

An aerial photograph of a residential area in Lithia Springs, Georgia. A large, multi-story house with a prominent chimney and a sign that reads "LITHIA SPRINGS" is visible in the upper left. The house is surrounded by lush green trees and a well-maintained lawn. The entire image is overlaid with a semi-transparent teal filter.

Lithia Springs Small Area Plan

Stakeholder + Public Workshop – December 7th, 2022

Today's Agenda



- 2:00 PM** - Introductions + Workshop Goals + Small Area Plan Overview
- 2:10 PM** - Lee Road Gateway
- 2:45 PM** - Causey Road Gateway
- 3:20 PM** - VMH Corridor
- 3:55 PM** - Westfork
- 4:30 PM** - Sweetwater Creek Greenway Concept
- 4:45 PM** - Final Thoughts + Next Steps
- 5:00 PM** - Facilitated Workshop Closes

Workshop Goals

By 5PM We'd Like:

Clear direction for final concepts:

- Lee Road Gateway
- Causey Road Gateway
- VMH Corridor
- Westfork

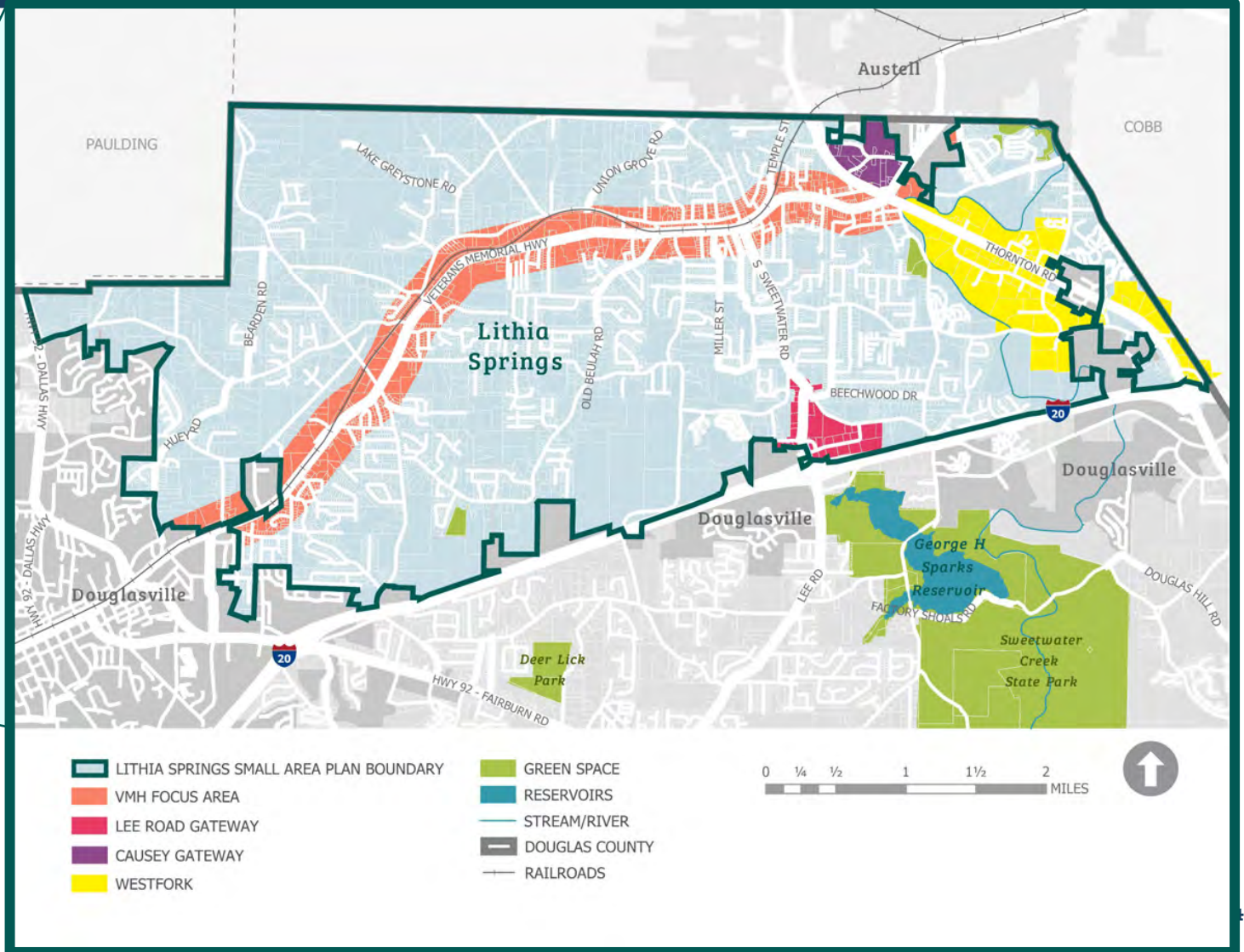
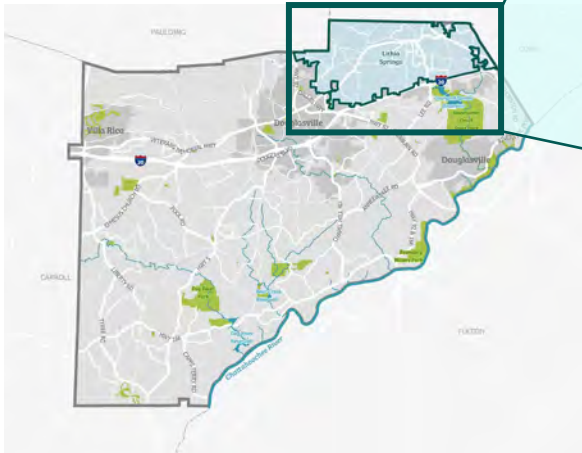
After the workshop, the team will create a single concept for each focus area based on feedback from today!



Small Area Plan Overview

Focus Areas

- 1 Lee Road Gateway
- 2 Causey Gateway
- 3 VMH Corridor
- 4 Westfork

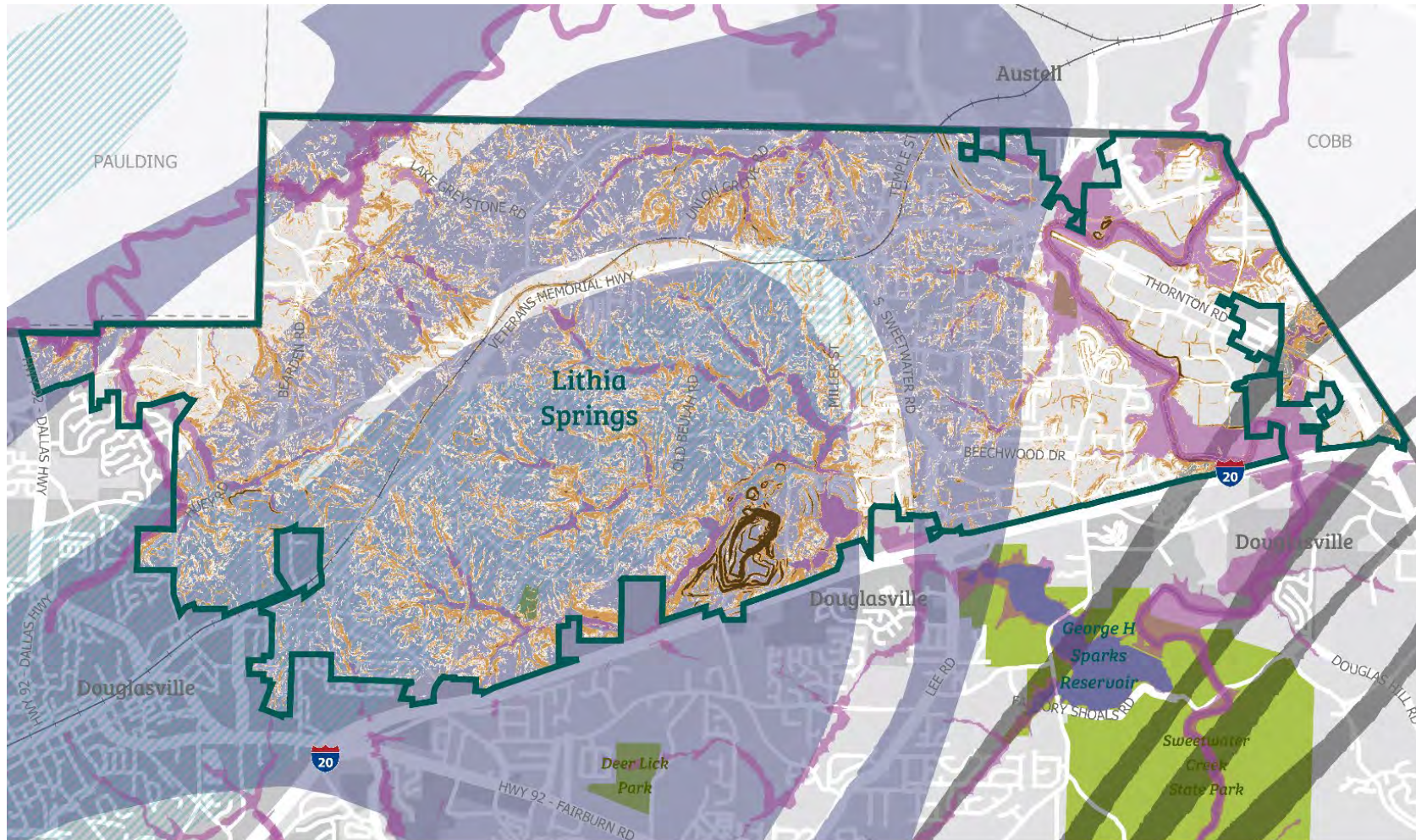


Area Overview

- Interesting history of Lithia Springs as a railroad/resort town
- Major corridors: VMH, Thornton Rd, I-20, S Sweetwater Road
- Stable, older single-family residential areas with veins of marginal commercial/light industrial uses
- Thornton Road is a major corridor for trucks and retail
- **Major study focus: commercial/mixed use/light industrial redevelopment opportunities**

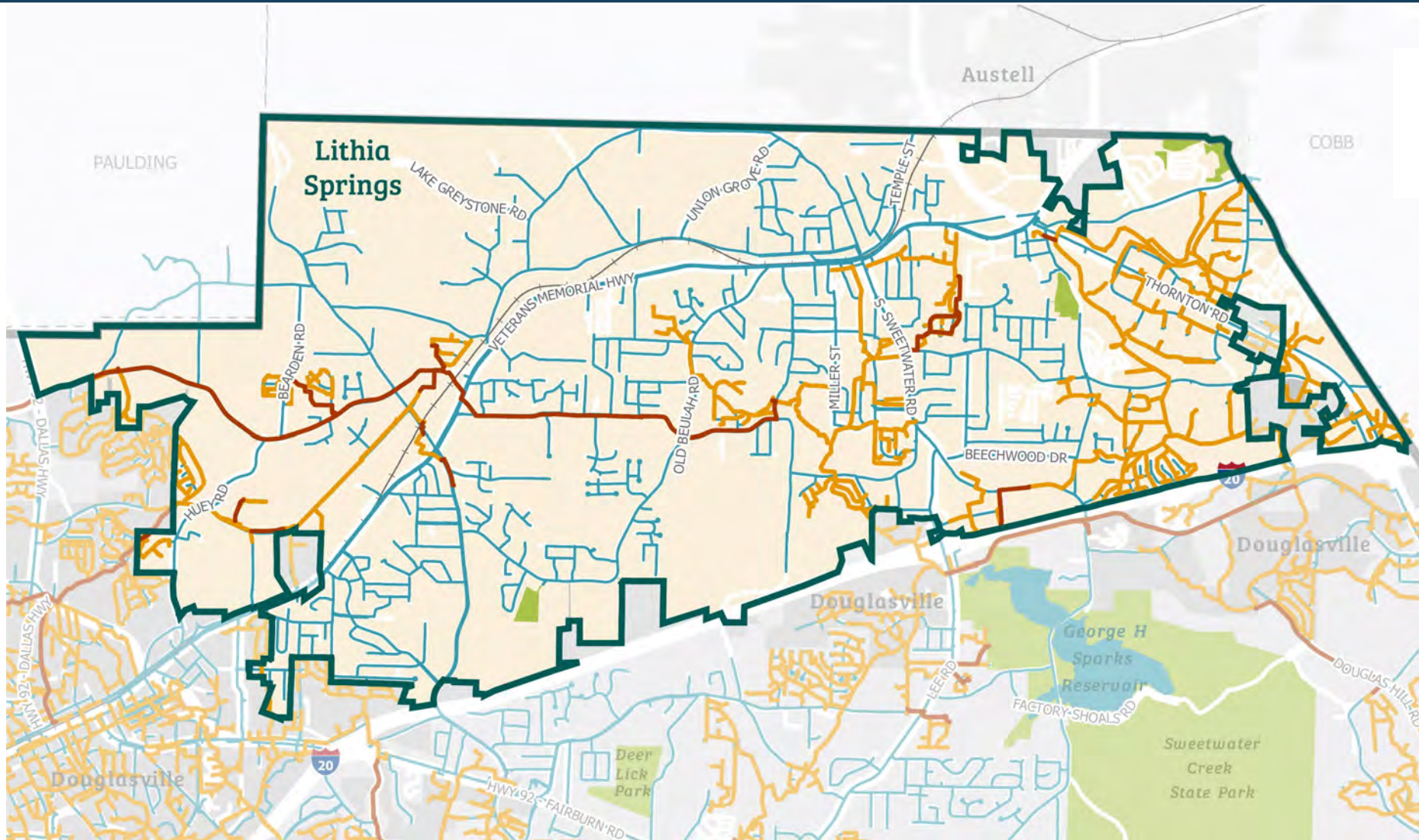


Environmental Constraints



- IMPAIRED STREAMS
- FLOOD ZONES
- GRANITE & GNEISS
- QUARTZITE
- GROUNDWATER RECHARGE AREAS
- STREAM/RIVER

Infrastructure Constraints



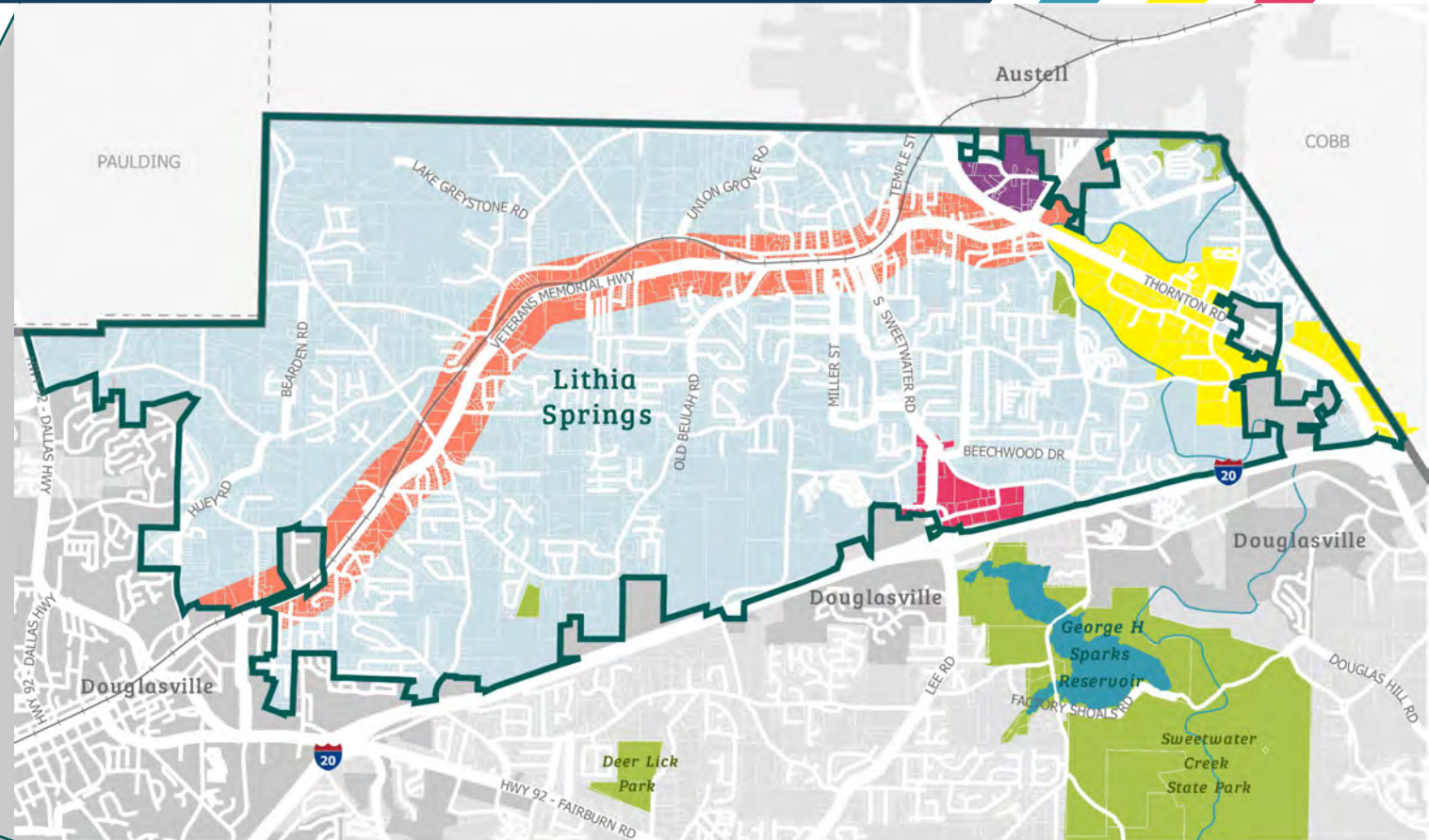
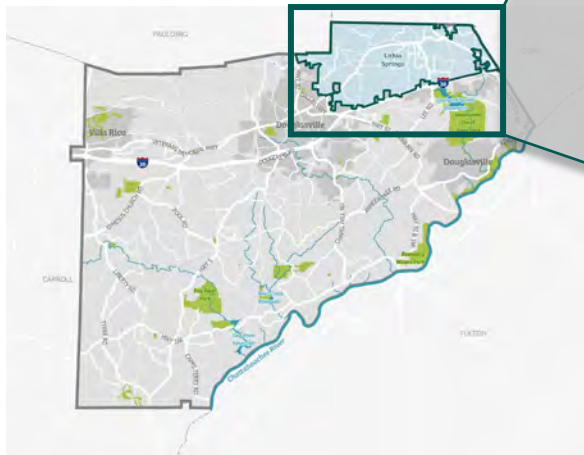
- SEWER-PRESSURIZED MAINS
- SEWER-GRAVITY MAINS
- WATER MAINS

* Water and sewer coverages shown are for informational purposes only and accuracy is not guaranteed.

Lithia Springs Focus Areas

Focus Areas

- 1 Lee Road Gateway
- 2 Causey Gateway
- 3 VMH Corridor
- 4 Westfork



- LITHIA SPRINGS SMALL AREA PLAN BOUNDARY
- VMH FOCUS AREA
- LEE ROAD GATEWAY
- CAUSEY GATEWAY
- WESTFORK

- GREEN SPACE
- RESERVOIRS
- STREAM/RIVER
- DOUGLAS COUNTY
- RAILROADS

0 1/4 1/2 1 1 1/2 2 MILES

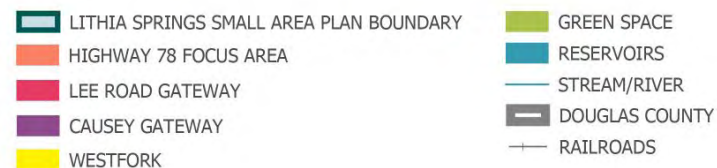
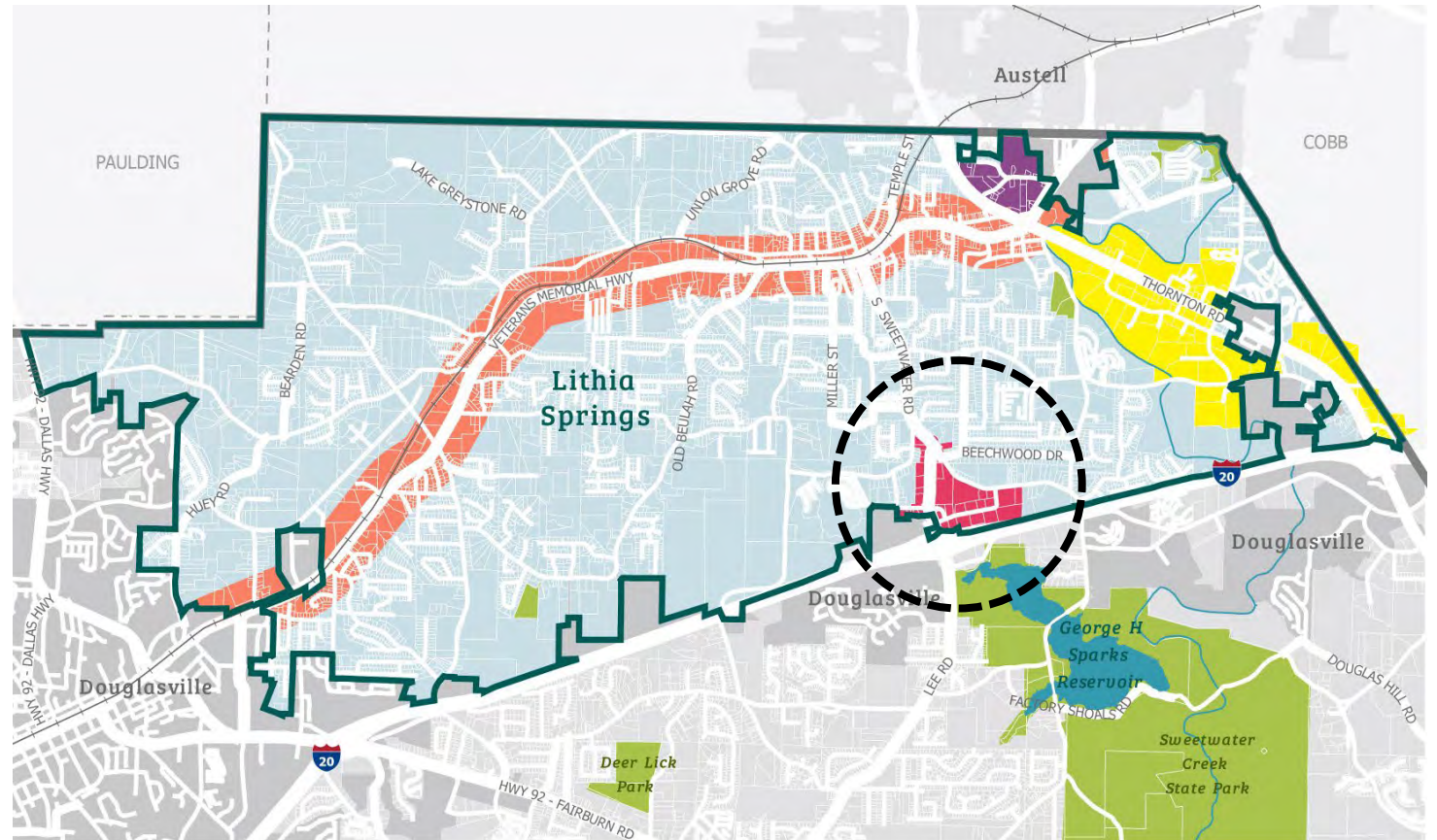


Lee Road Gateway

Lithia Springs: Lee Road

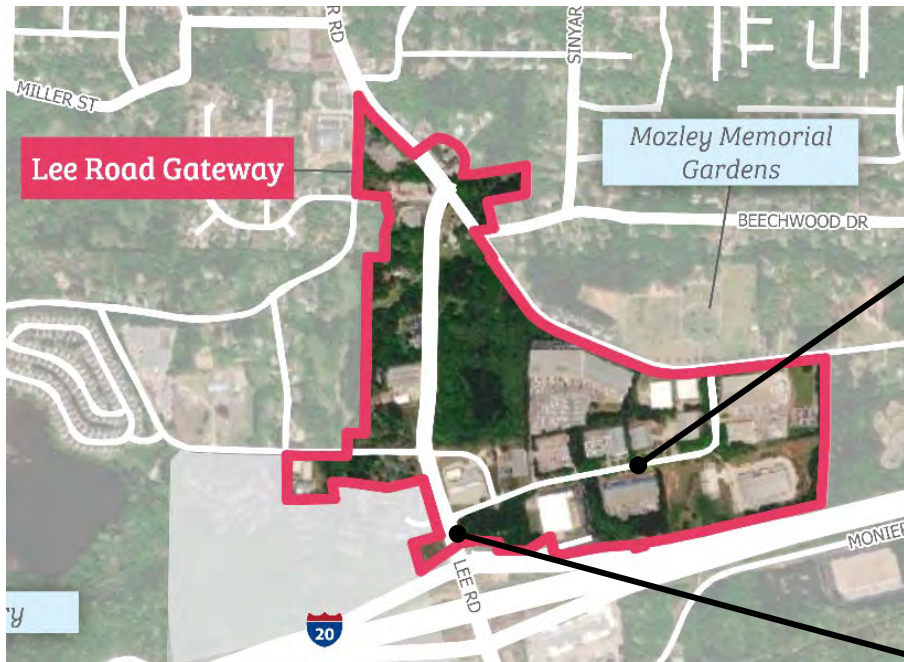
Concept Areas

1 Node: Lee Road Gateway



Lee Road Gateway

Current Character



Sweetwater Industrial Blvd



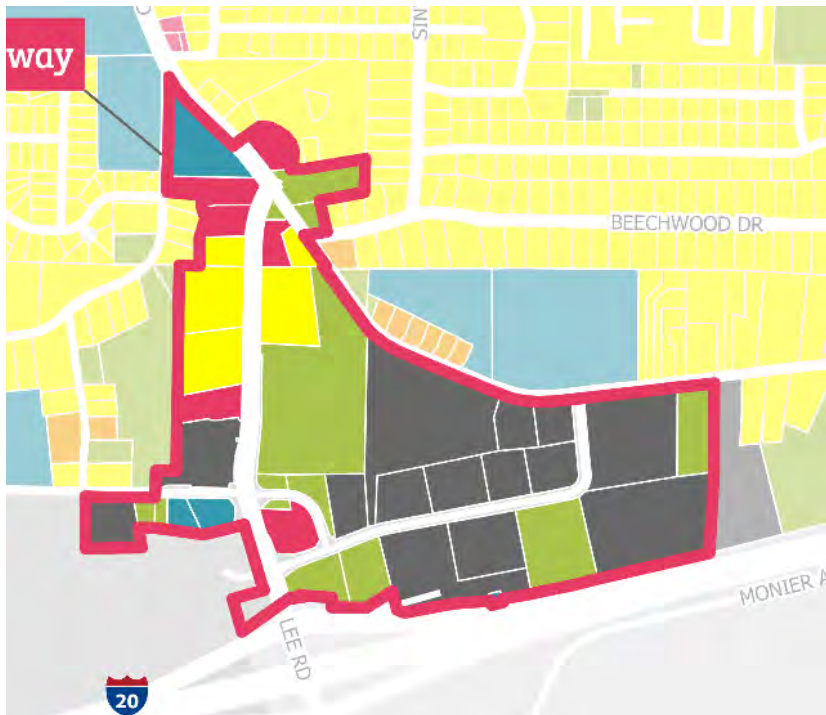
Vacant parcel east of Lee Rd



Existing I-20 ramp onto Lee Rd

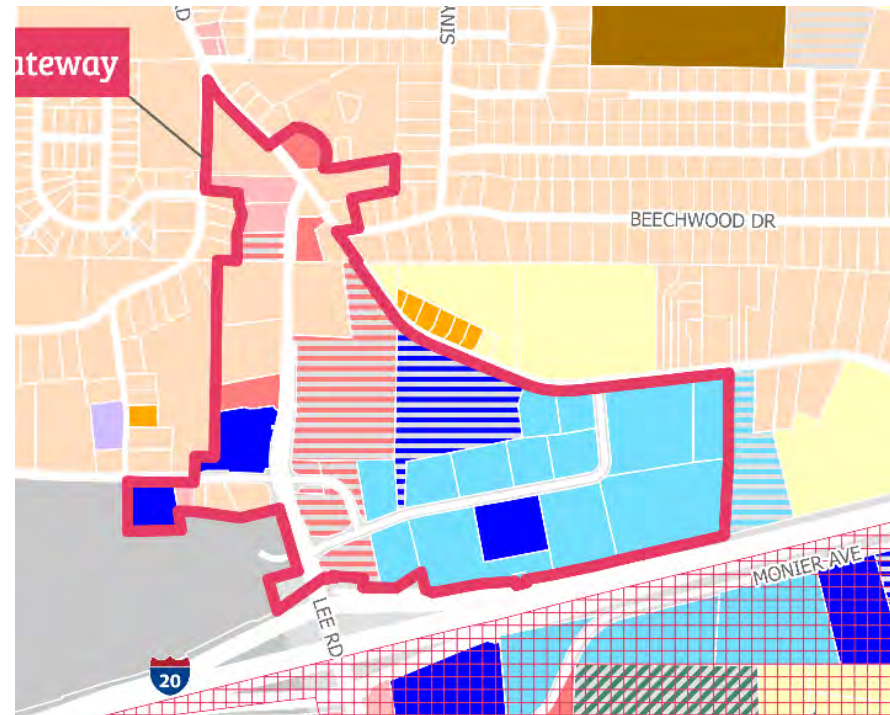
Lee Road Gateway

Existing Land Use



- AGRICULTURAL/UNDEVELOPED/VACANT
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/INSTITUTIONAL/UTILITY

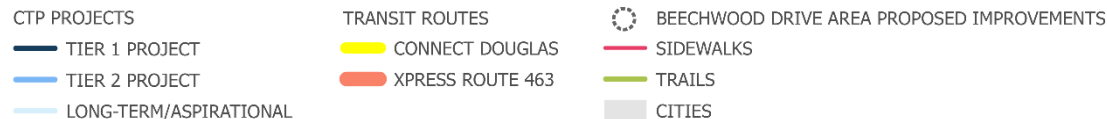
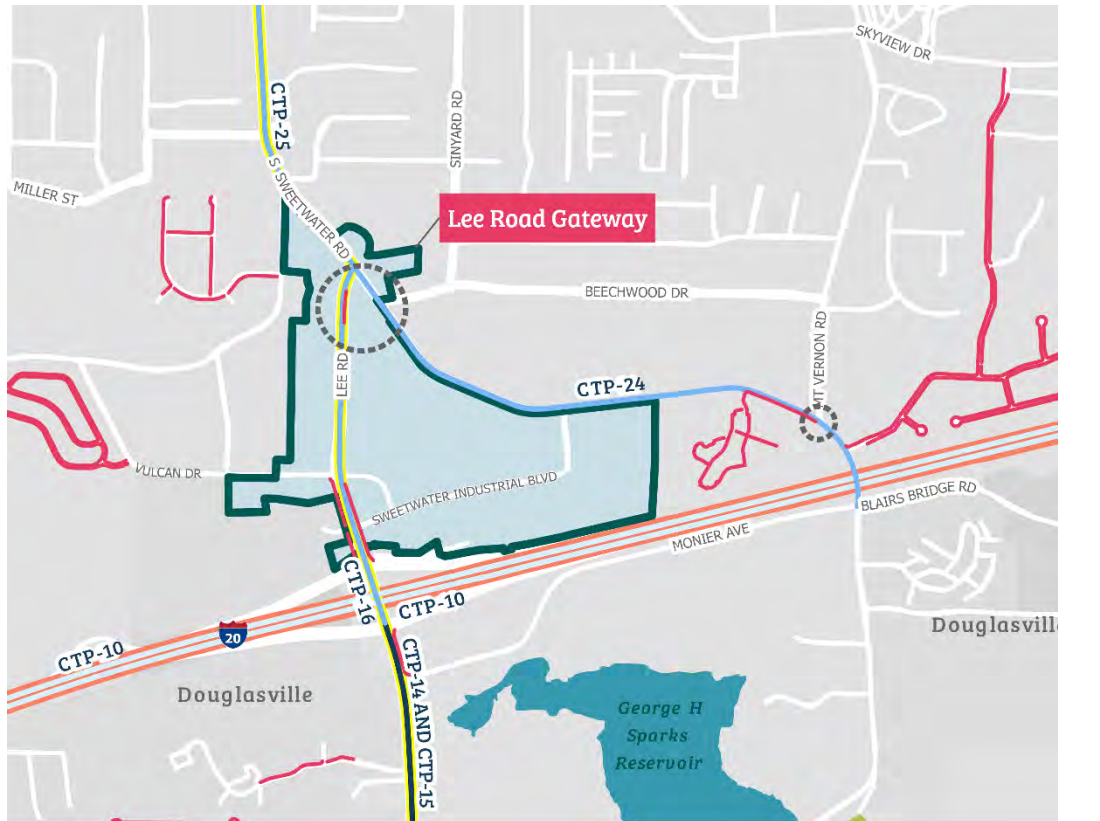
Zoning



- C-G: GENERAL COMMERCIAL
- C-H: HEAVY COMMERCIAL
- HI: HEAVY INDUSTRIAL
- LI: LIGHT INDUSTRIAL
- LI-R: LI RESTRICTED

Lee Road Gateway

Transportation

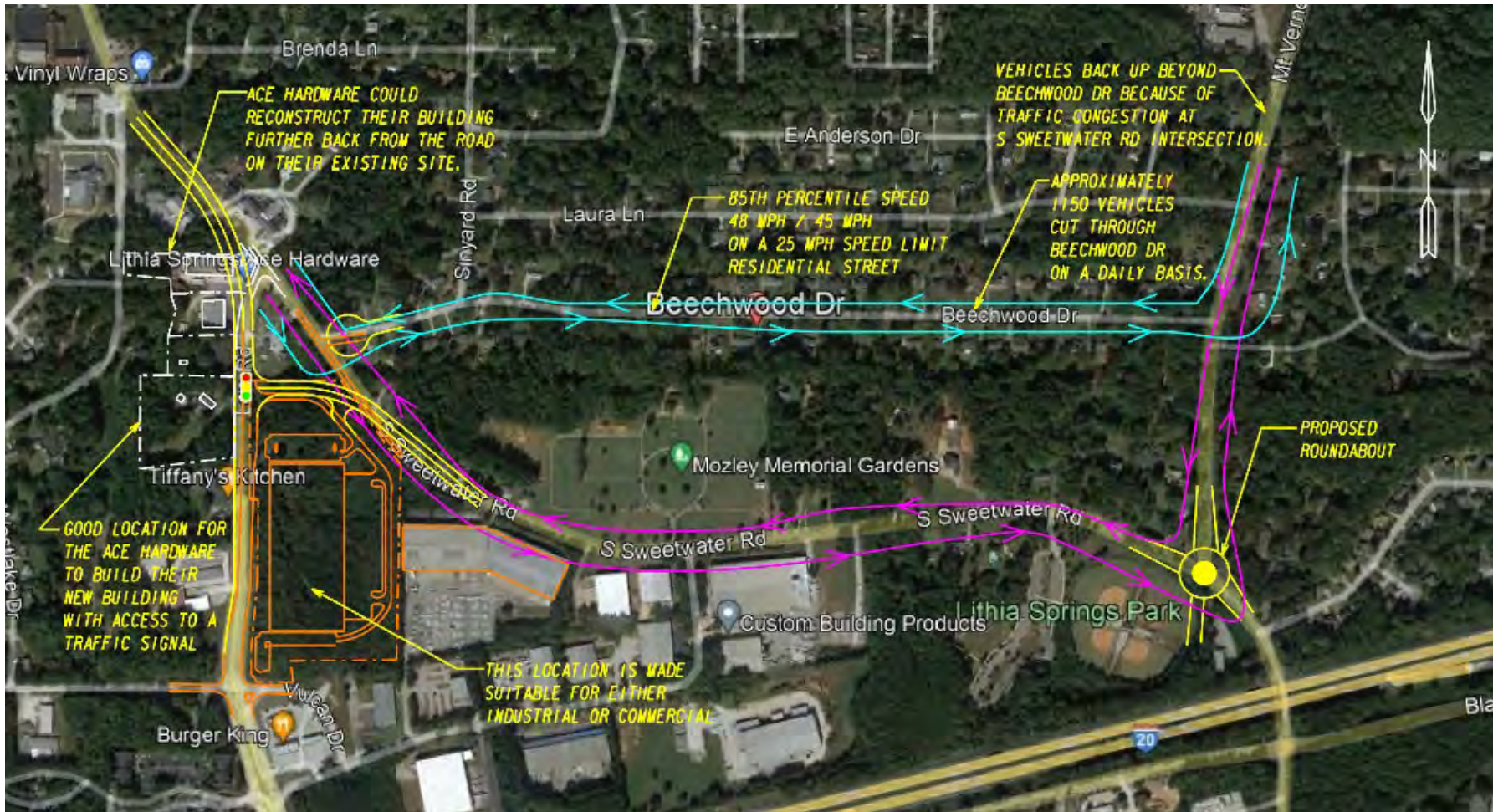


Key Projects

- CTP identified Lee Road as a high-priority pedestrian area
- Lee Road widening from I-20 to S Sweetwater Road (CT-16)
- S Sweetwater Road widening from VMH to Blairs Bridge Road (CTP-24)
- Douglas DOT has looked at potential Beechwood Drive improvements

Lee Road Gateway

Beechwood Drive Project



Lee Road Gateway

Other Considerations

- Primary gateway to Lithia Springs from I-20
- Most of site on granite/gneiss
- Has sewer access in some parts
- Proximity to Sweetwater State Park on other side of I-20; Lee Road on this side of Interstate has been subject of lots of study

Infrastructural Elements



- SEWER - GRAVITY MAINS
- SEWER - PRESSURIZED MAINS
- WATER MAINS

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Environmental Elements



- 20%+ SLOPE
- IMPAIRED STREAMS
- FLOOD ZONES
- GROUNDWATER RECHARGE AREAS
- GRANITE & GNEISS

Lee Road Gateway – Concept A



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

Lee Road Gateway – Concept B



B – Regional Park

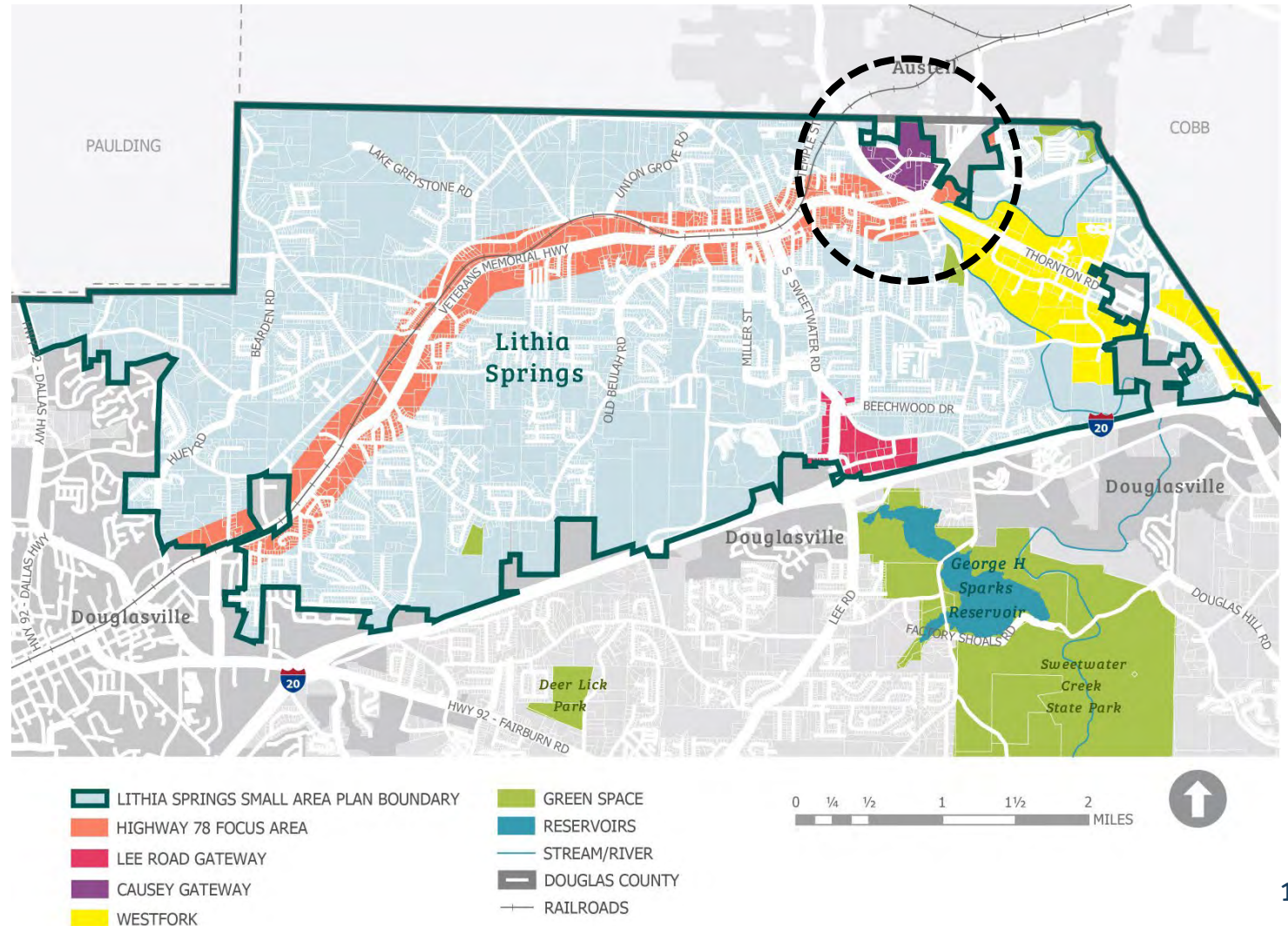
- More of a focus on recreation with nature preserve with trails, sports complex connecting to the existing Lithia Springs Park, and walking paths through the existing Mozley Memorial Gardens.
- Mix of commercial and residential along Lee Road
- Some light industrial/warehousing uses remain
- Better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

Causey Gateway

Lithia Springs Focus Areas

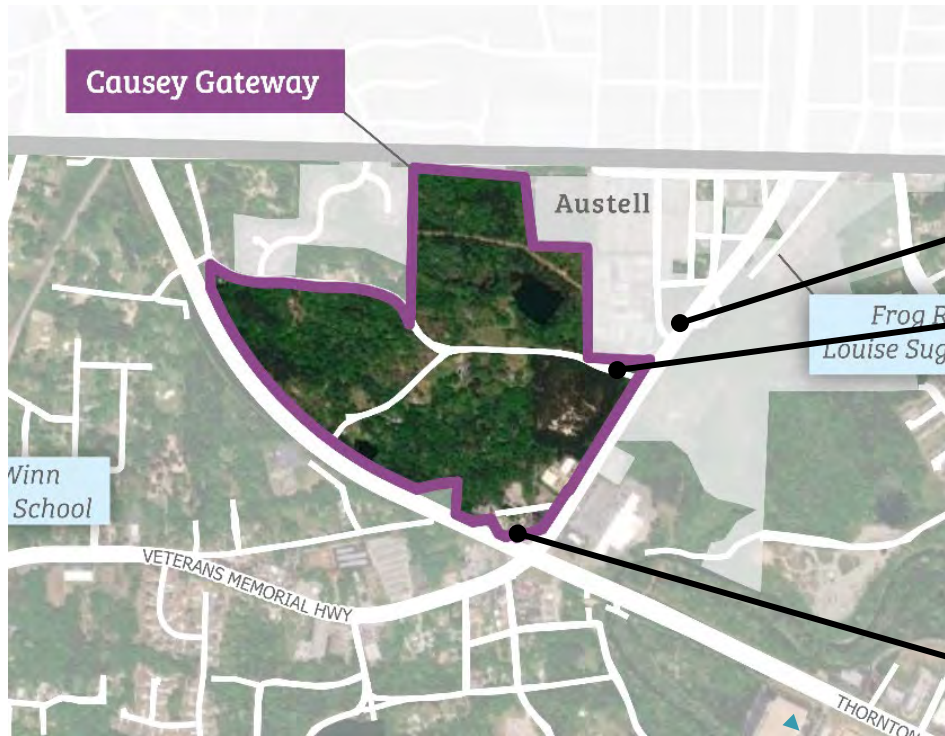
Concept Areas

2 Node: Causey Gateway



Causey Gateway

Current Character



VMH



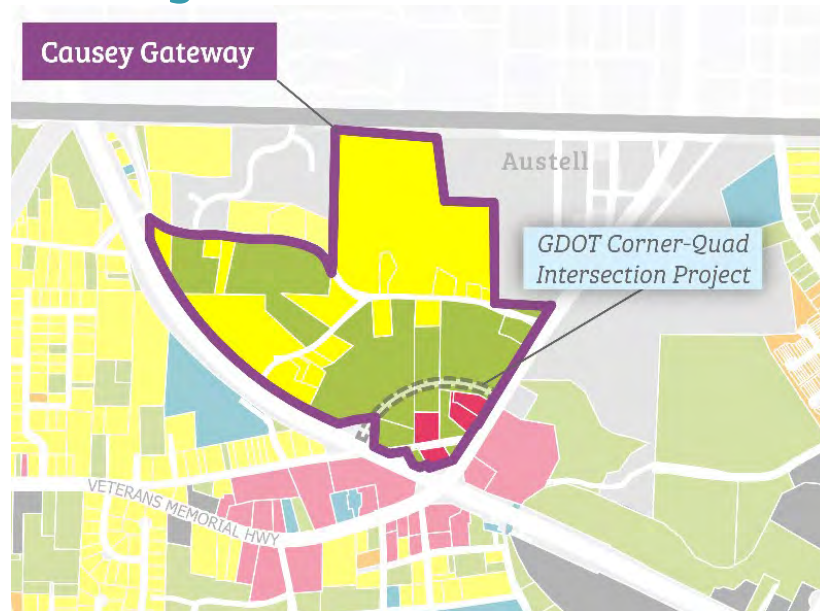
Causey Rd + Smith Hill Rd



Thornton Road + VMH Intersection

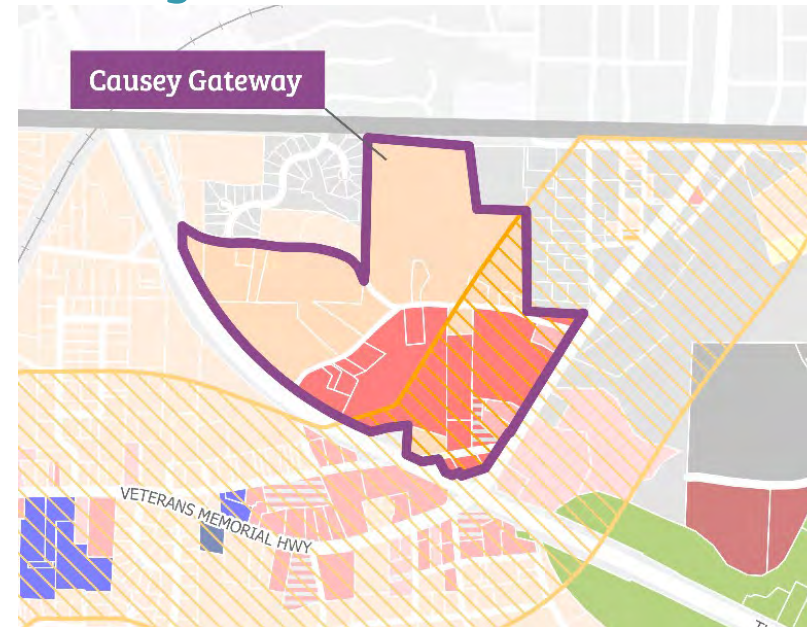
Causey Gateway

Existing Land Use



- AGRICULTURAL/UNDEVELOPED/VACANT
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/INSTITUTIONAL/UTILITY

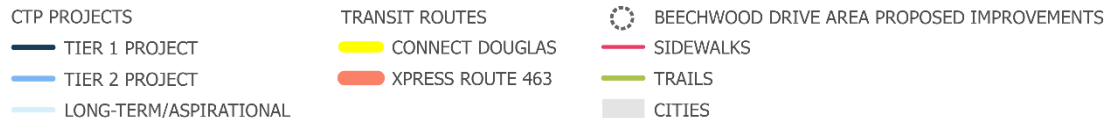
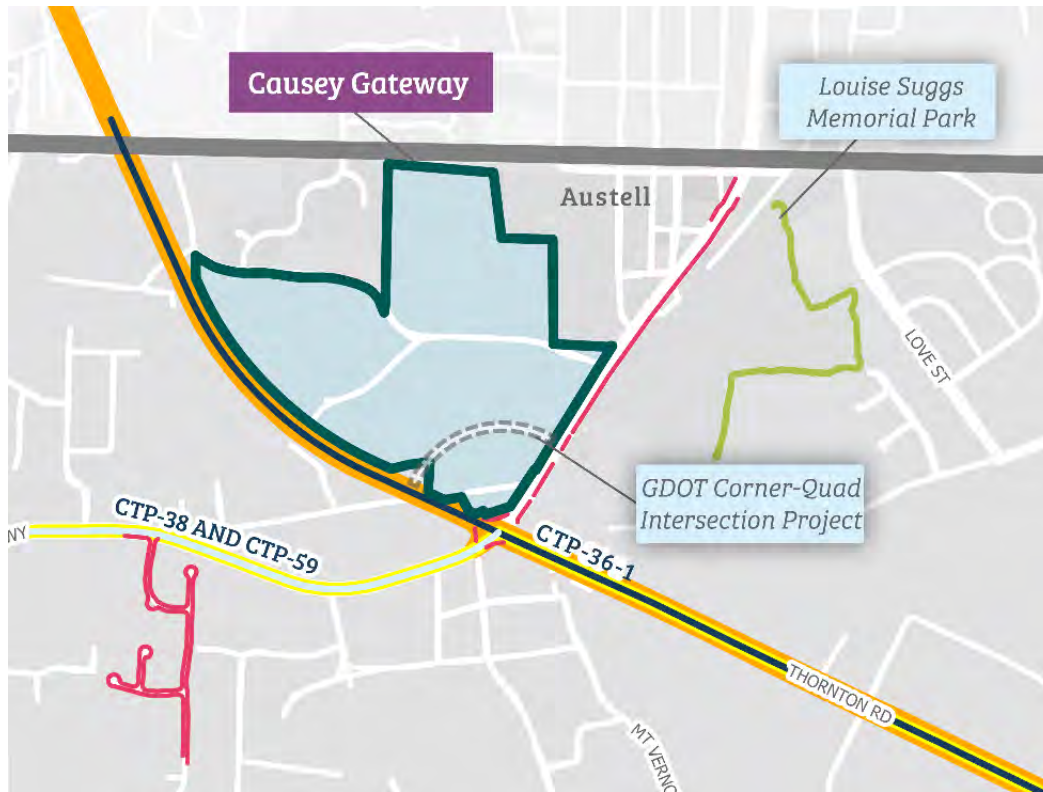
Zoning



- HIGHWAY CORRIDOR OVERLAY
- C-G: GENERAL COMMERCIAL
- C-H: HEAVY COMMERCIAL
- HI: HEAVY INDUSTRIAL
- LI: LIGHT INDUSTRIAL

Causey Gateway

Transportation



Key Projects/Info

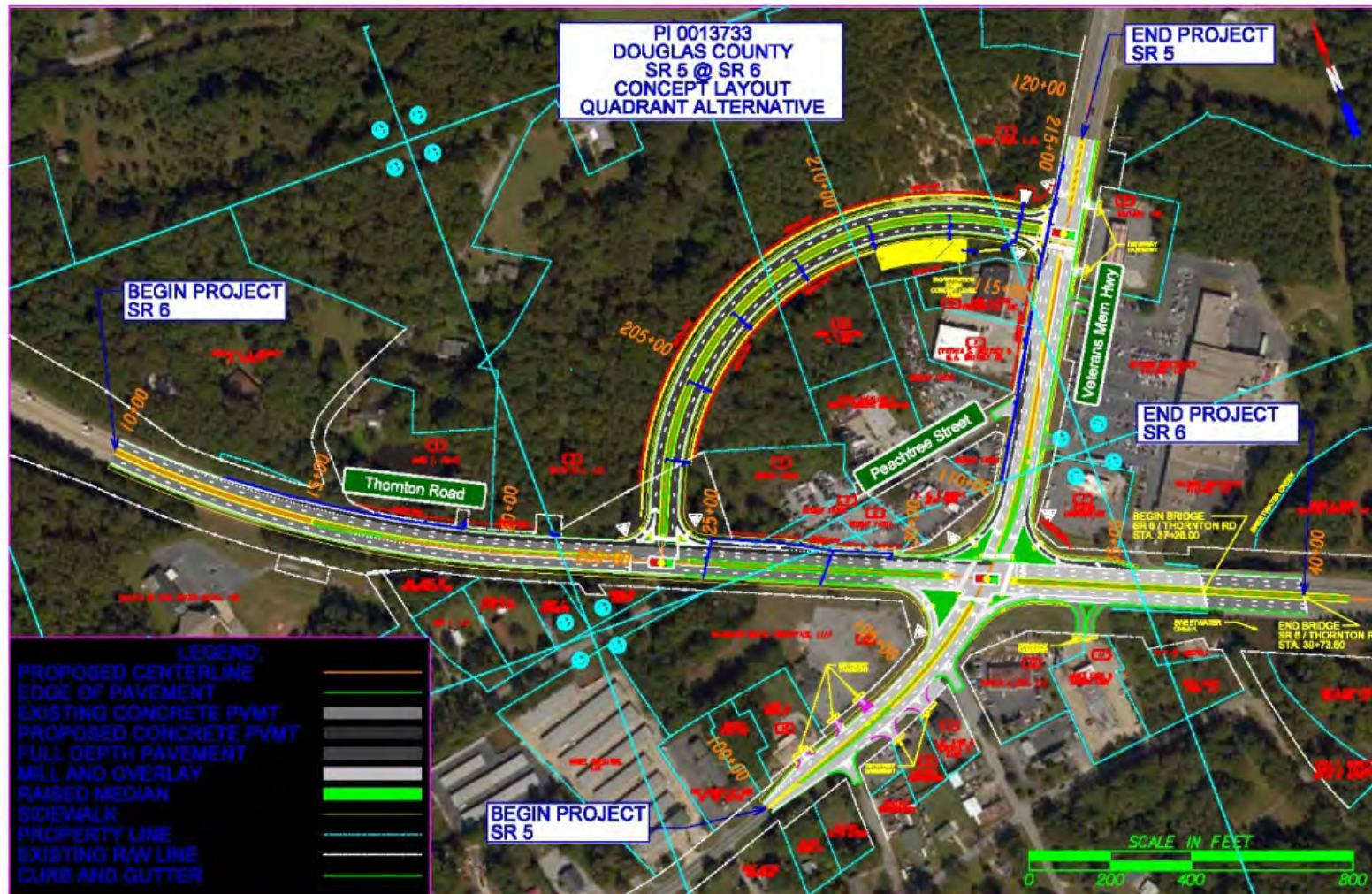
- Thornton Rd + VMH is one of the most congested intersections in the County
- “Truck-Friendly Lanes” Project (CT 36-1); mostly operational improvements, not truck-only lanes

CTP Aspirational Projects (2050+)

- Sidewalk on west side of VMH from Thornton Road to Cobb County Line
- Sidewalk on both sides of Thornton Road throughout study area

Causey Gateway

Quadrant Project



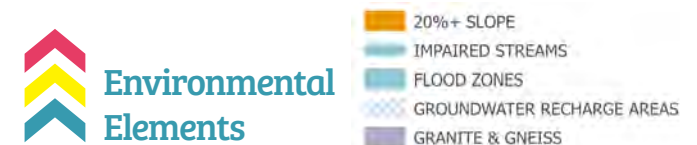
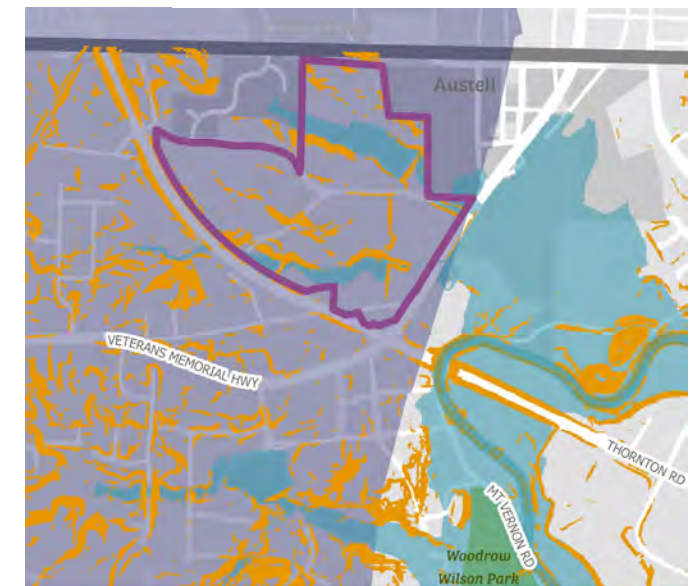
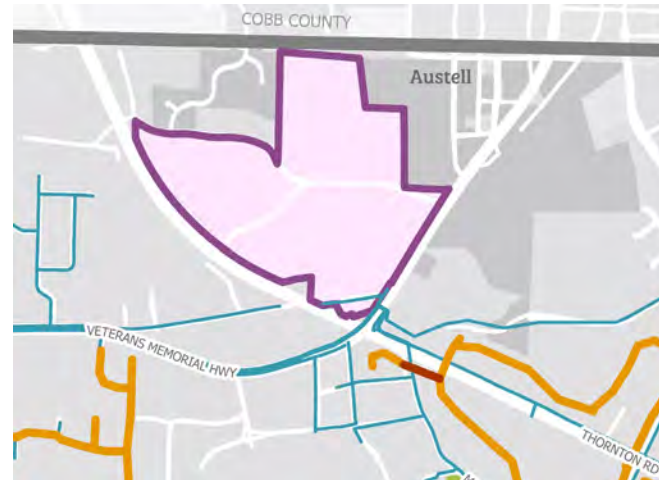
GDOT Corner Quad Intersection

- County is trying to maintain access to commercially zoned parcels
- GDOT prefers no curb-cuts, but is open to allowing access to parcels on north side of proposed access road
- Requires property acquisition – might be more expensive than GDOT thought because of commercial zoning

Causey Gateway

Other Considerations

- Initial vision is “Community Village” area, not commercial and definitely not industrial
- Truck traffic on Thornton Rd is a major issue
- Entire study area is on a bed of granite/gneiss
- Significant floodplains
- Connectivity to Austell/desired Sweetwater Creek Greenway
- Interesting golf history (LPGA founder Louise Suggs)
- Properties currently under contract – intent is mixed use



Causey Gateway – Concept A



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

Causey Gateway – Concept B



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

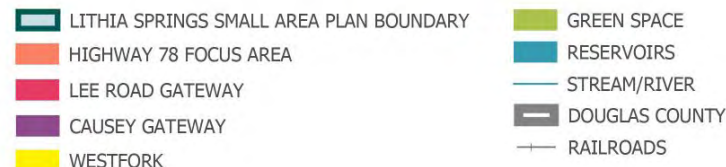
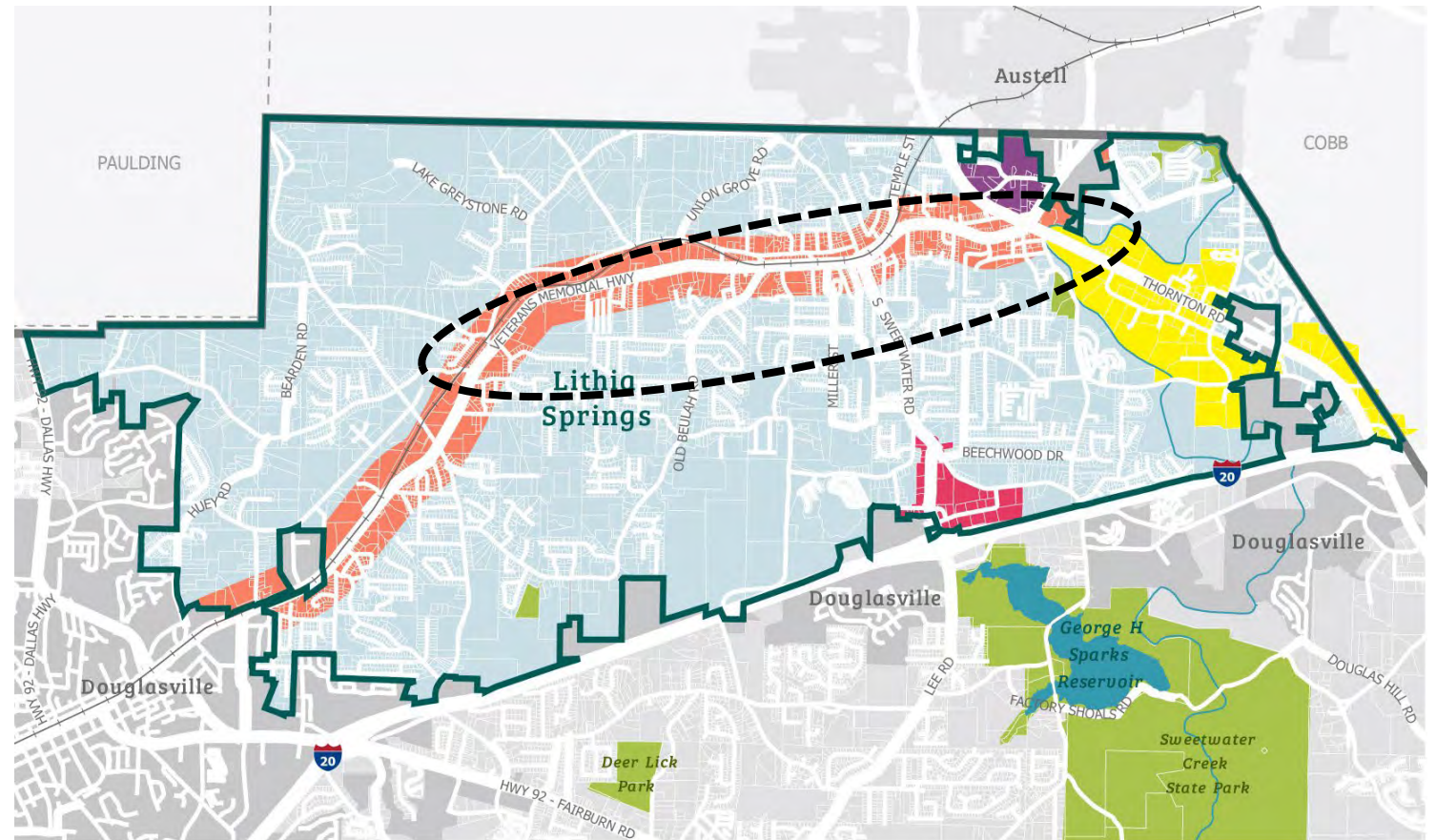
VMH Corridor

Lithia Springs Focus Areas

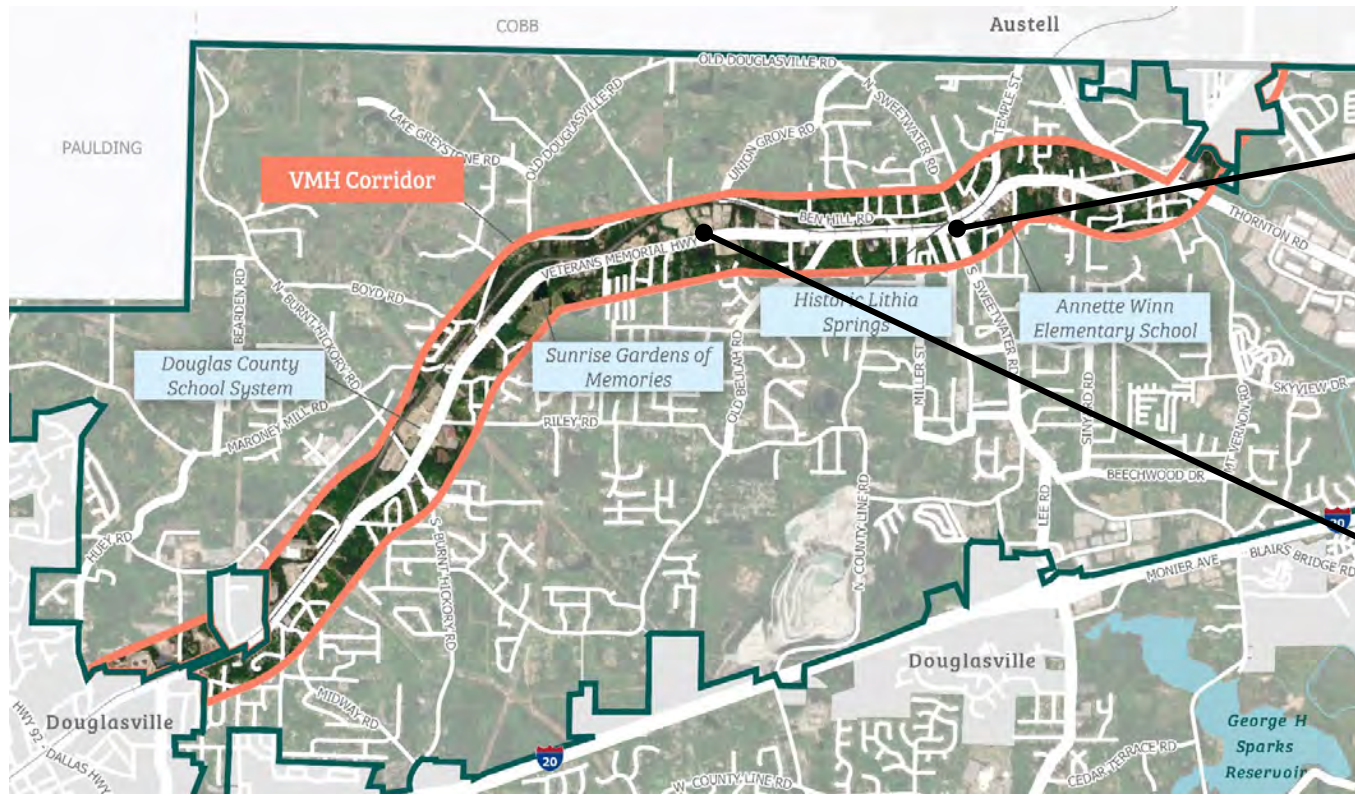
Concept Areas

3

Veterans Memorial Highway (VMH) Corridor



Current Character

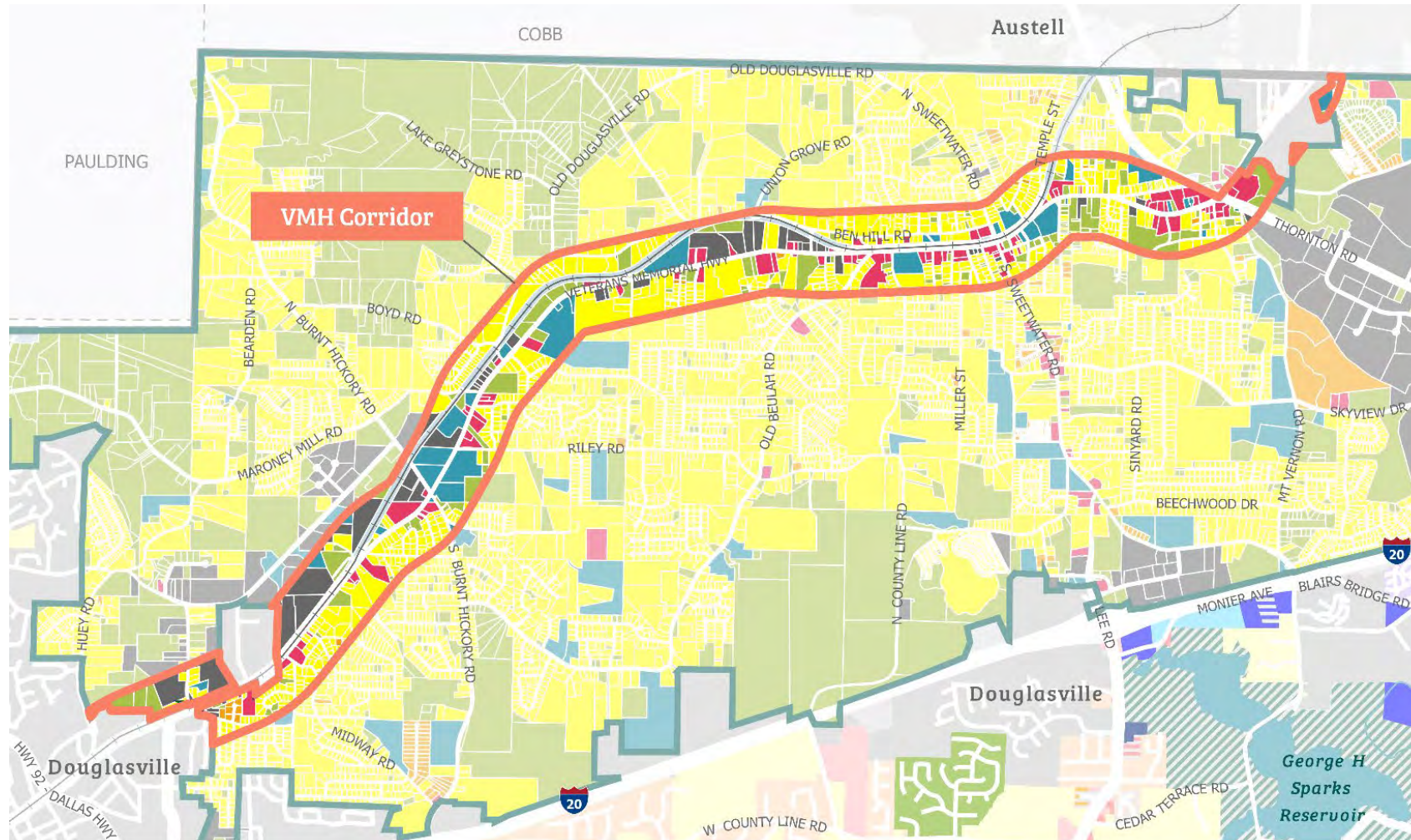


Downtown Lithia Springs



Industrial/Commercial on VMH

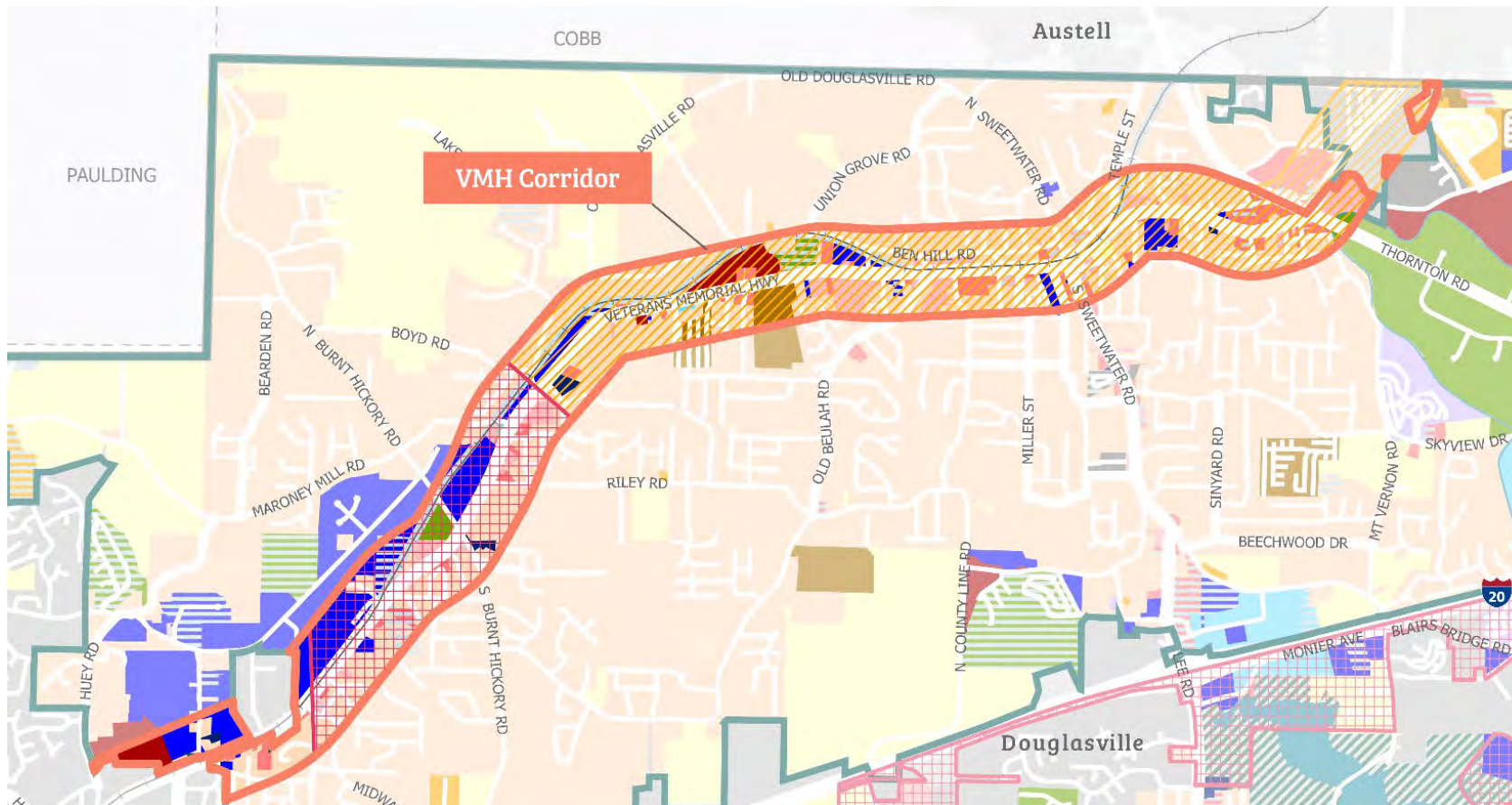
Existing Land Use



- AGRICULTURAL/UNDEVELOPED/VACANT
- SINGLE FAMILY RESIDENTIAL
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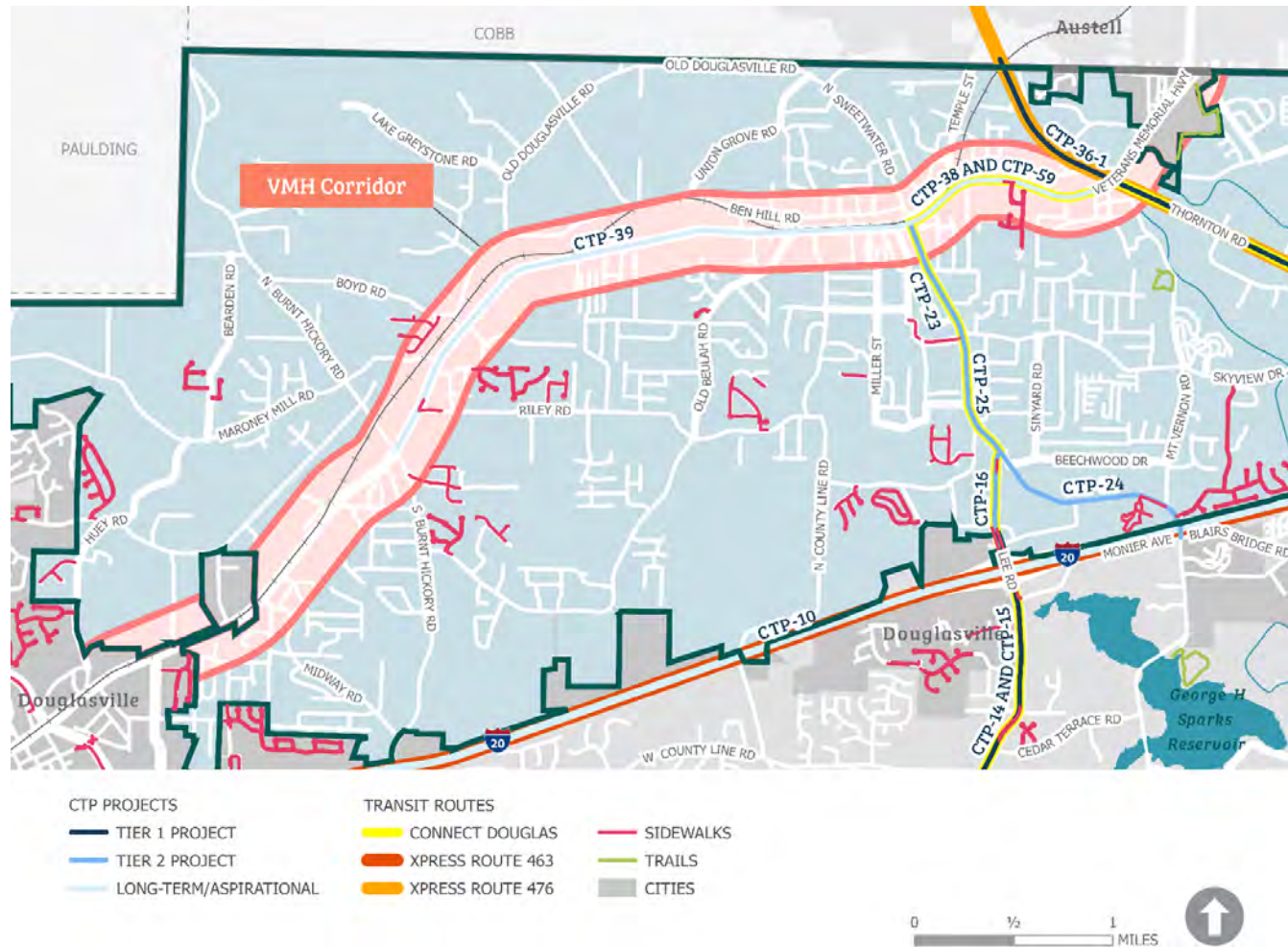
VMH

Zoning



- C-G: GENERAL COMMERCIAL
- C-H: HEAVY COMMERCIAL
- HI: HEAVY INDUSTRIAL
- LI: LIGHT INDUSTRIAL
- LI-R: LI RESTRICTED
- OI: OFFICE/INSTITUTIONAL
- PUD: PLANNED UNIT DEVELOPMENT
- R-A: RESIDENTIAL - AGRICULTURE
- R-HD: HIGH DENSITY RESIDENTIAL
- R-LD: LOW DENSITY RESIDENTIAL
- R-MD: MEDIUM DENSITY RESIDENTIAL
- R-MF: MULTI-FAMILY RESIDENTIAL

Transportation



Key Projects/Info

Parts of the corridor were identified as priority pedestrian areas, concentrated around downtown Lithia Springs and VMH/Burnt Hickory Road

Tier 3 Projects (2032-2050):

- CTP-38: VMH Operational improvements from Burnt Hickory Road to Thornton Road
- CTP-59: VMH Widening from S Sweetwater Road to Thornton Road

CTP Aspirational Projects (2050+)

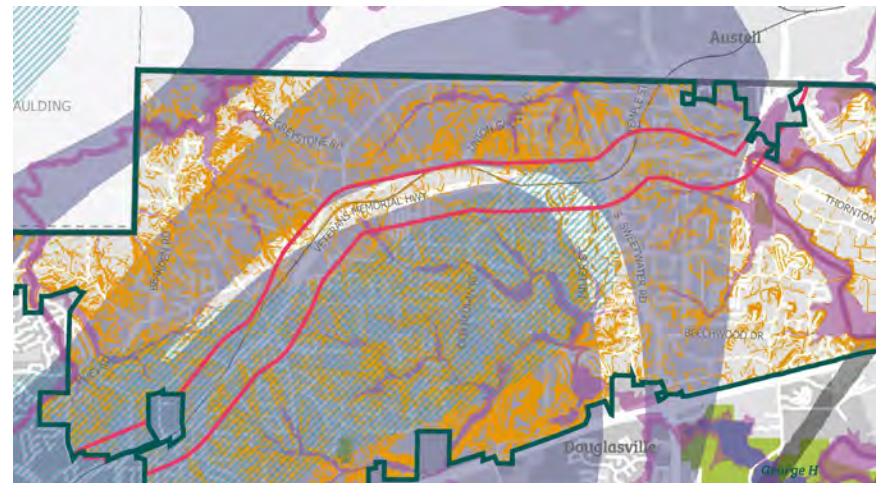
- Sidewalk on west side of VMH from Harper Street to S Sweetwater Road
- Sidewalks on both sides of VMH from Durelee Lane to Maroney Mill Road
- Sidewalks on both sides of Midway Road/S Burnt Hickory Road through study area

Other Considerations

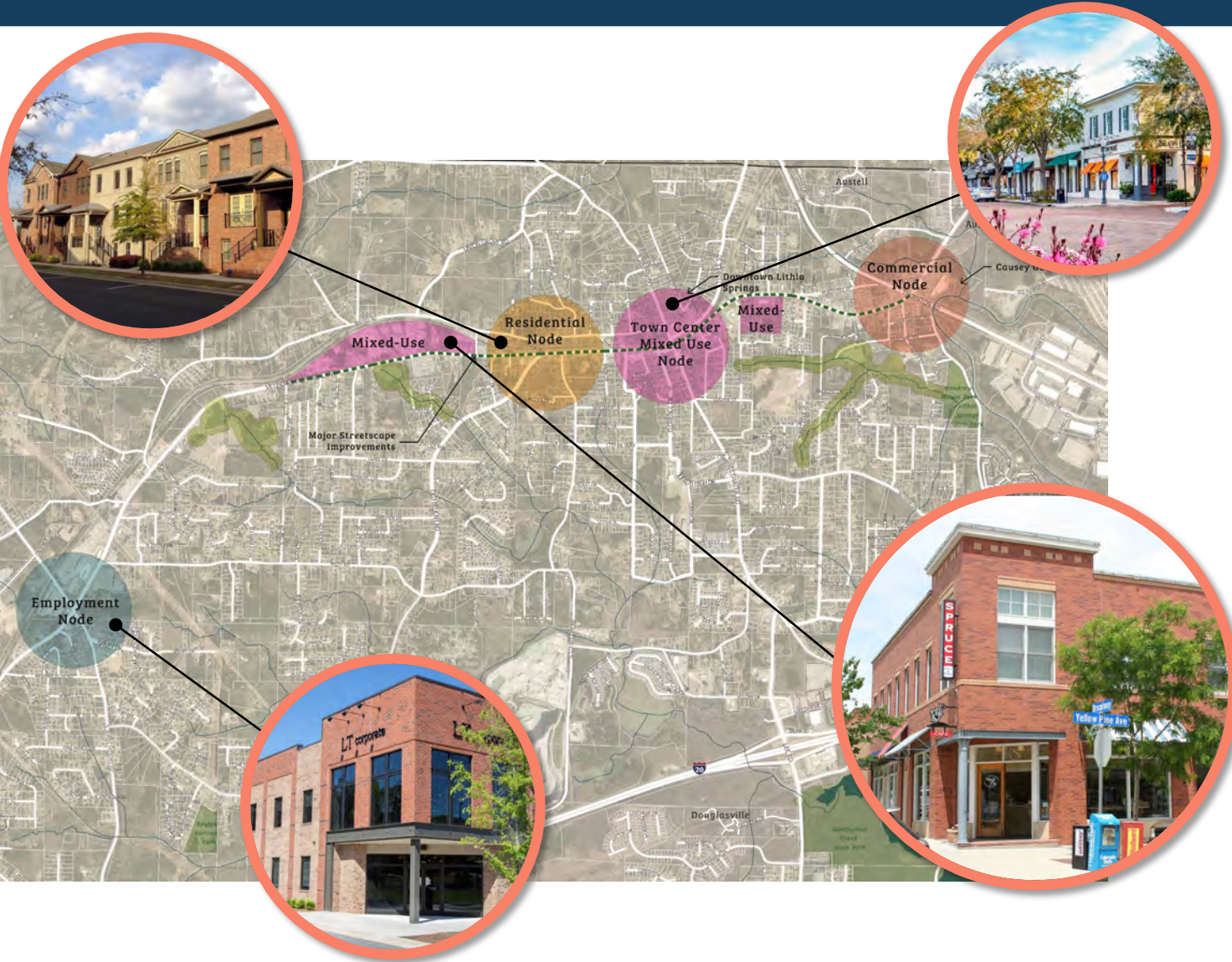
- Previously the “Main Street” of Douglas County
- History of Lithia Springs as a health resort
- Scattered sewer access
- Most of corridor on deposit of granite/gneiss
- Surrounding neighborhoods are stable
- Need streetscape improvements
- Medium-density infill residential near “Downtown”
- Connect to desired Sweetwater Creek greenway



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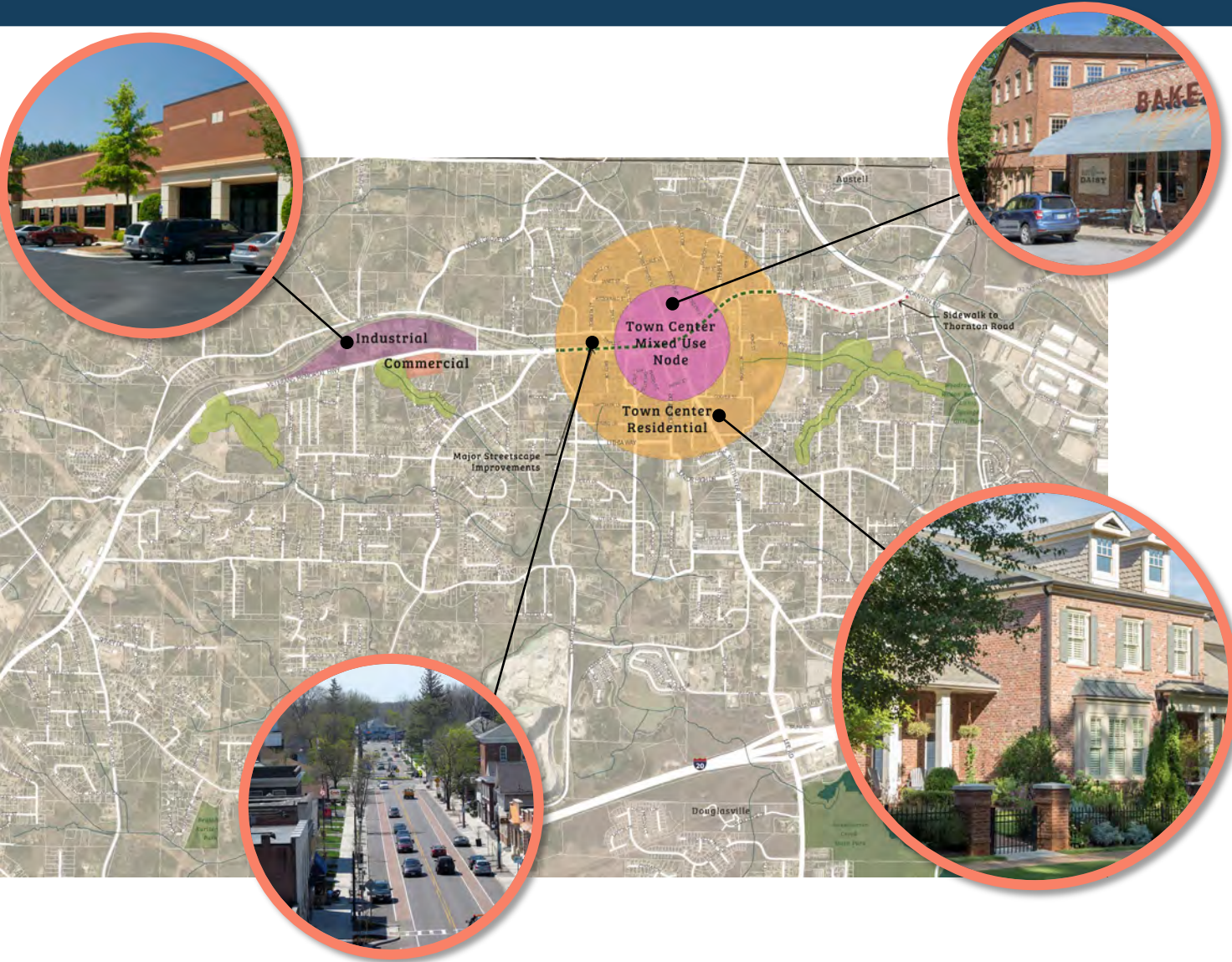
VMH– Concept A



A – Nodal Development

- 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 + VMH
- Employment node at Old Burnt Hickory

VMH– Concept B



B – Historic Town Center

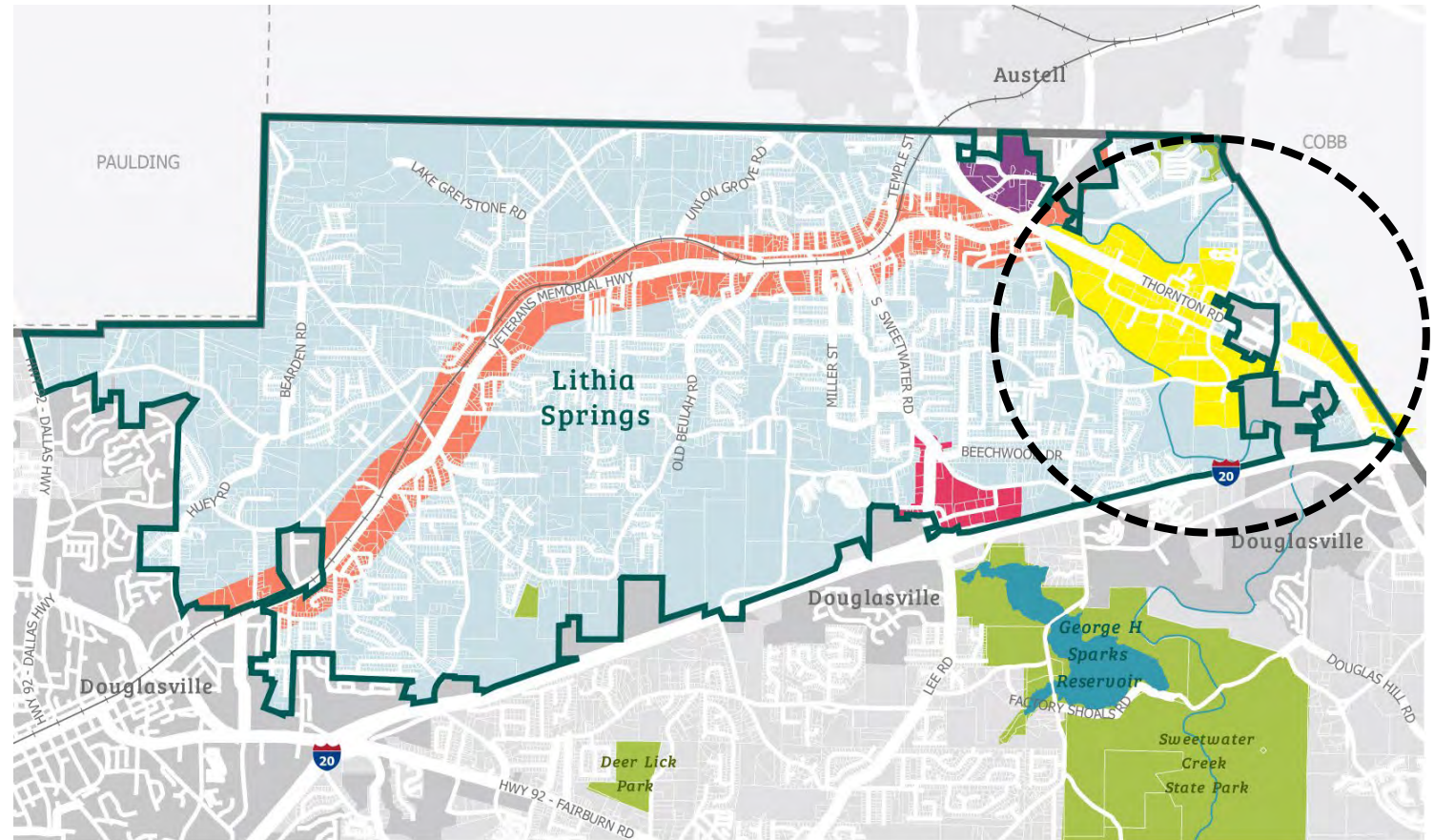
- Focus on mixed use town center development at historic Lithia Springs area supported by denser residential, like townhomes
- Major streetscape improvements near S Sweetwater Road to support walkable character
- Some light industrial/warehousing uses remain, but with new facilities, right-sized facilities

Westfork

Lithia Springs Focus Areas

Concept Areas

4 Westfork



- LITHIA SPRINGS SMALL AREA PLAN BOUNDARY
- HIGHWAY 78 FOCUS AREA
- LEE ROAD GATEWAY
- CAUSEY GATEWAY
- WESTFORK

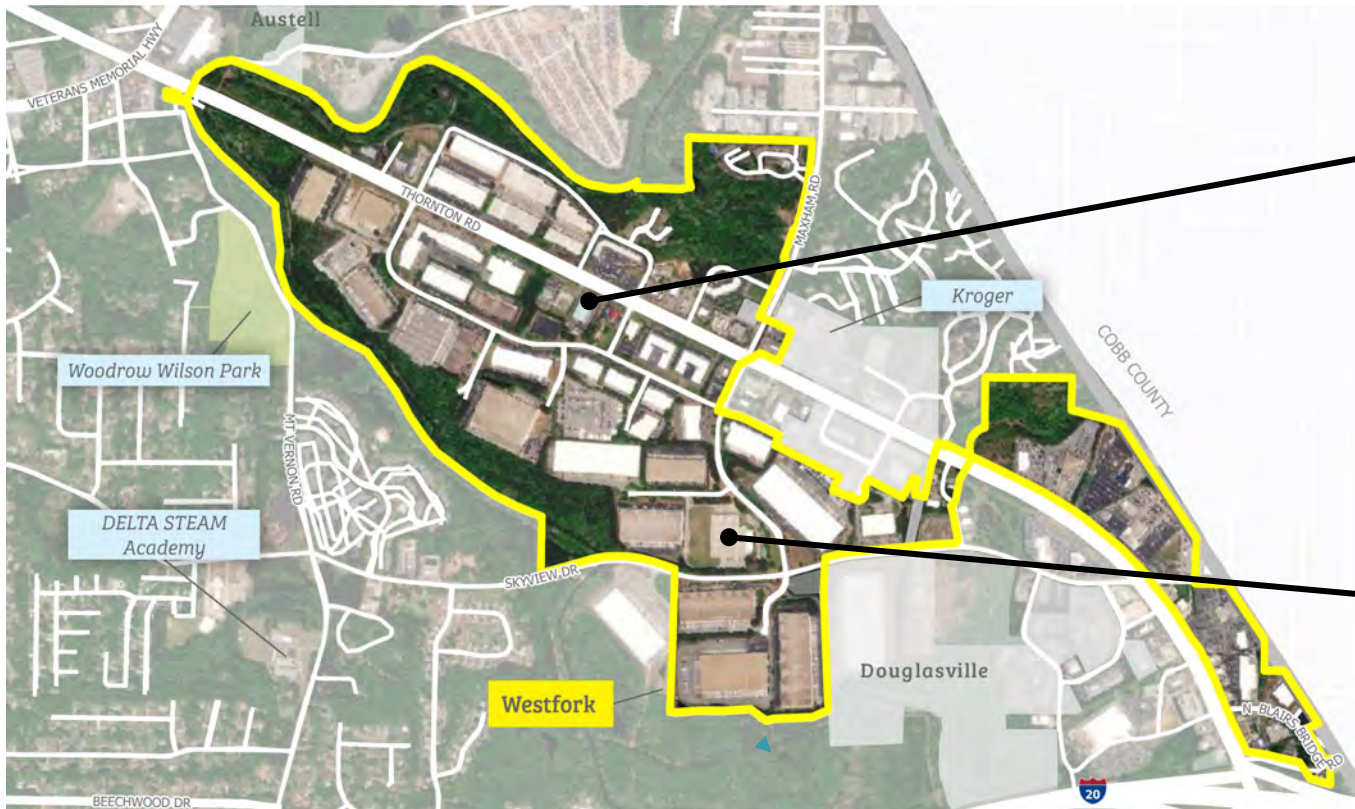
- GREEN SPACE
- RESERVOIRS
- STREAM/RIVER
- DOUGLAS COUNTY
- RAILROADS

0 1/4 1/2 1 1 1/2 2 MILES



Westfork

Current Character



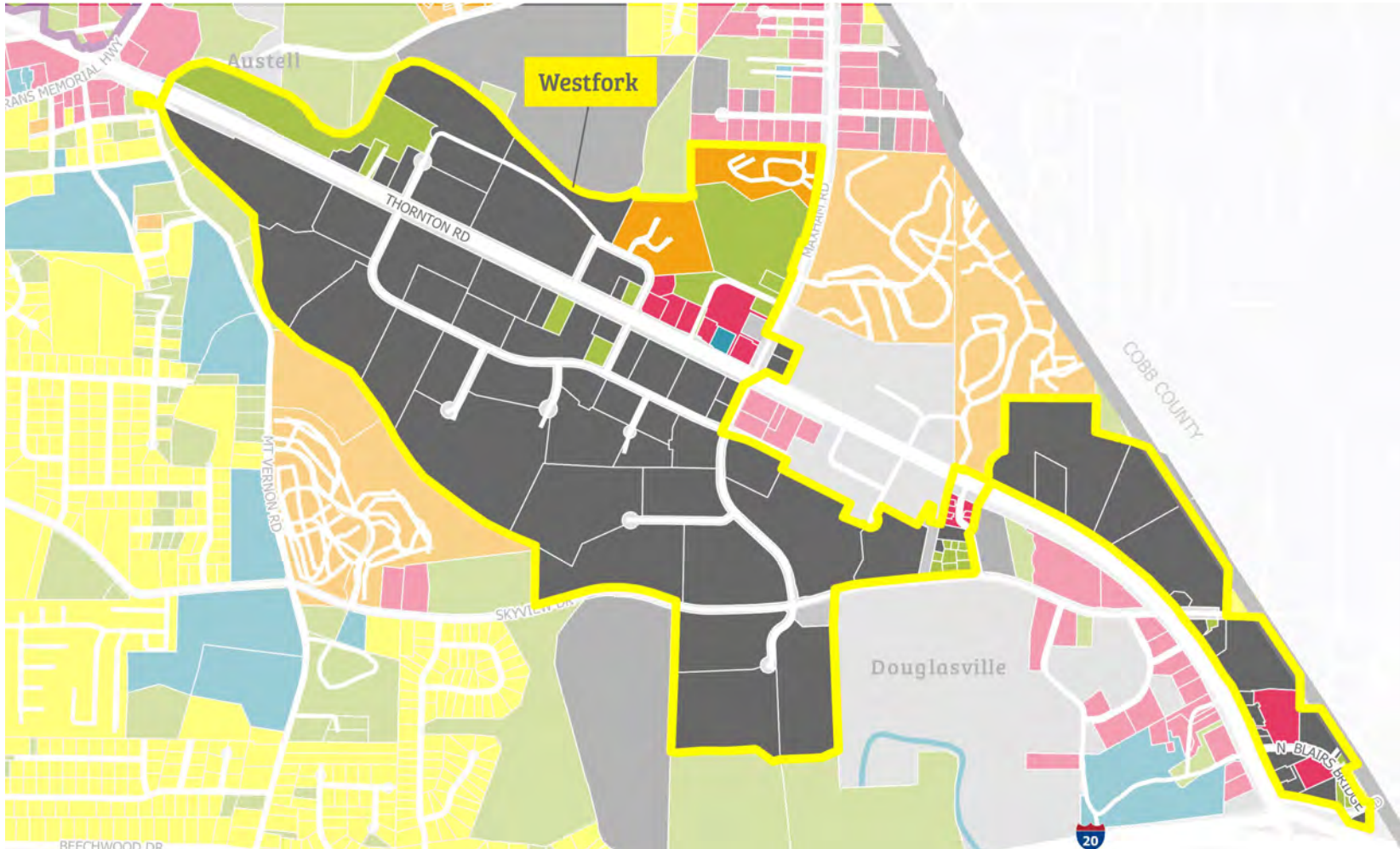
Large-scale Commercial on Thornton Road



Distribution Facility off Maxham Road

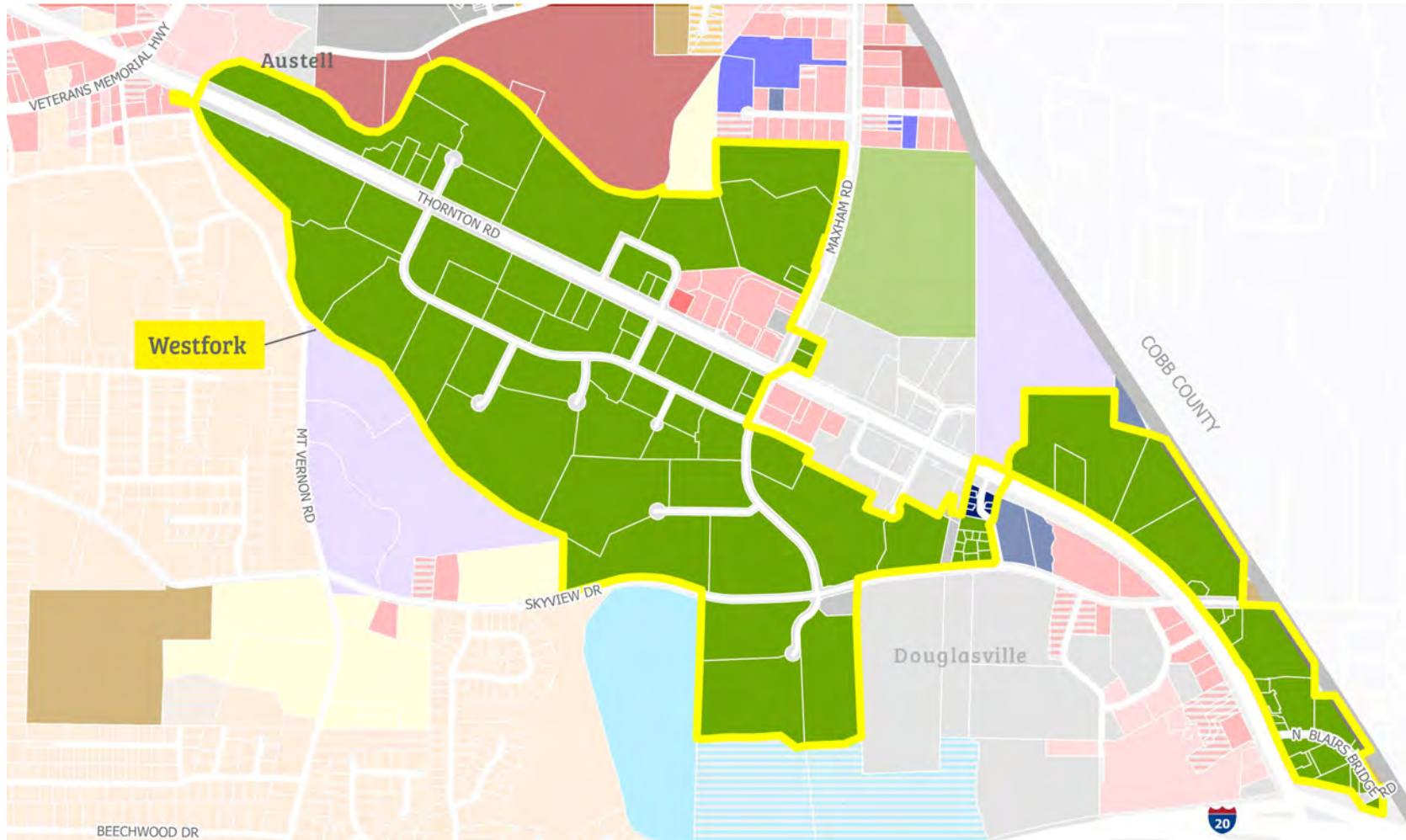
Westfork

Existing Land Use



Westfork

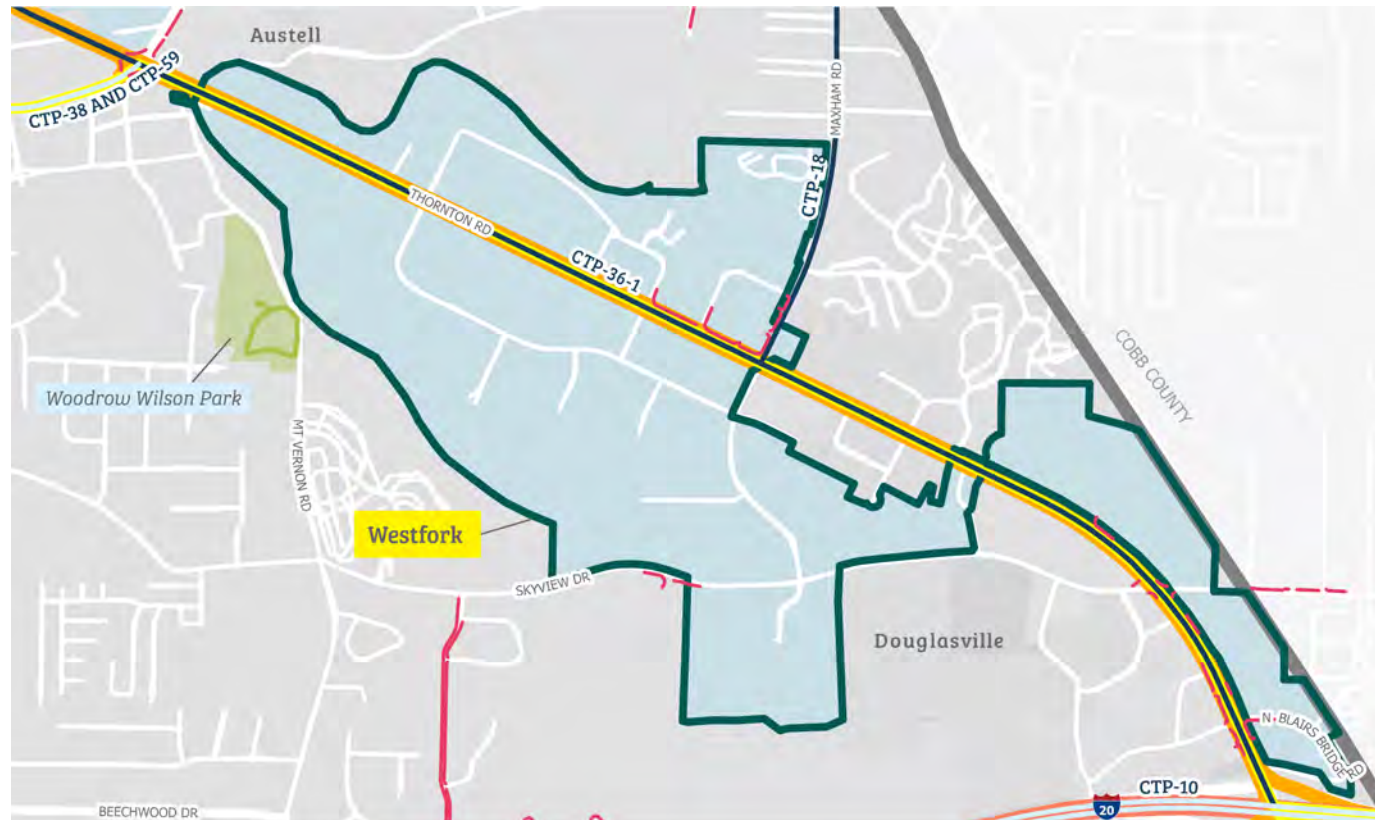
Zoning



- PUD: PLANNED UNIT DEVELOPMENT
- C-G: GENERAL COMMERCIAL
- C-H: HEAVY COMMERCIAL
- OI: OFFICE/INSTITUTIONAL

Westfork

Transportation



Key Projects/Info

- Thornton Road is incredibly busy: 46,000 trips per day, and a major truck route
- Maxham Road is an important link between Douglas and Cobb Counties
- Tier 1 (2022-2026)
- CTP-18: Maxham Road/Thornton Road Intersection Improvement (completed)
- CTP-36-1: "Truck friendly lanes" along Thornton Road from I-20 to SR 6 Spur

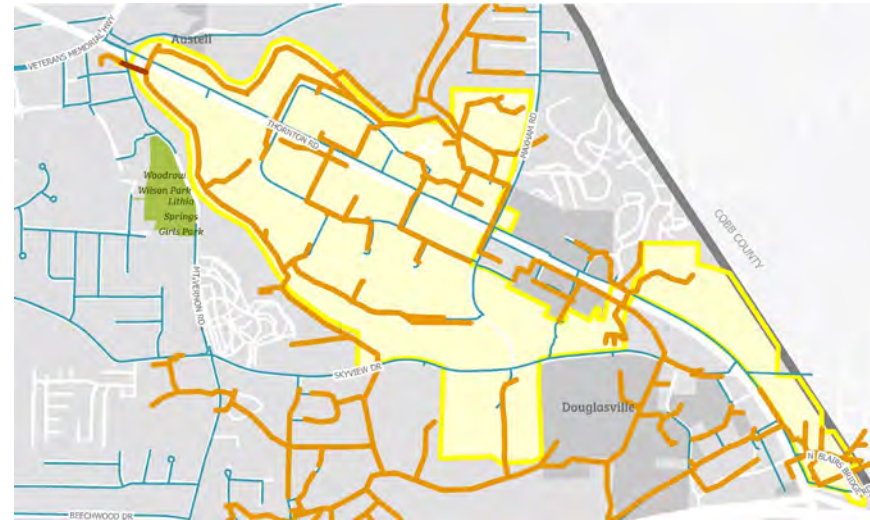
Aspirational (2050 and beyond)

- Sidewalks along both sides of Thornton Road

Westfork

Other Considerations

- Major issue is this area was zoned as a Planned Unit Development (PUD) in 1970s/1980s, but very vague and hard to administer
- Little development/redevelopment interest has been shown
- Sweetwater Creek is a barrier to connectivity, but potential greenway amenity
- Opportunity to improve area through surgical urban design projects, not a whole redevelopment/overhaul is not envisioned



Westfork– Concept A

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



Westfork– Concept B



B – Improved Streetscapes

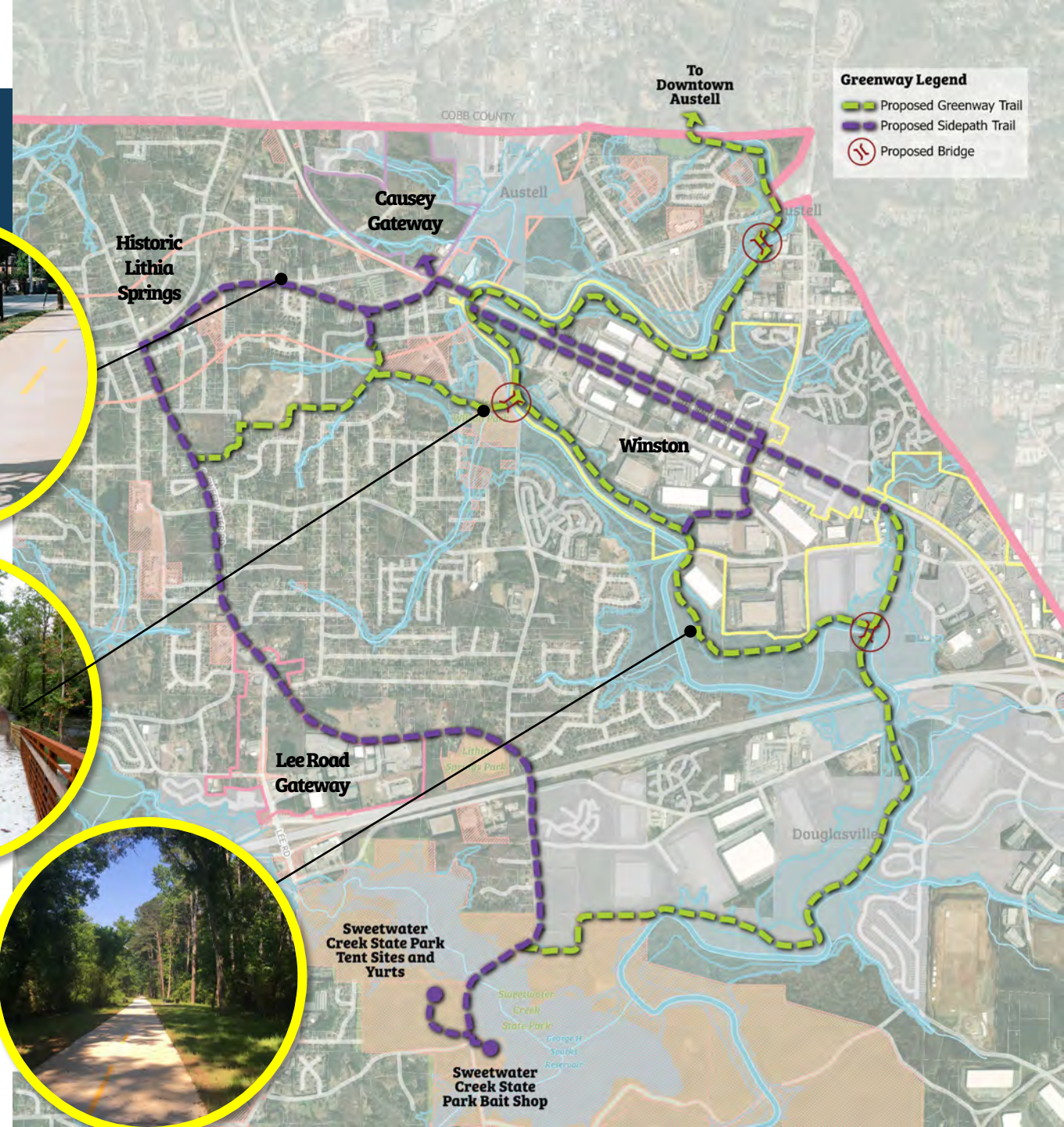
- Improved streetscapes with landscaping
- New sidewalks at key locations
- Intersection improvements for pedestrian safety
- Trail connection to Woodrow Wilson Park

Sweetwater Creek Greenway

Sweetwater Creek

Greenway Concept

- 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



Final Thoughts + Next Steps

Final Thoughts + Next Steps

Any other thoughts before we close?

Next Steps: The team will refine and create a single concept for each focus area based on your feedback!

Project Timeline

