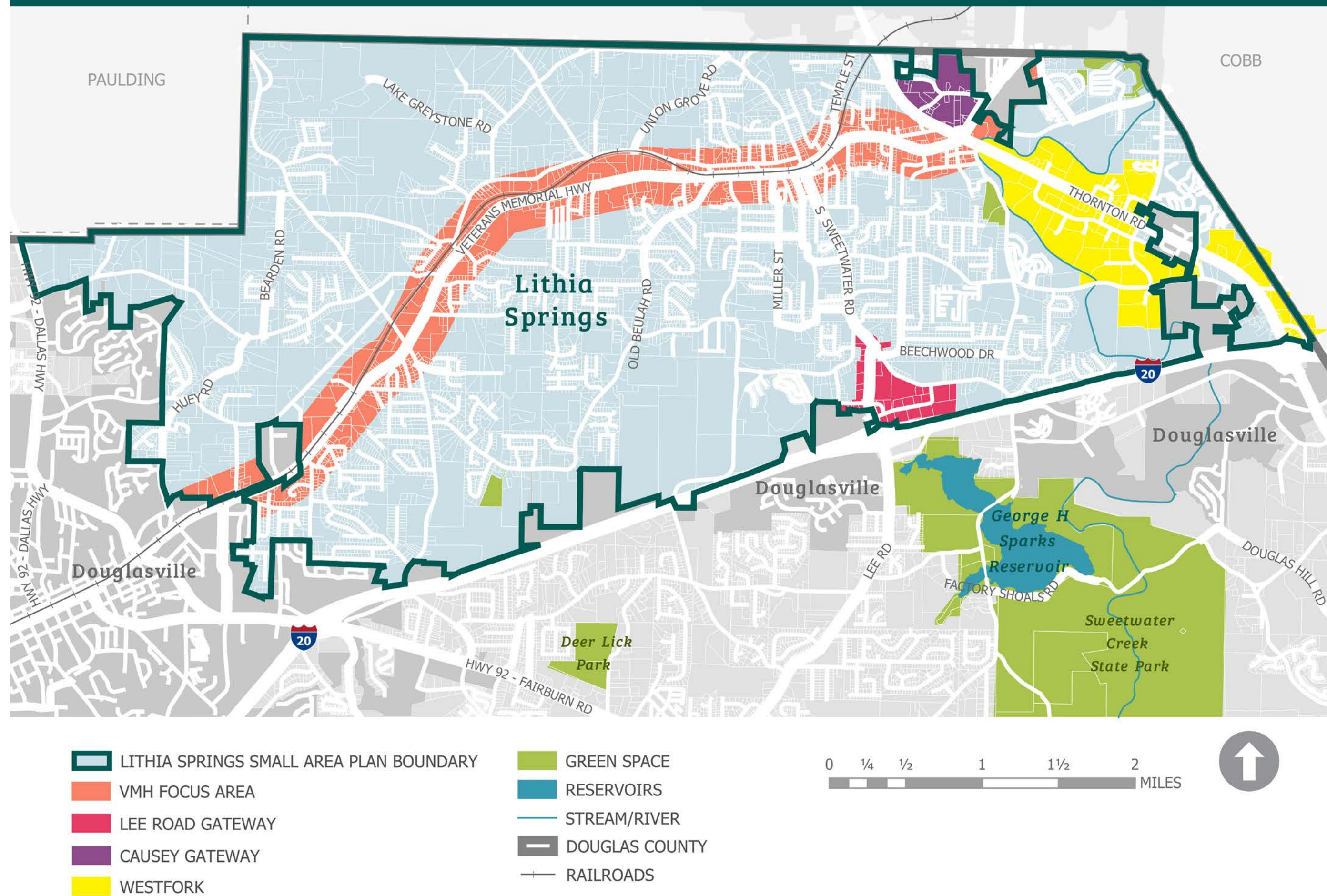


# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

### Lithia Springs Small Area Plan

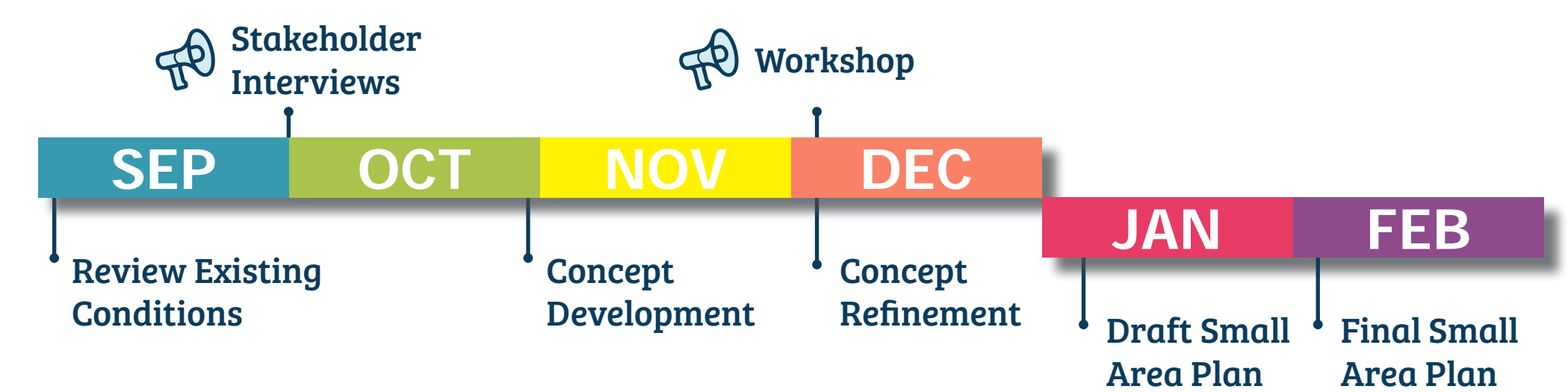
#### Study Area



#### What is the Small Area Plan?

Lithia Springs is home to charming, established residential neighborhoods; however, the community has long suffered from commercial disinvestment despite its historic character and prime location near the interstate. The Lithia Springs Small Area Plan is an effort to breathe life back into Lithia Springs commercial corridors and nodes, identifying opportunities for redevelopment. Shown on the map to the left, we're looking at four focus areas: the Veterans Memorial Highway (VMH), Lee Road Gateway, the Causey Gateway, and Westfork.

#### Project Timeline



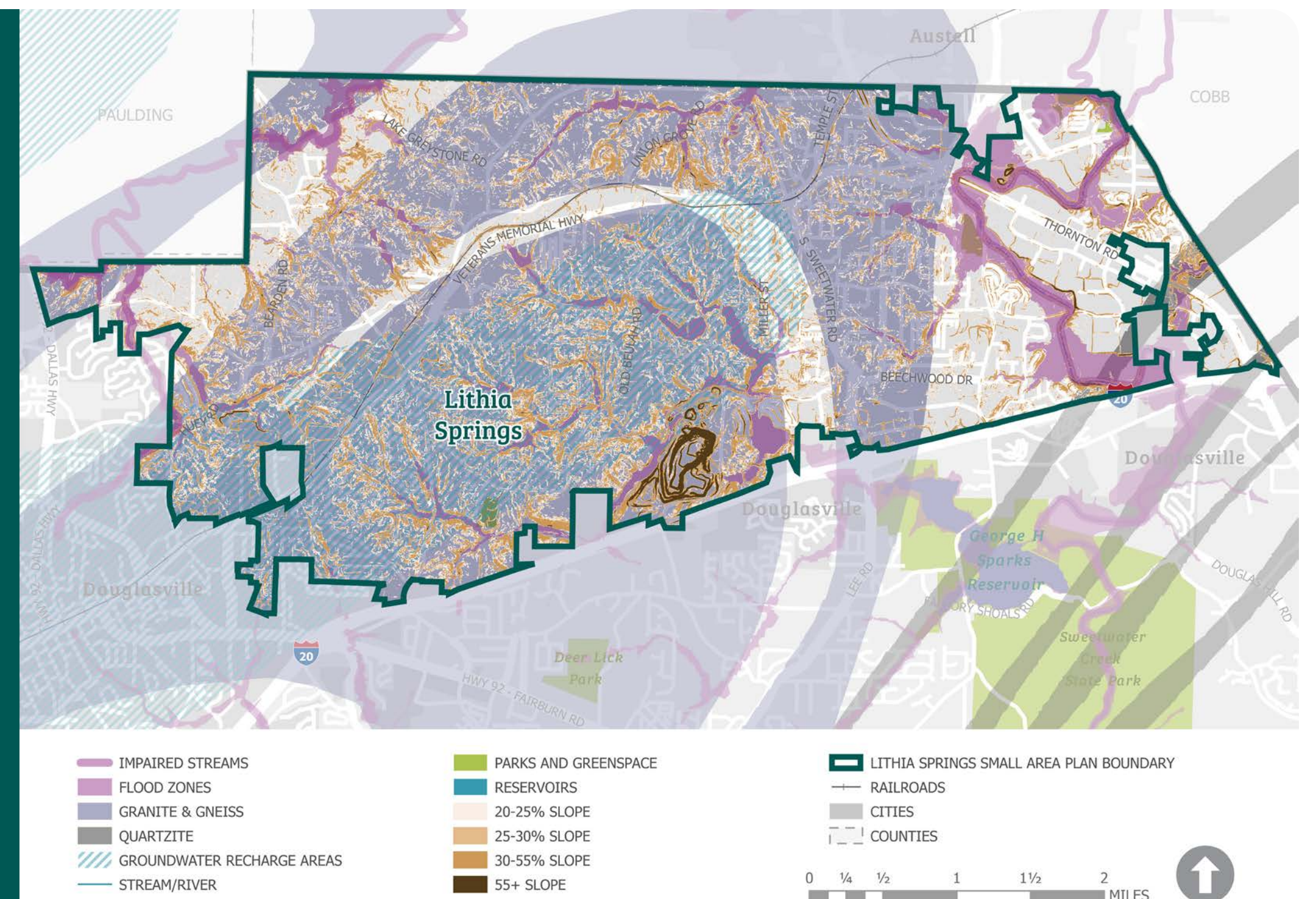
#### Existing Conditions

Our first task was to review the existing conditions of the Lithia Springs area. This overall review included the following components:

- Review of Existing Plans** – We reviewed the existing plans affecting Lithia Springs and synthesized their recommendations.
- Redevelopment Analysis** – We analyzed different factors to measure redevelopment potential of various non-residential properties.
- Environmental Elements** – Shown at the right, we took a look at environmental factors that prevent or limit future development
- Infrastructure Availability** – Also at right, we mapped sewer and water infrastructure to see where there may be service gaps

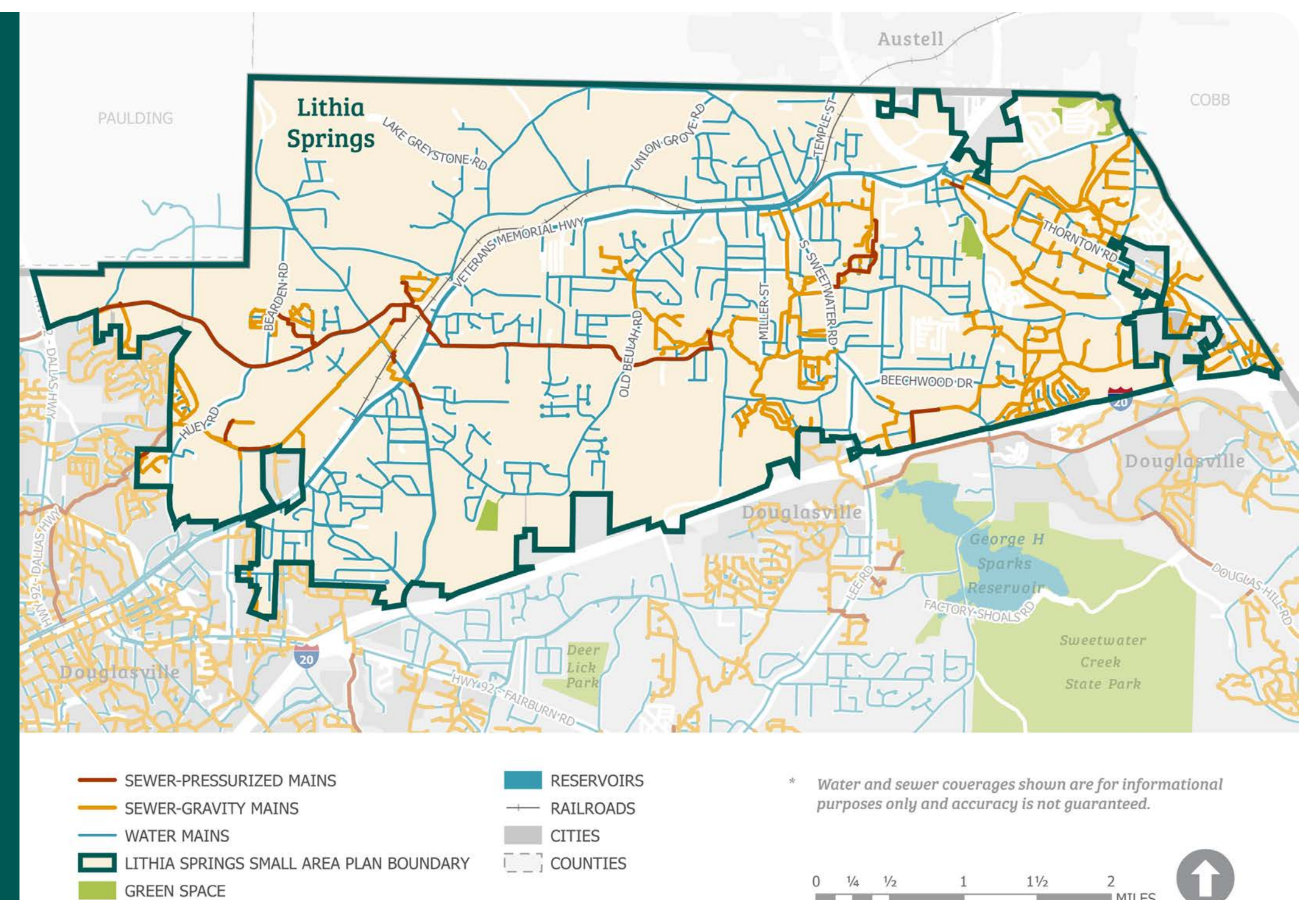
On top of these elements, we took a deeper dive into the focus areas. You can find summaries of these existing conditions on the other boards!

#### Environmental Considerations



- Significant bands of granite/gneiss deposits across the study area pose redevelopment challenges
- Presence of steep slopes and floodplains also limit development

#### Infrastructure Considerations



- Existing sewer infrastructure is key - the cost to connect to sewer can often make or break a project
- Lithia Springs is well-served by sewer lines; however, certain areas lack access

#### We need your input!

Each focus area has two redevelopment concepts - We want to hear what you think! Do you like one over the other? What elements of each concept do you like best? Take some sticky notes and a marker, and let us know!



# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

### Lee Road Gateway

#### Lee Road Gateway Study Area



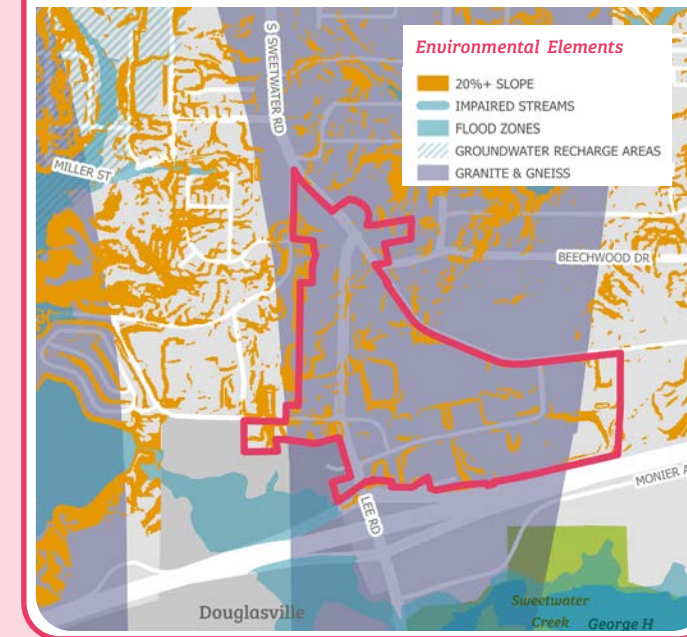
#### Existing Conditions Highlights

- Sits south of the Lithia Springs historic core and serves as a predominant gateway into Lithia Springs from I-20
- Highest redevelopment potential out of all focus areas
- Most of study area is on granite/gneiss bedrock
- Has some sewer access
- Very close to Sweetwater State Park

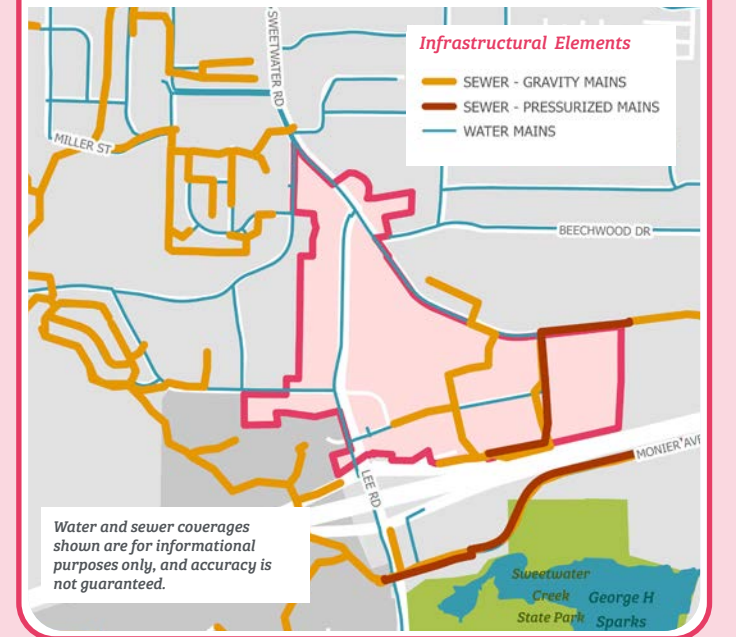
#### Redevelopment Potential



#### Environmental Elements



#### Infrastructural Elements



### Here are two draft concepts. What do you think?

#### Draft Concept A

#### Example Character Images



#### A- Mixed Use Gateway

- Mix of residential types, including townhomes, small-scale apartments, and single family homes
- Small scale retail and civic office uses fronting Lee Road
- Existing industrial/warehousing buildings converted to breweries, offices for non-profits, and other flexible uses.
- Better road connectivity

#### Comments on Concept A - Mixed Use Gateway?

#### Draft Concept B

#### Example Character Images



#### B- Regional Park

- More of a focus on recreation with nature preserve with trails, sports complex connecting to the existing Lithia Springs Park, and walking paths through the existing Mozley Memorial Gardens.
- Mix of commercial and residential along Lee Road
- Some light industrial/warehousing uses remain
- Better road connectivity

#### Comments on Concept B - Regional Park?

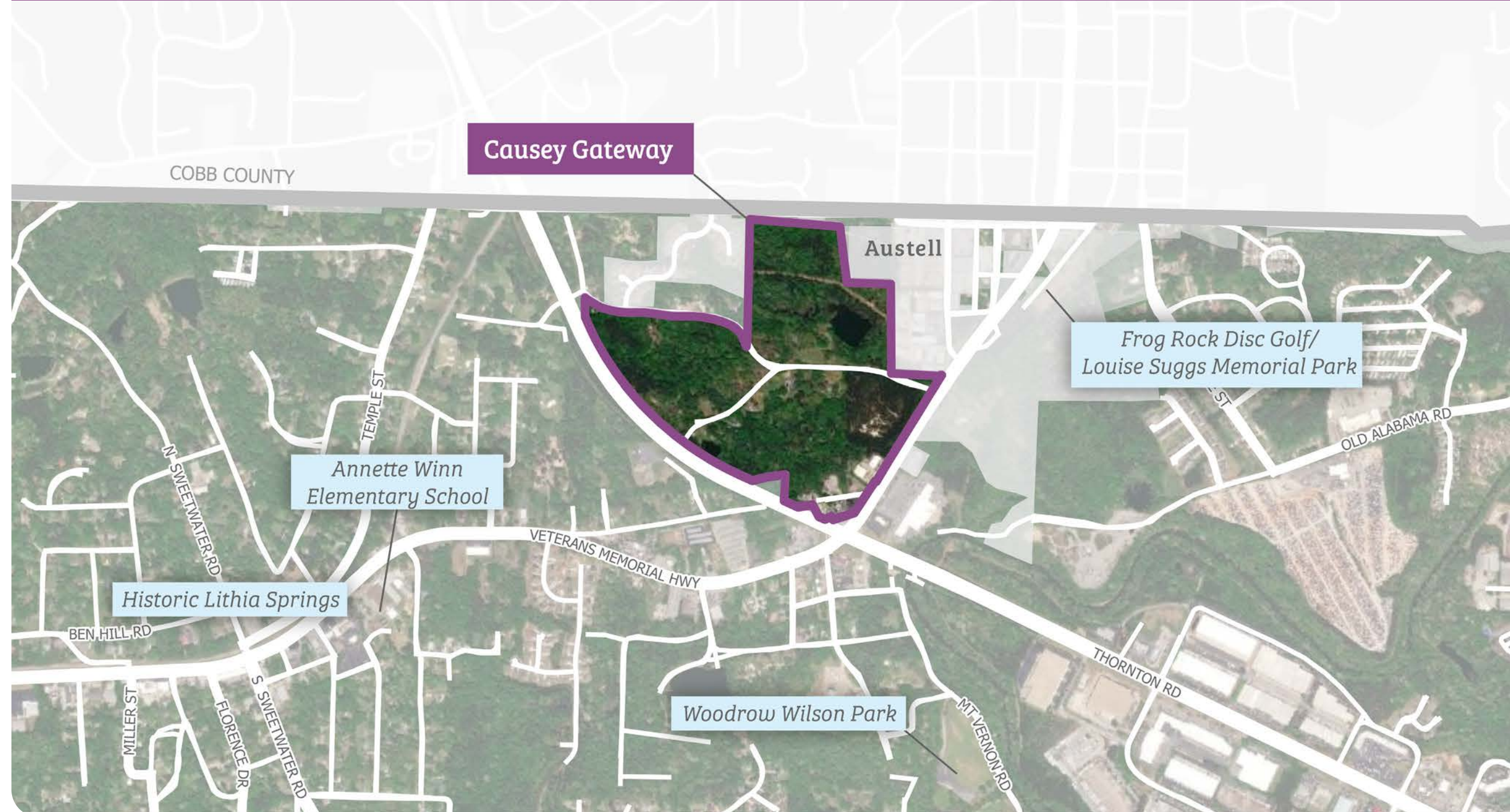


# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

### Causey Gateway

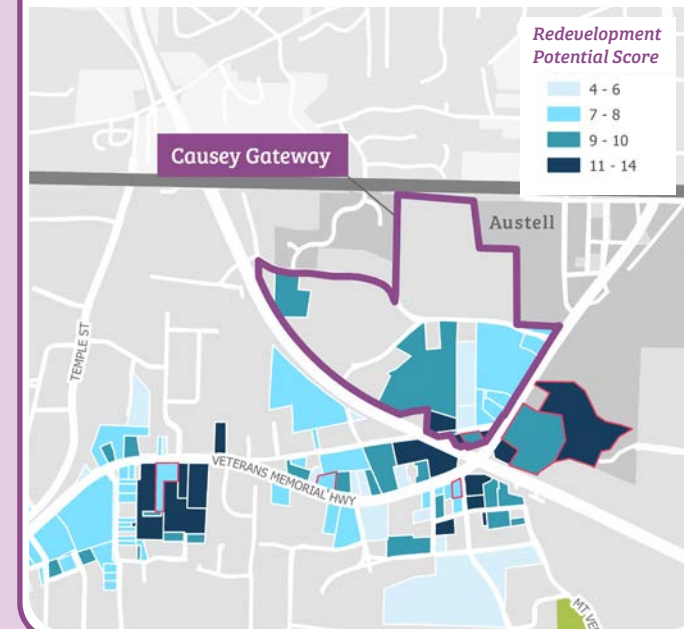
#### Causey Gateway Study Area



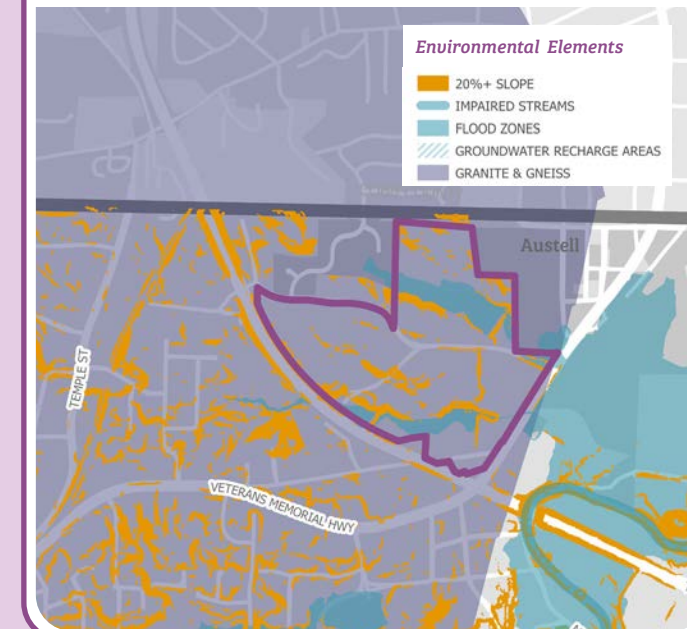
#### Existing Conditions Highlights

- At Thornton Road and VMH - one of the most congested intersections in County
- Commercial parcels fronting intersection have high redevelopment potential
- Residential properties under contract - intent is for mixed use development
- Study area is on bed of granite/gneiss + two significant floodplains
- Historic site of golf course where LPGA founder Louise Suggs learned to play golf
- No direct sewer access

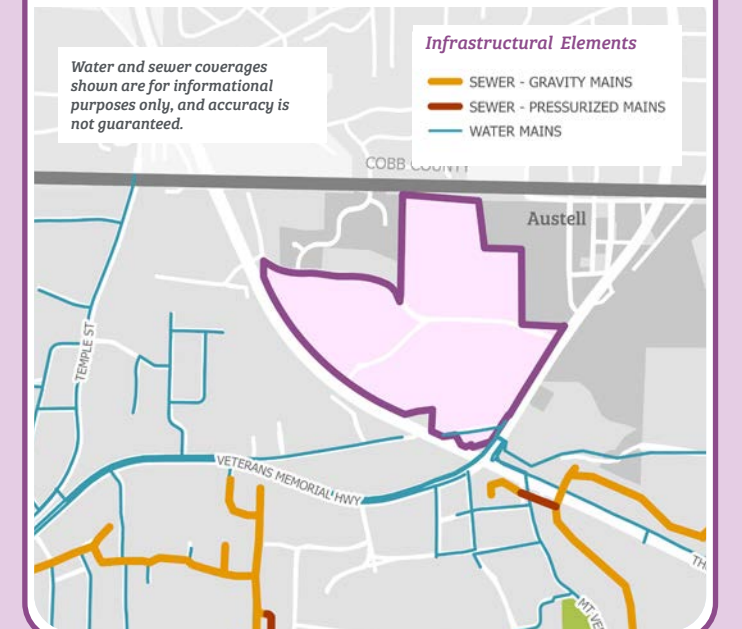
#### Redevelopment Potential



#### Environmental Elements



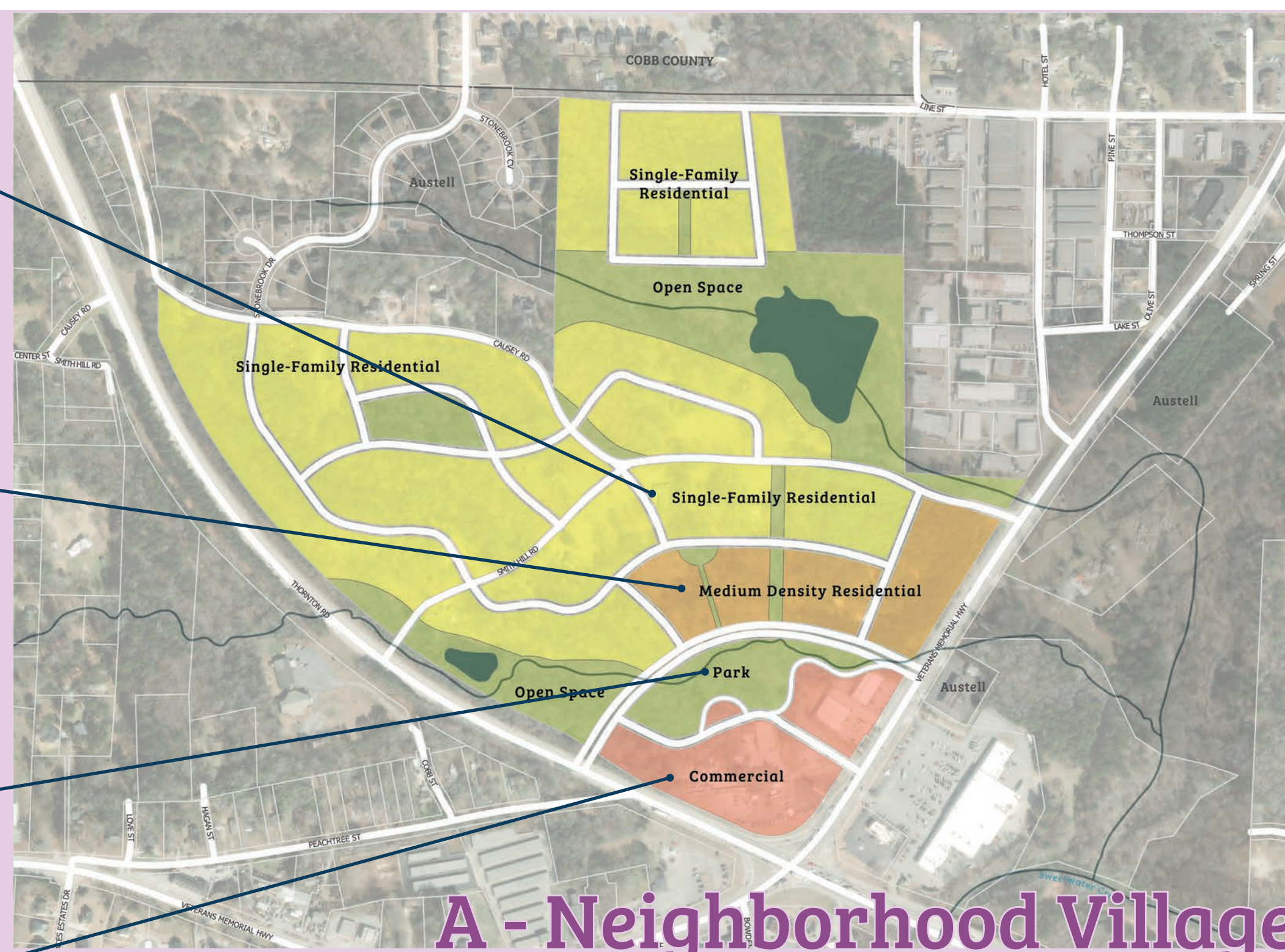
#### Infrastructural Elements



### Here are two draft concepts. What do you think?

#### Draft Concept A

##### Example Character Images



#### A - Neighborhood Village

- Commercial Village offers neighborhood retail and services
- Planned GDOT access road accommodates local access roads to commercial + residential areas
- Predominantly single family residential with some townhomes fronting access road and VMH
- Open spaces and park as an amenity and green infrastructure opportunity

#### Comments on Concept A - Neighborhood Village ?

#### Draft Concept B

##### Example Character Images



#### B - Health+ Wellness Gateway

- Focus on open space, walking trails, + natural areas
- Largely single family residential with some townhomes + senior living
- Seniors supported by medical uses (e.g. primary care) + small-scale commercial
- Open space buffers residential neighborhood from busy intersection
- Added road connections on VMH and Thornton Road alleviate congestion

#### Comments on Concept B - Health + Wellness Gateway?

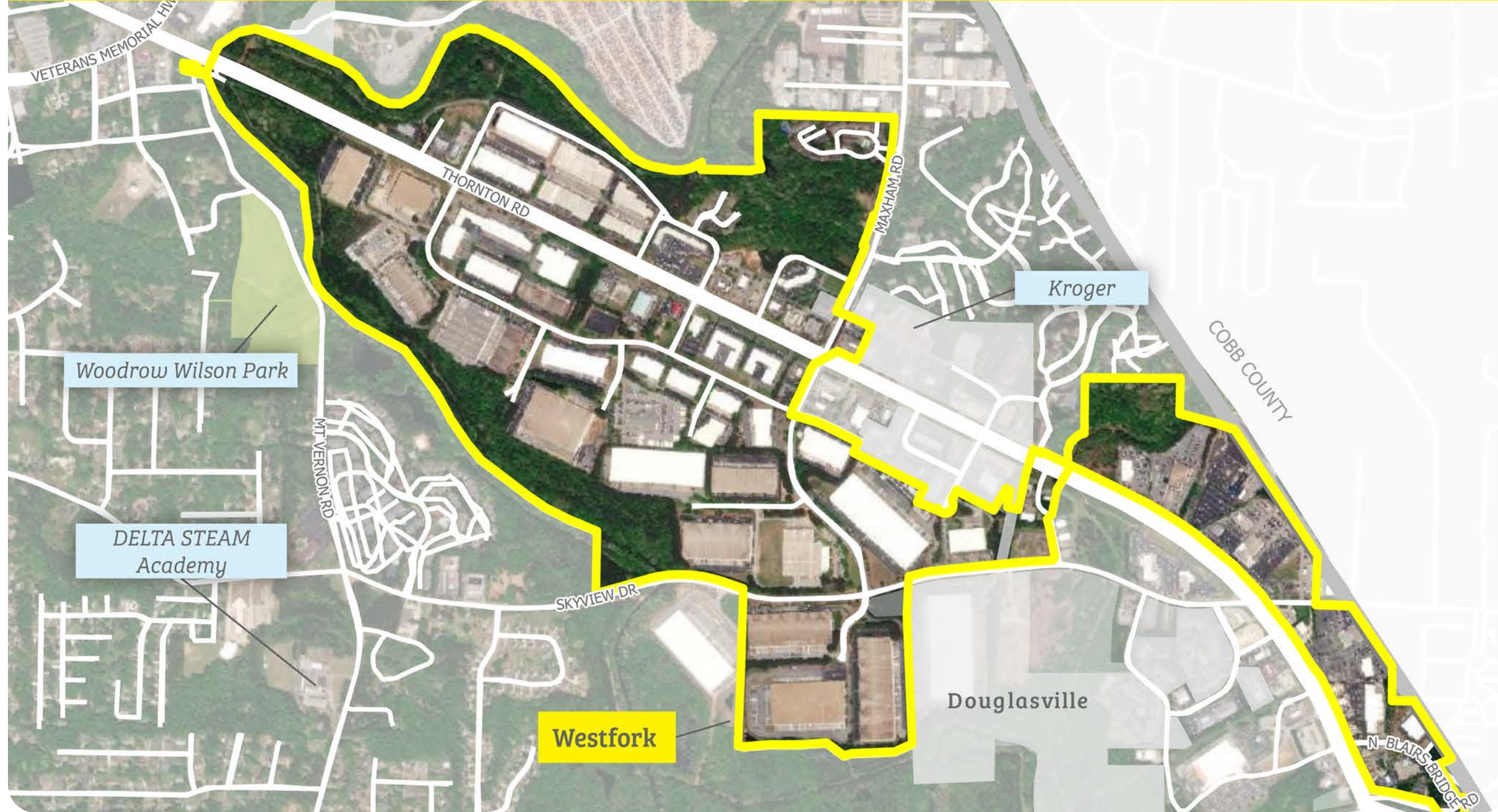


# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

### Westfork

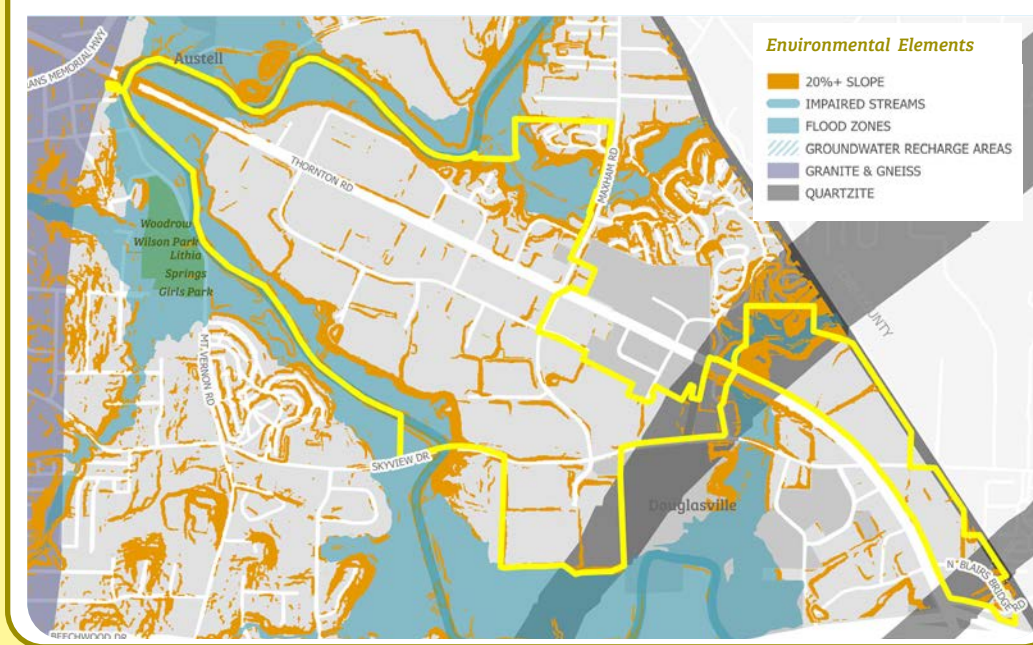
#### Westfork Study Area



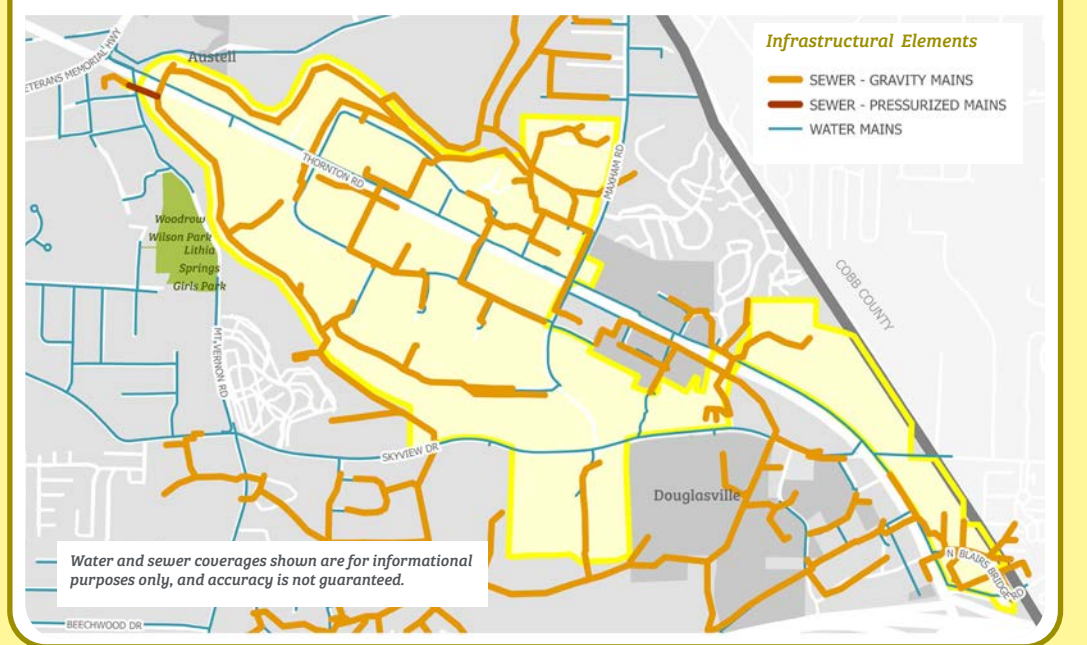
#### Existing Conditions Highlights

- Master-planned light industrial and large-scale commercial district
- Sweetwater Creek surrounds it, acts as connectivity barrier but could be amenity
- Area not envisioned for wholesale redevelopment
- Goal is to identify design improvements + minimal redevelopment opportunities
- Hard bedrock not an issue
- Sewer is accessible

#### Environmental Elements



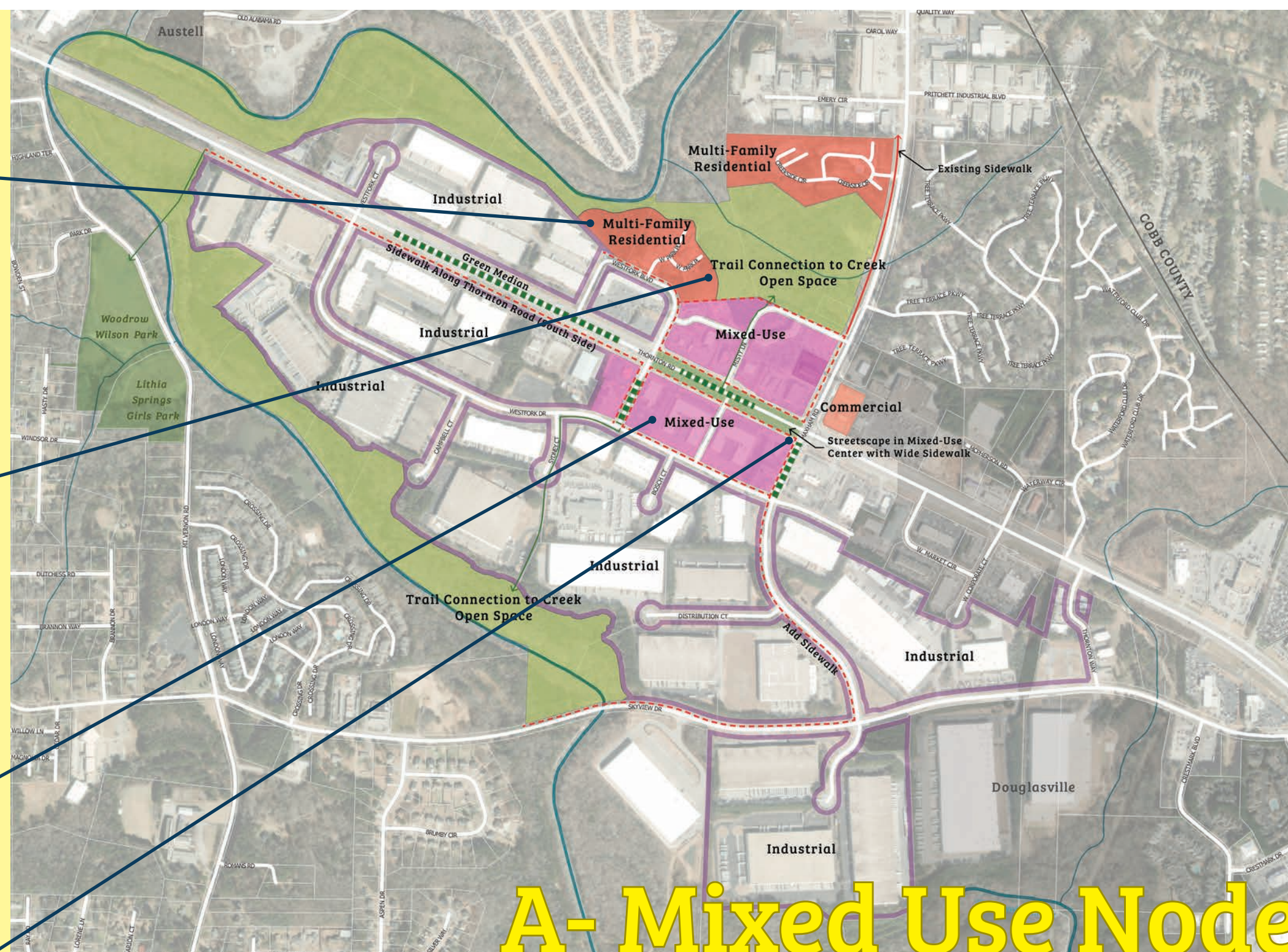
#### Infrastructural Elements



Here are two draft concepts. What do you think?

#### Draft Concept A

Example Character Images



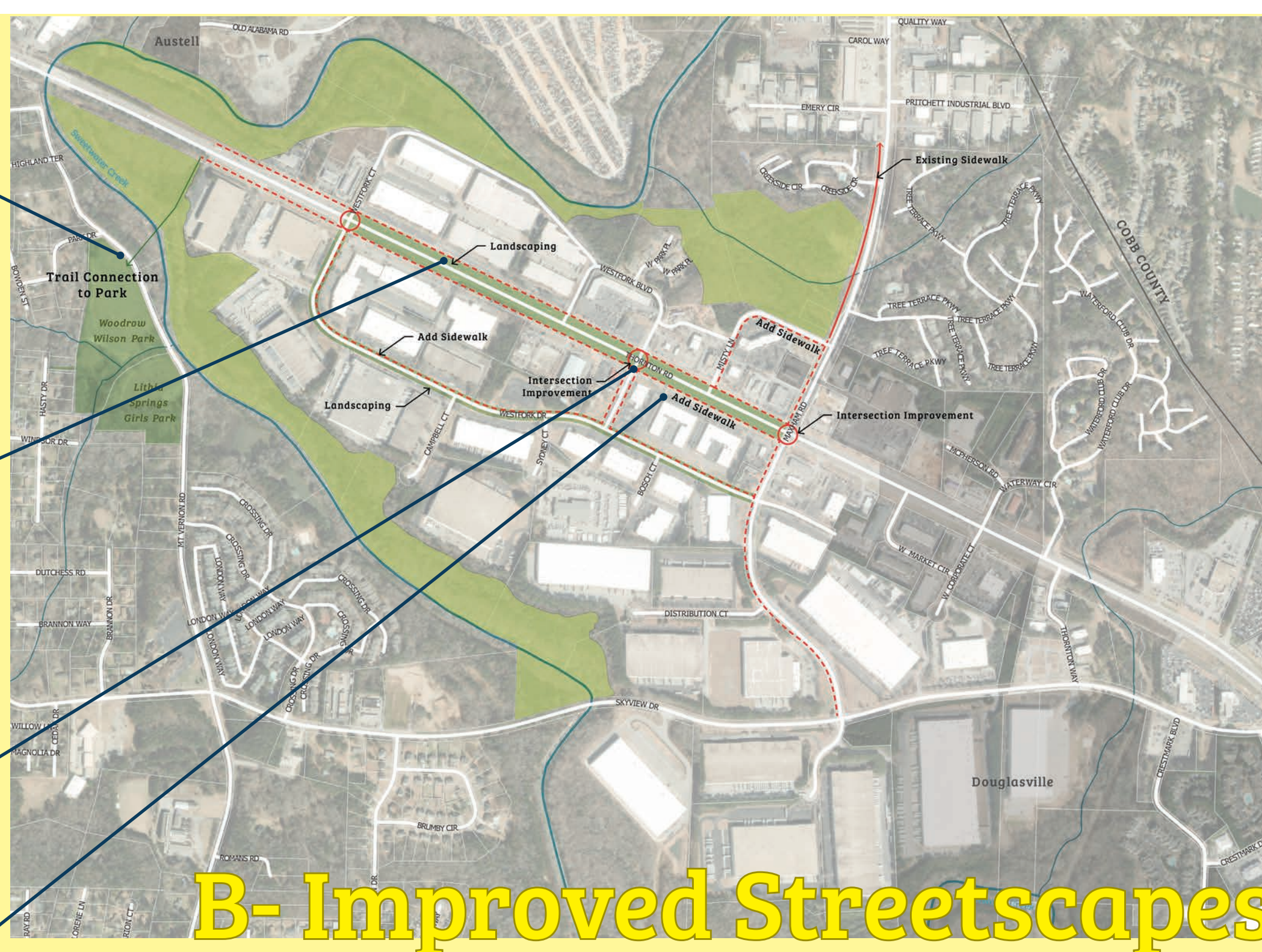
#### A- Mixed Use Node

- Mixed use node at Thornton Road, just west of Maxham Road with better roadway connectivity
- Added apartment/condo residential west of Maxham Road and north of mixed use node
- Improved streetscape with sidewalks and a green median
- Trail connections to Woodrow Wilson Park and new open spaces

#### Comments on Concept A - Mixed Use Node?

#### Draft Concept B

Example Character Images



#### B- Improved Streetscapes

- Improved streetscapes with landscaping
- New sidewalks at key locations
- Intersection improvements for pedestrian safety
- Trail connection to Woodrow Wilson Park

#### Comments on Concept B - Improved Streetscapes?

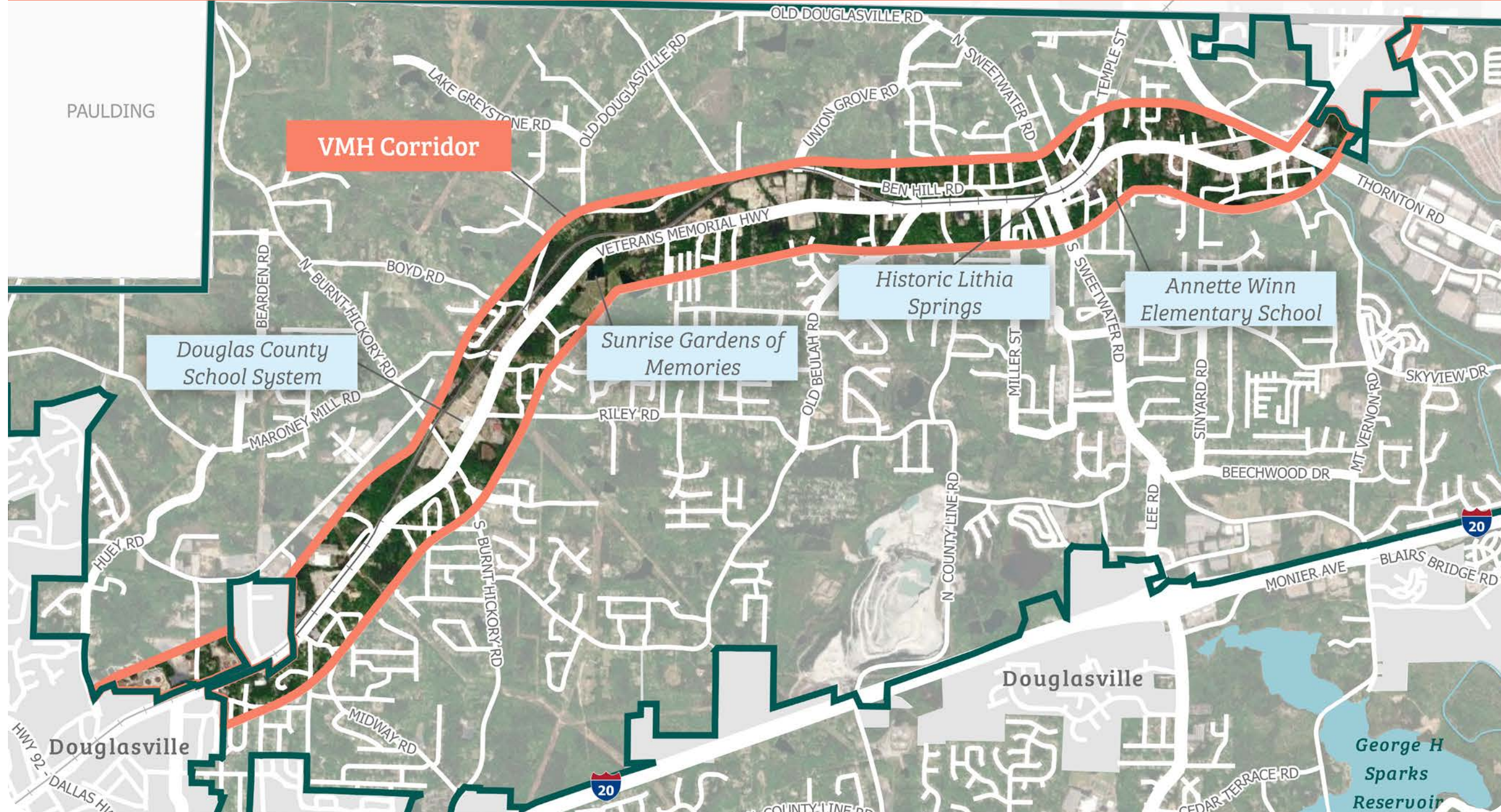


# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

### VMH Corridor

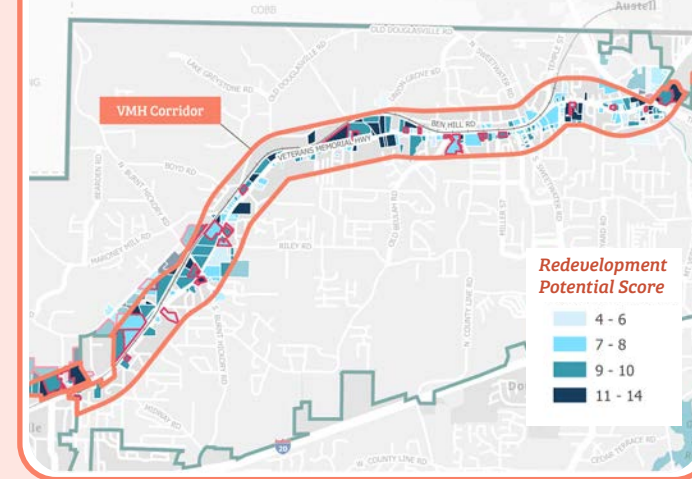
#### VHM Study Area



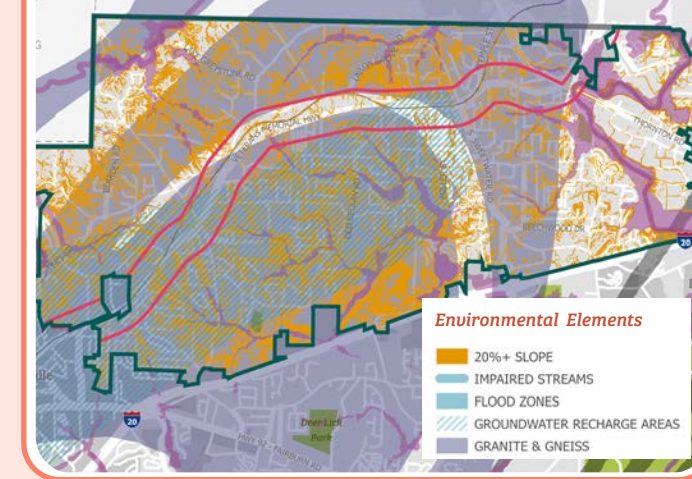
#### Existing Conditions Highlights

- VMH - Douglas County's main street + oldest commercial corridor in the County
- Interviewees say it is outdated, "old and country," businesses not maintained
- Pockets of significant redevelopment potential along corridor
- Most of VMH is on granite/gneiss bedrock, but significant sections without it
- Scattered sewer access
- Uncertain future of GDOT widening

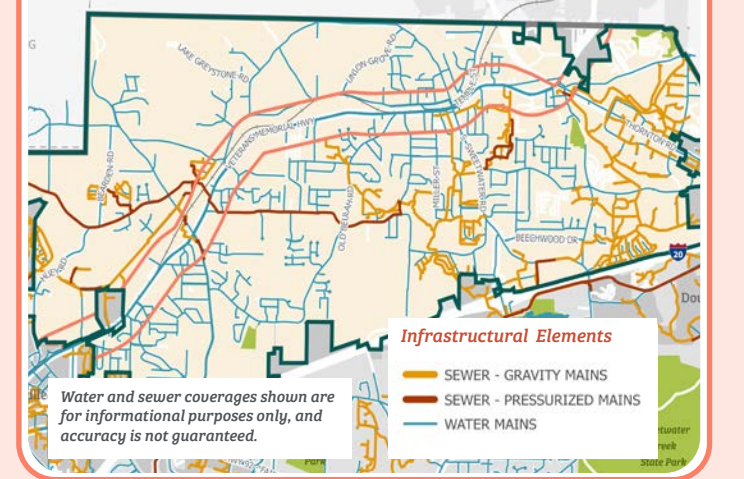
#### Redevelopment Potential



#### Environmental Elements



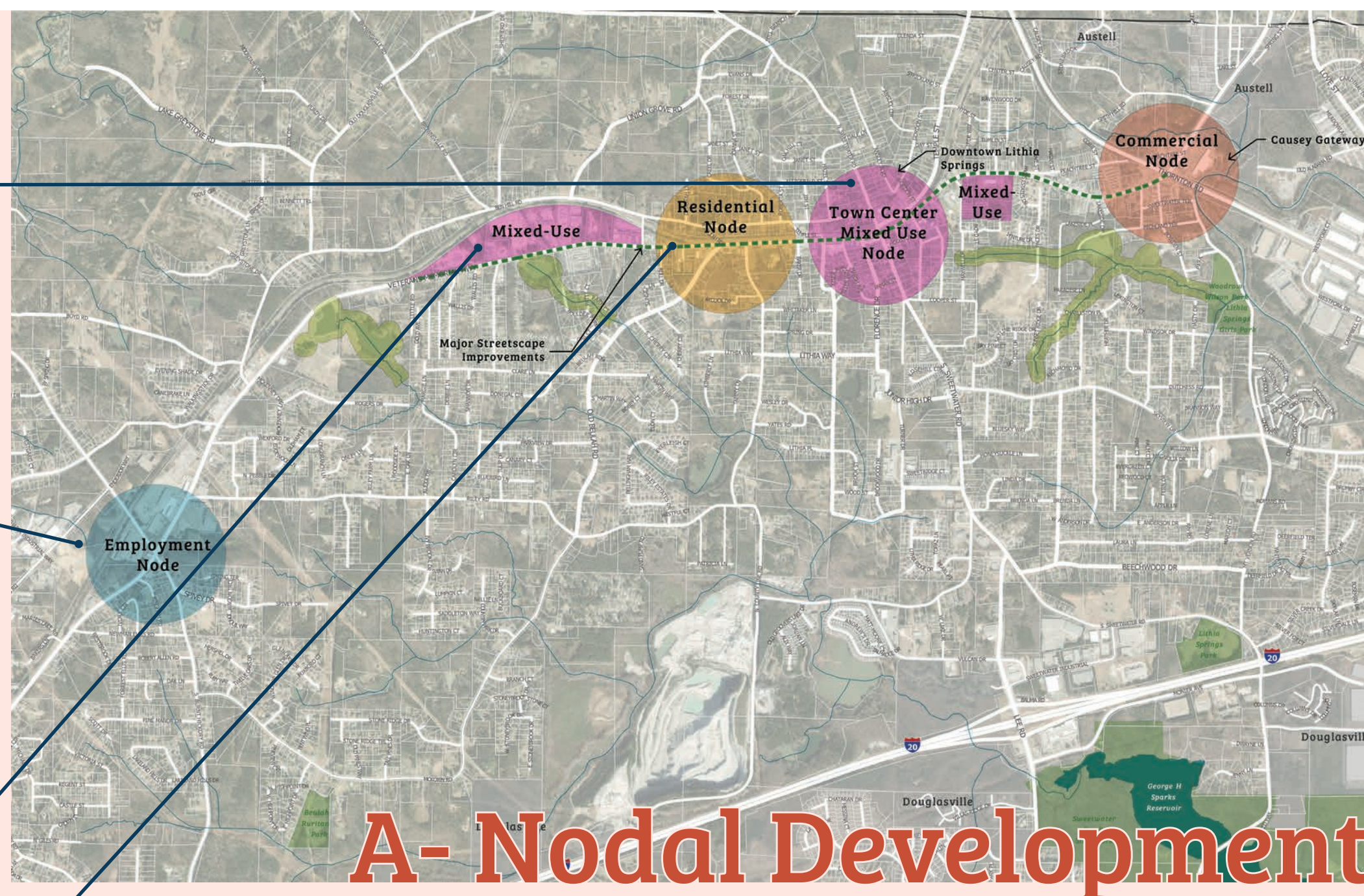
#### Infrastructural Elements



### Here are two draft concepts. What do you think?

#### Draft Concept A

##### Example Character Images

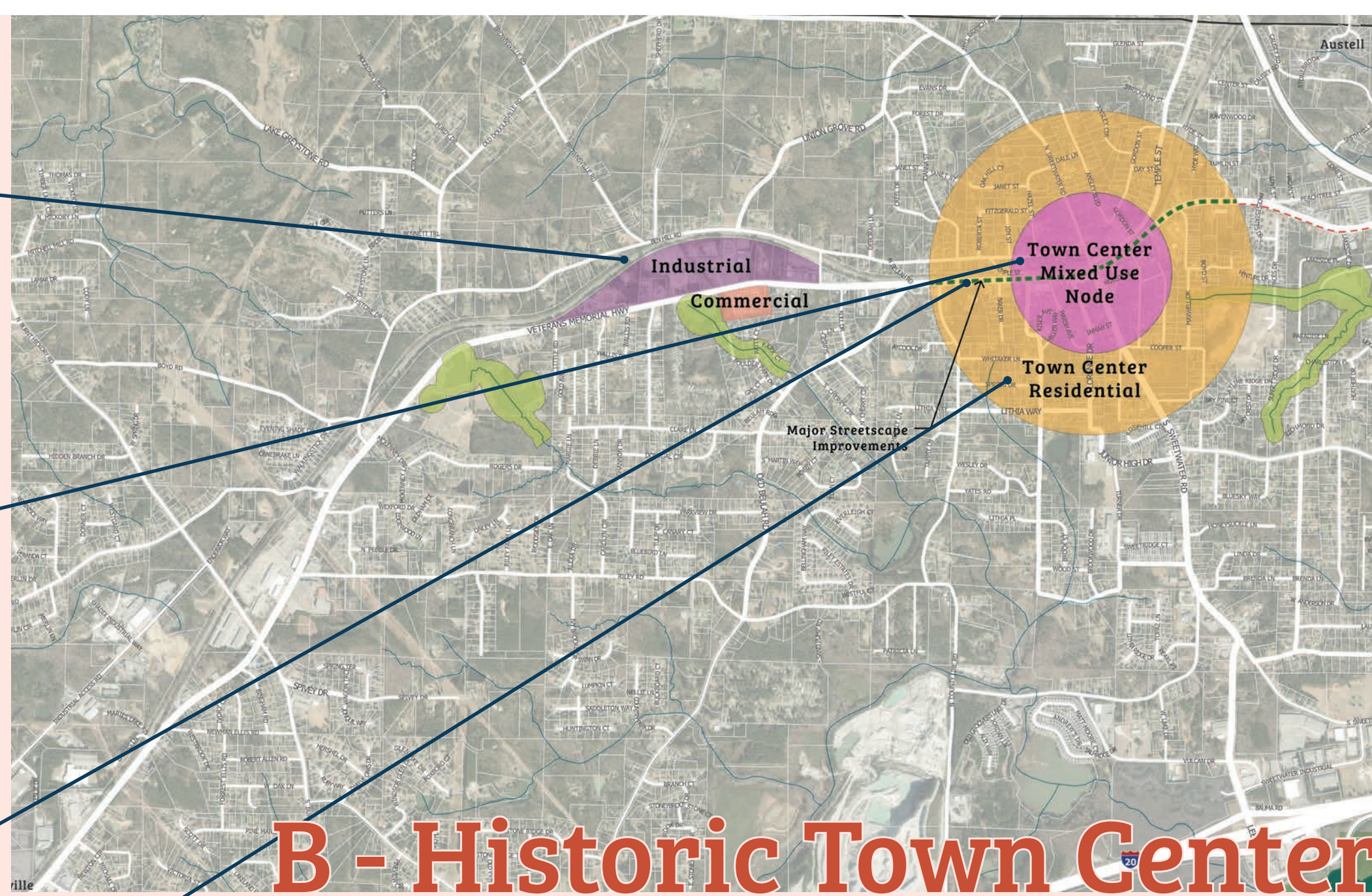
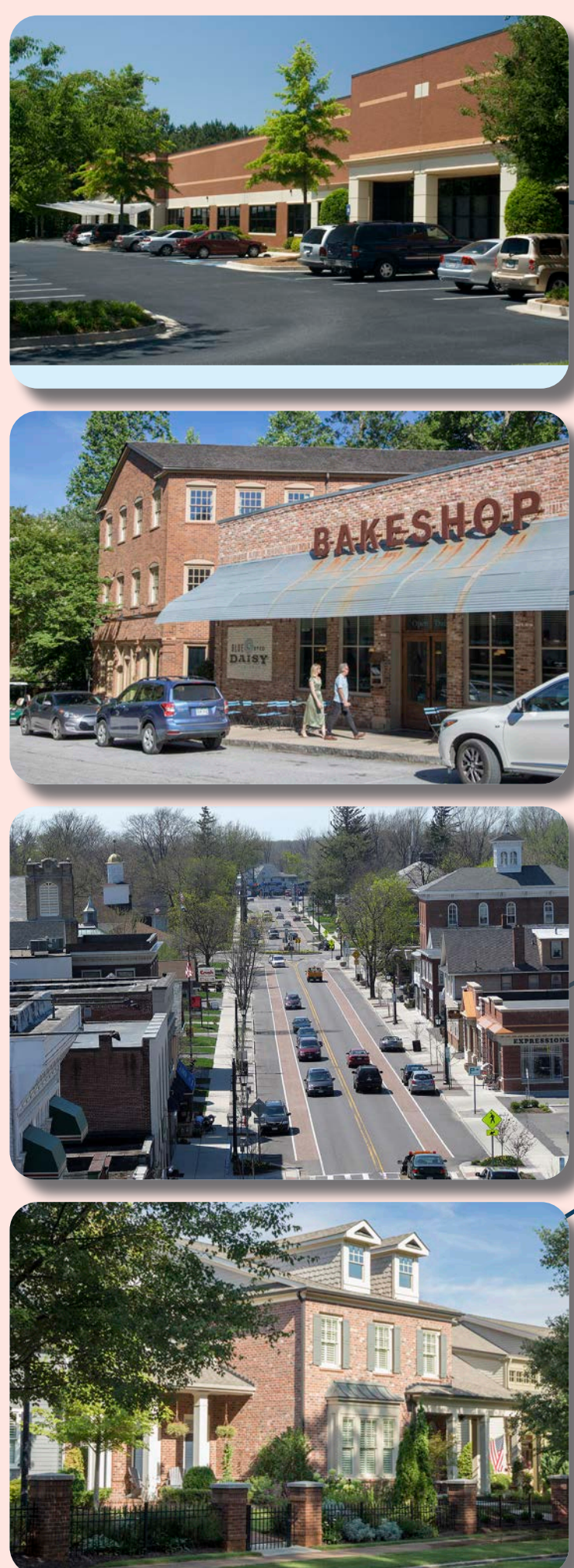


- Development at key nodes
- Mixed use nodes at Historic Lithia Springs intersection + existing industrial area
- Residential node between mixed use centers
- Commercial node at Thornton Road and VMH
- Employment node at Old Burnt Hickory

#### Comments on Concept A - Nodal Development?

#### Draft Concept B

##### Example Character Images



- Focus on mixed use town center development at historic Lithia Springs area supported by denser residential, like townhomes
- Major streetscape improvements near S Sweetwater Road to support walkable character
- Some light industrial/warehousing uses remain, but with new facilities, right-sized facilities

#### Comments on Concept B - Historic Town Center?



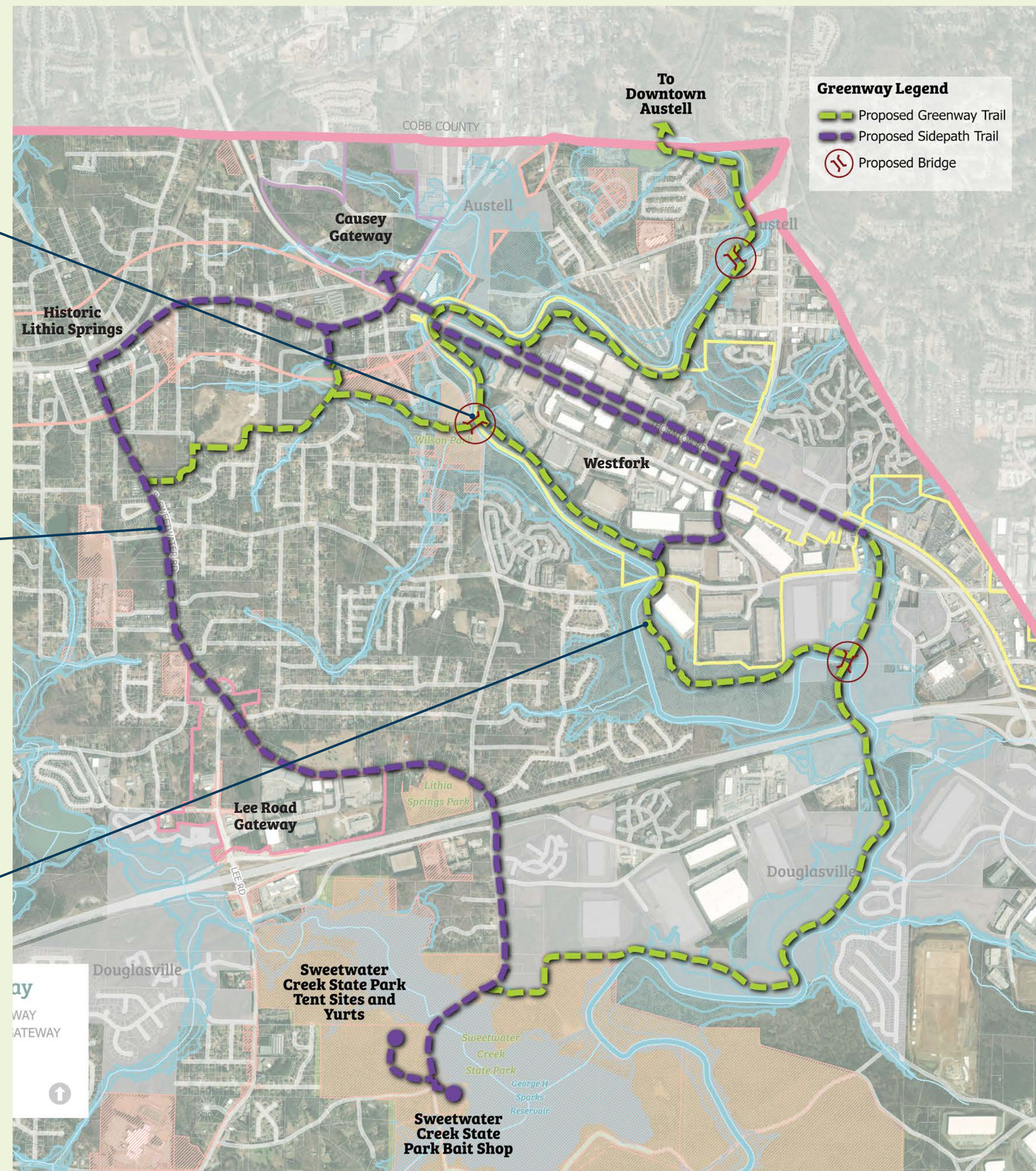
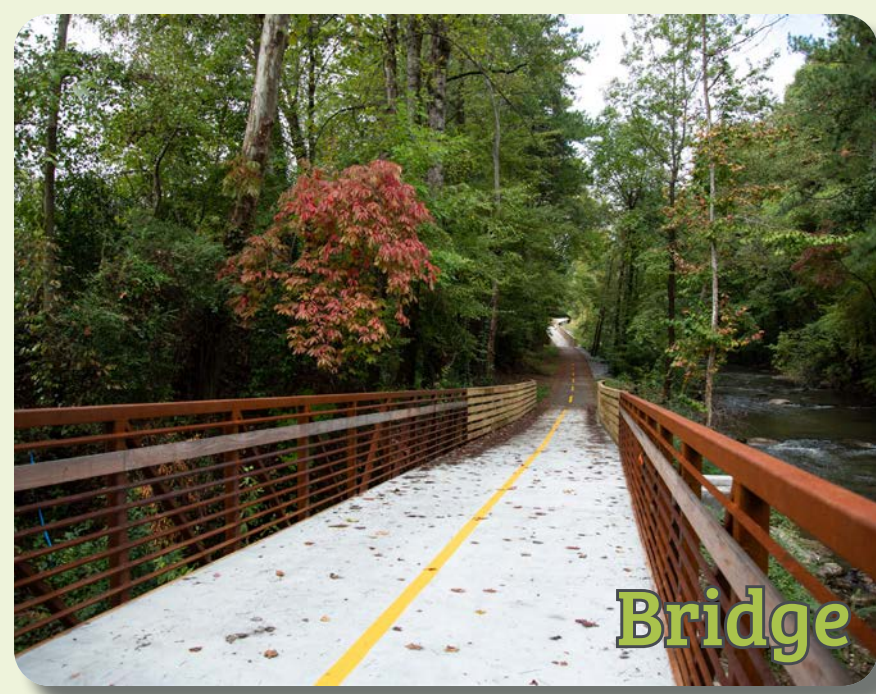
# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

### Connecting Them All - The Sweetwater Creek Greenway

#### Connecting Concept

..... Example Character Images .....



- Greenway would follow Sweetwater Creek to connect Sweetwater State Park to the City of Austell
- Spur trails would connect four focus areas
- A mix of urban/suburban sidepaths and rural, off-street greenways
- Greenways could spur development interest

#### Thoughts on the Sweetwater Creek Greenway Concept?

Grab a sticky note, and tell us what you think!