

A scenic view of Lithia Springs, showing large, historic houses on a hillside surrounded by trees and greenery.

# Lithia Springs Small Area Plan

Stakeholder + Public Workshop – December 7<sup>th</sup>, 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

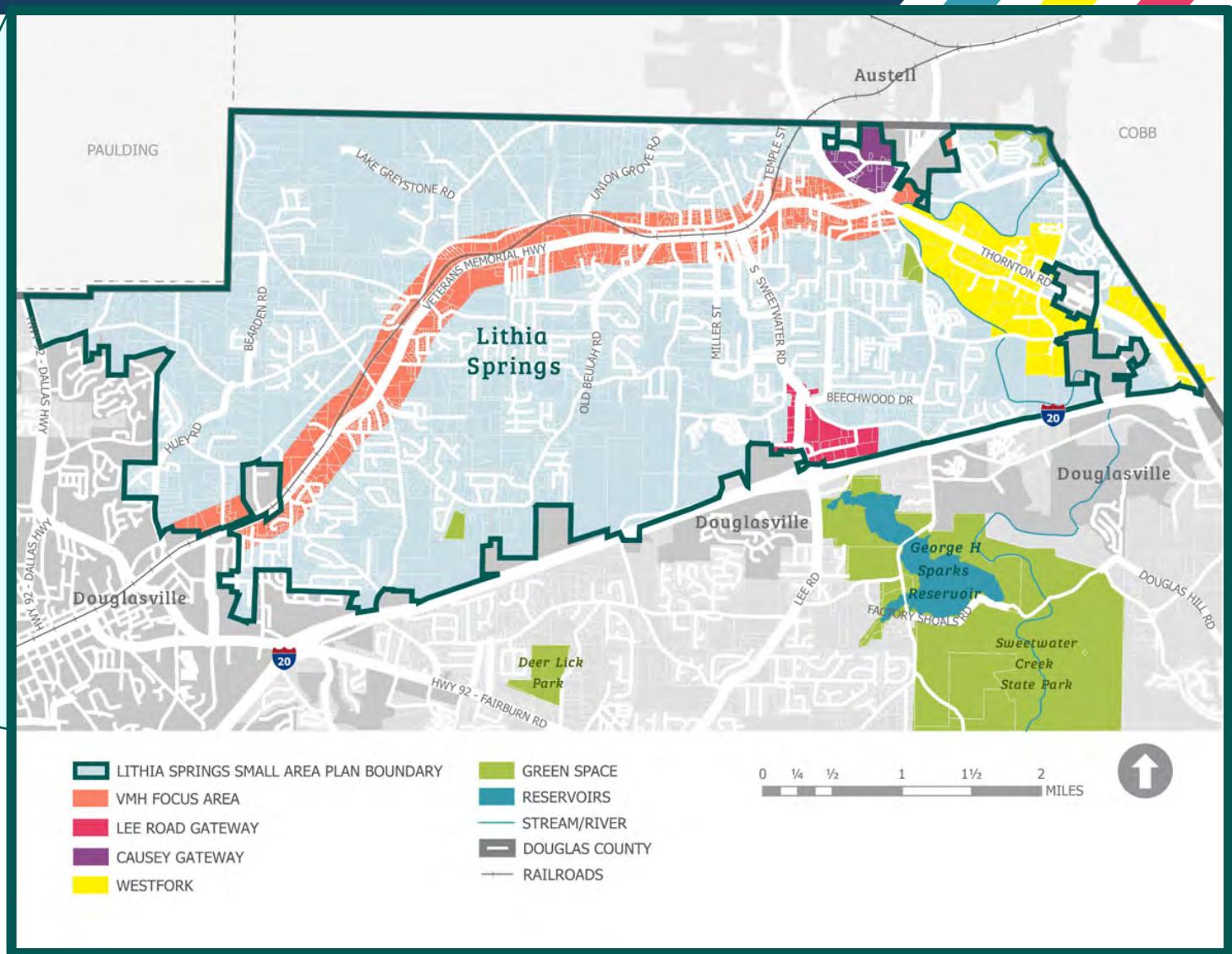
After the workshop, the team will create a single concept for each focus area based on feedback from today!



# Small Area Plan Overview

## Focus Areas

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

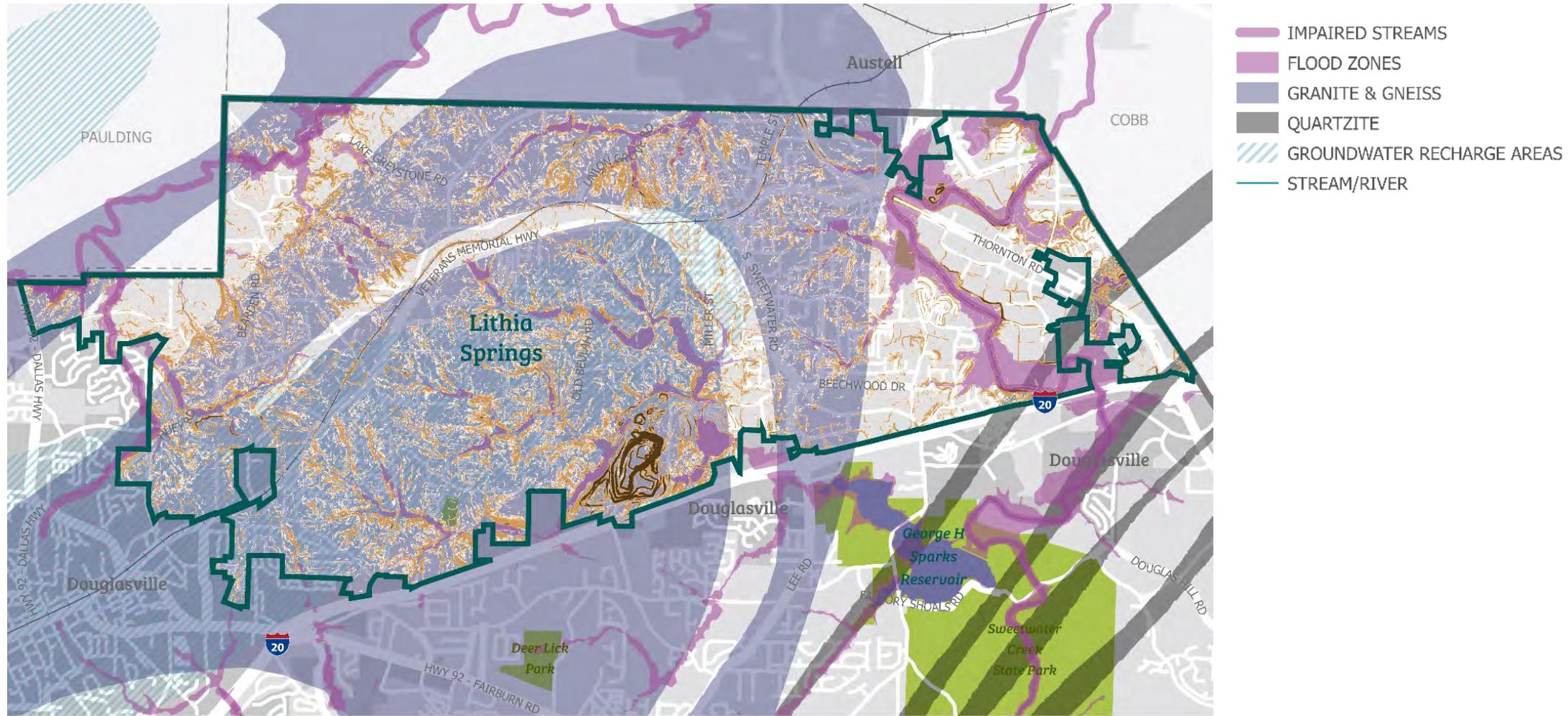


# Area Overview

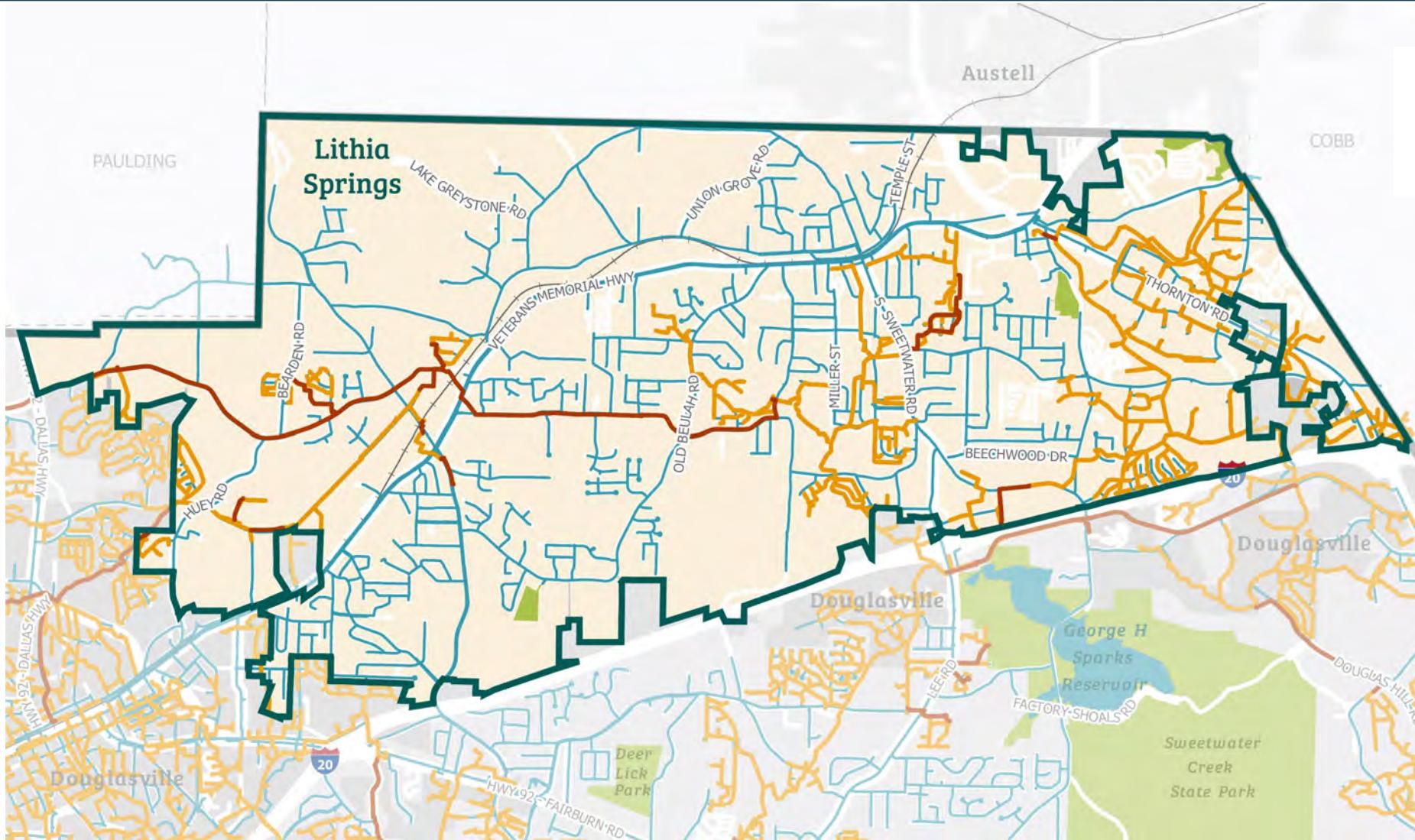
- Interesting history of Lithia Springs as a railroad/resort town
- Major corridors: VMH, Thornton Rd, I-20, S Sweetwater Road
- Stable, older single-family residential areas with veins of marginal commercial/light industrial uses
- Thornton Road is a major corridor for trucks and retail
- **Major study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



# Environmental Constraints



# Infrastructure Constraints



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

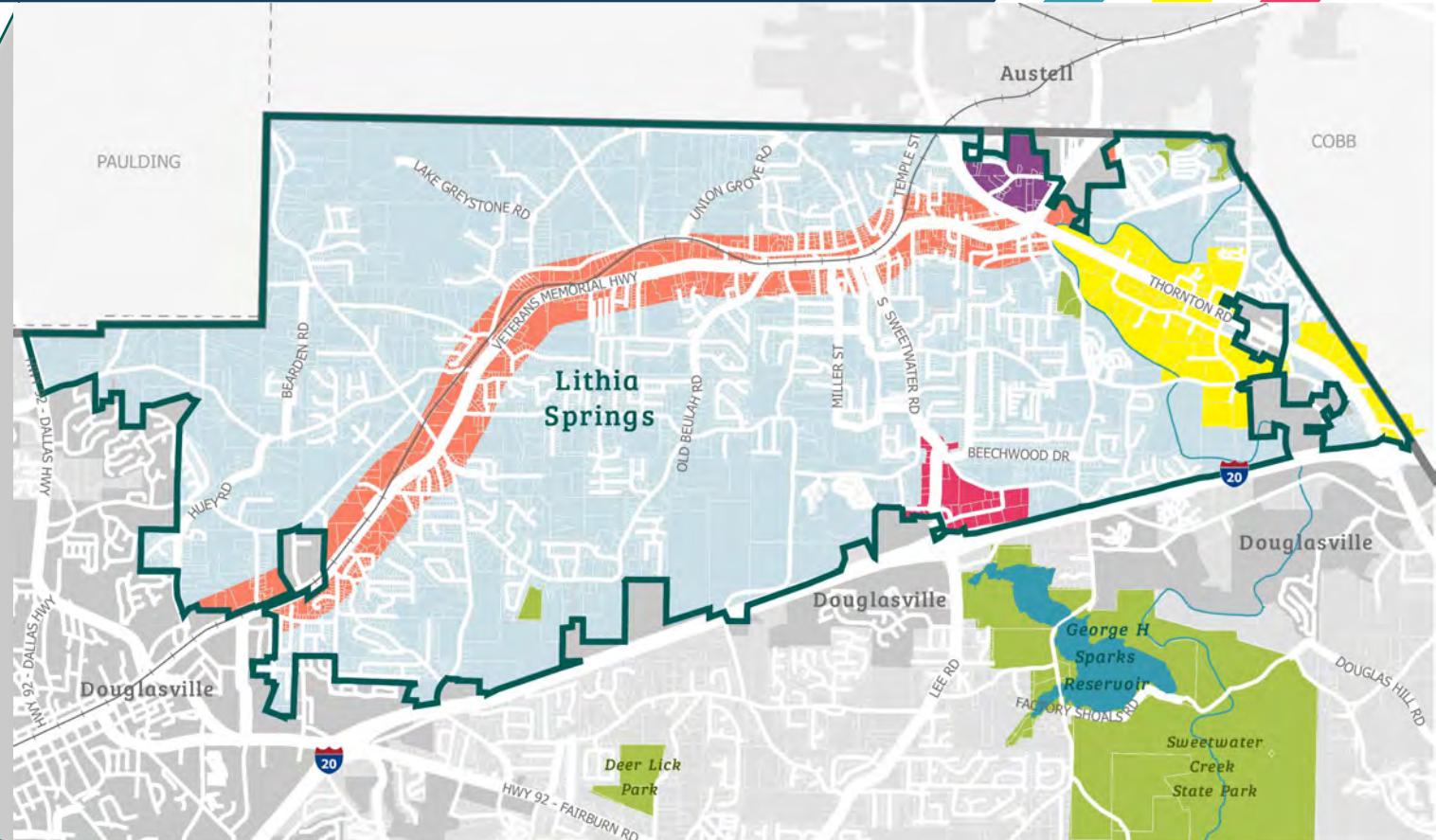
\* Water and sewer coverages shown are for informational purposes only and accuracy is not guaranteed.

# 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

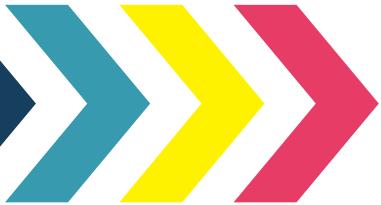
GREEN SPACE  
RESERVOIRS  
STREAM/RIVER  
DOUGLAS COUNTY  
RAILROADS

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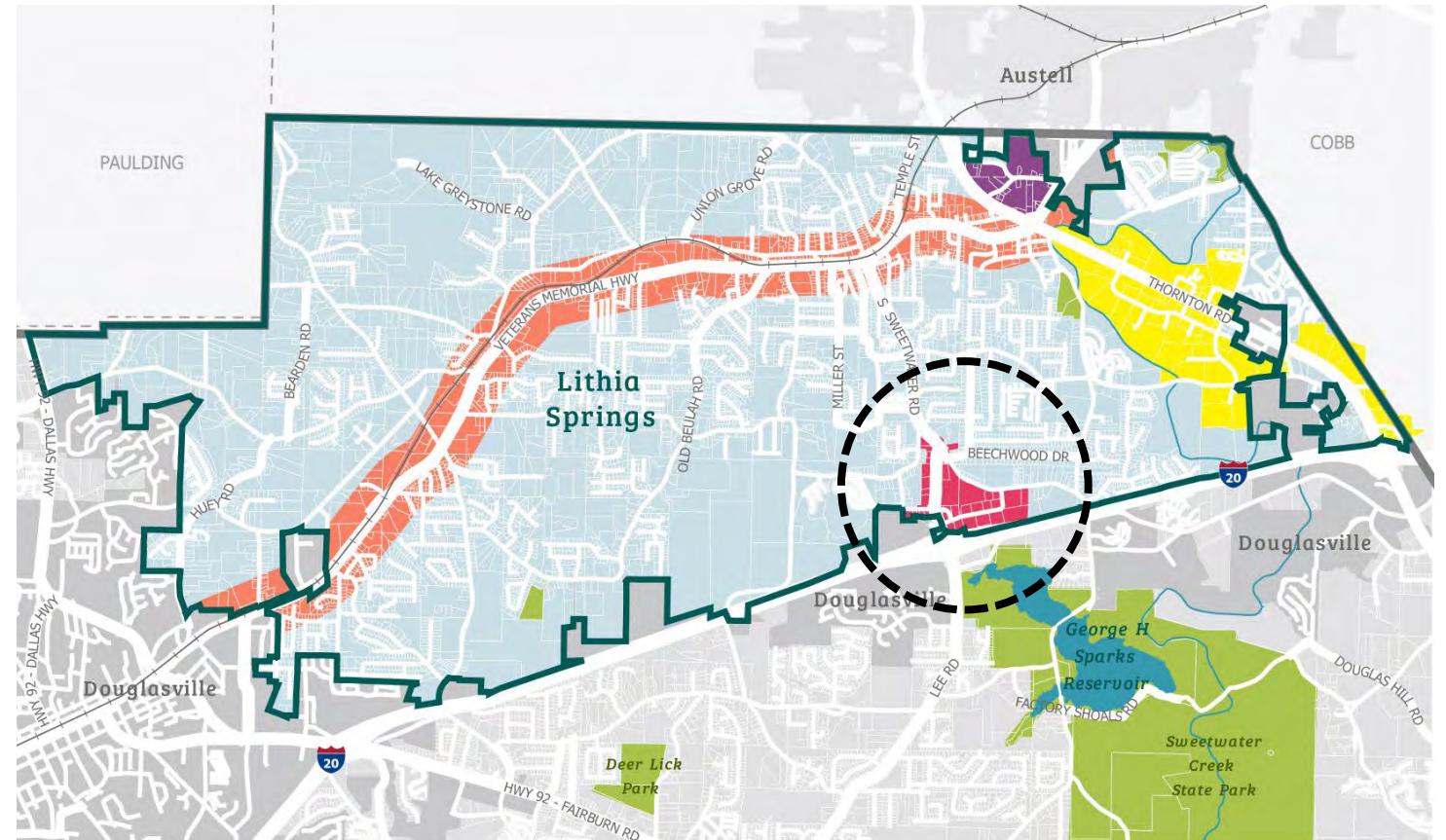
# Lee Road Gateway

# Lithia Springs: Lee Road



## Concept Areas

① Node: Lee Road Gateway



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

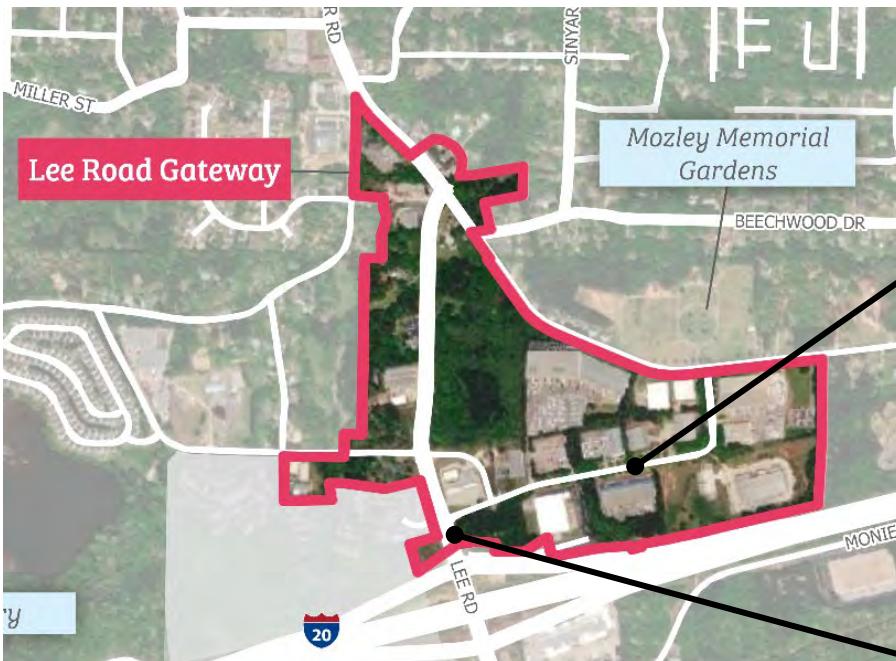
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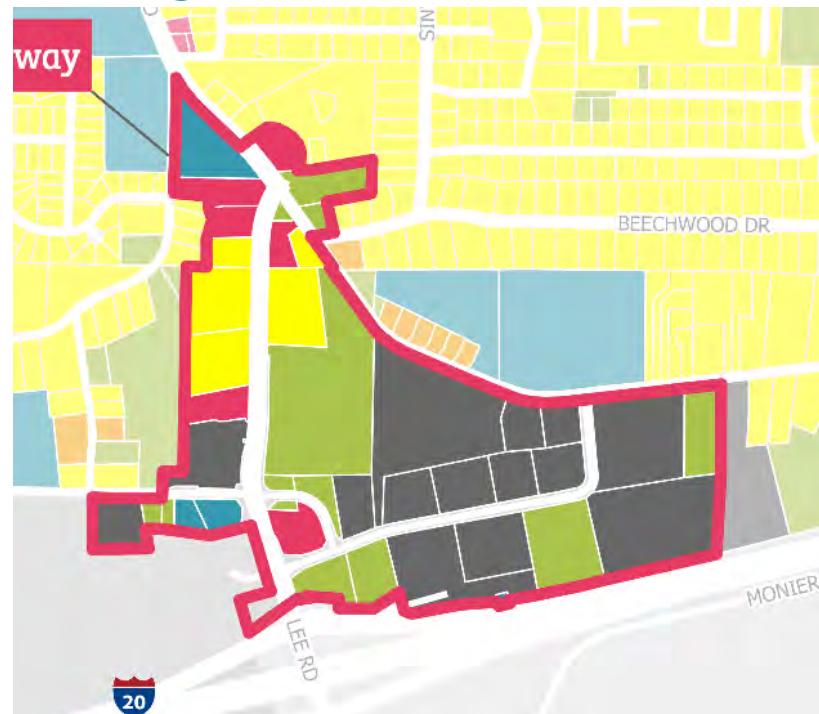
# Lee Road Gateway

## Current Character



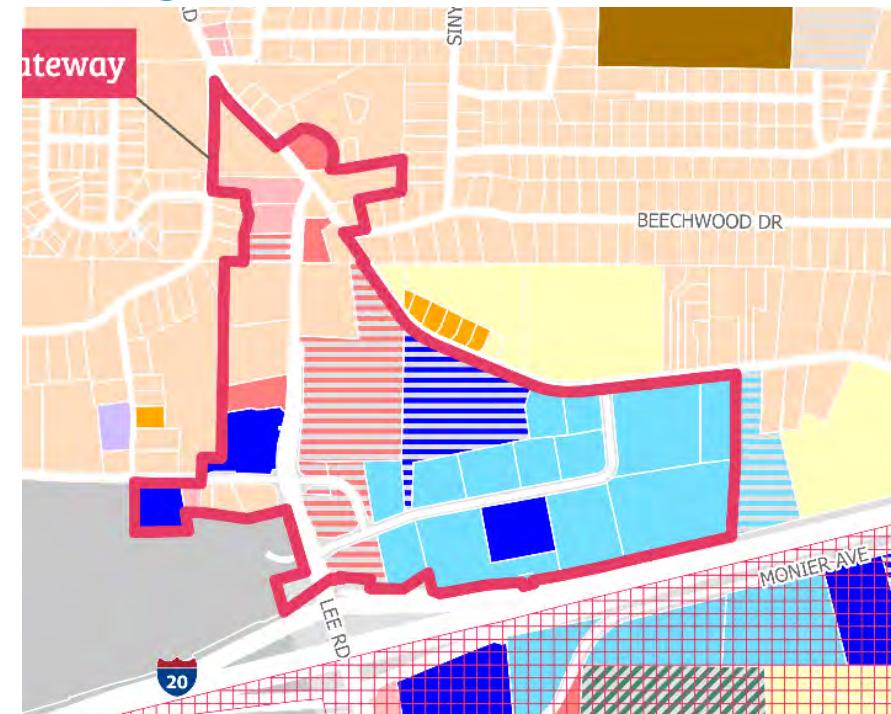
# Lee Road Gateway

## Existing Land Use



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

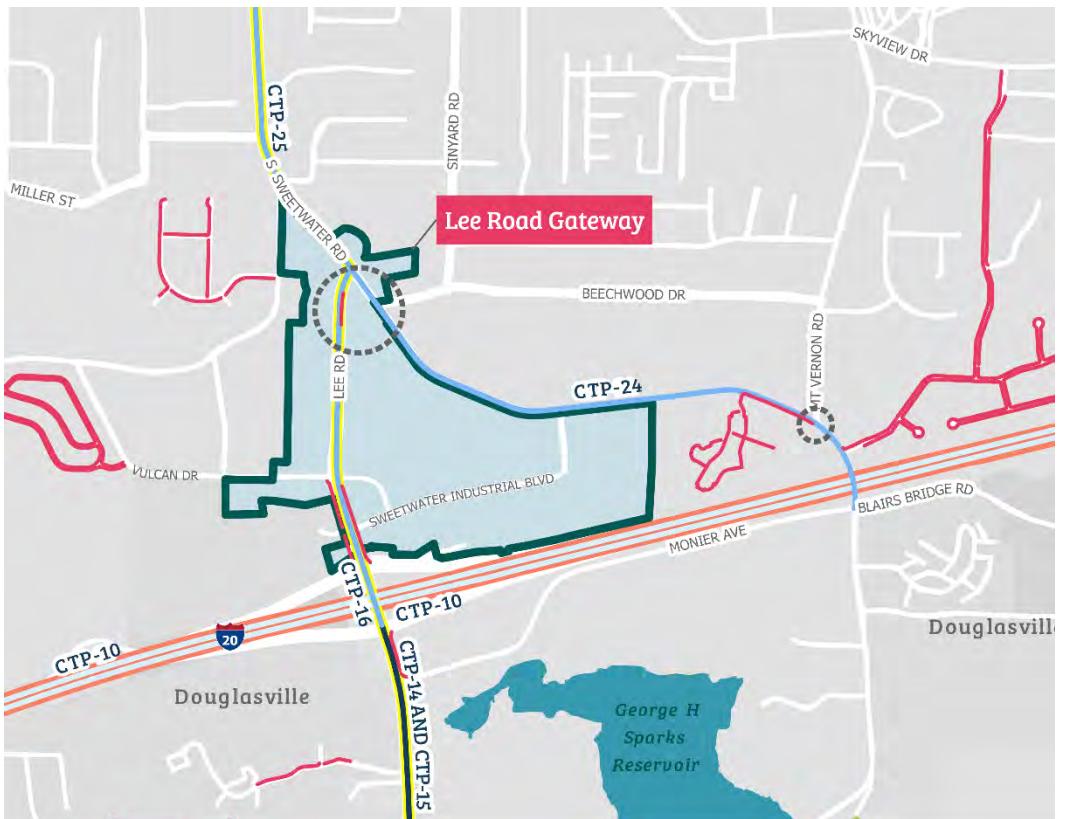
## Zoning



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

# Lee Road Gateway

## Transportation



CTP PROJECTS  
— TIER 1 PROJECT  
— TIER 2 PROJECT  
— LONG-TERM/ASPIRATIONAL

TRANSIT ROUTES  
— CONNECT DOUGLAS  
— XPRESS ROUTE 463

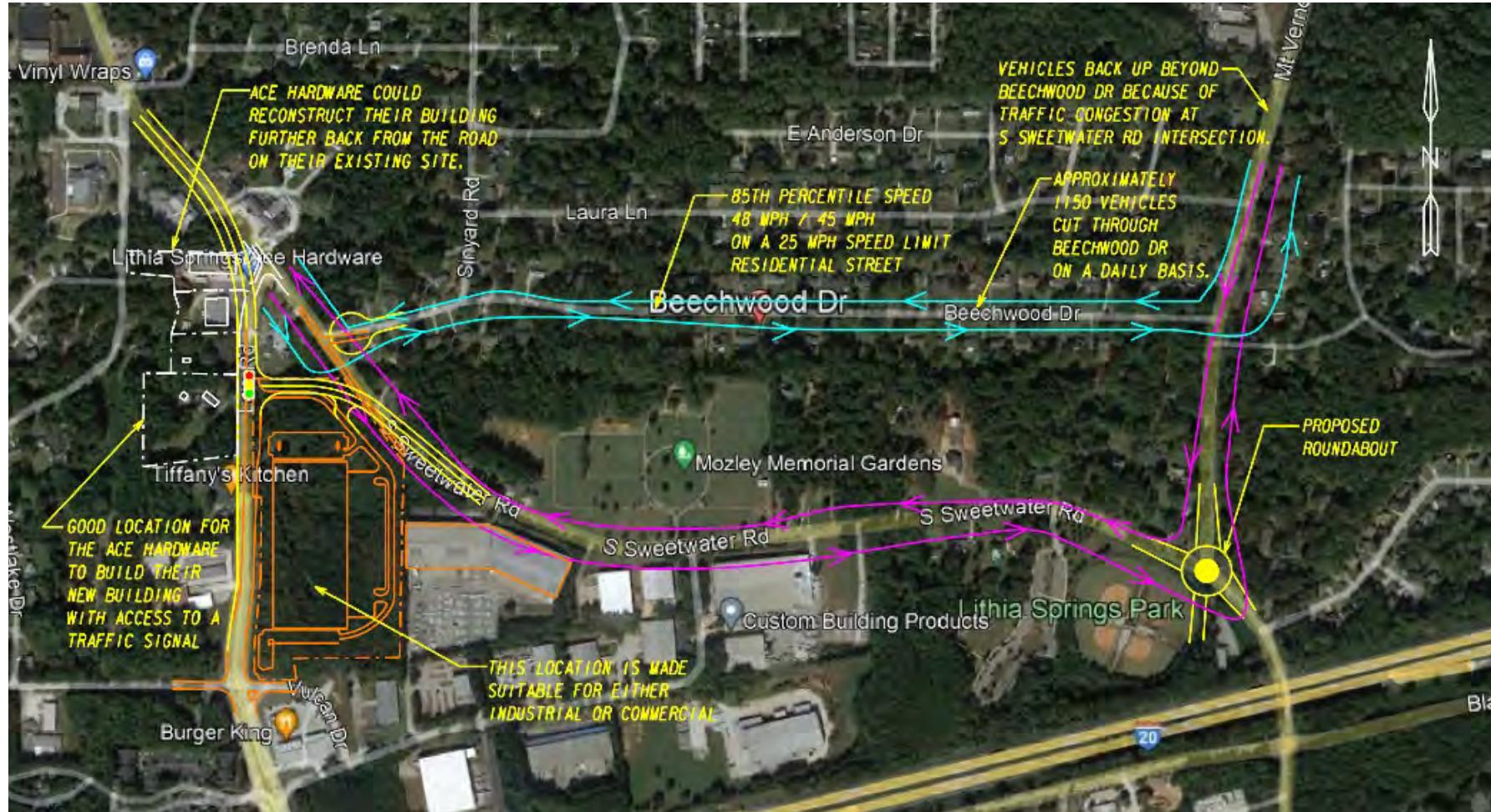
— BEECHWOOD DRIVE AREA PROPOSED IMPROVEMENTS  
— SIDEWALKS  
— TRAILS  
— CITIES

## 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

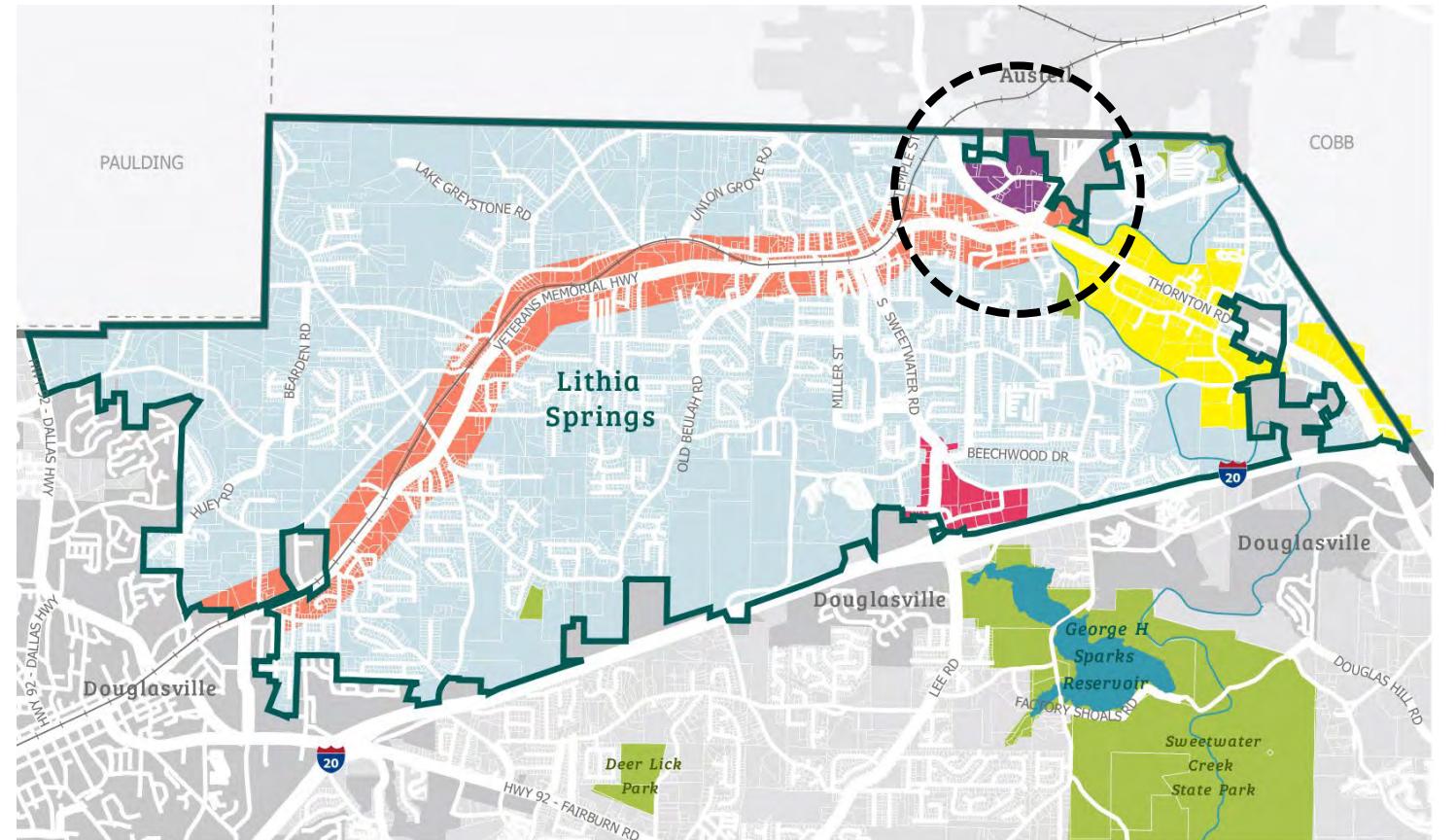
# Causey Gateway

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# Lithia Springs Focus Areas

## Concept Areas

### 2 Node: Causey Gateway



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

GREEN SPACE  
RESERVOIRS  
STREAM/RIVER  
DOUGLAS COUNTY  
RAILROADS

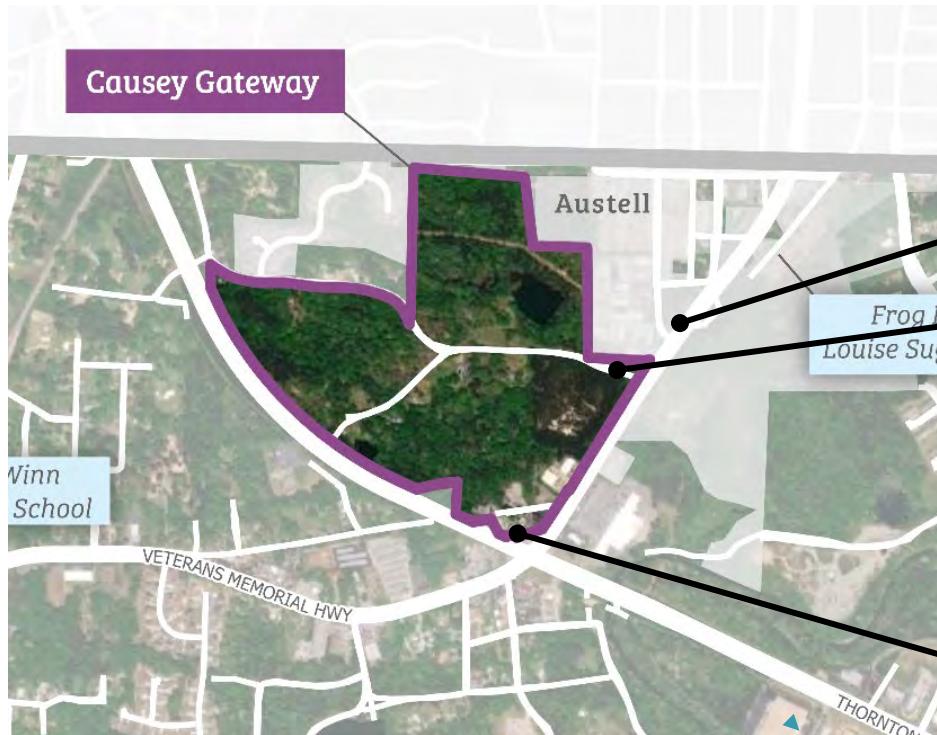
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# Causey Gateway



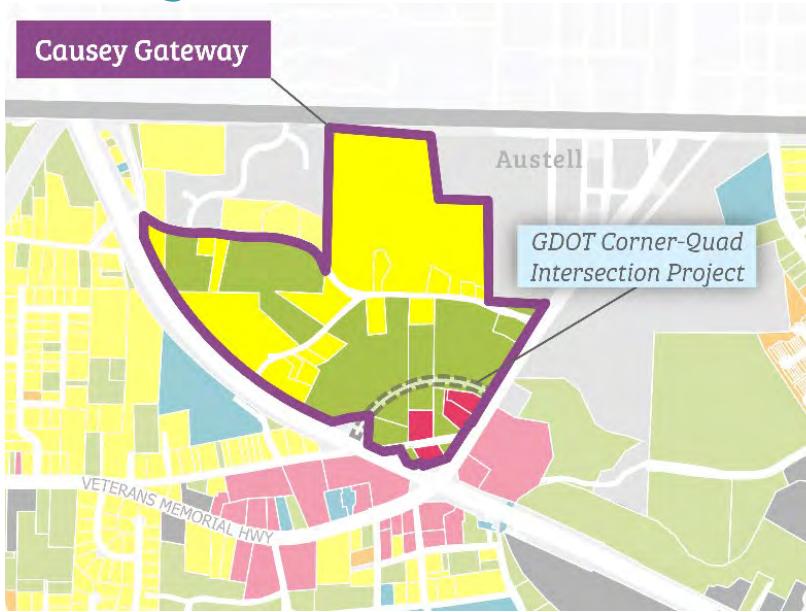
## Current Character



Thornton Road + VMH Intersection

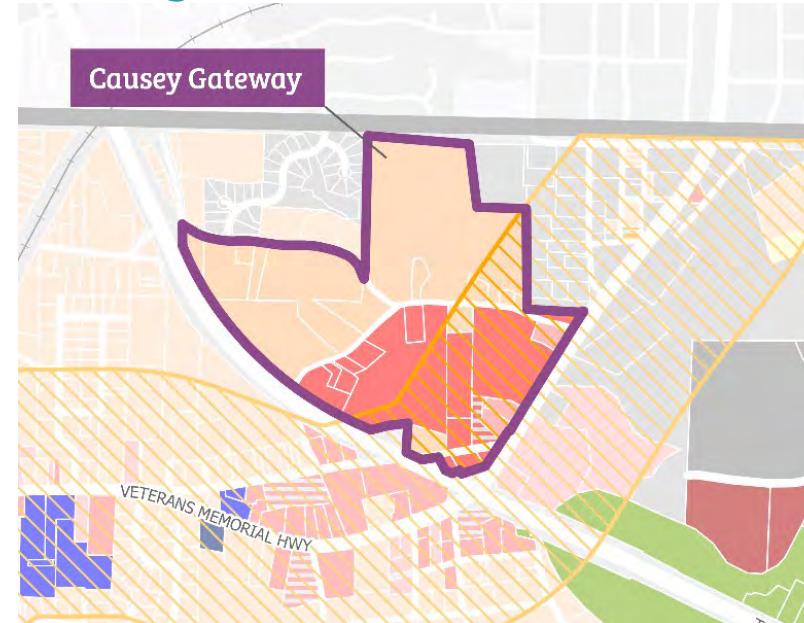
# Causey Gateway

## Existing Land Use



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

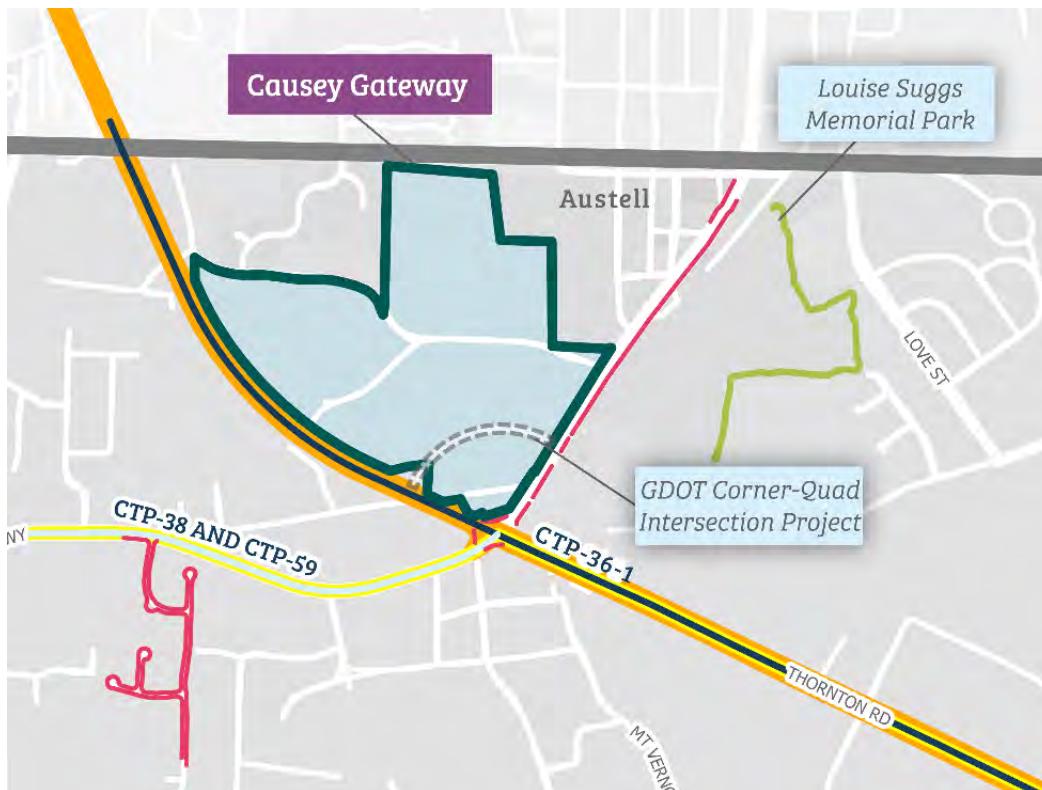
## Zoning



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

# Causey Gateway

## Transportation



## Key Projects/Info

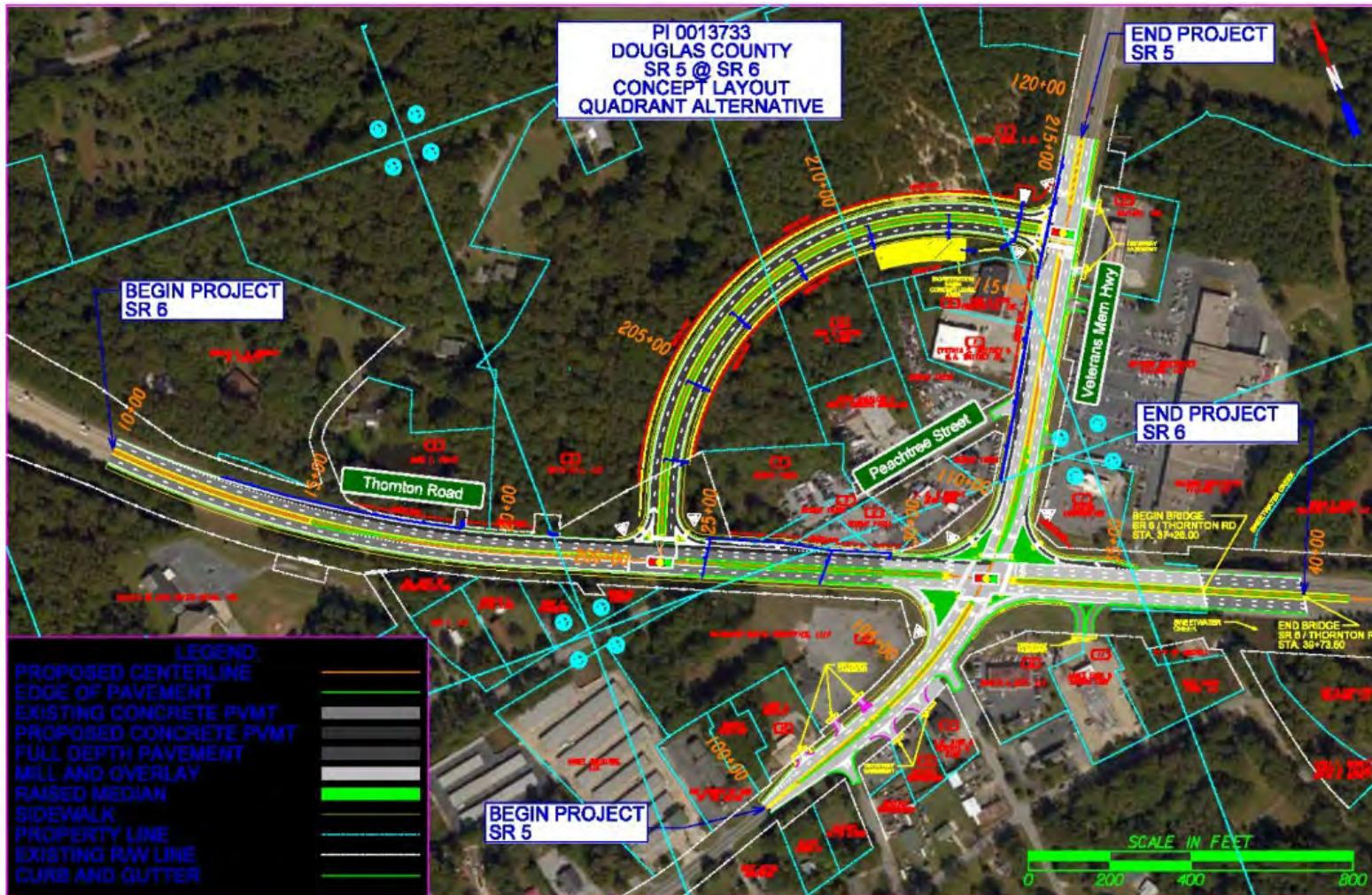
- Thornton Rd + VMH is one of the most congested intersections in the County
- “Truck-Friendly Lanes” Project (CT 36-1); mostly operational improvements, not truck-only lanes

### 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



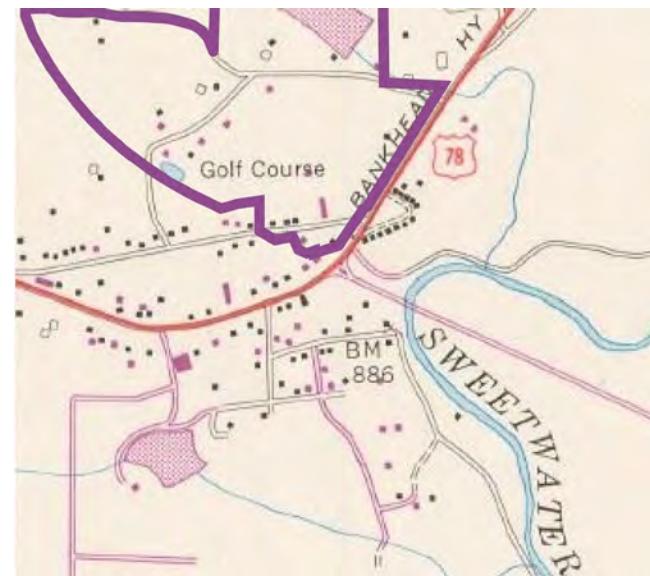
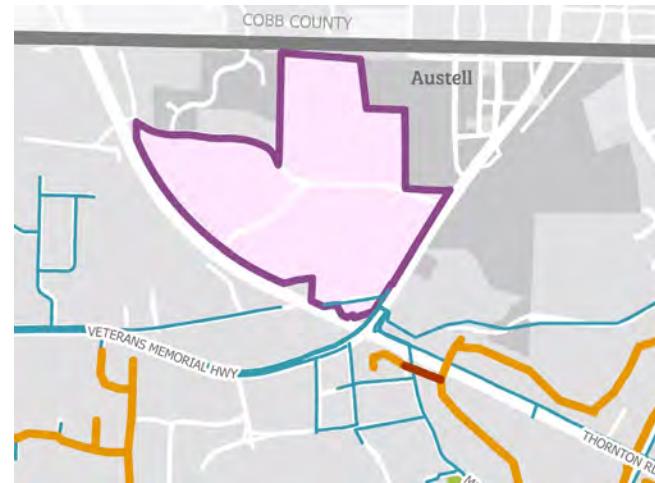
## GDOT Corner Quad Intersection

- 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

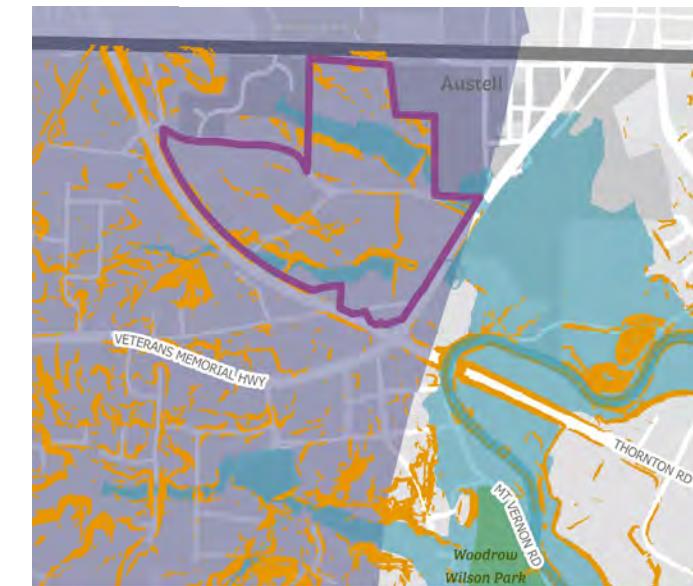
- Initial vision is “Community Village” area, not commercial and definitely not industrial
- Truck traffic on Thornton Rd is a major issue
- Entire study area is on a bed of granite/gneiss
- Significant floodplains
- Connectivity to Austell/desired Sweetwater Creek Greenway
- Interesting golf history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



### 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

# 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

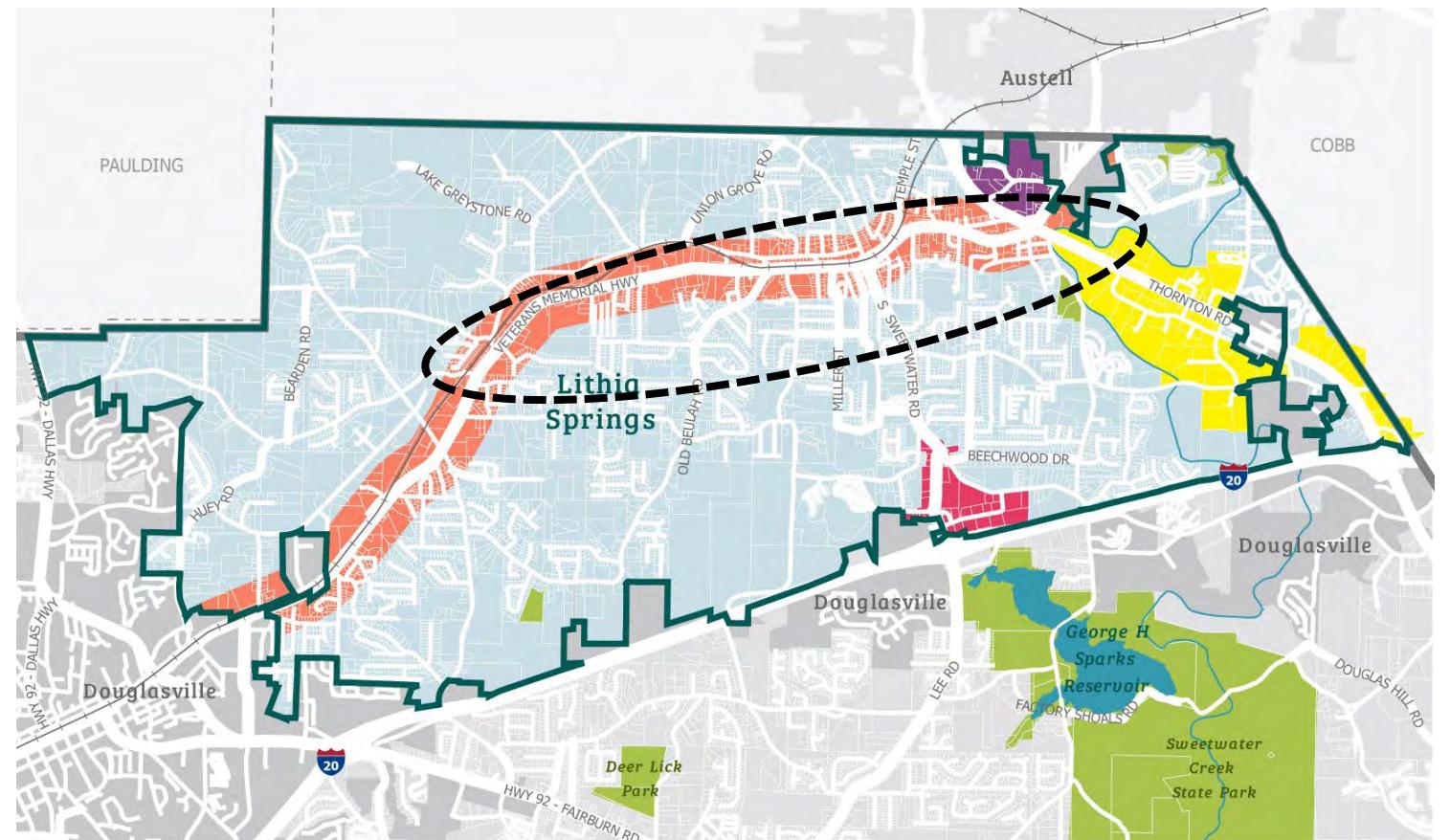
- Focus on open space, walking trails, + natural areas
- Largely single family residential with some townhomes + senior living
- Seniors supported by medical uses (e.g. primary care) + small-scale commercial
- Open space buffers residential neighborhood from busy intersection
- Added road connections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

# VMH Corridor

# Lithia Springs Focus Areas

## Concept Areas

③ Veterans Memorial Highway (VMH) Corridor



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

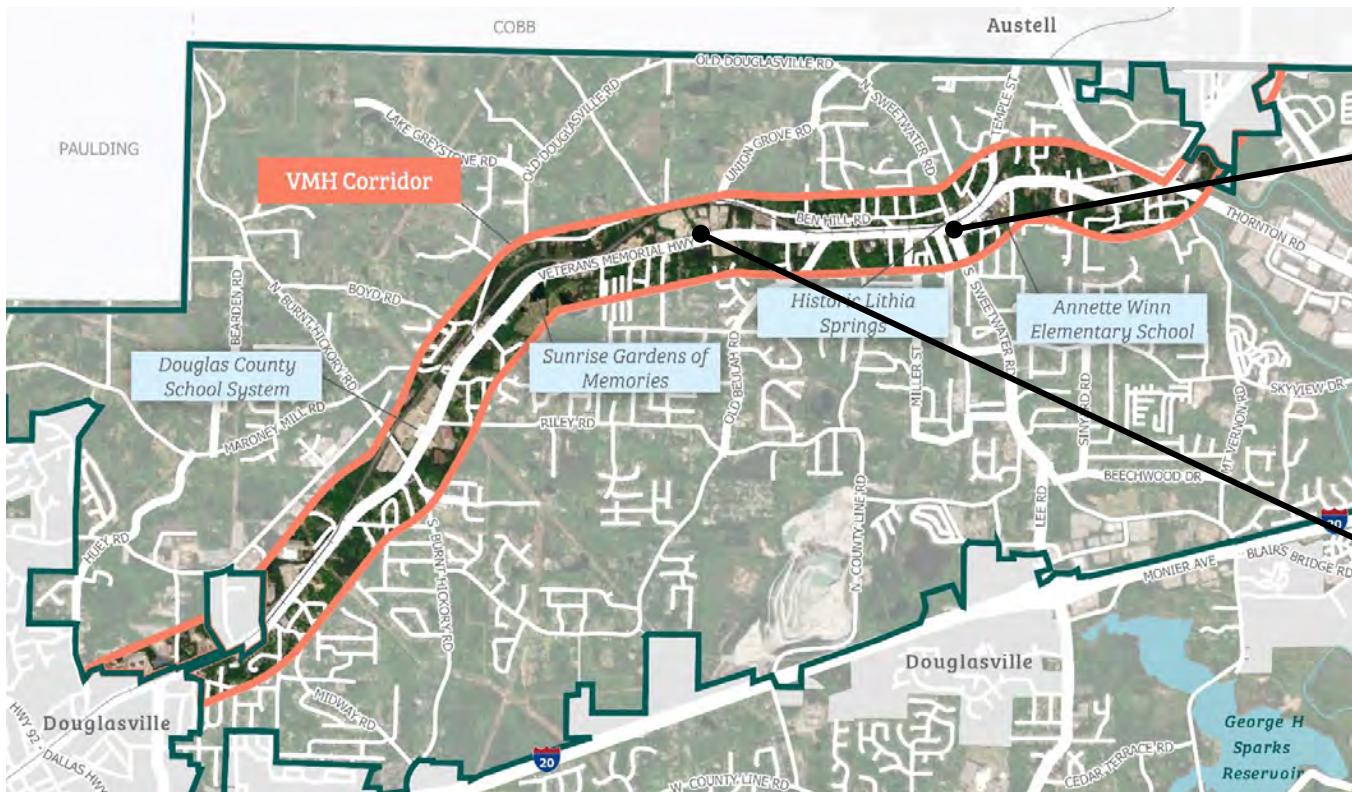
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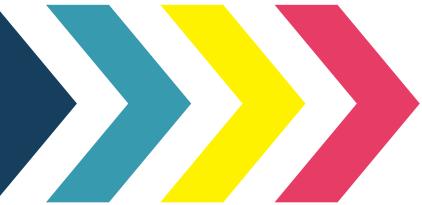
## Current Character



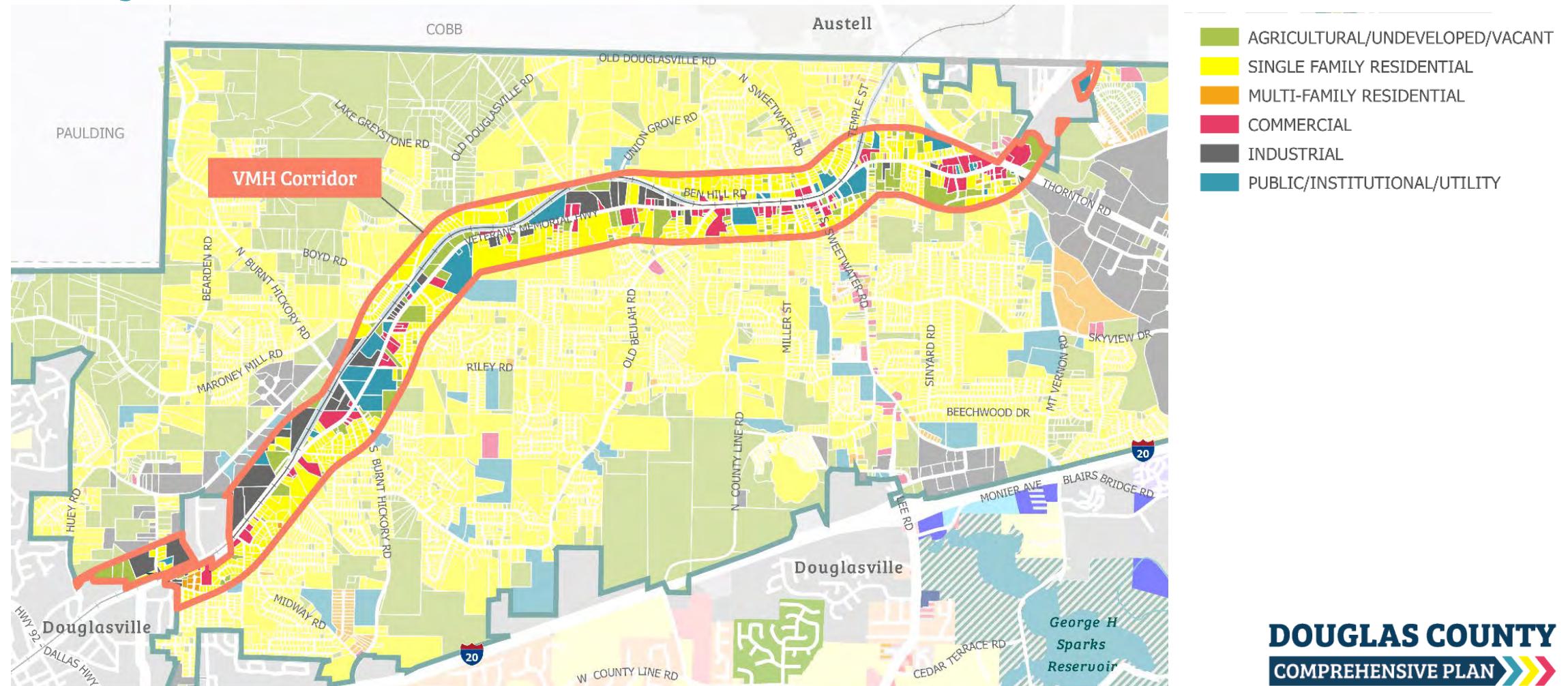
Downtown Lithia Springs



Industrial/Commercial on VMH

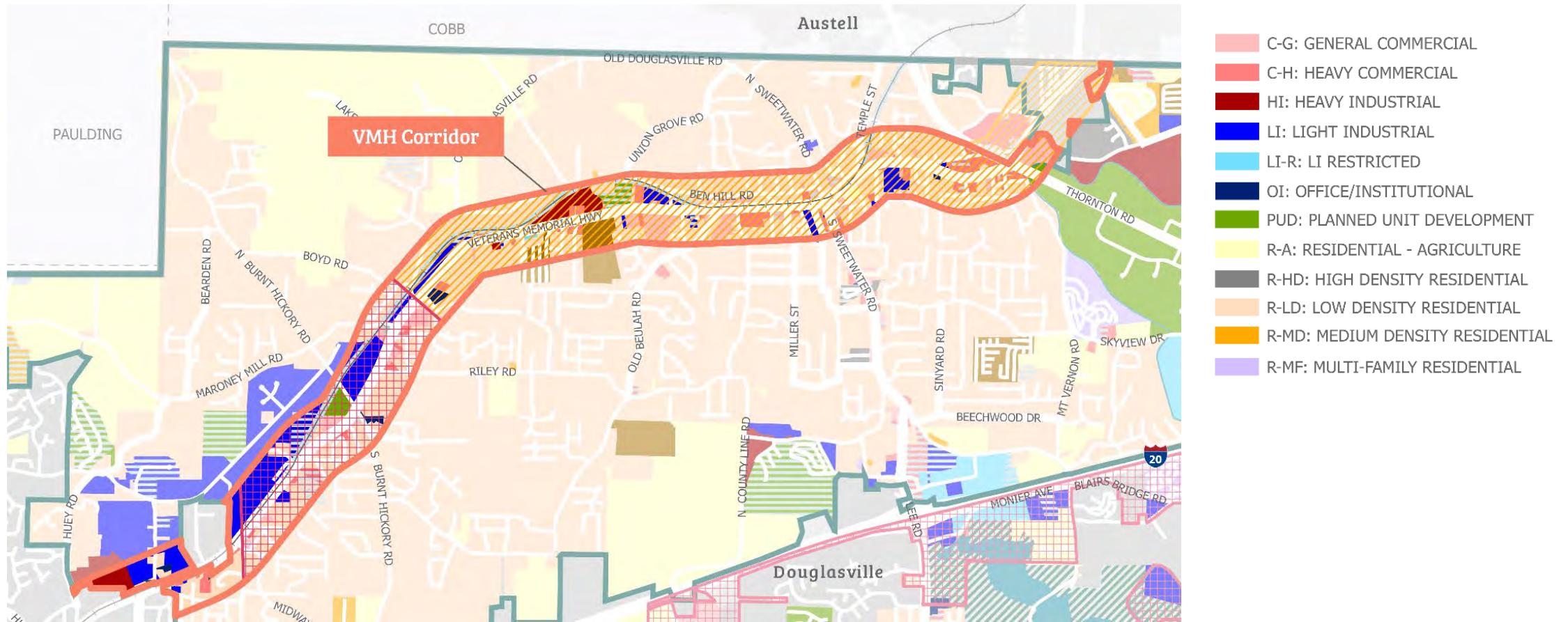


## Existing Land Use

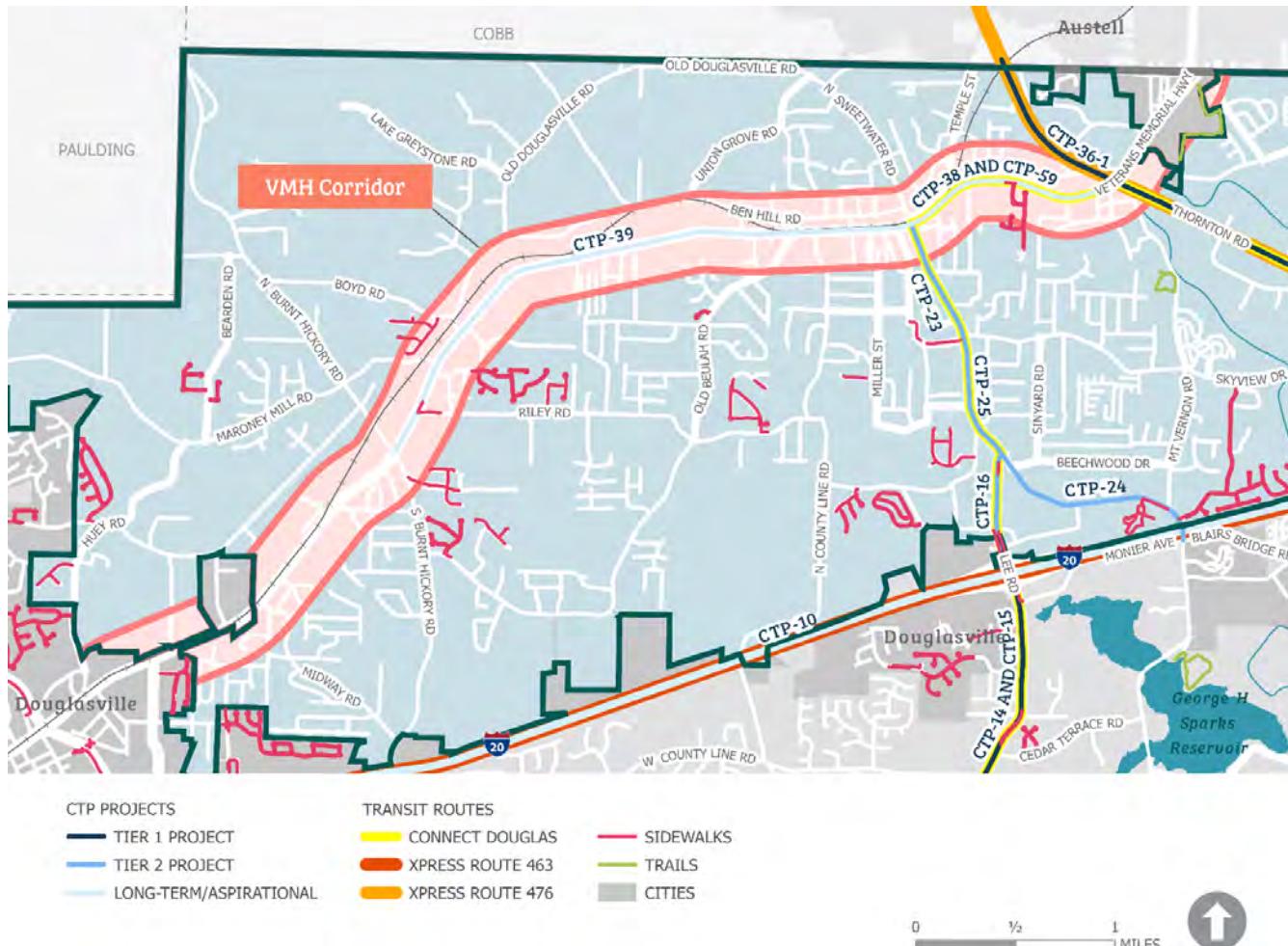




## Zoning



## 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

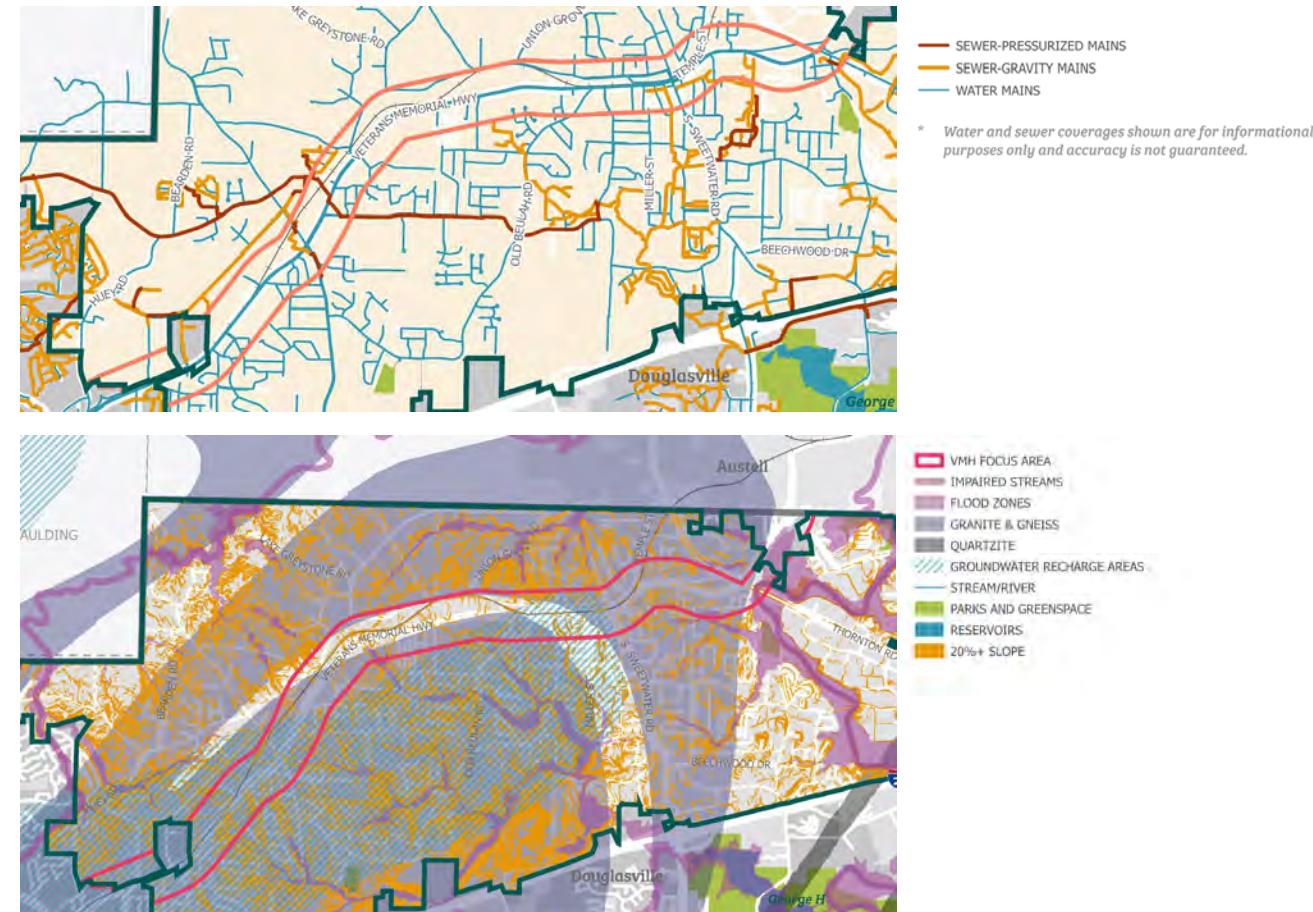
### CTP Aspirational Projects (2050+)

- 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

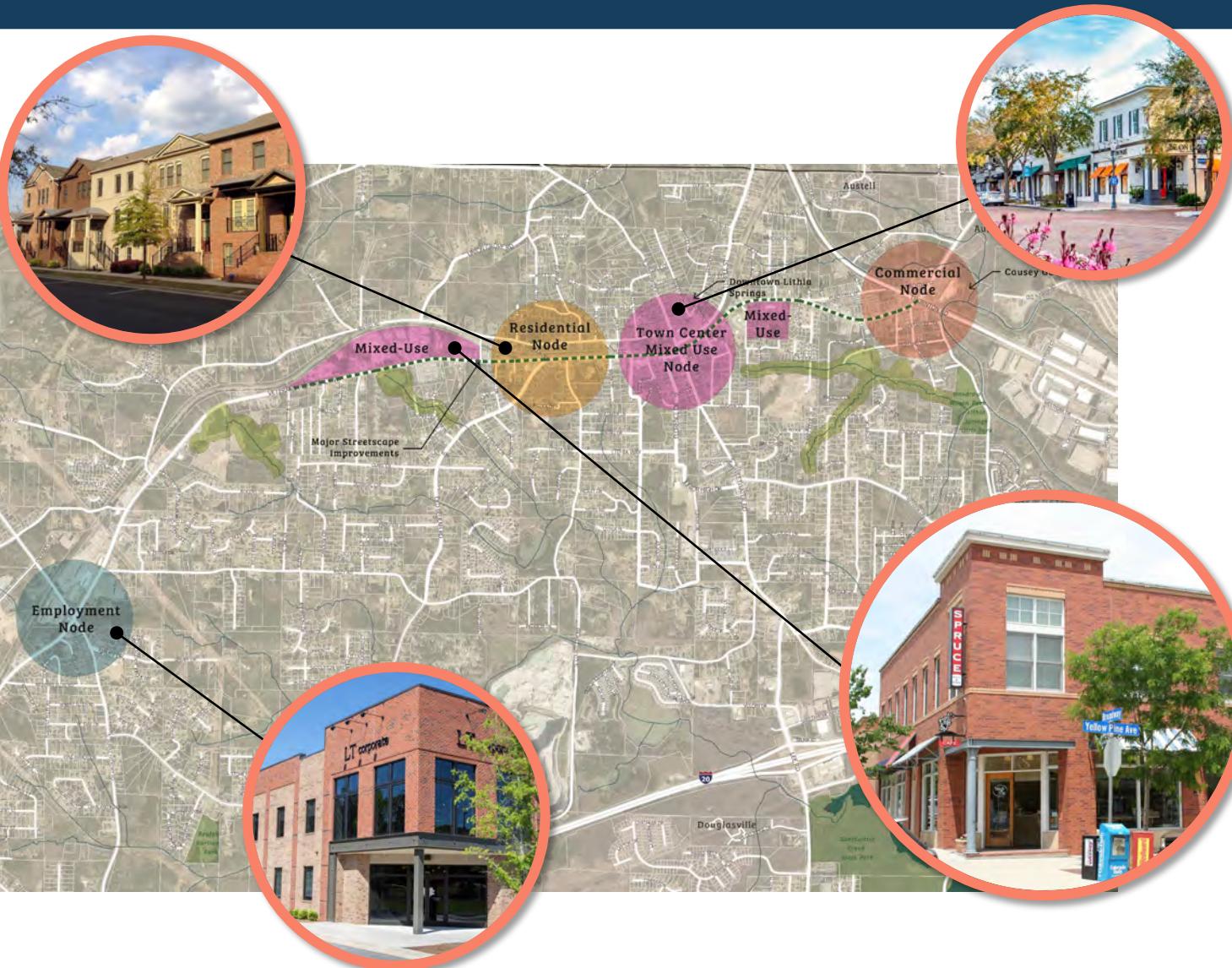


## Other Considerations

- 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



# 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

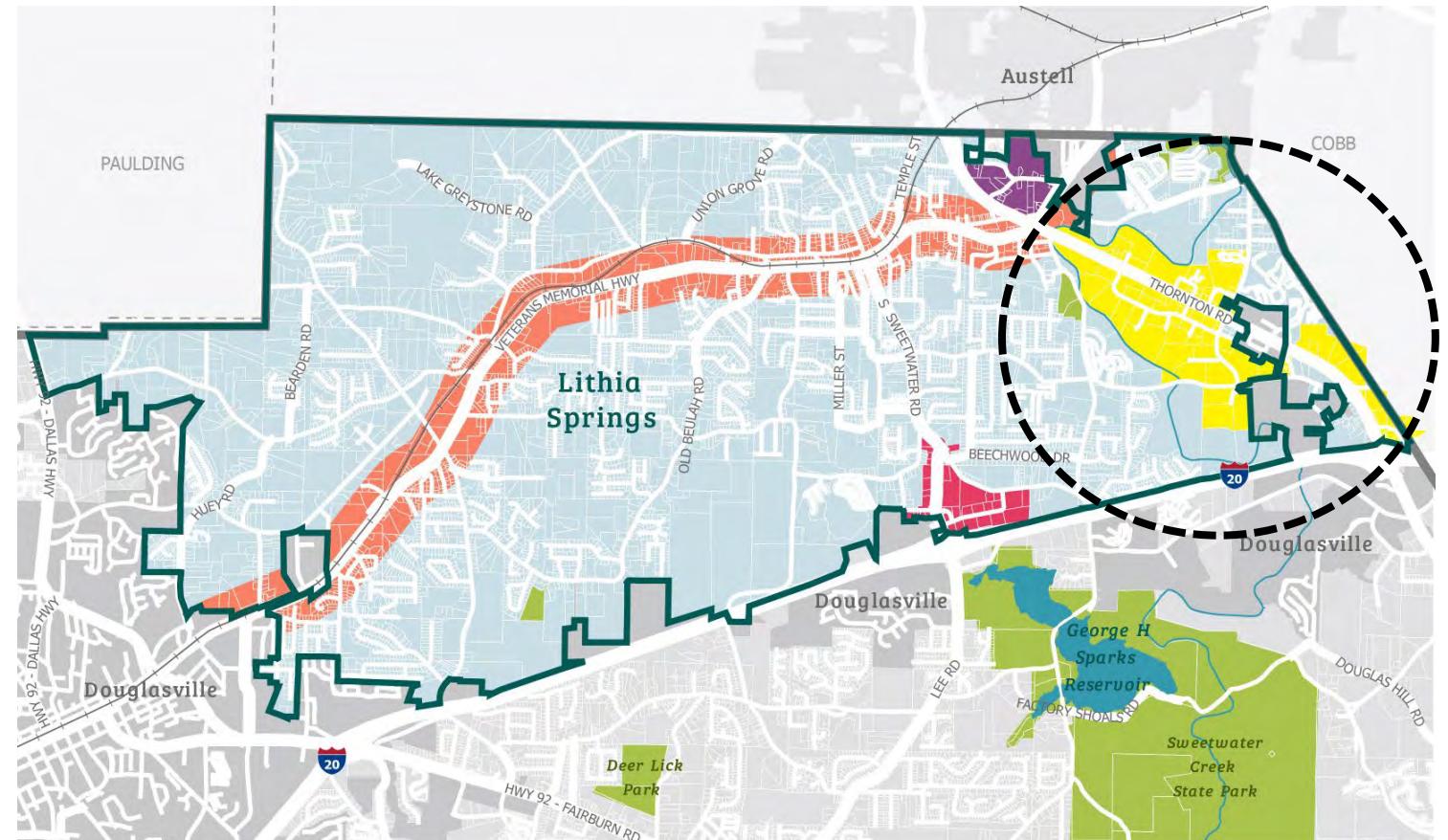
# Westfork

# Lithia Springs Focus Areas

## Concept Areas

4

Westfork



LITHIA SPRINGS SMALL AREA PLAN BOUNDARY  
HIGHWAY 78 FOCUS AREA  
LEE ROAD GATEWAY  
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GREEN SPACE  
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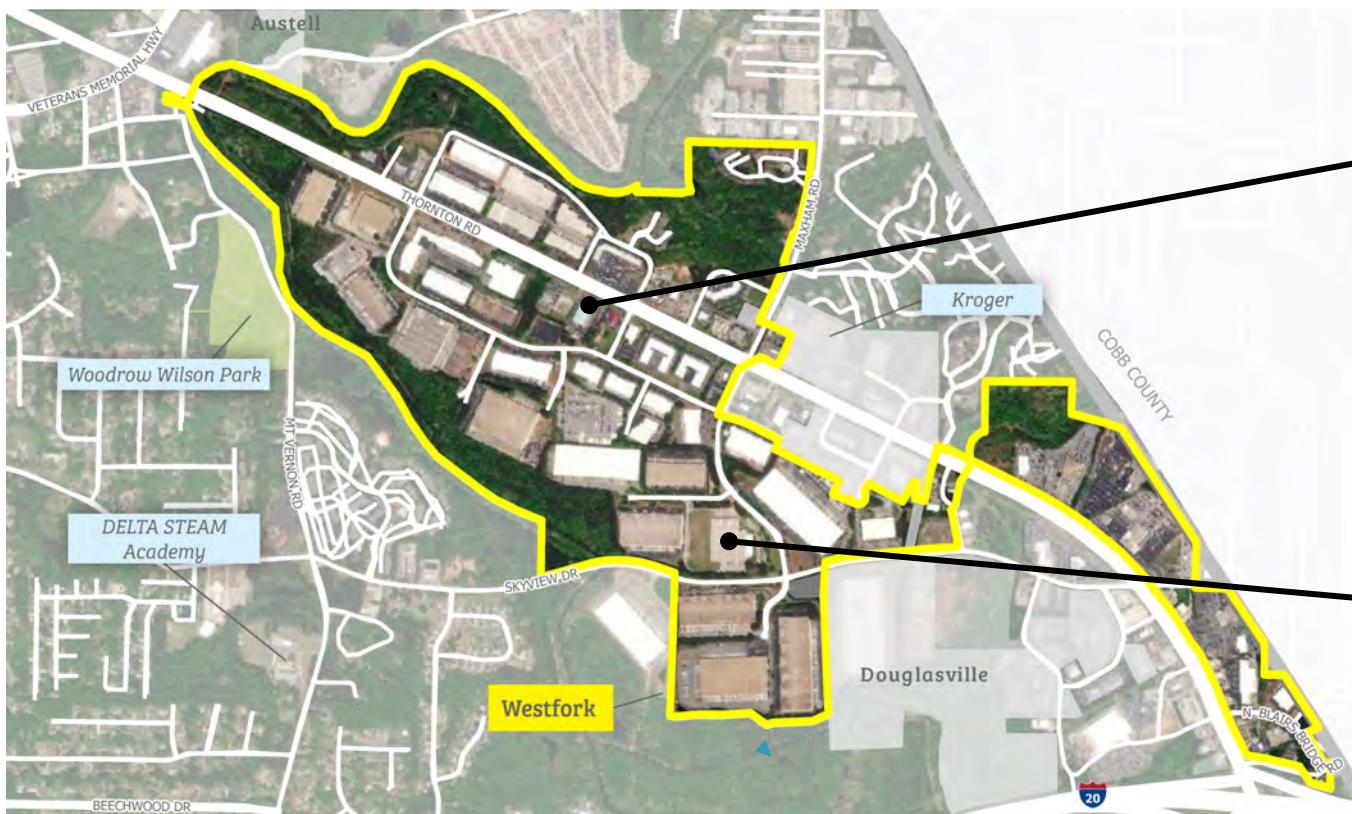
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# Westfork



## Current Character



Large-scale Commercial on Thornton Road

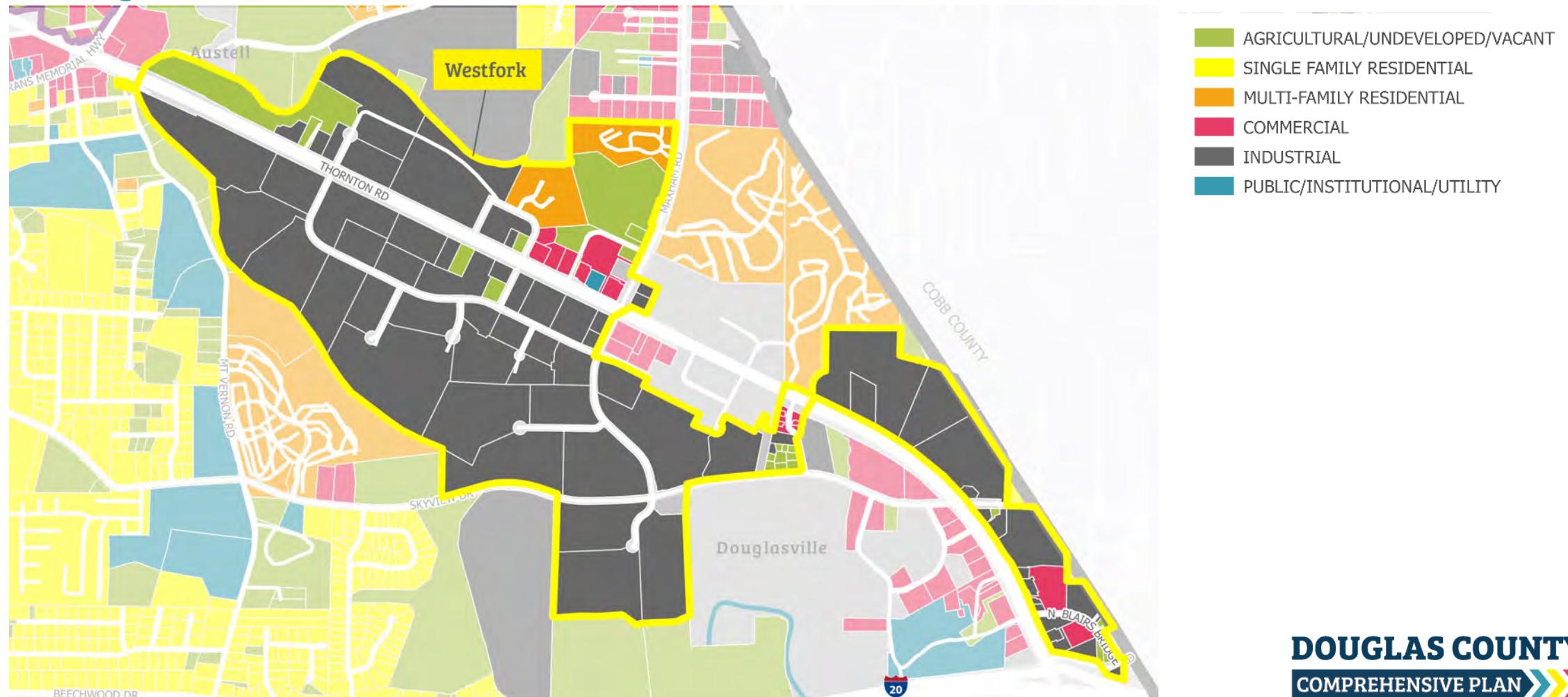


Distribution Facility off Maxham Road

# Westfork



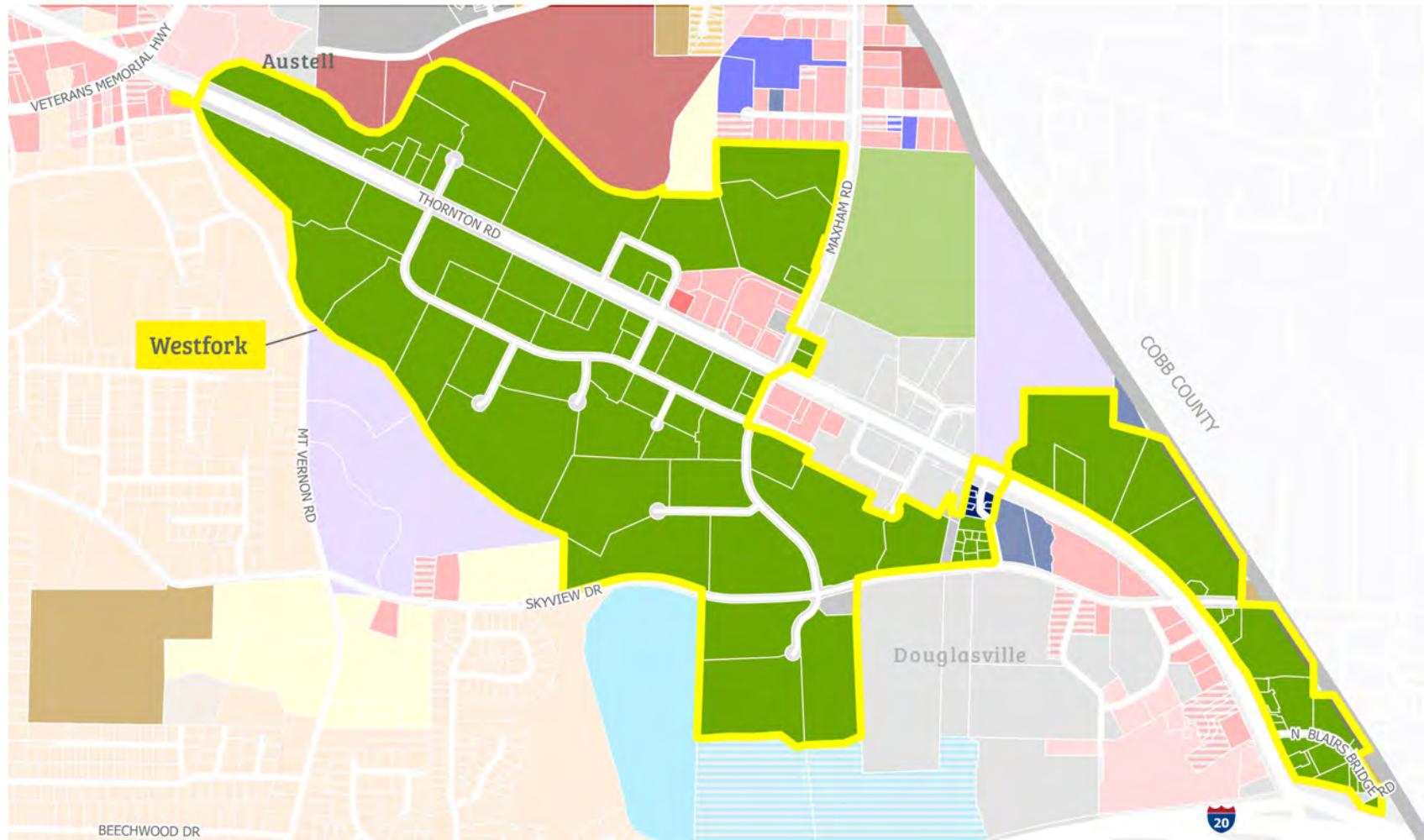
## Existing Land Use



# Westfork

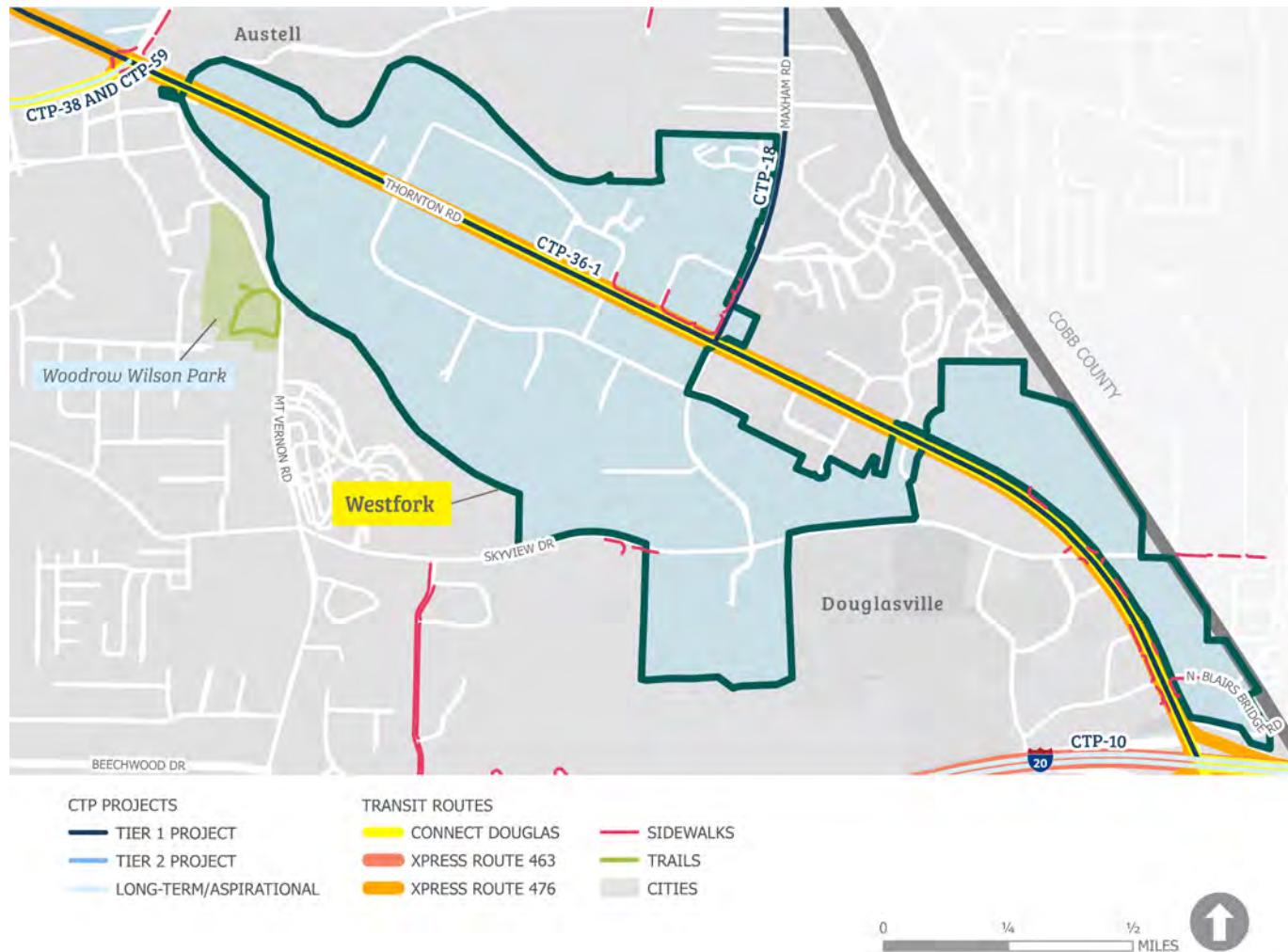


## Zoning



# 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



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WATER MAINS

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

# 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

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# 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

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# 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!

