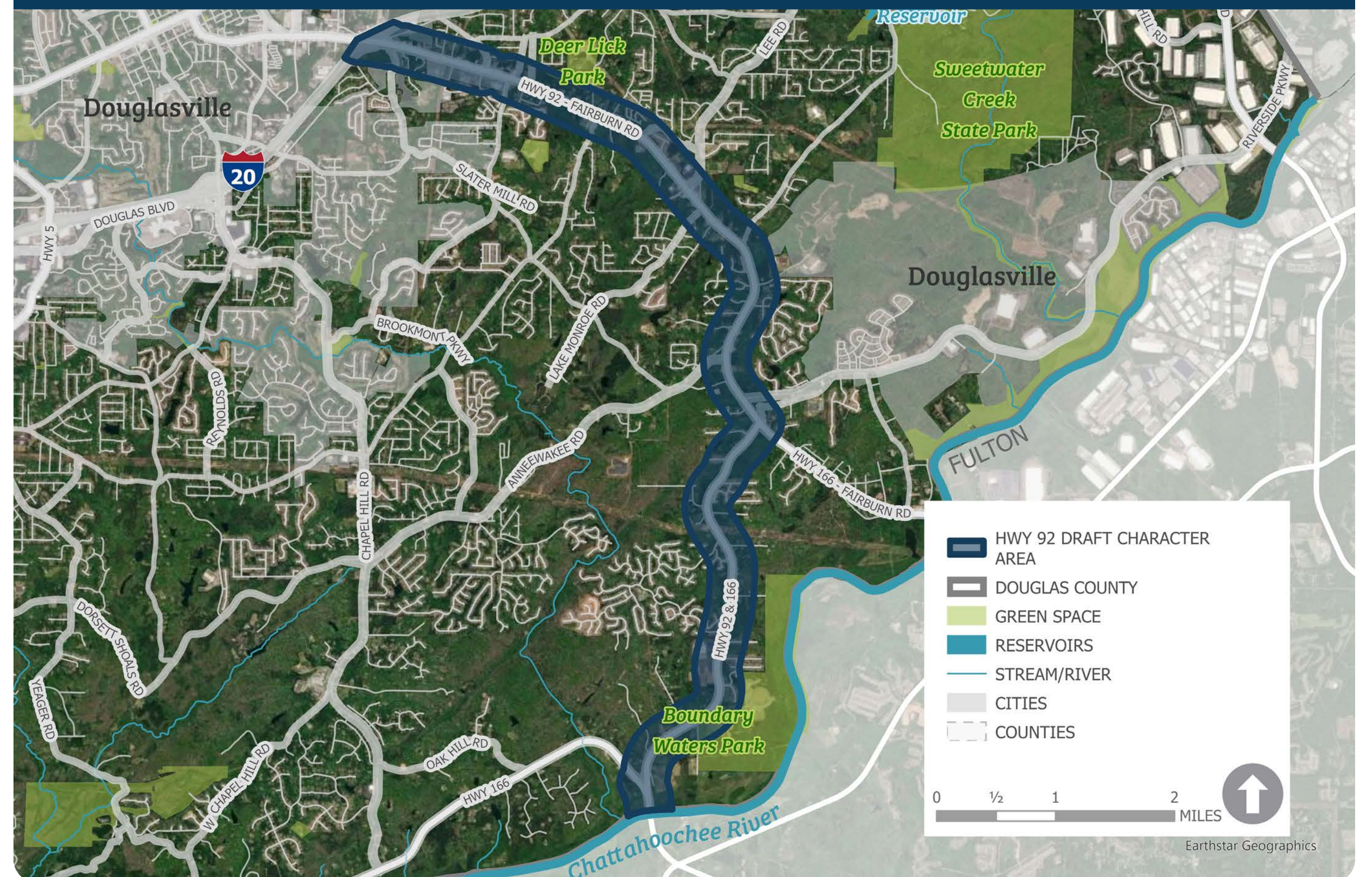
COMPREHENSIVE PLAN

Draft Highway 92 Draft Character Areas

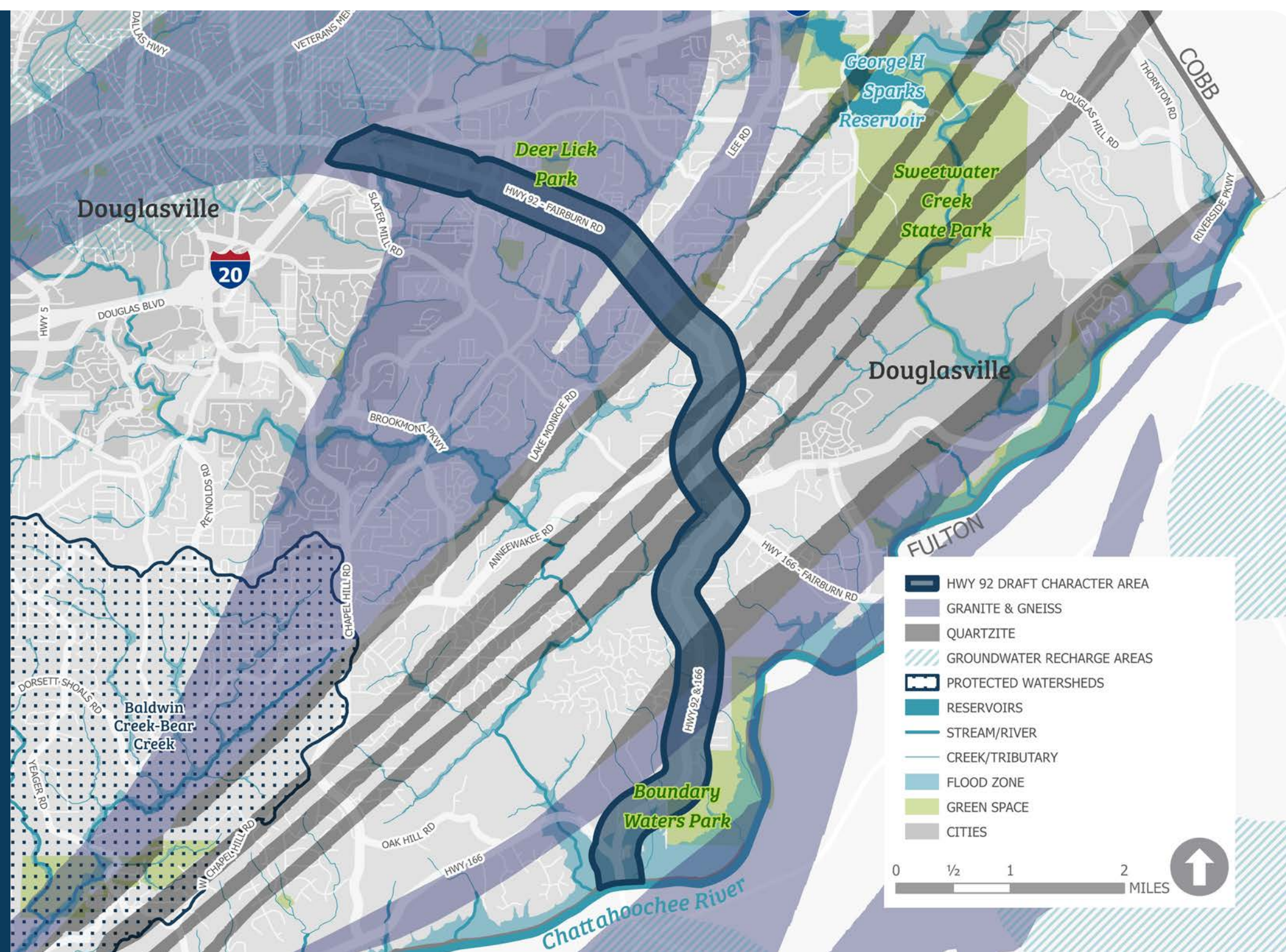
Current Character

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

Draft Character Area



Development Mitigators



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

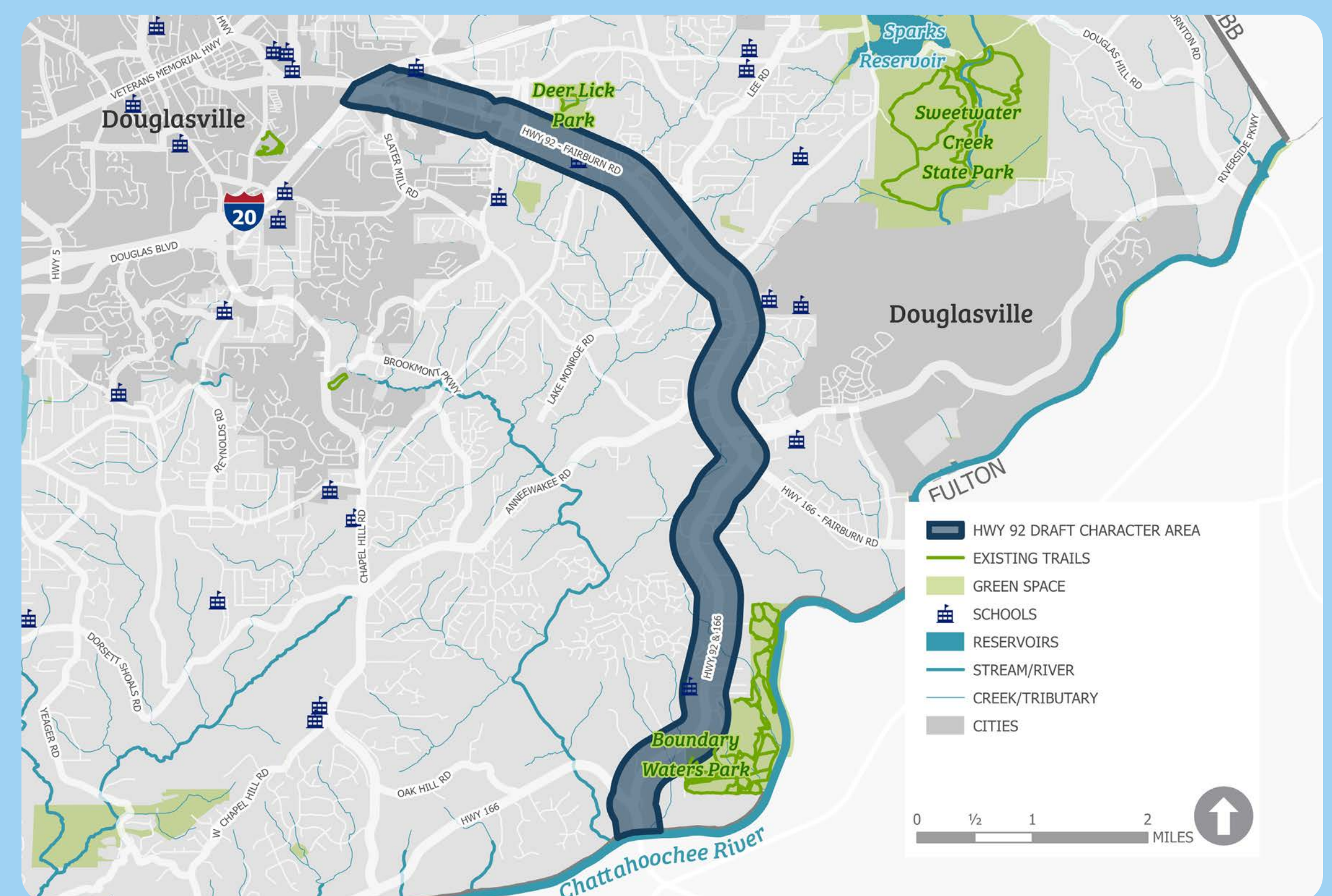
Vision: *an important north-south corridor that balances a range of residential communities with high-quality neighborhood/community services at key nodes*

LAND USE

| | | |
|------------------|-------------------|--------------------|
| Suburban Living | Community Village | Public/Instit. |
| Rural Places | Nbhd. Village | Transitional Corr. |
| Parks/Rec/Cons | Mixed Use Corr. | Commerce Cntr. |
| County Crossrds. | Workplace Cntr. | Urban Resid. |
| Resort Mixed Use | Intensive Indust. | |

PARKS, OPEN SPACE, + TRAILS

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



HOUSING



Rural Residential



Single Family-Low Density



Single Family - Medium Density



Accessory Dwelling Unit

Potential for New Growth: **HIGH**

Other Considerations

- Small area study recommends nodal development

DOUGLAS COUNTY

COMPREHENSIVE PLAN

Draft Highway 5 Draft Character Areas

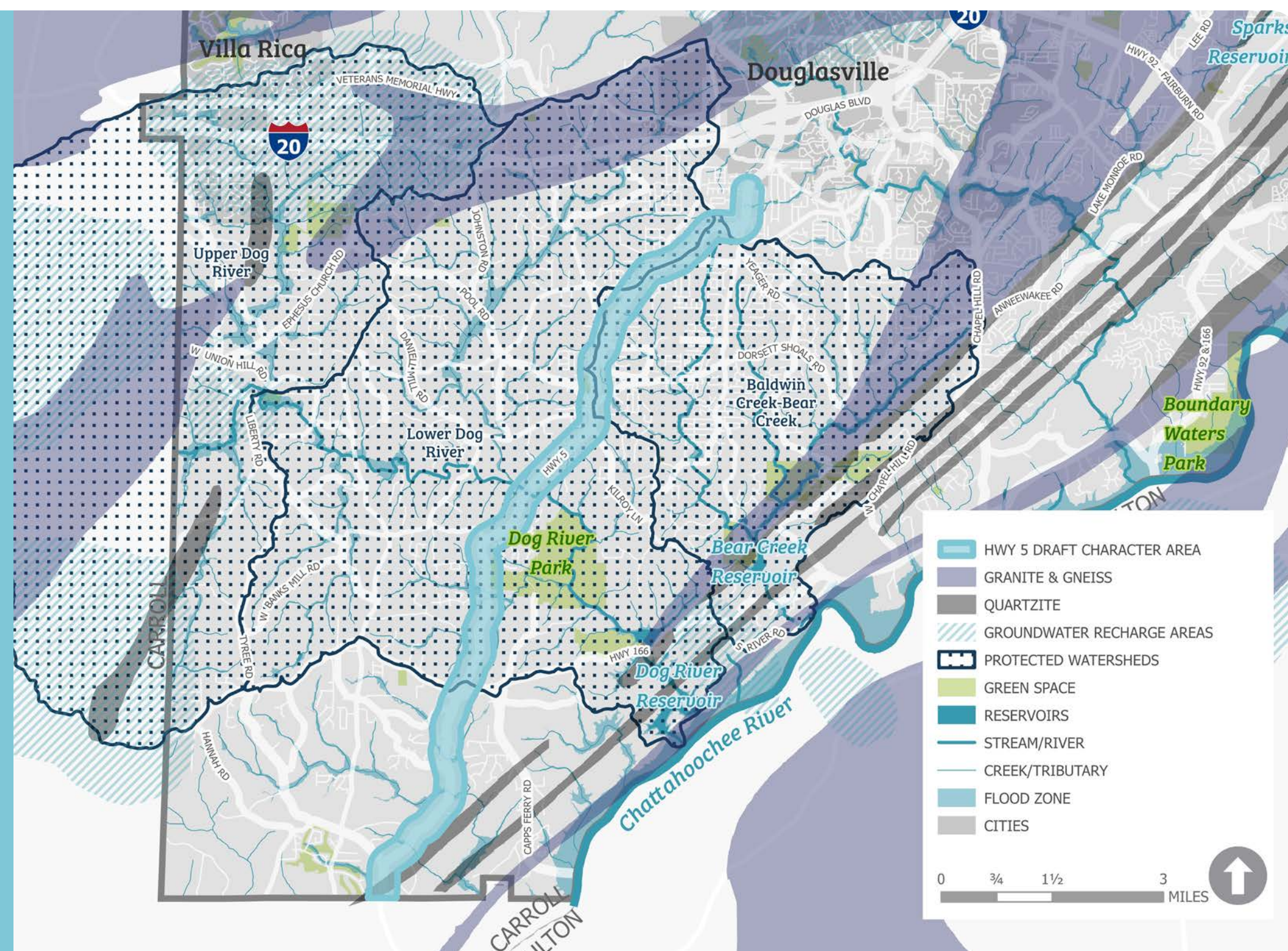
Current Character

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

Draft Character Area



Development Mitigators



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

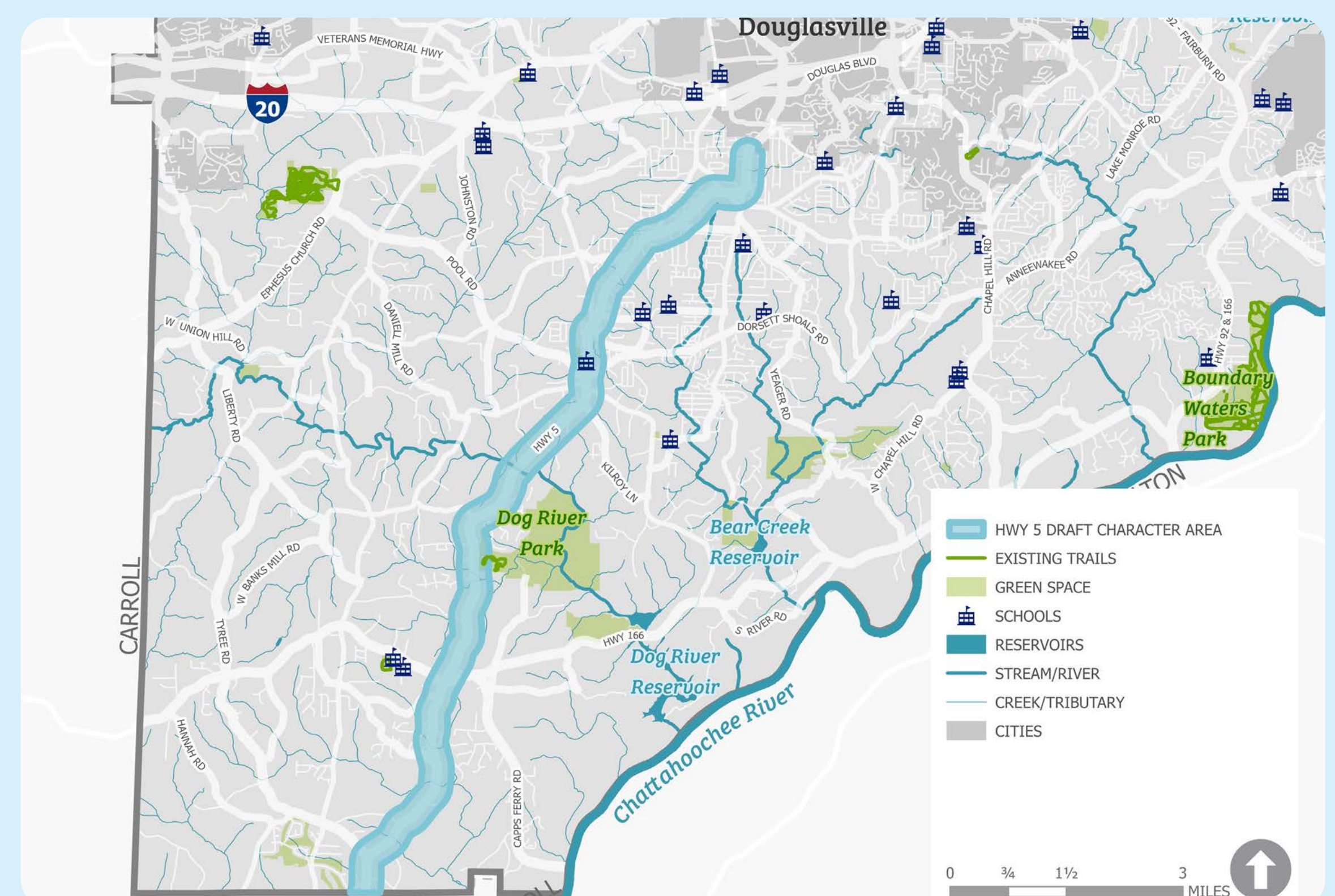
Vision: a key north-south corridor that balances rural character with access to services at specific intersections

LAND USE

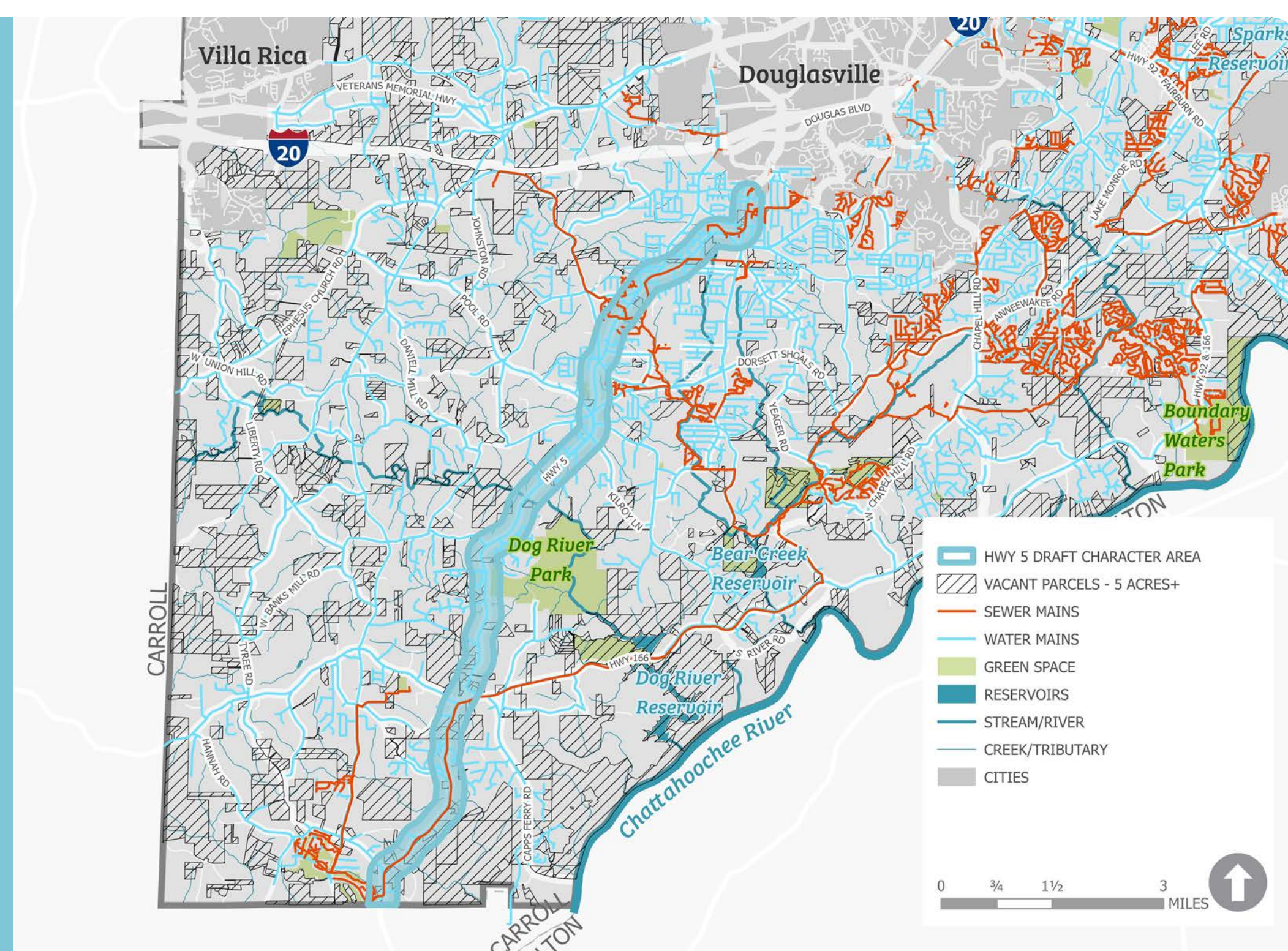
| | | |
|--------------------|-------------------|------------------|
| Suburban Living | Community Village | Public/Instit. |
| Rural Places | Nbhd. Village | County Crossrds. |
| Parks/Rec/Cons | Mixed Use Corr. | Commerce Cntr. |
| Transitional Corr. | Workplace Cntr. | Urban Resid. |
| Resort Mixed Use | Intensive Indust. | |

PARKS, OPEN SPACE, + TRAILS

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



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

HOUSING



Rural Residential



Single Family - Low Density



Single Family - Med. Density



Single Family - High Density



Accessory Dwelling Unit