

Winston Small Area Plan

Workshop Agenda



1. Welcome + Introductions
2. About the Comprehensive Plan and Small Area Plans
3. Highlights from Existing Conditions
4. Workshop: Concept Preferences and Refinement
5. Next Steps

Welcome + Introductions

The Comprehensive Plan and Small Area Plans

Project Overview



1

Comprehensive Plan Update

- Update 2018 Comprehensive Plan

2

Small Area Plans

- Winston
- Lithia Springs

Project Overview

What is a Comprehensive Plan?

- High-level, long-range look at development in a community
- Typically, a 20+ year outlook, but updated every 5 years
- Required by the State of Georgia to remain eligible for certain funding sources
- Minimum requirements differ by jurisdiction, but Douglas County needs the following in its plan:
 - Community goals
 - Land Use Element
 - Needs and opportunities
 - Transportation Element
 - Community work program
 - Broadband Element



Image from Georgia DCA

Project Overview

What are our goals?

- Update the 2018 Comprehensive Plan
 - Refine the future land use vision, including character areas
 - Add a Housing element
 - Translate the Comprehensive Transportation Plan into a new Transportation Element
 - Provide additional direction on parks, green spaces, and trails
- Build off existing planning efforts, particularly the County's Strategic Plan
- Exceed State requirements!
- Use the Winston and Lithia Springs Small Area Plans to fine-tune Comprehensive Plan ideas and policy directions

Douglas County, Georgia Comprehensive Plan Update

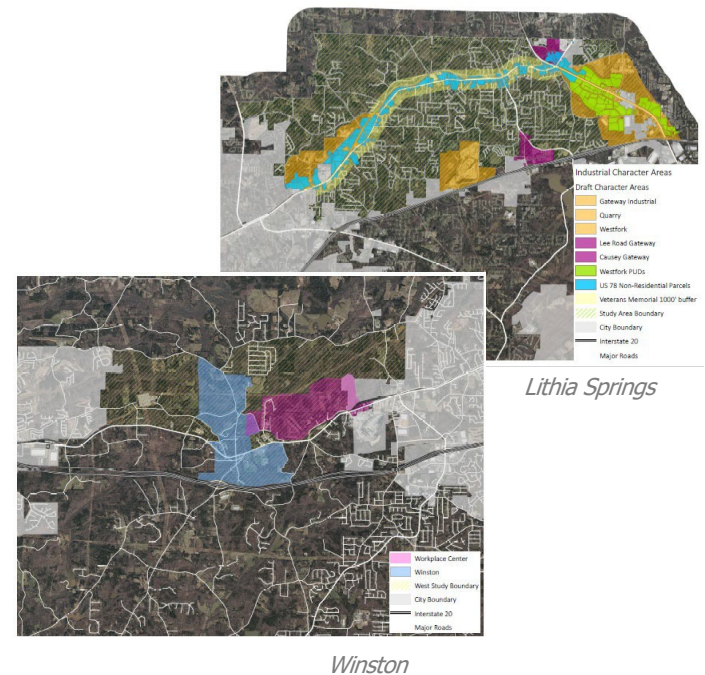


Adopted November 6, 2018

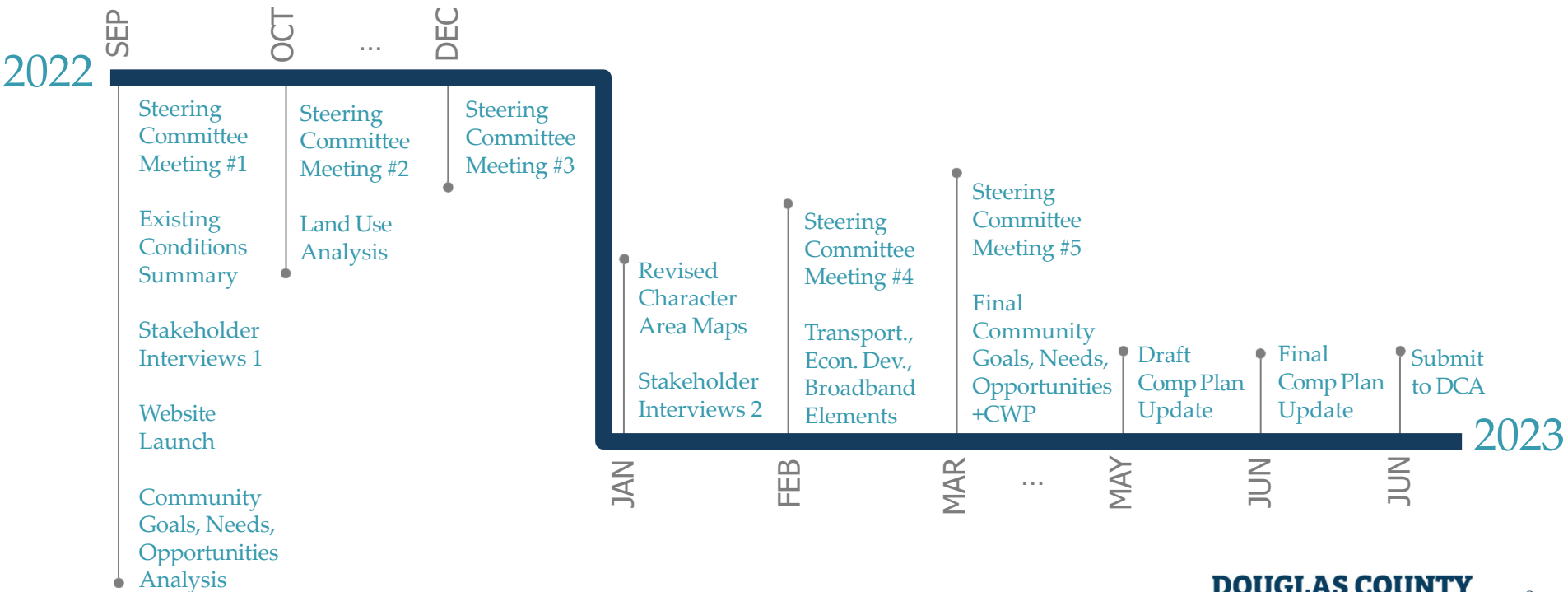
Project Overview

A few points of clarification...

- The Comprehensive Plan will only cover unincorporated Douglas County (but considers cross-jurisdictional challenges and coordination needs)
- Does not change zoning of individual parcels
- The small area plans are not officially part of the Comprehensive Plan, but are connected efforts that will share engagement and technical resources



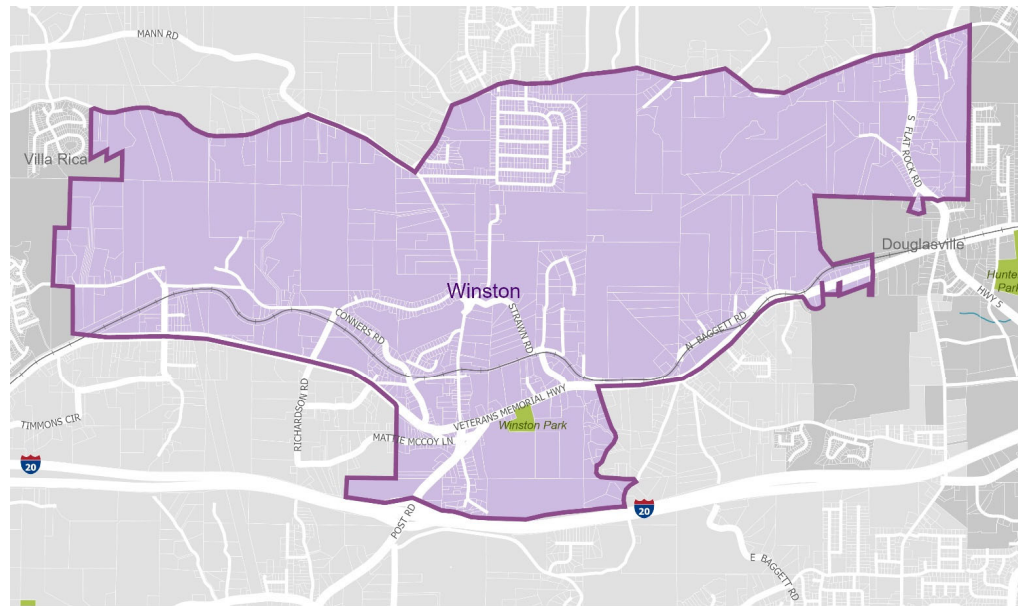
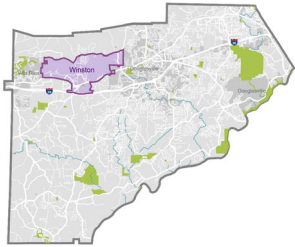
Project Schedule



Winston Area Findings

Winston

Study Area



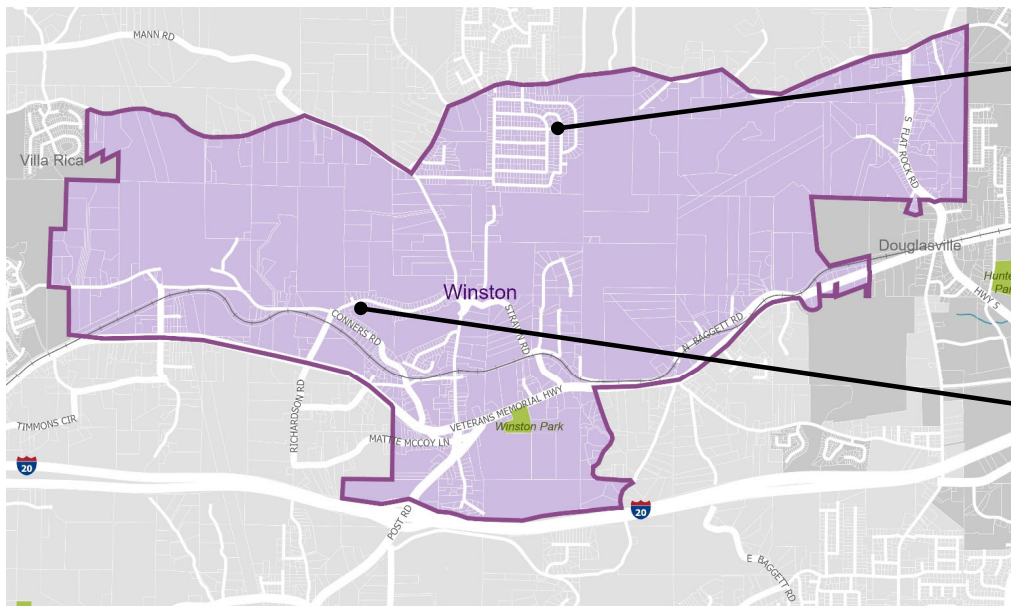
- WINSTON SMALL AREA PLAN BOUNDARY
- GREEN SPACE
- STREAM/RIVER
- DOUGLAS COUNTY
- CITIES
- RAILROADS

0 1/4 1/2 3/4 1 MILES



Winston

Current Character



- WINSTON SMALL AREA PLAN BOUNDARY
- GREEN SPACE
- STREAM/RIVER
- DOUGLAS COUNTY
- CITIES
- RAILROADS



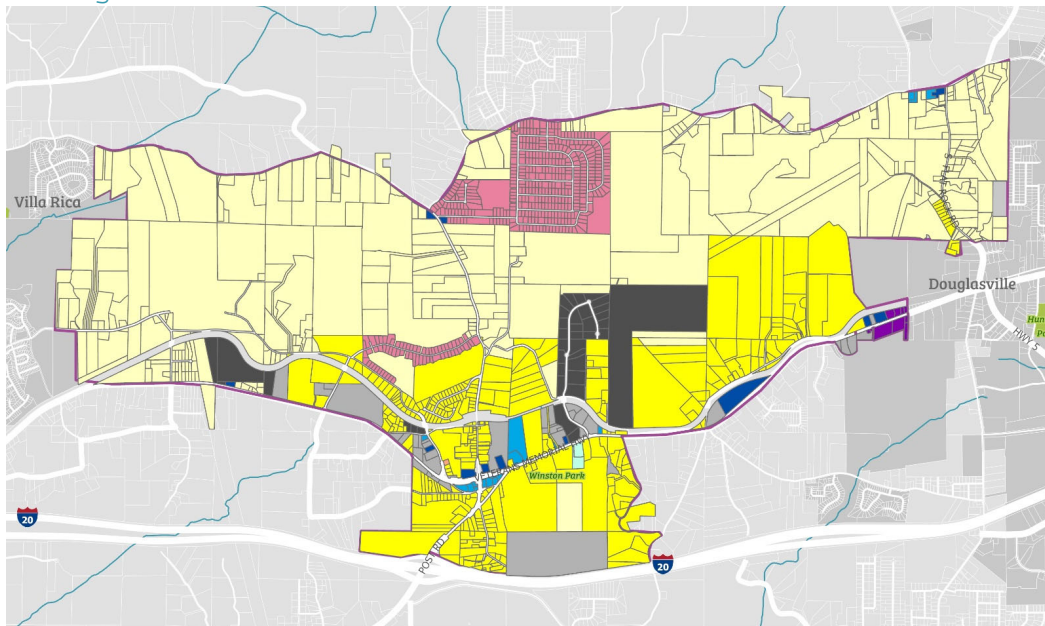
Residential in Com Crib



Industrial on VM H

Winston

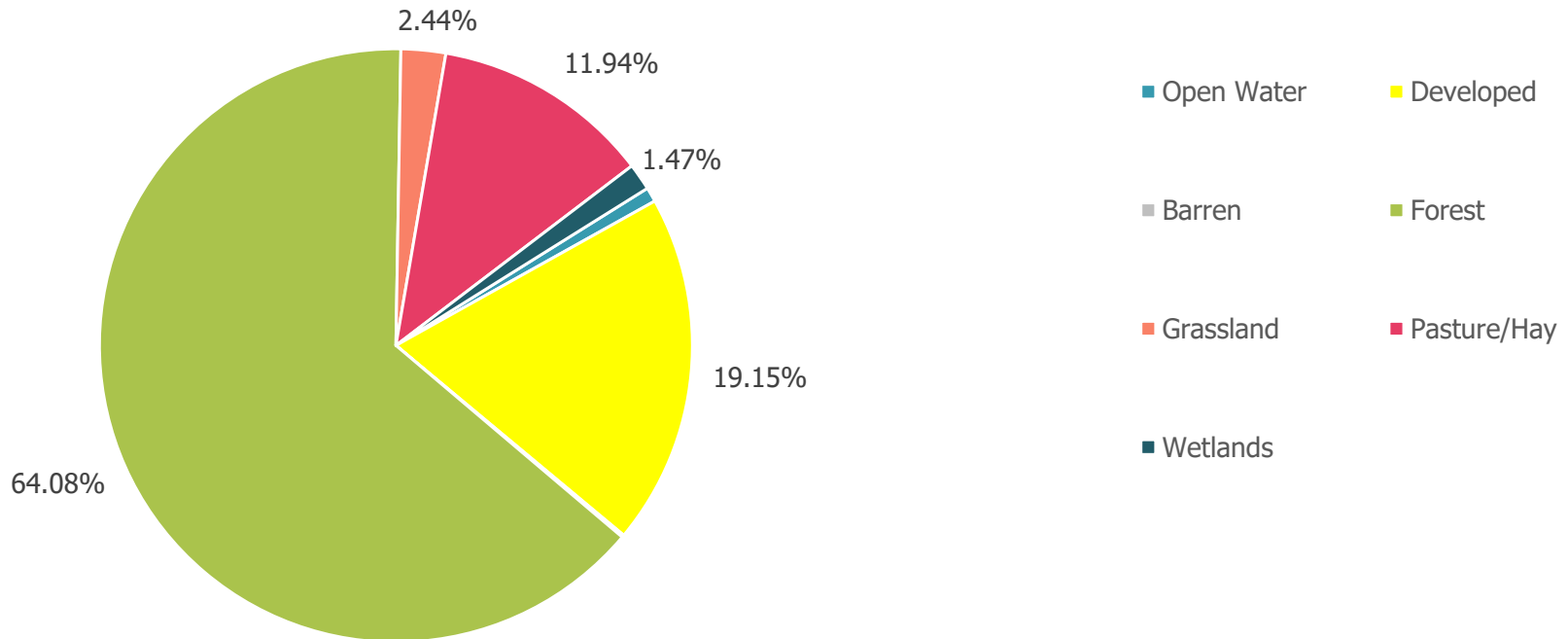
Existing Land Use



WINSTON SMALL AREA PLAN	C-H; C-H-C	R-LD; R-LD-C
CITIES	HI	R-MD
STREAM OR RIVER	LI	R-MH
GREEN SPACE	LI-C	
ZONING	OI-L-C	
C-G; C-G-C	R-A	

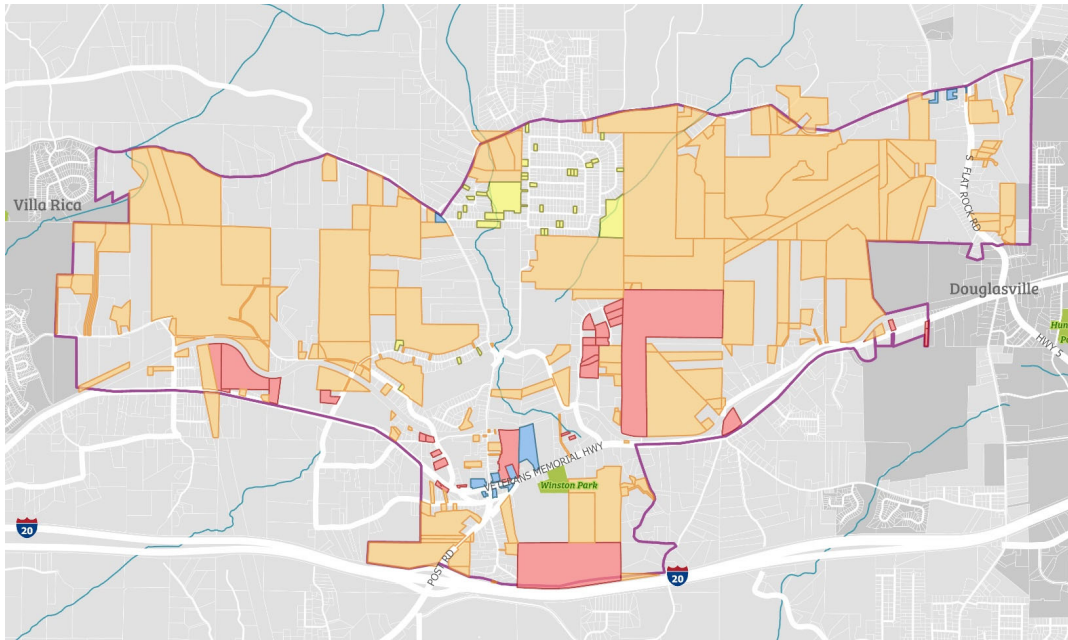
Winston

Existing Land Cover



Winston

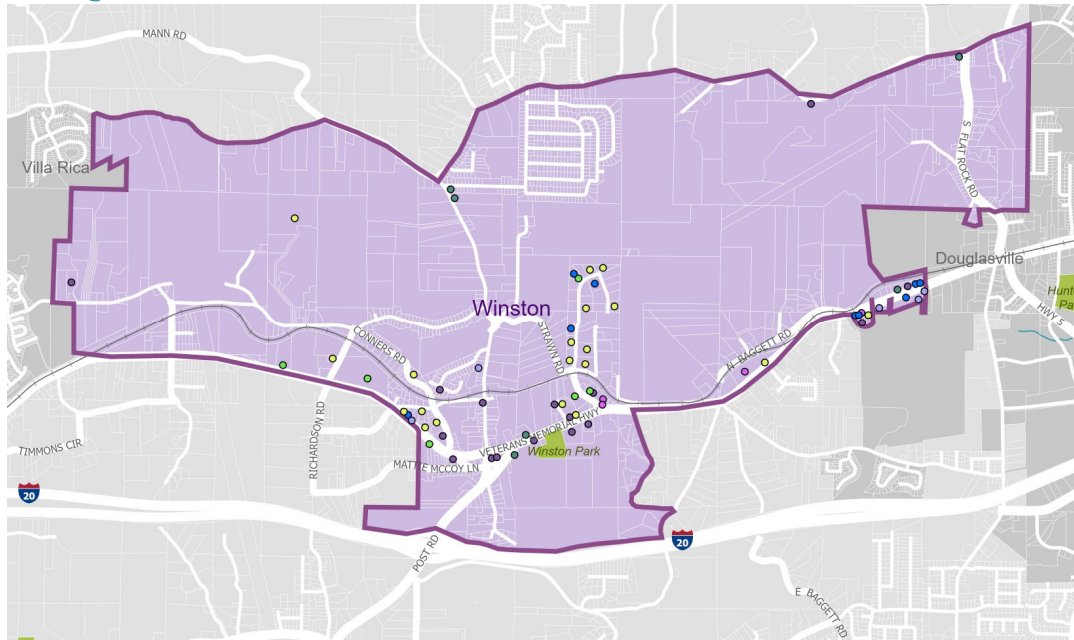
Zoning, Vacant Parcels



- | | |
|-------------------------|-----------------------------------|
| WINSTON SMALL AREA PLAN | GENERALIZED ZONING |
| CITIES | COMMERCIAL |
| STREAM OR RIVER | INDUSTRIAL |
| GREEN SPACE | ESTATE OR LOW-DENSITY RESIDENTIAL |
| | MANUFACTURED HOUSING |

Winston

Existing Businesses



WINSTON SMALL AREA PLAN BOUNDARY

GREEN SPACE

STREAM/RIVER

DOUGLAS COUNTY

CITIES

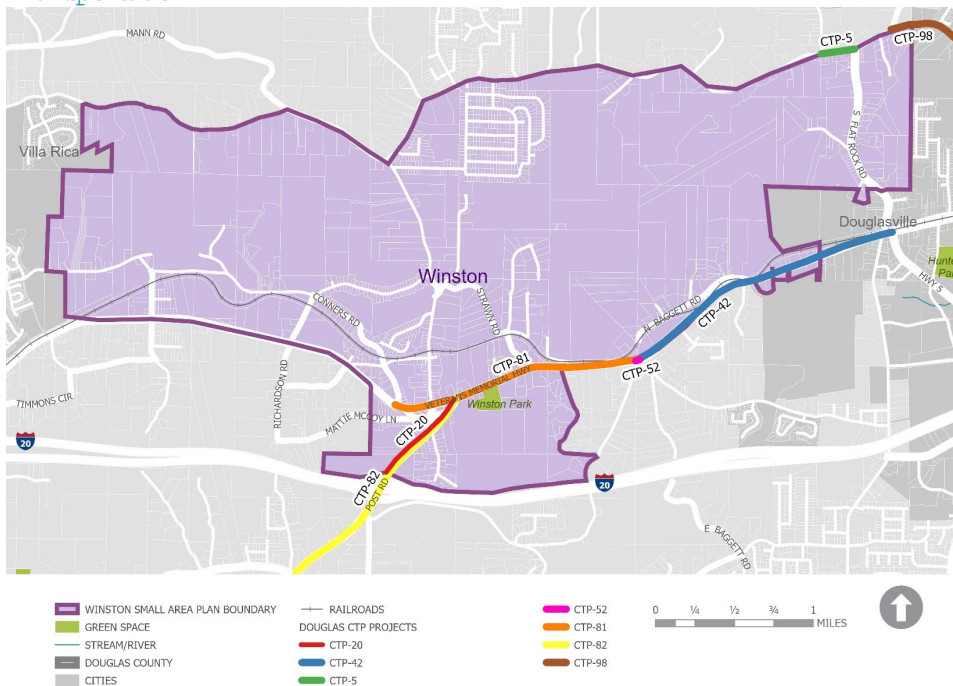
RAILROADS

INDUSTRY

- OTHER
- AUTO REPAIR/WRECKER
- CONSTRUCTION/CONTRACTOR
- EQUIPMENT RENTALS/SUPPLIERS
- MANUFACTURING
- RETAIL
- WASTE MANAGEMENT

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Transportation



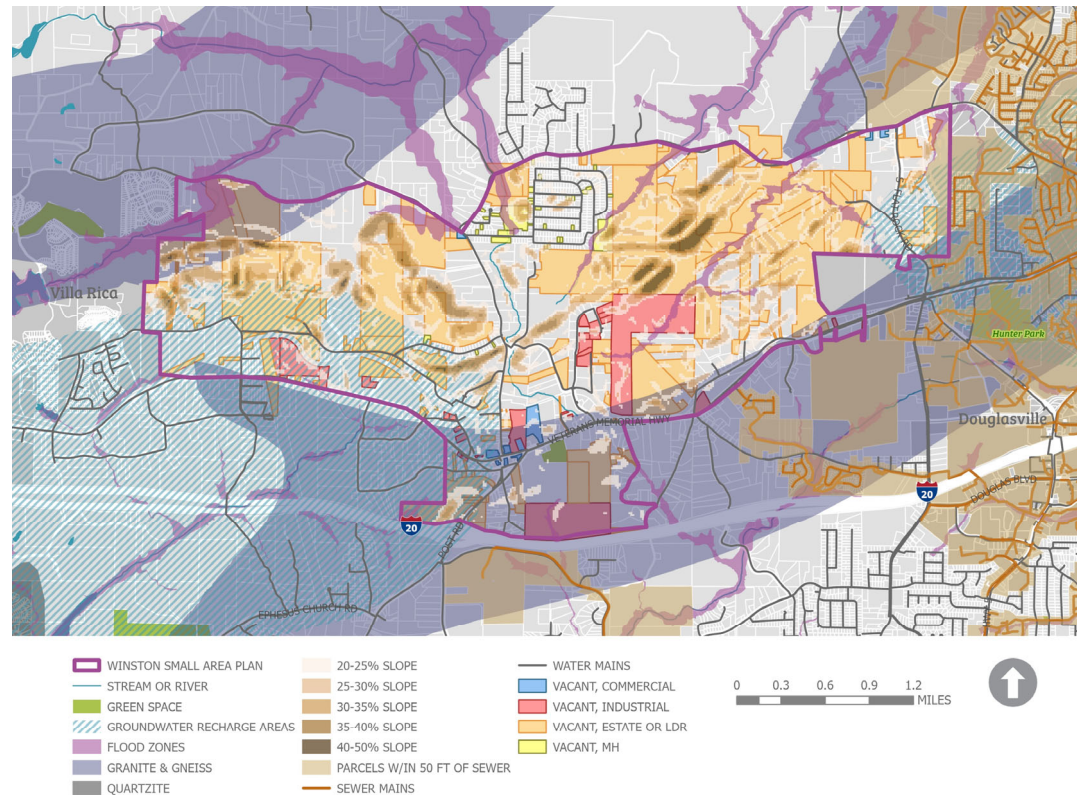
Key Projects/Info

- Post Road has high volumes of truck traffic
- Tier 1 CTP Recommendations:
 - Safety improvements on Post Road from I-20 to US 78 to facilitate safe truck movements (Current SPLOST project)
 - Intersection improvement with new traffic signal at US 78 at John West Road/ S. Baggett Road (Current SPLOST project)
- Tier 3 (2032-2050 Time Period) roadway projects:
 - Intersection Improvements at Cedar Mountain Road at Dorris Road
 - Restriping and turn lane channelization on US 78 from SR 5 (Bill Arp Road) to John West Road
- Aspirational active transportation projects:
 - Sidewalks on US 78 from Mirror Lake Road to Tyson Road
 - Sidewalks Post Road from US 78 to John West Road

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Other Considerations

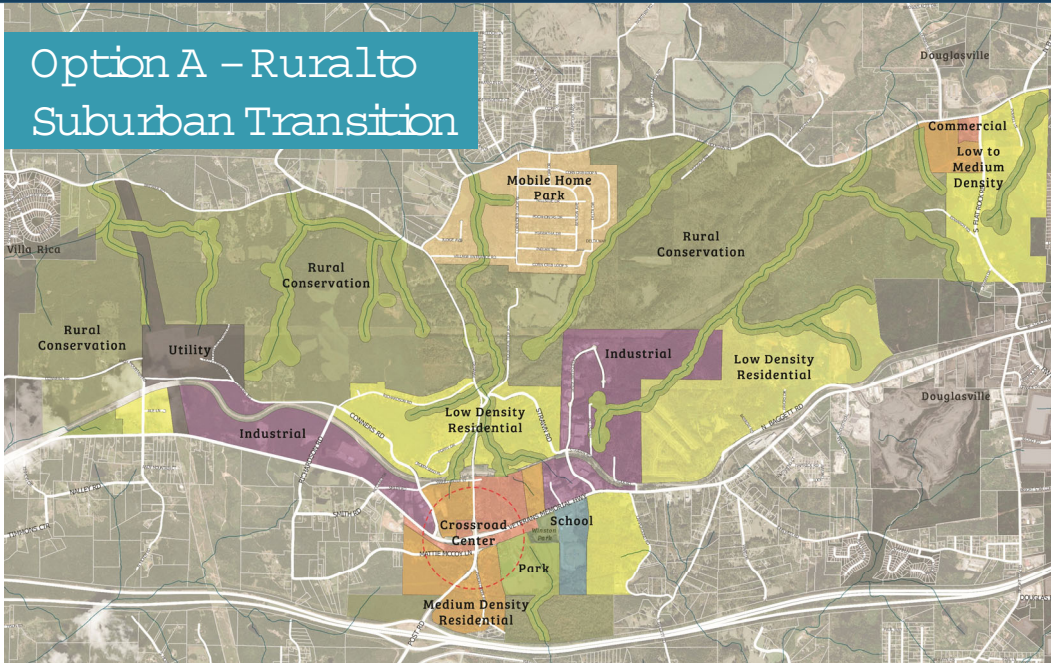
- Sewer expansion planned for the area; currently on septic
- County is interested in large industrial site development near Douglasville boundary
- Sought-after industrial and warehousing location along I-20, near Atlanta
- Stakeholders value low-intensity development of this area & limited increases in truck traffic
- Environmental constraints and resources



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Option A – Rural to Suburban Transition



- Mix of low- and medium-density residential and existing and planned industrial
- Smaller-scale industrial off Veterans Memorial
- Rural conservation districts to preserve “old Douglas County” look and feel



Low Density Residential



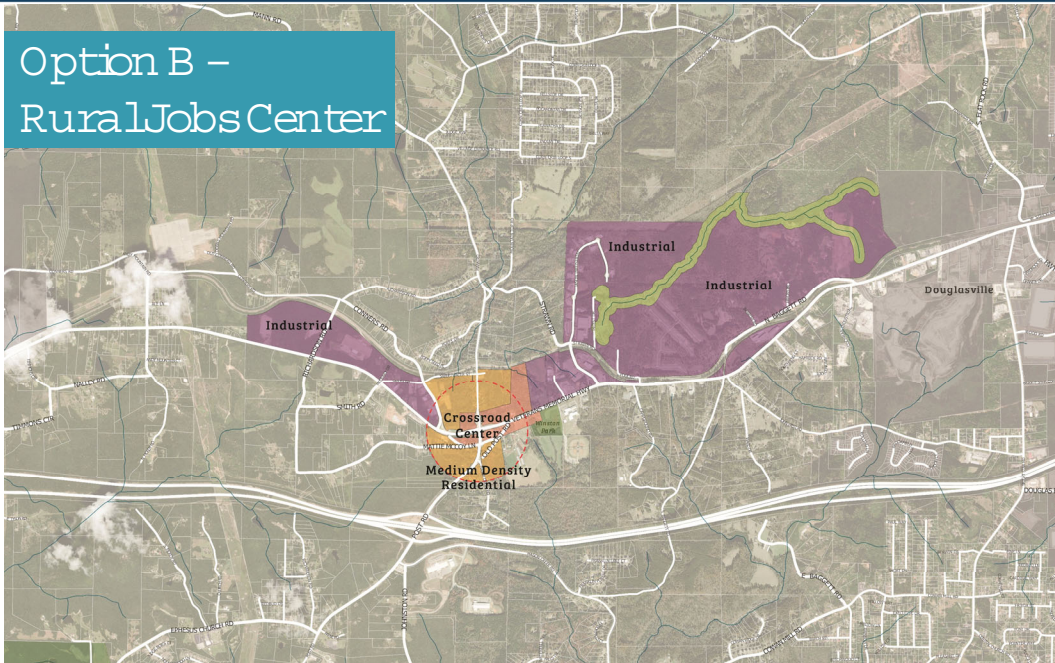
Medium Density Residential



Smaller Scale Industrial

Winston

Option B – Rural Jobs Center



- Medium density residential and some retail create a crossroad center
- Characterized by larger scale industrial uses along VMH
- Low-density residential remains as-is in area



Low Density Residential



Crossroads Center



Larger Scale Industrial

W orkshop

- Which option fits the future we want for the Winston area?
- Are the land uses shown the right ones in the right amounts?
- What transportation improvements are needed to support future development?
- How much sewer expansion is needed or wanted to support future development?
- Which resources do we want to conserve or preserve, and where?

Next Steps

Next Steps

- Revise future land uses based on today's discussion
- Determine needed infrastructure improvements to sewer and transportation facilities

Project Timeline

