

# DOUGLAS COUNTY

## COMPREHENSIVE PLAN



# Winston Small Area Plan

## Current Character



Veterans Memorial Industrial

Known for its “country crossroads,” the historic Winston community is characterized by rural residential areas, rural charm, and plenty of open space. This character has been preserved despite

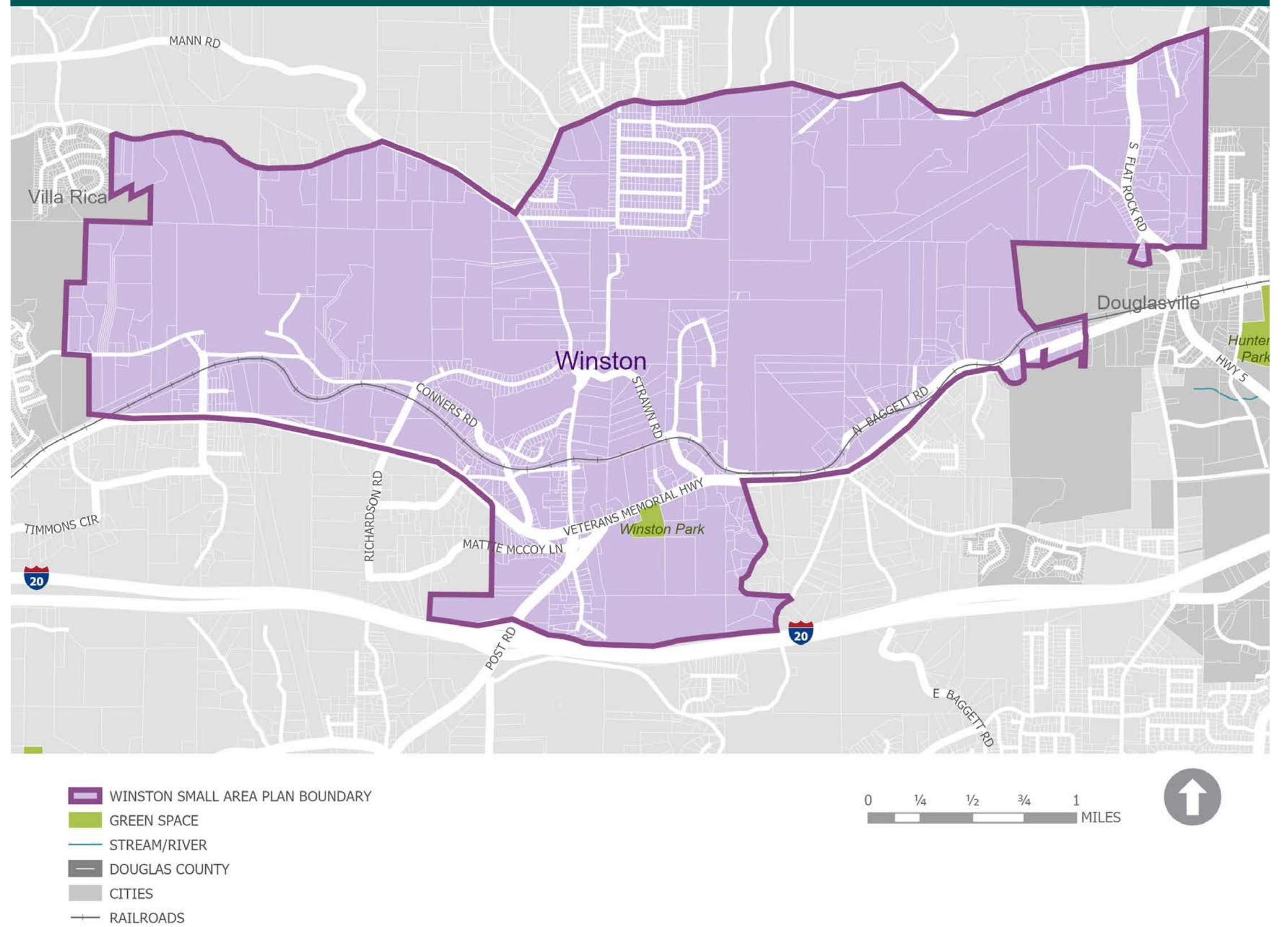
the close proximity of major transportation, logistics, and industrial resources.

Ultimately, finding a balance between environmental disturbances, economic development, and the historic character of Winston will be crucial for supporting this established community of Douglas County. This land use plan for the Winston area will help guide future land uses, water, sewer and transportation infrastructure placement, and will support right-sized economic development of the Winston area.



Corn Crib Residential

## Winston Study Area



## Existing Conditions Highlights

**Our first task was to review existing conditions of the Winston area including a review of demographics and existing plans, current land use, analysis of redevelopment potential, and review of environmental elements and infrastructure availability. The following were key findings from the existing conditions analysis.**

**Location:** Winston’s location offers easy access to I-20 and convenience to greater Atlanta, making the area attractive for light industrial development and e-commerce uses.

**Existing Plans:** A review of several current and previous area planning efforts revealed a trend of recommendations for the following areas:

- Post Road truck-friendly improvements
- Connections to planned trail network
- Coordination between land use plans and future development in surrounding areas
- Integration with Douglas County Strategic Plan

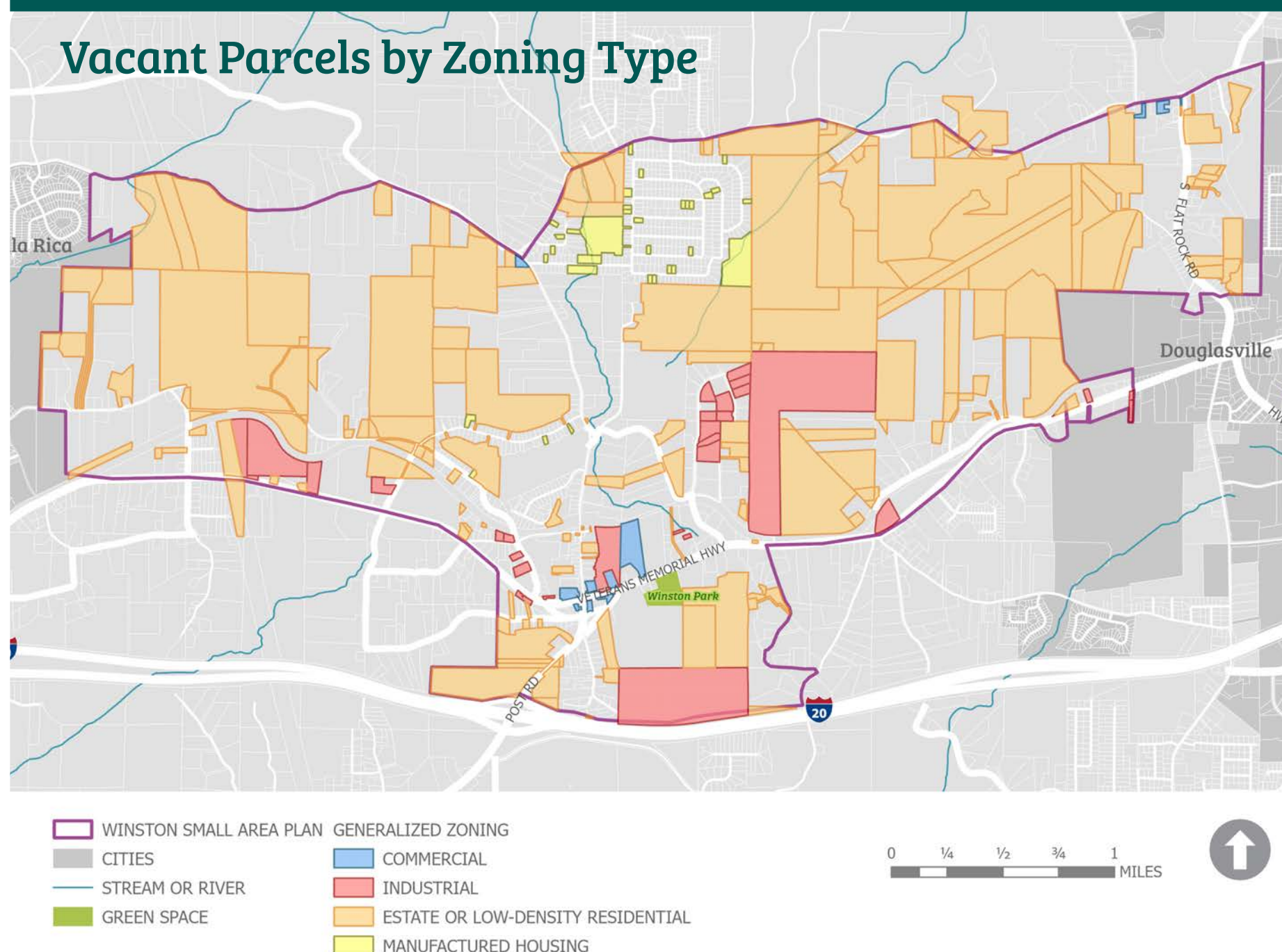
**Demographics:** Winston has a higher percentage of white residents and overall lower incomes than the County as a whole.

**Major Development Constraints:** Both zoning and future land uses support desired development; however, land cover findings indicate that not all parcels are being developed to these conditions, indicating environmental and infrastructure constraints that may impede desired development. These include:

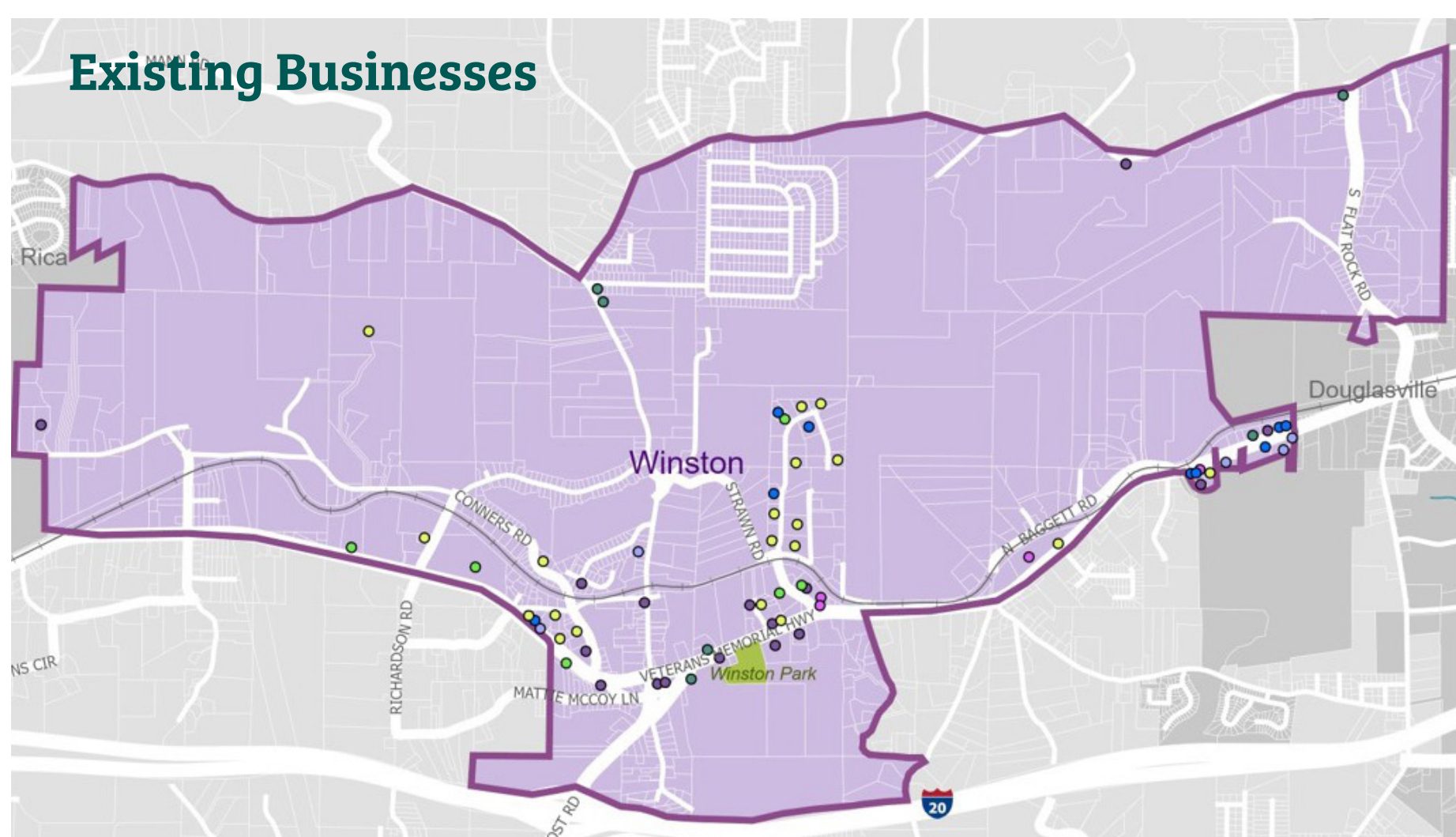
- **Environmental Considerations:** hard bedrock deposits, ample forest cover, flood zones, and steep slopes, make development difficult and/or expensive across Winston
- **Lack of Sewer Infrastructure:** Much of the eastern and western portions north of Veterans Memorial Highway are unsewered
- **Scale of Development:** A neighborhood village center approach to development could be more appropriate in Winston from both an environmental and infrastructural perspective

## Development Potential

### Vacant Parcels by Zoning Type



### Existing Businesses



- A large amount of parcels in the study area are considered vacant and are low density in nature (i.e. low-density residential)
- Over 70% of Winston is undeveloped and natural in terms of land cover (i.e. forest, wetlands, and pasture)
- Existing development and commercial uses are focused in the southern, central portion of the study area along Veterans Memorial Highway



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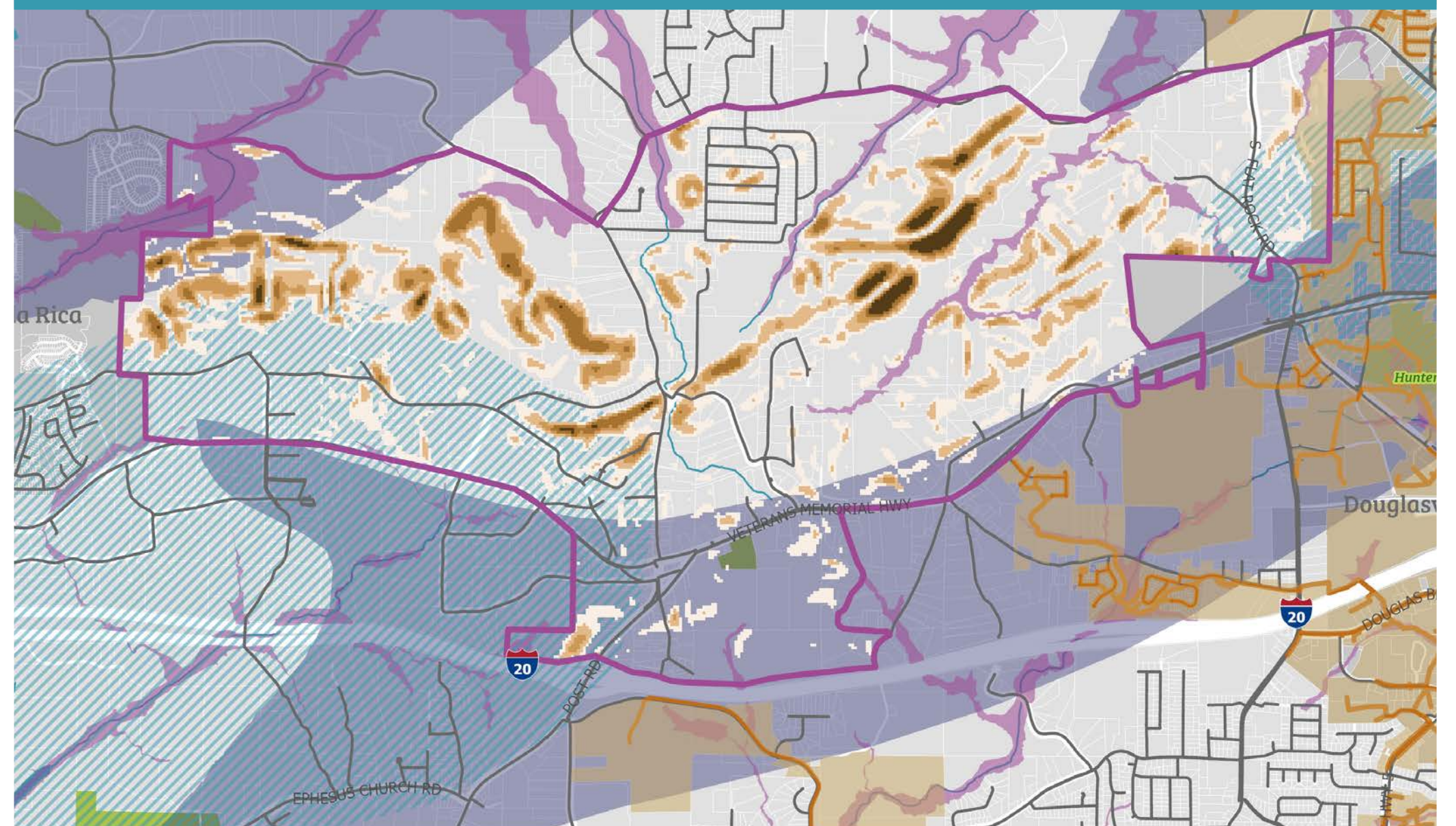


## Draft Concept A: Rural to Suburban Transition

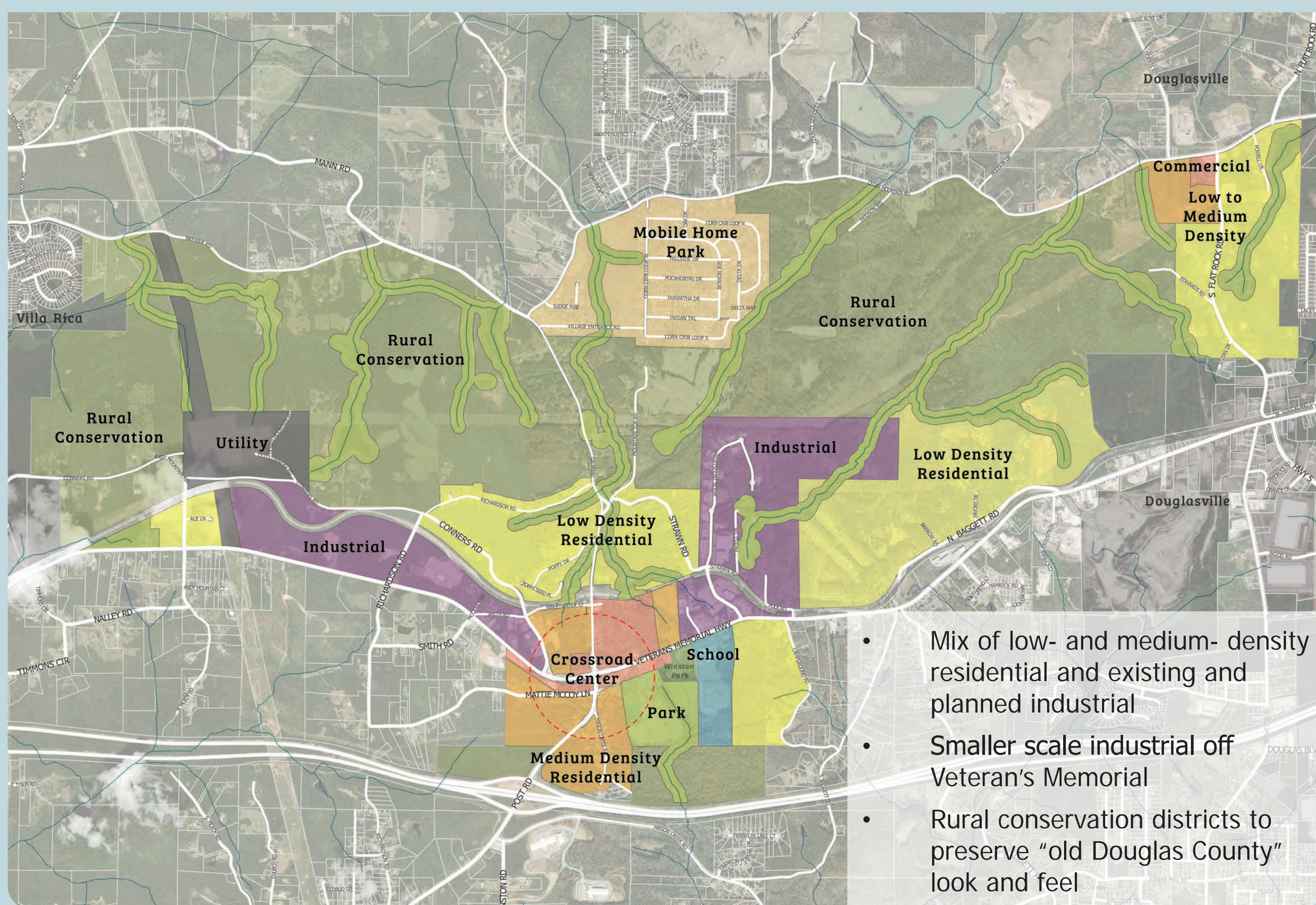
### We need your input!

The Winston 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!

### Area Development Constraints



### Draft Concept A: Higher Intensity Development



- Mix of low- and medium- density residential and existing and planned industrial
- Smaller scale industrial off Veteran's Memorial
- Rural conservation districts to preserve "old Douglas County" look and feel



Low-Density Residential



Medium Density Residential



Smaller Scale Industrial

Comments on this Concept?



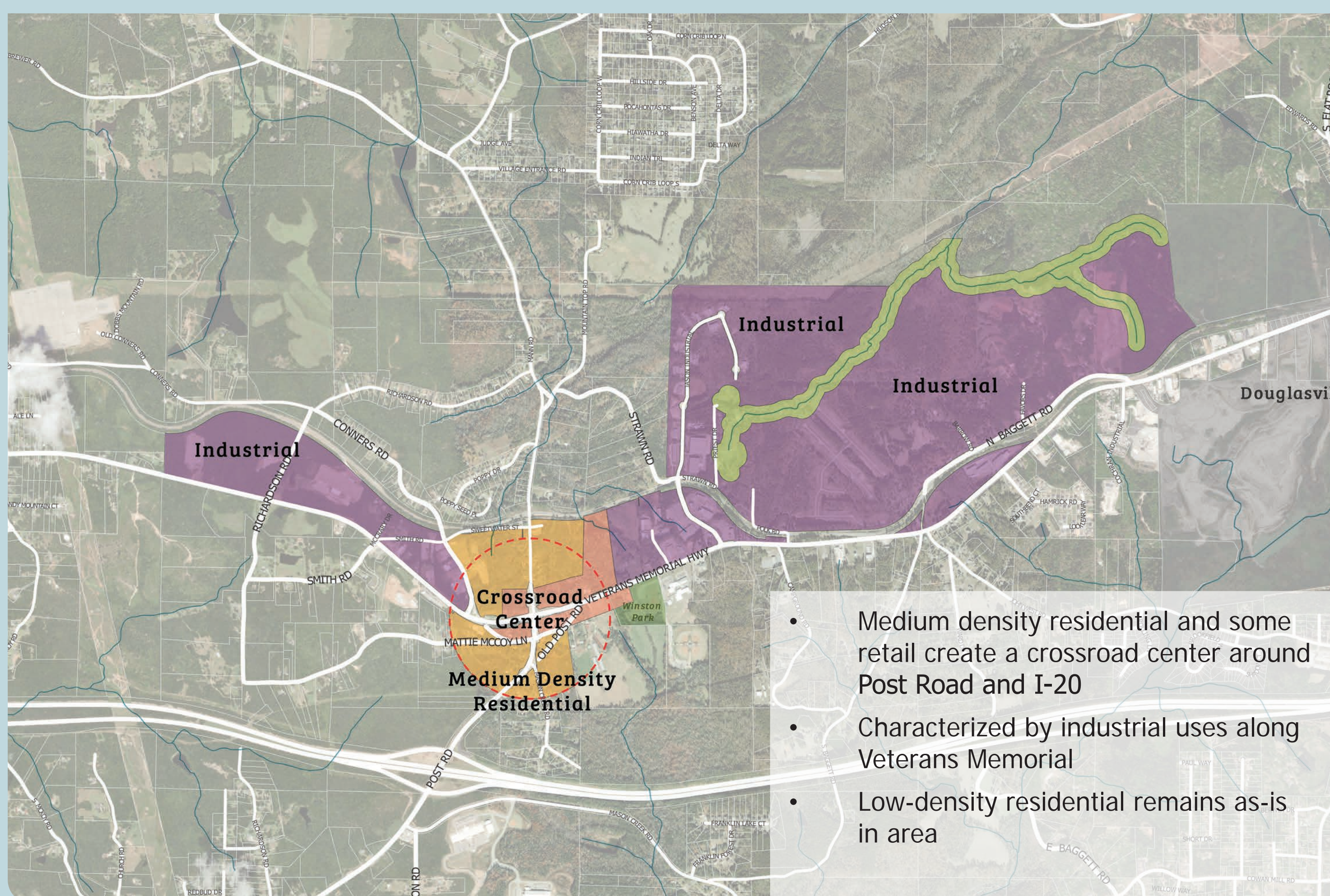
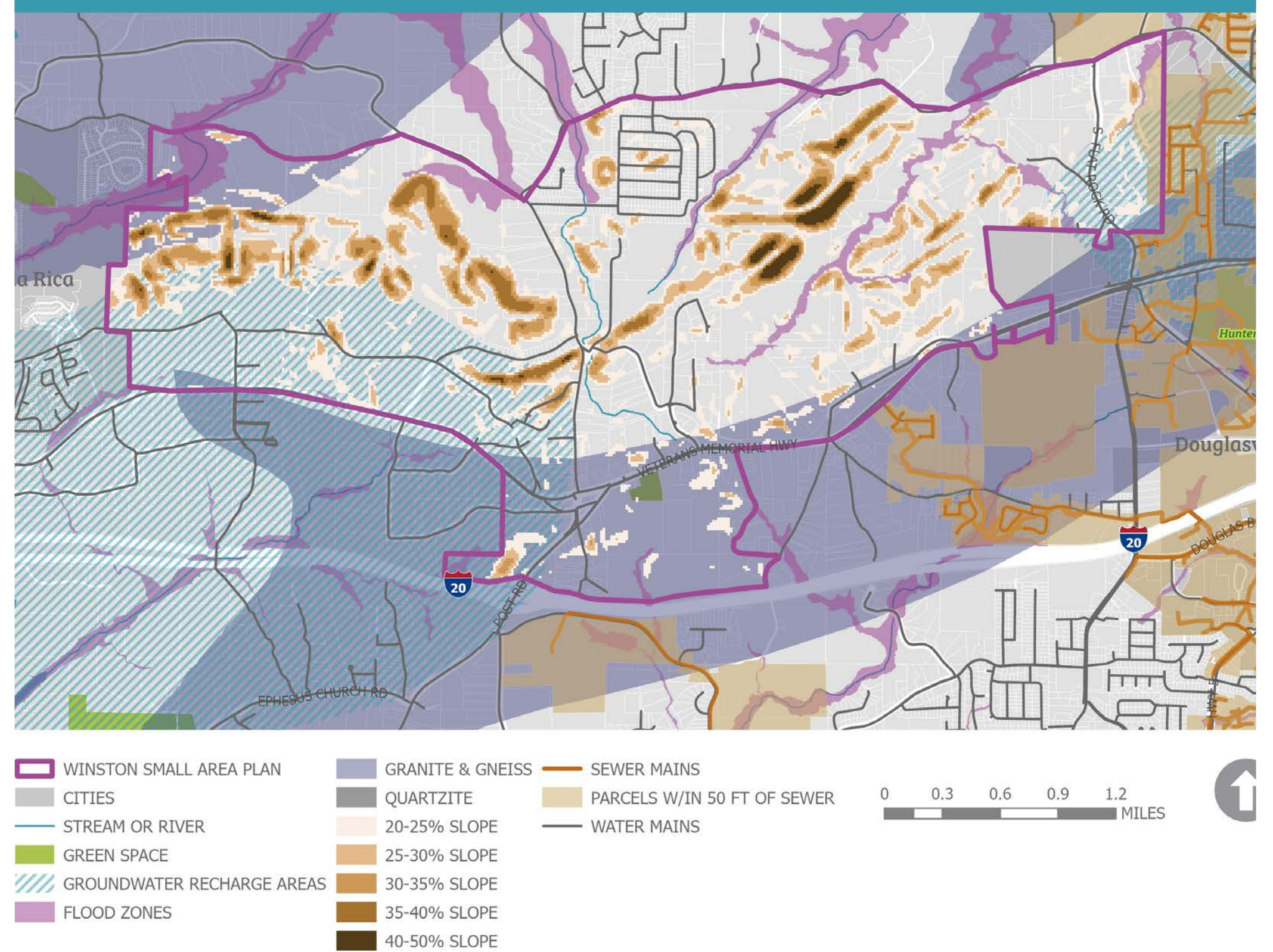
# COMPREHENSIVE PLAN

## Draft Concept B: Rural Jobs Center

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## Area Development Constraints



## Comments on this Concept?