

Comprehensive Plan Update + Small Area Plan Community Survey Summary

January 3, 2023

Survey Overview

An online survey was developed and administered by Survey Monkey to collect input from citizens and stakeholders in Douglas County regarding attitudes towards current land use conditions and future growth trends in the county. The survey launched on November 14, 2022 and remained open until December 22, 2022. Advertising of the survey was broad with the online link distributed electronically to the Comprehensive Plan Update Steering Committee, the project email list, and County email lists and social media accounts; posted to the project website; and printed on flyers with the QR code available at the Lithia Springs and Winston Area Small Area Plan Workshops. A total amount of 339 responses was received. Feedback from the survey is very useful in drawing a more complete picture of citizens' feelings towards development in the county and will be used to help craft the recommendations of the Comprehensive Plan Update and the Lithia Springs and Winston Small Area Plans.

Summary of Survey Responses

In general, the survey responses reveal similar input to what the project team has heard to date at community outreach events and from our Stakeholder Advisory Group. Douglas County citizens care deeply about their neighborhoods and their recreational/green open spaces and are very interested in protecting those areas that feel special to them. That said, they would like the opportunity to shop and dine more within the county limits at shops and restaurants with more variety than what currently exists. We also heard some citizens express the need to limit additional warehouse and distribution centers and attract industries with higher paying jobs. Additionally, many feel development in the county is outpacing the infrastructure and would like to see the growth slow or paused. Others would like to see industrial growth confined to existing nodes with support facilities already in place.

Key findings of the survey include:

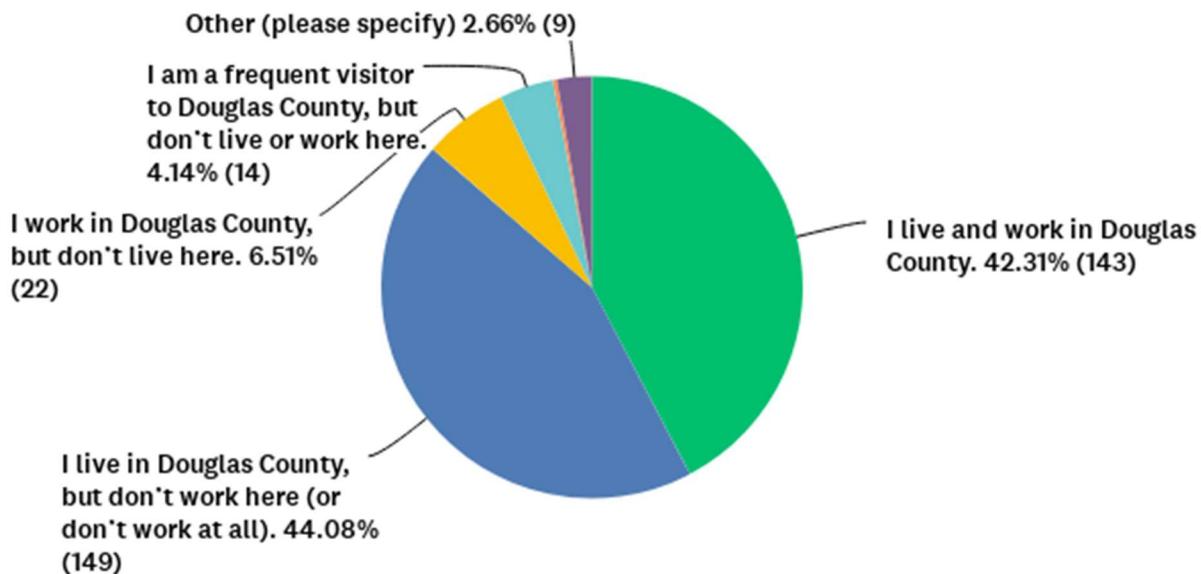
- Over 85% of the survey respondents live in Douglas County, with about 42% working in the county as well as residing.
- When asked to select the top three investments the county's Comprehensive Plan should encourage, respondents indicate 1.) Limiting additional warehouses/distribution centers (47%); 2.) Attracting more shops and restaurants, things to do (45%); and 3.) Investing in parks, trails, and open space (42%).*
- The majority (55%) of respondents somewhat or strongly agree more shops and restaurants are needed in Douglas County.
- Opinions are split on whether there should be a broader range of housing types in Douglas County, with 42% somewhat or strongly disagreeing, 38% somewhat or strongly agreeing and 20% are neutral or with no opinion.
- A large majority (76%) are somewhat or strongly agreeing with the statement: "Improving and expanding our parks, open spaces, trails, and conservation areas is very important."

- The majority (59%) of respondents are somewhat or strongly agreeing that they would like to see more design guidelines to control the architecture and landscape of new development in Douglas County.
- The majority of respondents (39%) indicate neutrality or no opinion when asked if they agree or disagree that Douglas County facilitates the growth of its small business community by providing opportunities for development and expansion. About a third of respondents (33%) indicate they somewhat or strongly agree, with slightly less (28%) indicating somewhat or strong disagreement.
- Similar results were seen in the following question, with the majority (39%) indicating neutrality or no opinion when asked if they agree or disagree that Douglas County facilitates the growth of targeted industries in manufacturing, professional technology services and media and entertainment to support a thriving economy in the community. About a third of respondents (33%) indicated they somewhat or strongly agree, with slightly less (28%) indicating somewhat or strong disagreement.
- Regarding the addition of housing types in the county, responses indicate traditional single-family is the most preferred (44%), with housing for seniors at more affordable price points and smaller/more affordable single-family homes both tied for the second most preferred (each at 35%). Townhouses came in as the third most preferred housing type-specific response (22%). The least amount of support was reported for larger apartment communities (5%).*
- Trails for walking and biking came in as the top choice for additional needs in terms of parks, trails, and open spaces in the county, as connectors to destinations (49%) as well as within parks (46%). Large community parks are tied with indoor recreation centers (each (39%), followed closely by small neighborhood parks (37%).*
- Open-ended questions allowed respondents to provide suggestions on where in the county additional commercial growth and industrial growth should occur. While the top response for each question was “nowhere” with most respondents desiring a slower pace of growth to secure the “small town feel” of Douglas County, other respondents did provide various locations throughout the county to accommodate these types of future growth, mostly where commercial and industrial development is located currently.
- Citizens were also invited to leave general comments regarding development in Douglas County over the next 5-20 years. A wide range of input was received touching on topics such as connectivity with sidewalks, public safety, maintenance of current public facilities, pace of growth, traffic and congestion concerns, and development suggestions.
- The top five zip codes represented in the survey include 30135 (48%); 30122 (14%); 30134 (11%); 30187 (10%) and 30180 (9%).
- In terms of demographics, the majority (47%) of respondents indicating their age range of 30-49 years, with 42% identifying as White/Caucasian and 40% Black or African American.

**Respondents could select more than one choice and as a result the total percentage of answer choices will exceed 100%.*

Individual Questions and Responses

Q1. Which statement best describes your relationship with Douglas County?



"Other" responses:

- My work covers both Cobb and Douglas County (but I live in Paulding).
- Live in Douglas County work from home for a company NOT in Douglas County
- I live in Douglas County and work from home
- Live in Douglasville. Work all over; Used to live/work in DC
- I recently moved from Douglas County but am still a frequent visitor.
- A very infrequent visitor, do not live there.
- Live in Douglas County, retired
- I live in Douglas County & I am trying to move out asap.

Q.2 What do you see as the top three investments that the county's Comprehensive Plan should encourage? Please check only three boxes.

Answer Choices	Responses %	#
Limiting additional warehouses/distribution centers	46.61%	158
Attracting more shops and restaurants, things to do	45.13%	153
Investing in parks, trails, and open space	41.59%	141
Adding services for all ages, particularly seniors and children	28.02%	95
Adding sidewalks and trails around key activity areas	26.84%	91
Attracting more job opportunities close to home	21.53%	73
Encouraging a better diversity of housing options (e.g. senior communities, townhomes, apartments, condos, smaller single family homes)	20.65%	70
Other (please specify)	14.75%	50

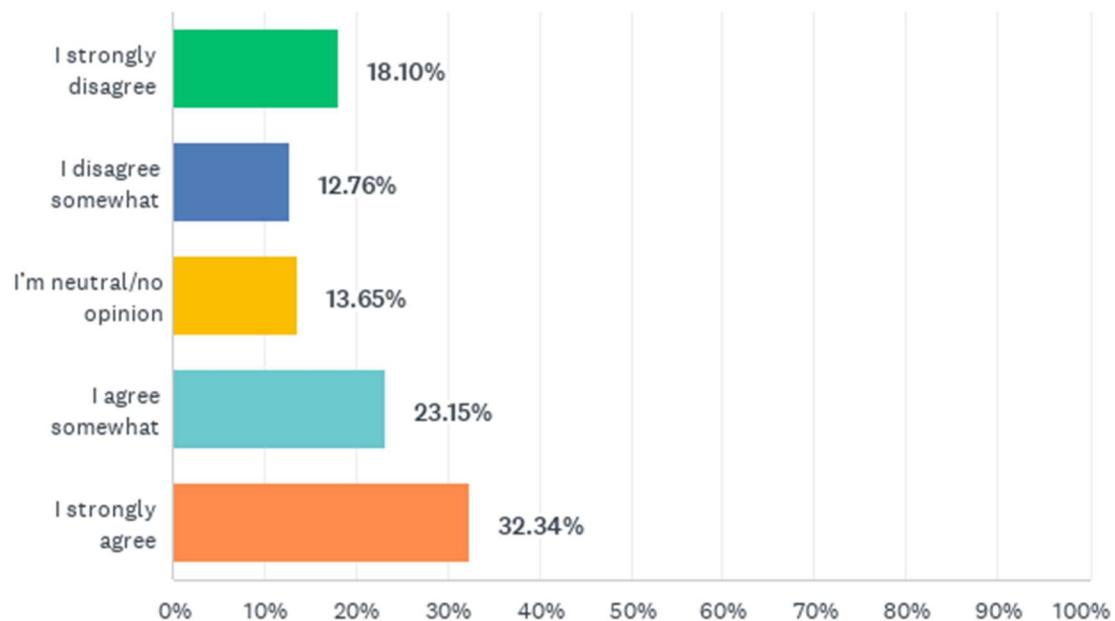
Encouraging areas of compact, higher density, walkable development	11.21%	38
Establishing more opportunities to showcase the community's arts and culture	9.73%	33
Connecting key activity centers through transit options	5.60%	19

"Other" responses:

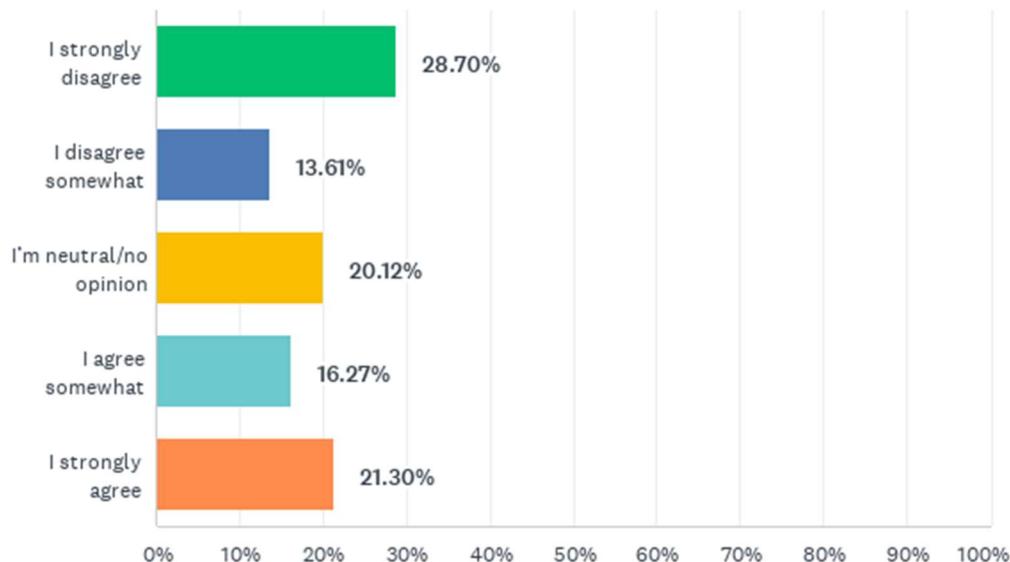
- Attract high paying job opportunities, encourage farming & farmland, lower density housing, upscale restaurants & shops; limit additional warehouse & distribution centers
- Preserving/improving industrial areas instead of pushing them all out.
- Get a grip on spending. Our property taxes are ridiculous!
- UPKEEP AND UPDATE OF THE PARKS WE ALREADY HAVE!
- Invest in roads to try to keep people from speeding and have more litter cleanups
- Feels like building contracts/ corporations are given Carte Blanche freedom, only planting a few trees in place of acres being bulldozed over. Lithia springs are losing green space at a rapid rate. This is detrimental to our air quality and noise pollution. You can give incentives to move companies here but stop giving away everything. They should be made to build sidewalks, green space, Triple the trees, things everyone can use. Not everyone uses the golf course, you are selling out lithia springs to improve the country and leaving us with very little. The trash problem is crazy. We have trash being thrown out regularly on Mt. Vernon, and all over Lithia Springs we have trash everywhere, the fine for parking in a handicap space is 500 and throwing trash is 300. We need cameras to catch the litter bugs. There needs to be a true way to discourage trash. Lithia springs is a trash heap and getting worse with every warehouse. The traffic is unsafe. Again, Lithia Springs is paying for everything and not benefiting.
- Paving Potholes/Roads
- Start being more fiscally responsible.
- Get rid of the corruptness of all county politics.
- I would like to see NICE condos developed in Douglas County. Condos aimed at empty nesters, and the 55 and older demographic.
- The county used to be one of the cleanest in metro Atlanta. Now there is trash thrown on the main roads and it doesn't get picked up for long periods of time. That encourages more people to use the streets as their trash cans.
- Attracting more upscale shops and restaurants - no more dollar stores, waffle houses, liquor stores, etc. More options like Whole Foods, Top Golf, Dave & Buster's, a skating rink, a theatre/playhouse, etc. Keep the money that our residents spend in Cobb County or Atlanta here in Douglas County by providing comparable food/shopping/entertainment/leisure options.
- Encourage lower density higher end homes
- More private pools for Douglasville residents
- Clean up the county and the mall. The county just looks dirty and clustered. Signs at shopping centers are dingy. It's embarrassing.
- Limiting the amount of car wash businesses, Dollar Generals and Waffle Houses
- Work on the road infrastructure. Higher quality restaurants. Better jobs, not just fast food, and retail
- Invest in cutting county cost so that property owners have lower taxes.

- Limiting the development of apartments townhomes, condos, until the present Rhodes can handle all of the incoming people that would be occupying these buildings.
- Stop building multi housing communities when the infrastructure and crime are so bad.
- Adding more activities for younger kids. There's nothing for younger kids besides bowling and chuck e cheese.
- No more apartments until the infrastructure is fixed to accommodate further growth
- Stop building and we don't want anything else here
- Need streetlights in some of the more rural areas. I am paying taxes for it
- Need to try and get crime under control
- Roadwork
- Affordable Senior Housing. One Level
- More activities for all. Especially youth.
- Better planning of projects and less hap-hazard water, sewage and road activity.
- maintaining/clean up major roads more frequently (debris, litter etc)
- In regard to public transportation, I wish our system would go everywhere well almost everywhere not just key places. I literally have to take an Uber just to get to a stop so a mine as well Uber all the way. There's no point for me to pay two different modes of transportation just to get around.
- Please limit the building of low-price businesses (IE. Waffle House and Dollar General across the street from a blue-ribbon middle school) this was a really poorly thought-out addition to our community.
- Youth sports, better management, and marketing
- More police
- Indoor Basketball Courts that are open past 5PM.
- Stop spending \$\$ and raising our taxes
- Fighting crime... I'm nervous to come into the Douglasville area... lately we had to Carrollton instead... just feels safer...
- Adding commercial job opportunities in the areas close to I20
- Stop building more
- improve the roads, the traffic is terrible
- Stop building on farmland and stop allowing businesses to buy houses for rental properties.
- Invest in traffic road infrastructure to alleviate congestion
- No development or increase in building
- Develop better traffic systems
- Staying a small town!
- Leave it alone
- Reduce crime, clean up the litter & stop wasteful spending
- Add more law enforcement- too much crime
- Keeping at least one section of the county open and not built up.

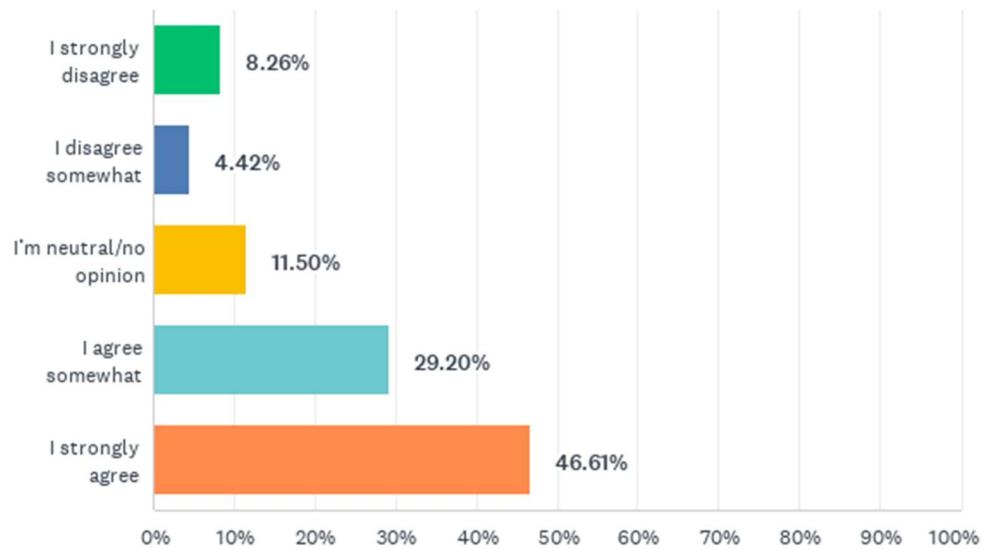
Q3. Please indicate how much you agree or disagree with the statement: "We need more shops and restaurants in Douglas County."



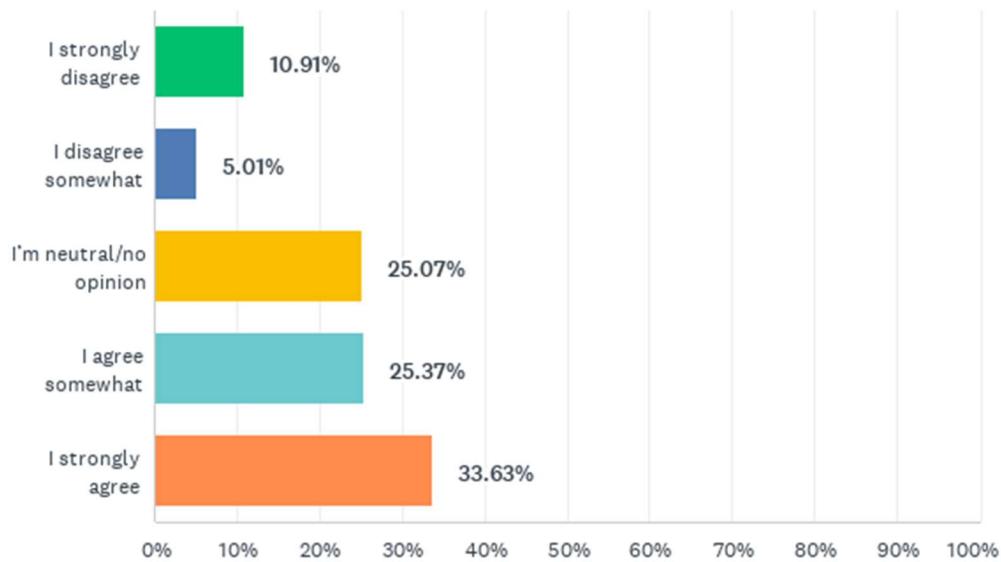
Q4. Please indicate how much you agree or disagree with the statement: "There should be a broader range of housing types in Douglas County."



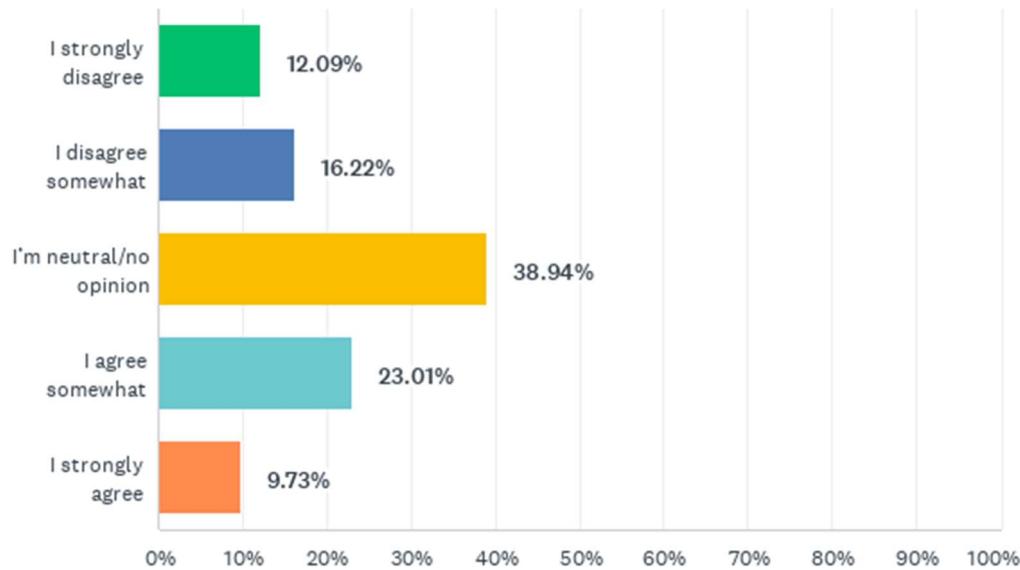
**Q5. Please indicate how much you agree or disagree with the statement:
"Improving and expanding our parks, open spaces, trails, and conservation areas is
very important."**



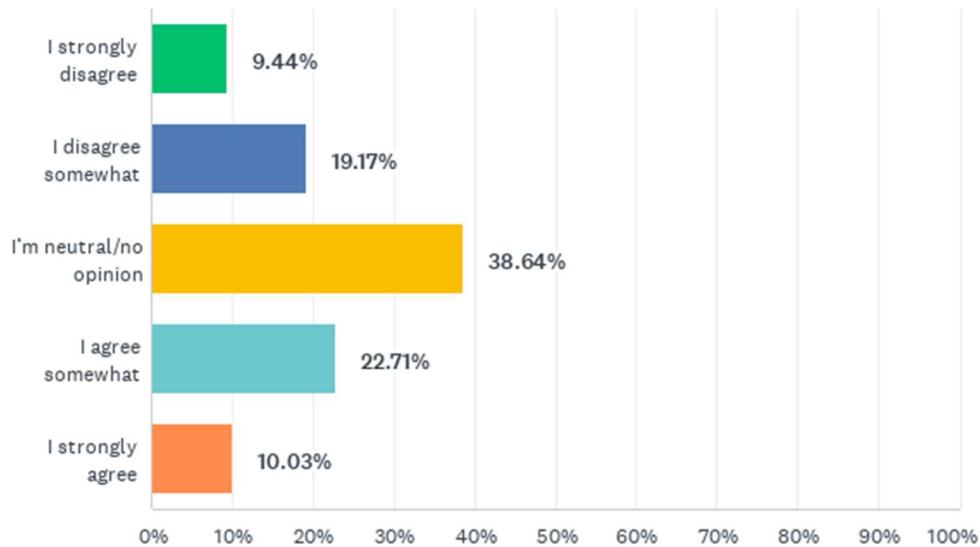
**Q6. Please indicate how much you agree or disagree with the statement: "I would
like to see more design guidelines to control the architecture and landscape of new
development in Douglas County."**



Q7. Please indicate how much you agree or disagree with the statement: "Douglas County facilitates the growth of its small business community by providing opportunities for development and expansion."



Q8. Please indicate how much you agree or disagree with the statement: "Douglas County facilitates the growth of targeted industries in manufacturing, professional technology services and media and entertainment to support a thriving economy in the community."



Q9. When you think about housing, what types of housing do you think there should be more of in Douglas County? Please select all that apply.

Answer Choices	Responses %	#
Traditional single-family	44.25%	150
Housing for seniors at more affordable price points	34.81%	118
Smaller/more affordable single-family homes	34.51%	117
None, I think Douglas County has enough housing.	23.30%	79
Townhouses	22.42%	76
Other (please explain)	9.44%	32
Duplexes	7.08%	24
Small apartment buildings	6.78%	23
Larger apartment communities	5.01%	17

"Other" responses:

- More upper high-end homes and communities
- Encourage: farming & farmland, lower density housing; encourage upscale housing - we already have plenty of 'low-scale' housing packed into treeless revolting developments that don't attract people with good-paying jobs!
- I believe more housing will benefit Douglas County.
- All the housing is overpriced
- All types of affordable housing developments that do not begin with clear-cutting the trees, leveling all of the natural features, and paving huge spaces. More design variation, sidewalks, and housing closer to groceries and small markets/restaurants.
- Definitely Affordable New Tech Modular homes, more new ranch style homes
- Douglas County needs housing developments for middle income senior citizens. I would like to see nice condominium communities, and 55 and older active single-family homes which include or provide maintenance and lawncare for a fee etc. I would like to see these types of housing developments in the South Douglas and Winston area.
- Apartments with restaurants and shops underneath
- Too many apartments already in Douglasville
- House the homeless
- Condominiums, and other dwellings that are bought. No more transitional housing (apartment complexes).
- Before building anything else I feel the county needs to update the roads to accommodate the additional traffic.
- Lower density higher end single family homes
- No low-income housing there is plenty and brings property value down...rental properties are the reason so many are moving out of Douglasville...renters don't care about the area or developing the area
- Work- live- play areas to make the county more attractive and competitive
- It is not the role of government to target housing for people.
- Affordable single family with HOAs

- Neutral. No opinion.
- Affordable, but not section 8
- 55 plus
- Houses on acreage should be encouraged again, no more apartments and section8 housing
- Tiny Home or Micro Home community
- High end homes
- it really doesn't matter unless Douglas County is willing to address the need for better traffic flow/reducing traffic congestion
- To be competitive, Douglas County has to promote the rural living, large lots, and single family; otherwise, it will be no different than any other community with no brand and no way to increase the average median income.
- Start allowing Tiny/Small Houses (less than 1000 sq ft)
- I would like to see mixed use commercial and residential communities. This seems to be the fashion throughout Atlanta and encourages better use of existing infrastructure. I'm particular, the odd triangle off Hospital Drive with Checkers and CVS is almost perfect to create more living space that and drive business within the Kroger, shops, and restaurants.
- Mixed use developments that incorporate entertainment/housing/food/business
- Affordable Houses that are not allowed to be owned by big investment companies but homeowners only.
- 500,000+ homes, no more apartments
- No more apartments or section 8.
- Limit rental properties- Douglas County has way, way too many investor-owned rentals

Q10: What types of parks, trails, and open spaces do you think Douglas County is most in need of? Please select all that apply.

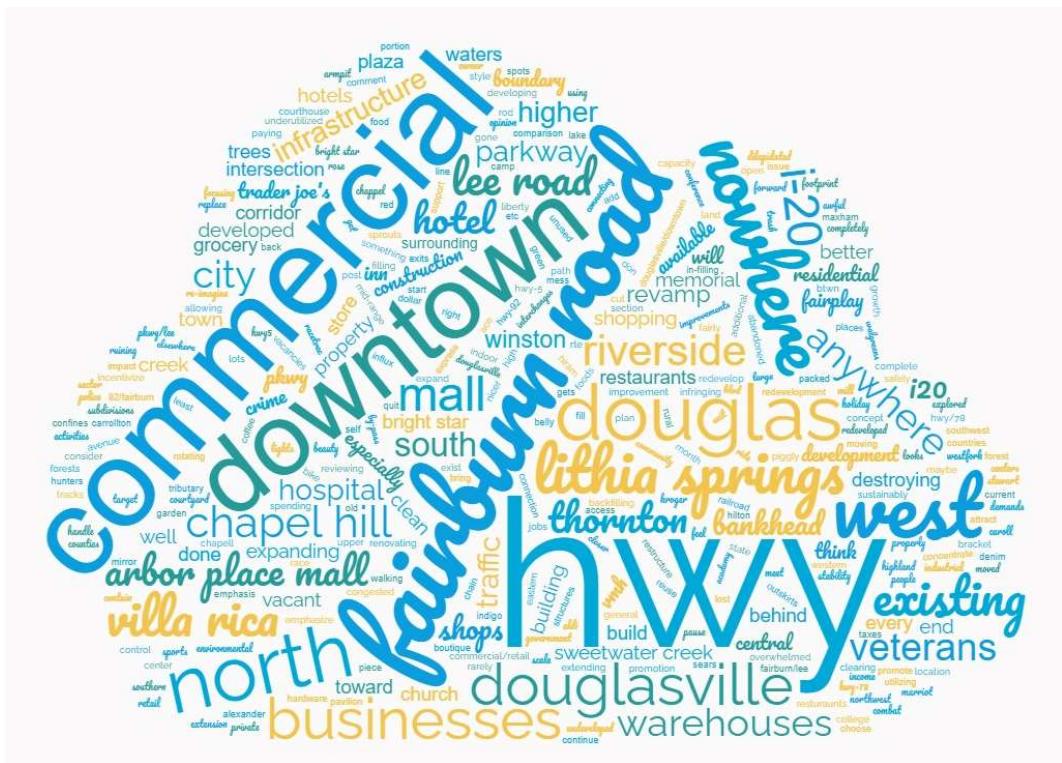
Answer Choices	Responses %	#
Trails for walking and biking that connect major destinations	48.51%	163
Trails for walking and biking within parks	45.83%	154
Large community parks with lots of things to do	39.29%	132
Indoor recreation facilities/centers	38.99%	131
Small neighborhood parks	36.61%	123
Natural areas with hiking	34.52%	116
More/better access to the Chattahoochee River	26.79%	90
Sports courts (tennis, basketball, pickleball, etc)	22.02%	74
Sports fields (baseball/softball, soccer, football, etc.)	20.54%	69
Other (please explain)	9.23%	31
None, I think Douglas County has enough parks, trails, and open spaces.	8.04%	27

"Other" responses:

- Passive parks

- Dog parks
- Invest in state parks
- There should be parks / green space built with every new construction. Even if it is just trees and picnic tables.
- Opportunities for golfers
- I think Douglas County excels in beautiful parks for hiking & recreation! Keep up the good work.
- "Recreational programs targeting children/teens
- Invest in Boys & Girls Club add YM/WCA"
- We don't need anymore, just fix up what we have, like Deer Lick Park
- More dog walking and free-leash areas.
- Upgrade Deerlick Park how the other parks have been. The main building, softball fields, football field and the buildings/bathrooms at the fields
- no alcohol allowed in these areas
- All the above
- We don't need anything new right now. Maintain what we already have.
- We have adequate parks and Sweetwater. Stop building and wasting our land
- An area with on site security.
- Related to the above, we really could use sidewalks/bike paths on streets like Chapel Hill Road so people can walk to stores instead of having to drive.
- Maintaining current parks is a huge deal
- There should be more activities/events at the current indoor recreation facilities/centers. For example, more opportunities/openings for summer camps for school-aged children.
- It's been 13 years and the people have asked for trails. We see people walking but the trails so short, I hear about most people going to Carrollton and the Beltline just to walk
- First and foremost, DC should rearchitect, overhaul, and rebuild the existing DC parks that have been largely neglected including Deer Lick Park, Bill Arp Park, Post Road Park, and Fairplay Park. Indoor training and workout areas at some of these facilities would be a nice addition.
- It would be nice if Douglas County was more pedestrian friendly.
- Stop you don't take care of the parks we got.
- Dog parks
- I think sidewalks in common area would be perfect. I.e like near the schools for kids to walk on. Chapel Hill Middle School area is a perfect example headed towards Publix
- More access to Dog River. More emphasis on our antique mill areas.
- Golf course
- Improve existing parks, not just adding to the new parks.
- Playgrounds for disabled children

Q11: Where in Douglas County should we add more commercial opportunities?



Responses:

- Industrial parks
- west area of Winston.
- Bankhead Hwy
- Lithia
- Winston
- More commercial opportunities should be in Lithia Springs.
- Riverside
- Thornton Road and Rose Avenue Extension.
- Nowhere until this countries government gets there spending under control
- Lithia springs
- On Veterans Memorial
- Fairburn Rd, Chapel Hill, Highway 5
- I think the Arbor place mall needs to be redeveloped into a concept more in line with today's needs
- none
- Stop with the commercial warehouses!
- Away from our parks stops developing so close and ruining our green spaces
- Not unless you have the roads, red lights, to meet the demands. Too much traffic already
- In-filling areas that are vacant within developed areas or within already developed areas.
- Thornton and Fairburn Roads

- Make a plan for the mall area. maybe the sears can be indoor parks.
- "Every section of Douglas County could use some commercial development. Since you started with Downtown Douglasville along the railroad tracks, you should continue with this area for restaurants and small business shops. Then extending this look from 78 to Hwy 5 would complete the look of that area. The intersection of Hwy 5 and VMH should provide a walking path connecting Hunters Park and the new pavilion.
- You should also consider from the Courthouse on Hospital Drive to Fairburn Road and from the VMH to Hospital Drive. "
- Westfork, Veterans Memorial redevelopment, Hwy 92, and Hwy 5
- North Douglas area
- Nowhere. Most people that live here do so because of the small town feel and community.
- Lee Rd from I20 South to Fairburn Rd
- nowhere
- Fairplay, West Douglas County
- Replace the empty buildings with new restaurants and shops. We do not need any new building.
- North of 1-20 on Hwy 78 between Winston and Mirror Lake
- Along Veterans Hwy
- Concentrate around I-20 exits - stay away from Rt 166 rural area.
- Nowhere
- Lithia Springs
- As a self-made business owner I look elsewhere for retail space because the taxes in DC are too high in comparison to surrounding counties.
- Fairburn Road
- The Hwy 166 and Hwy 5 intersection. PLEASE!!!
- Not sure
- We have enough commercial activities, need to scale back some - too many right now.
- This should be done on the north side
- Trader Joe's
- Sprouts
- Whole Foods "
- South Douglas area
- West side (Villa Rica)
- Fairburn Rd area
- Highway 5 going toward Hwy 78
- Nowhere, it should utilize the areas it already has and needs businesses in them
- On Hwy 5 in Douglasville
- Tributary
- nowhere
- Surrounding Boundary Waters area
- None
- Nowhere. Already overwhelmed
- Douglasville is in need of nice, mid-range hotels (Marriot Courtyard, Hilton Garden Inn, etc.) Once you get west of Thornton Road, there are few nicer hotels to choose from.

There is a Holiday Inn Express on Hwy 5 that is fairly new and it's nice, and the hotel downtown at the Conference Center is nice, but that's about it. A "boutique hotel" like Hotel Denim or Hotel Indigo would be nice.

- Highway 5, Brightstar road, Fairburn Road
- I'm not sure we need more opportunities. There is under used capacity now.
- Nowhere. Douglas County should start utilizing the empty buildings they already have before destroying any additional undeveloped property!
- Nowhere
- Near Lee Rd.
- Only small private businesses
- None- we are already too congested
- Bright Star and Highway 5
- On the outskirts of the county near Fairplay & South Douglas areas
- Clean up what is empty first! Stop allowing trash businesses. The mall is a mess. Crime is awful.
- Lithia Springs
- Downtown
- Rte. 92 toward Hiram
- Riverside Parkway
- Nowhere near Hwy 5
- Lithia Springs"
- Near Chapel Hill Road. We need higher end restaurants
- Highway 5, Fairburn Rd
- Downtown and the west side
- Thornton Rd, Hwy 92 & 78
- None
- West of Hwy 5
- Along Hwy 5 and off the bright star connection- area around hwy 166- no more dollar general or subdivisions please
- downtown and see surrounding areas
- None
- Bankhead Hwy/78 area
- Try the mall. Well you will need more police to combat all the crime first. No business wants to go in there.
- Fairburn road
- Anywhere you can bring in higher paying jobs
- First fill the empty areas that already contain commercial opportunities that have gone belly up. And stay within those confines not infringing on residential areas.
- Douglas Blvd
- Near Lee Rd and Fairburn Rd.
- Nowhere
- well since it's already been started the lithia springs area, near the Sweetwater creek state park. There are a lot warehouses already there and Maxham Rd area.
- Hwy 92 on the North side. Traffic & new higher income bracket has moved north.
- Fairburn Rd area near Riverside Pkwy/Lee Rd.

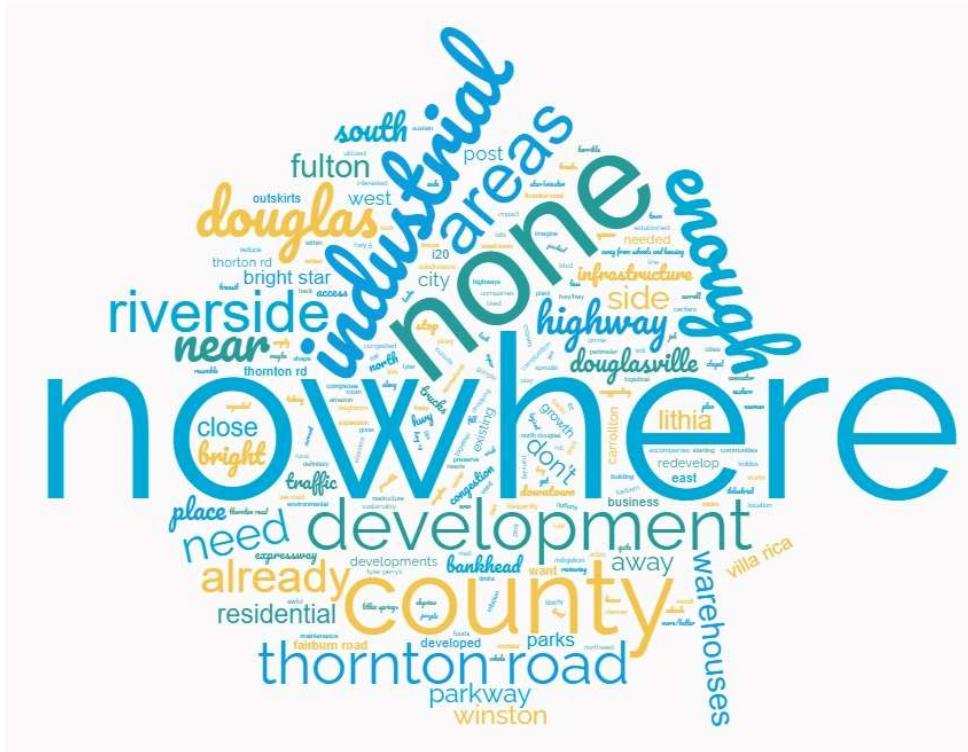
- Riverside Pkwy
- Highway 5 and Fairburn Road
- downtown
- The area between Lee Rd. And 92/Fairburn Rd and south to Riverside Road.
- Nowhere. The county is an armpit. Do something with empty buildings.
- Chapel Hill, Fairburn Rd
- Anywhere I can safely ride my bike.
- Not on Chapel Hill or Hwy 5
- Closer to Carroll county
- Off of Fairburn/Lee Road behind the Walgreens and Racetrac area.
- Not in Douglas County we do not have the infrastructure for it
- Nowhere. Stop building
- We have enough warehouses in Douglas County. We don't need anymore.
- In the empty spots, revamp the mall, there's also a LOT of unused land (or at least it looks that way) over by Academy Sports
- Winston
- I'm any of the empty buildings around Hwy 5 area
- 92/166 corridor
- All over Douglas County, especially revamp and re-imagine Arbor Place Mall.
- Cannot think of anywhere 😊
- In the downtown area
- Fairburn Rd area could be a small camp creek if done properly.
- The North side
- Fairburn Rd.
- Riverside
- Lithia Springs, Winston, veterans highway,
- More opportunities where there are already empty warehouses. We don't need to cut down anymore trees to build new opportunities. Utilize the spaces that are already available.
- 166 & HWY 5 South Douglas; Bright Star Church road should be an exit
- Anywhere
- Lithia springs
- Douglasville
- Tear down the mall. Use that area for better restaurants and shopping. That area is a central location in the county.
- Fairburn Rd area
- Nowhere
- West side
- Only in the Thornton rod area that is already commercial
- Further in county limits. outside of downtown Douglasville.
- Ga 5 south between bright star & Alexander pkwy
- Restructure the lots that are not being used to redevelop more infrastructure sustainably. Also, emphasize reviewing the environmental impact on commercial opportunities.
- City of Douglasville/Downtown Douglasville

- Downtown and near Arbor Place
- Lee Rd.; behind Race Trac; Revamp the Shopping Plaza on Fairburn Rd. where it used to be a Piggly Wiggly; Completely revamp the Kroger Shopping Plaza on Hospital Drive.
- Downtown.
- Why not expand more commercial opportunities on Lee Road (near I20)?
- Downtown Douglasville
- I only see the city of Douglasville expanding with commercial/retail. The county and Lithia Springs especially needs improvement and promotion.
- On the western and southern portion of the county.
- Lithia springs. A small grocery store like Aldi and coffee shops at Bankhead and Sweetwater or near Ace hardware
- Nowhere
- On the north side, the new highway 92
- Downtown / Fairburn
- 278 needs a revamp
- Close to the Highway off of Fairburn and Hwy 5
- Lee Road
- Outside city limits
- The issue is the small businesses that last a month or two and are rotating within the shopping centers. They rarely last long. Attract businesses that will provide long term stability.
- South Douglas
- Commercial near Highway 5 (please limit large chain style restaurants)
- Support Arbor Place Mall using the space available there to open new businesses
- Eastern sector
- Downtown; Hwy 166 (between Lee Rd & I-20)
- Not on top of I-20.
- No more commercial opportunities. The beauty of the city is being lost with so much construction. Where are the trees?
- All over
- downtown area
- Don't know because I do not live in DC.
- Towards Fairburn rd, Lee rd, riverside parkway and Boundary waters areas
- Promote and incentivize renovating areas with abandoned or dilapidated structures over clearing forests for new construction.
- Nowhere
- Downtown
- West
- Villa Rica and Carrollton
- Chapell Hill Road and Central Church Area going towards 166
- Douglas County does not need any more commercial opportunities
- Along Fairburn
- "Douglas County has enough!"
- More is NOT better. "
- No where

- Don't
- Downtown
- Downtown Douglasville, Chapel Hill, Hwy 5, Fairburn Road
- Downtown Douglasville, upper end of highway 5, 61
- Villa Rica
- I'm the areas close to I20 access
- Away from residential areas
- Look at existing places and reuse first before expanding into other areas.
- Hwy5, fairburn rd, chapel Hill Rd
- Hwy 78, Fairburn Rd, Chapel Hill Rd
- Downtown
- At the mall
- Riverside parkway needs grocery store
- In existing spaces that need further development and are not in current use.
- We should add a Trader Joe's or Whole Food to Fairburn Road or moving Target from Chapel Hill to the Stewart Mill where the old Ga highland college use to be
- None! Douglas County is over-packed already
- Nowhere
- Nowhere
- Downtown Douglas and along major roads ex Hwy-92, Hwy-5, Hwy-78
- Southwest and Northwest
- Nowhere, until the roads can handle the influx of traffic.
- Downtown Douglasville
- Nowhere.
- Nowhere. Clean up existing areas and pause growth on new areas while focusing on improvements and filling vacant spaces.
- North side
- Nowhere
- Up Fairburn Road
- Nowhere already too much
- Riverside, 92
- Around the downtown area and along the Hwy 92 by-pass
- Within the footprint of existing commercial areas with an emphasis on backfilling space where vacancies exist or where space is underutilized
- Near the mall
- Downtown Douglasville
- Villa Rica
- Major commercial opportunities should be explored near I-20 interchanges.
- along the I-20 corridor, with more forward-thinking infrastructure.
- Utilize existing buildings only. Quit destroying forest and build on every piece of property!
- Nowhere
- In Douglasville and Lithia Springs.
- Nowhere
- Nowhere

- Post Rd- Liberty Rd areas
- Villa Rica
- None
- Hwy 5 area

Q12: Where in Douglas County should we add more industrial development?



Responses:

- Parks
- West area of Winston
- Nowhere!
- Nowhere
- Build upon existing areas, to minimize conflict with residential neighbors. Roads should support truck weight / frequency.
- Hwy 5
- Nowhere
- Thornton Road and Rose Avenue Extension.
- Nowhere until this county gets its spending under control
- Nowhere
- Don't believe we have the space.
- We do not need any more industrial development.
- No comment
- I think we have enough

- none
- Nowhere.
- Nowhere. Stop hurting our green spaces
- NO, way too many already trucks on the road with no room for people who live and work in this county.
- Nowhere, there are more industrial areas than desired already.
- Nowhere, too many industrial buildings are popping up, especially in Lithia Springs.
- we have enough warehouses STOP
- We have more than enough of these industries in the area. This industry offers lower salaries, mostly labor-intent jobs, and insufficient professional services positions. Therefore, it is best to move away from industrial development to attract residents with salaries above 50,000.
- Nowhere
- not sure
- Nowhere
- Thornton Rd
- North Douglas area
- Nowhere. Douglas county does not need to turn into Little Fulton County.
- Thornton Rd ONLY
- nowhere
- Nowhere. We have enough.
- Along Hwy 78
- Away from schools and housing
- Lee Road area where road is widening.
- Nowhere
- Lithia Springs
- Nowhere.
- None - we have enough
- There is already enough industrial developments
- In areas already established
- None
- Fairborn Rd
- Nowhere
- On Hwy 5 in Douglasville ga
- We do not need more industrial.
- nowhere
- Near the RR tracks
- None
- Nowhere too many
- Nowhere. There are enough warehouses and industrial complexes in Douglas County, we don't need any more.
- I don't want Douglas County to be an industrial center.
- Nowhere! There is more than enough industrial development in this county and nowhere to widen roads. The roads cannot sustain all of these trucks
- Nowhere

- The other side of the track...30134 zip code
- None
- None - we are already too congested
- we do not need more Logistical centers.
- None
- Nowhere if more industrial development is added the existing transit infrastructure will be impacted and result in more traffic congestion
- Nowhere!!!!!!
- NO MORE! PLEASE NO MORE!!!
- Lithia springs
- Fulton industrial area, not close to any parks
- Villa Rica
- Nowhere
- Riverside Parkway
- There is enough
- Lithia Spring or near Villa Rica
- none
- Riverside dr, bright star connector
- None
- No more!
- West of highway 5
- Riverside drive area and Thornton Road area where it is already under way -
- None
- Lithia springs Thornton Rd area
- Nowhere.
- Nowhere
- Fill the industrial developed areas that are empty first before even thinking about adding more industrial areas and keep them away from residential areas. If the county had been developed more in the line of Newnan, this county would be in much better shape.
- Nowhere
- Maybe the off Thornton Rd near the Google plant.
- None
- We have enough
- Highway 5
- riverside parkway
- No more industrial development on the South Eastern area PLEASE!
- None
- None.
- Nowhere
- East Douglas Co. ... Thornton Road
- Bright star/Winston
- Closer to Carroll county
- Get a Sprouts or a Whole Foods!!!!
- Not in Douglas County, we do not have the infrastructure for it
- Nowhere. Stop building

- We don't need any more industrial warehouses or any other type of industrial growth.
- Not quite sure if we have a lot more room for industrial development
- Winston
- Closer to Tyler Perry's house
- Not near subdivisions and schools.
- Nowhere
- No more
- Riverside Parkway area
- Near Thornton Road... not near neighbors with kiddos 😢
- Out of the city limit
- Highway 5 area needs more industrial development for more job opportunities
- The North side
- Past Arbor Place Mall
- Not sure
- Nowhere
- None
- Highway 5 and 166 more industrial development should be added.
- None is needed.
- Away from residential and business areas.
- Nowhere
- N/A traffic is bad enough and inflation is super elevated.
- None
- On the outskirts, near Fulton County.
- Post Rd area
- nowhere
- South side
- Only in the Thornton road area that is already industrial
- No industrial please
- Restructure the lots that are not being used to redevelop more infrastructure sustainably. Also, emphasize reviewing the environmental impact on commercial opportunities. No more warehouses are needed.
- Thornton Rd or nowhere in the perimeter of Douglasville. We are not interested in an industrial complex within our city.
- Not sure
- Away from the main areas; industrial development areas are very unappealing. I don't like that so much space was utilized on Chapel Hill for this type of development. I wish it was more recreational: eat, play, etc.
- Winston
- any place where there is less congestion. Definitely not near the expressway or main highways. It's horrible trying to access the expressway with so many Prime and Amazon trucks on the road
- Downtown Douglasville
- Not East of the County. There is too much in the Lithia Springs area. We want more/better residential and better shopping options.
- Any where but Lithia Springs, this seems to be the only development taking place here.

- Redevelop Bankhead with a cleaner industrial look. That's where all the warehouses should have gone.
- Nowhere
- Fairburn
- Bright Star
- I would imagine we have a road maintenance and expansion plan so we would know the best location
- Nowhere
- Lee Road Area
- Outside city limits
- Nowhere. There's enough in the county already.
- South Douglas
- Thornton Rd area
- Nowhere
- Nowhere
- Nowhere
- Nowhere.
- None. I liked the small-town feel of Douglas County, the area is starting to resemble all other metro cities.
- On the Fairburn Road side of town.
- Nowhere!
- Bankhead Highway or Thornton Road is the most logical place for industrial growth, if any.
- Nowhere
- Fulton Industrial Blvd area and the lower part of Campbellton before it crosses Fulton Industrial.
- Not sure
- Nowhere.
- Villa Rica and Carrollton
- 166
- No where....Douglas County does not need any more industrial developments
- None
- "Downtown Douglas County. I like to see them all close together works better for people and companies.
- Nowhere
- Don't
- We do not need anymore industrial development.,
- Thornton Road and Skyview area
- Nowhere
- No more industrial!!!
- In the areas close to I20 access in the Winston area to reduce commercial highway use and preserve the rural communities south of I20
- Away from residential areas
- South and West of Douglasville
- Riverside Dr.

- Hey 78, Post Road
- None
- None
- Not riverside parkway
- Nowhere
- No where... we have enough warehouses
- None! Douglas county is over packed already
- Nowhere
- no where
- West Douglas
- Northwest
- nowhere.
- In current industrial parks
- Nowhere
- Nowhere. That's enough. Bright star rd looks awful.
- North side
- Nowhere
- Thornton road, business parks
- As close to Fulton as possible
- I think we have enough
- No where
- Riverside, 92
- Along Bankhead Hwy/Hwy 78
- Carrollton County and Cobb County. I don't think the tax breaks and lack of traffic mitigation that frequently accompanies industrial development suggest we need more of it.
- On the outskirts of the city
- Nowhere.
- Industrial development should be contained within the SR 6/ Thornton Rd and Riverside Pkwy corridors
- Along the I-20 corridor, with more forward-thinking infrastructure to support the industrial development.
- Nowhere
- NO MORE WAREHOUSES! NO MORE INDUSTRIAL DEVELOPMENT! I am so tired of seeing warehouses being approved. We need quality businesses coming to Douglas County that people will visit. Whole Foods, Trader Joe's, Barnes & Noble, Sprouts, etc
- None. By adding more industrial you think you have to use more land for apartments/multi family homes. It's just more bodies, not improving quality of life for existing residents.
- Nowhere
- Nowhere
- Post Rd liberty Rd areas
- None
- Hwy 78

Q13: Do you have any other comments you'd like to share about the development of Douglas County over the next 5-20 years?

Responses:

- More upscale homes, shops, etc.
- More services for seniors, senior center in Winston area.
- "Make a plan, set the zoning, enforce it & ABIDE by it so that residents can feel safe from urban sprawl impacting their environment & water & power resources.
- Attract UPSCALE restaurants, groceries, businesses, corporations, & medical facilities; & fast food restaurants! Attract high tech & professional corporations offering good paying jobs that attract educated people wanting up-scale housing & upscale businesses. Plan & zone to attract top-notch doctors & dentists & professionals who want to RESIDE & WORK HERE instead of in North Atlanta & Buckhead!!
- SECURE our power grid & water resources; Install better security for these facilities; improve the infrastructure so that power stays on more than occasionally in inclement weather - require underground power for new development; provide fire hydrants in all areas STILL WITHOUT THEM!
- Create tree commissions and environmental advisory boards/councils to guide development & manage public trees and landscapes. Establish tree laws for public & private property & enforce them.
- Strive for better enforcement of all County ordinances - 24/7 - not just 9:00-5:00 weekdays! Create & enforce better development, noise, & light ordinances."
- Stop putting cheap stores and restaurants like Dollar General and Waffle House in upscale areas. Bring Sprouts and other more middle-class retail. Look at Hiram and Smyrna for better ideas.
- Consider traffic/roads when continuing to build and expand.
- Focus on safety in areas with deep curves and hills.
- I would like to see sidewalks in the Lithia Spring area, and a few upscale restaurants. I would also like to see some healthy alternative eating establishments.
- We love it here and look forward to the growth.
- Douglas County needs more east-west/north-south through ways. Also, we need access roads to go from shopping center to shopping center without having to get out on the main roads. Also, the Walmart/Sam's club area needs to be improved; congestion entering and leaving on concourse parkway is unnecessarily cumbersome.
- Stop punishing the property taxpayers and business owners to fund growth that does not support the infrastructure
- Please work on crime.
- Add more lanes on I-20. Need More white cloth table restaurants. Nicer bowling Alleys. Dinner and movie theaters.
- A free standing movie theater, more attention given for VA & Mental Health individual, more senior citizens activities.
- Road infrastructure, hasn't changed much since I moved here in 2006, population, commerce and industry has grown a lot since then
- fix/repair/upgrade what we have already. stop building commercial AND INDUSTRIAL properties until all available are repurposed and occupied.

- Our parks are a joke compared to neighboring counties!
- PLEASE NO MORE CAR WASHES. FROM THE FAIRBURN RD. TO HWY 5 AND THORNTON WE NEED SOMETHING LIKE A TRADER JOES, WHOLE FOOD, ANOTHER CLOTHING STORE.
- Protect our Green Spaces, protect native species
- Yes, make sure we can have hospitals, schools, police and firemen to keep up with the growth. Traffic patterns that keep traffic moving and green spaces to enjoy with our families, sidewalks for walking.
- As a lifelong resident, I have serious concerns about the clear-cutting that is taking place in our county. Our natural resources appear to be less important than short-term financial gain. For example, there are three major developments in the last year that are along the boundary to Sweetwater Creek State Park. Aren't there less naturally devastating areas we could build??
- Chapel Hill Rd and Highway 5 should not be the only shopping district in the county. It causes major traffic hassle with only one designated area to shop and it leads our residents to go to neighboring cities like Hiram, Austell or other counties to their malls.
- Do your homework and make a plan. Look at cities like Carrollton, Peachtree City,
- Maintenance of the roads and the new infrastructure frequently should be factored into the design. So, using materials that are earth friendly, but can withstand the weather elements would save on cost. Purchasing equipment and hiring the personnel needed to maintain littered streets and sidewalks, overgrown weeds, and missing and broken signs should also be factored into the development ideas.
- We don't need any more liquor stores or warehouses.
- The expansion of Douglas County should include school, shopping, road capacity. For example, the expansion should include a review of whether the public school system can handle the expansion. More warehouses mean more trucks and more trucks means battered roads that need maintenance.
- I'm new to Douglas County and am still figuring out where everything is. After 6 months here, I can say I'd like to see more small business development, areas where non-chain stores and restaurants can thrive, walkable areas etc. I have enjoyed some of the local parks, and the Dog River library is a treasure. Veterans Memorial is an eyesore.
- not now
- I would like to see more diverse sit-down restaurants, not fast food.
- 4-lane Chapel Hill, Stewart Mill, Central Church and Bomar for emergency purposes and volume of flow.
- "Renovate the public libraries already existing.
- Use building/land space already available instead of building new structures."
- There is no center to DC. Arbor Place Mall was a great start and centerpiece for awhile but it is no longer a desired location to visit and spend time. A good center to DC is deeply needed. Without a "center" location, we fall very short.
- I would like to see much more fiscal responsibility with our commissioners and school board.
- Liquor and sprits sales for Restaurants in ALL of County areas
- Get rid of the trash. This county does not look like it used to. Too many corrupt people running it.

- We have entirely to many fast food places, vacant strip malls, pawn shops, billboards, liquor stores, title pawns etc... Douglas County looks very trashy to visitors when they exit the interstate and start looking around.
- Leave the Fairplay/South Douglas area the way it is. There is a reason people move out this way. We do not need nor want any commercial building out this way!!
- Grow slow and smart.... Please consider traffic impact and schools not being overcrowded
- Maybe not tax the lower/middle class but more so the higher or the big businesses coming in
- "Grateful for the coming Department of Vehicle Services!"
- An arts venue (theater/concert) might be nice.
- Invest in schools and roads first.
- There shouldn't be anymore development. Douglas County can't do the upkeep of the community as it is now.
- Growth in DC does not need to take place until they fix what is all currently broken (i.e. traffic on Hwy 5, etc.) The "growth" on Hwy 92 has taken over 15 years and still incomplete and looks HORRIBLE! If this is the kind of growth the future holds, I feel very sad for our town. Fix current issues before creating more of a mess.
- Quit developing all the apartment and condo complexes
- We do not need any more car washes, liquor stores, hair supply stores, or Dollar Generals. We need a more diverse range of supermarkets, shopping, and restaurants. Safety should definitely be a priority as well.
- Do a better job of managing potholes. I know that Lee Road will be updated but there are some potholes that can damage my car if I am not careful to try to avoid
- There should be more areas and activities added for children
- Maintenance of Green space, wildlife conservation
- Reduce carbon footprint and increase the cohesion of the city and county
- Keep the county small and don't expand.
- We need more restaurants in Douglasville on Hwy 5
- There's enough development in Douglas County. But if you insist on adding more houses, businesses, etc, then please build more/better roads to accommodate all the additional traffic!
- Would like for it to be more like Carrollton. Small town feel with lots of dining and entertainment opportunities.
- Lower taxes, leave Winston alone. Pave all dirt roads. Add hydrants to roads that do not have them.
- "I like that Douglas County has a number of locally-owned small businesses. I would like to see that trend continue as the county grows and prospers and have Douglas County become a destination for unique food, products, goods and services and experiences that are not available anywhere else."
- I would like to see hwy5 and I 20 interchanges updated. It, along with the post road exit is an eyesore for the county. All the other I20 exits in Douglas County have been updated.
- I'd want Douglas County / Douglasville to be a safe middle / upper middle class residential area.

- We've got to stop with all of these apartment complexes and townhomes. Our roads cannot handle all of this additional traffic and the county is NOT good at repairing roads in a timely manner as it is.
- We need to improve roadways and traffic situations before adding more to the county we are out growing our selves
- Yes we need more upscale areas, We can't get a Whole Foods due to the demographics of the area...stop all the mom and pops stores we have plenty
- Please work on fixing dead beheaded goat problem in the Chattahoochee River that has been going on for 4 plus years.
- We need to clean up our community. Douglas County has never been trash but it is deteriorating at an alarming rate .
- We need to have a plan for keeping Douglasville Clean.
- Center activities should be available for children to use facilities after school hours for example basketball courts close at 5pm and most parents who provide transportation to the facilities do not get off work until 5pm
- Clean up what is empty first! Stop allowing trash businesses. The mall is a mess. Crime is awful. Stop being and building low income. The county is declining. Taxes are out of the world high and for what?!?!? I live in rural DC...we don't have street lights or sidewalks. Our roads are a disaster. I had to call and crawl someone up and down to get lines painted and trees and sides of the roads trimmed. Incredible. Seriously. The leadership in this county is so crooked. People don't even live here and are getting into office?!?! The superintendent employs his entire family. Gosh I could go on and on and on. But what a waste. It all falls on deaf ears.
- The developments that have been made to Douglas County have not made it better but worse. We continue to throw up cheap housing that bring in multiple families without the thought on the community consequences such as crime and small schools. We are spending too much time and money on fast money-making attributes instead of making our existing schools and communities better.
- No more industrial.
- We really need improvement in the arts. I would love to see opportunities for community theater as well as art classes and camps for kids.
- Please try to keep Douglas County a place that folks want to come to, rather than move away from and abandon.
- We need more senior housing at all levels
- Chapel Hill Road needs to be a major focus for development over the next 5 to 10 years. This is where the county can see most of the value growth for the county. Right now it is neglected and only being impacted by organic growth and not explicit focus from the county.
- There should be more focus on bringing better businesses to Douglas County. The restaurant options are limited. The retail shopping has become a choice of Dollar General stores. Take a look at Hiriam and see what they have done. It is I fortunate that Douglasville loses money because most residents have to shop and eat elsewhere.
- Get some decent places to eat. There is NO variety here!
- Cooked politician run this town
- How about safe and affordable family/kids entertainment.

- I believe it could look like a smaller, quieter version of parts of midtown. We need a Whole Foods and Trader Joes, quality shops and restaurants- more diversity in food selection. I want to spend money where I live not have to take a day trip to spend money, the county is losing out
- Stop building warehouses, they only provide a small amount of jobs and our county is pushing the tax abatement loss onto the living in the county taxpayers. If we want high paying jobs to come to the area, automotive/production manufacturing is the way to go. I would like to see our area help people grow to have a skill set for the production environment even as an adult not just as a high school student and provide jobs to those who don't have the means to travel far to work. Working in your own county, not traveling to other counties to spend your hard earn dollars somewhere else.
- How about you collect taxes from the big businesses like GOOGLE. Instead of giving them tax abatements and make the citizens pick up the tab.
- Stop adding all these warehouses. They only bring big trucks that ruin the roads and hog the roads. They are even now on residential roads. It's ridiculous.
- Developers are trying to come in here and are being allowed to come in here without the forethought of the traffic area in the locations they want to develop. No more development should occur within Douglas County until the roads can handle the population and traffic now Douglas County has added quite a bit of housing without looking at all of the consequence of those developments. Roads, schools, and police, to name a few items.
- We need something constructive for teens to do and work on personal development.
- We need more restaurants and entertainment attractions.
- Development is always welcomed. But the roads need to be widened and adjusted along with all this new growth. Some of these roads will not work with increased traffic.
- As Douglas Growth add 2 -3 national chain and higher end restaurants, Whole Foods, Sprouts to every national large company that moves in. So people don't work here or live here and spend their money in Cobb, Paulding, Carroll and Fayette counties.
- Less warehouses and large data centers
- Let's get concerts and events in large scale.
- I'd like to see more family-oriented entertainment opportunities.
- Vote better
- Stop destroying all the green space
- In the past 5 years the lack of good leadership has taken a toll on our community. I feel that our tax dollars are being spent frivolously. We're just not 'community oriented' anymore.
- Need more quality restaurants near Thornton with all the warehouses and hotels
- More tech professional jobs!
- Fix the infrastructure
- Yes stop building. If you want to live in a city the move to Atlanta.
- Douglas County needs to attract higher end shopping and restaurants. We need to limit apartment buildings and section 8 homes.
- Would LOVE to have such a vibrant downtown area that we have a waiting list so that real estate doesn't stay open and empty for months on end
- No more warehouses in the Lithia Springs' area.

- Having all these places is great. You have to have people out there leading programs. We could have the scouts camping at some of the local parks. We need to have something that draws people out there and makes them keep coming back.
- Please no more stores like the Dollar General and Waffle House.
- Focus on fixing roads before any more building!
- Add more quality shopping /dining on the 92/166 end of Douglas County
- Listen to residents more 😊
- More things for seniors to do and place to eat
- I would love to see more restaurants and retail in the area
- The North side should be developed in a way that is comparable to Arbor Station, Chapel Hills and Hwy 5. Such a distinct and disappointing disparity.
- We definitely need more restaurants in Douglasville.
- Not at this time
- No more warehouses on Riverside.
- Reduce food deserts, less fast foods, increase landscaping on major streets with more greenery
- Within the next 5-20 years a lot of the County should be within the city limits of Douglasville.
- Douglas County seems to be at capacity. We don't need any more Dollar General or Family Dollar stores, car wash facilities or tire/auto repair shops. Douglas county is overly saturated, and those locations should have been for seniors if anything
- Better opportunities for seniors like jobs and affordable housing
- Please consider traffic and accessibility to Douglas County Connect. Douglas County should be a place for working, & Living
- I would like to see Douglasville as a beautiful, vibrant city that is less congested. I would also like to see more variety as it relates to shopping and dining. Currently, my family commutes to other cities to enjoy quality dining experiences, shopping, and entertainment.
- "It needs to be versatile and community driven.
- The Halloween event was horrible expected so much more, but the Christmas lighting was great. Make a better appeal to vendors and small business owners "
- Residents live in Fairplay for the peace and quiet. We don't want anything out here. As for the rest of the county, our roads can't handle the traffic. Most importantly, realize that our schools are at capacity, and we don't have bus drivers to cover the population we have. It is time to put the safety and wellbeing of our children as the FIRST PRIORITY. Stop building...PERIOD, unless it's schools.
- More townhomes, more things to do with the arts, better roads to support development. The traffic is so bad it makes me leave the county to do stuff.
- It would be nice to have good shops like Trader Joe's.
- maintenance of the current development is needed; also no more warehouses to limit the amount of trucks on the road
- Update parks to be more attractive. Deer Park needs a complete overhaul. Add more sidewalks for walking. More family-oriented activities. More moderate end shops and restaurant. Tear down the mall, only have Dillard as a major store with smaller stores and more restaurants.

- Encourage the use of more sustainable and eco-friendly options when it comes to waste production. Reviewing how Japan recycles could be very beneficial.
- We are not interested in an industrial complex within our city. No more apartment complexes either. We would like you to focus on the Downtown area to bring more revenue. Take a look at Marietta Square... They have small, thriving businesses and plenty of things to do for families including many restaurants. It really is a great example of what we should strive for. We would also like to suggest giving less monies to the Police Department/ Sheriff's Office and more to our Fire Department. Thank you for your time.
- I would love to see an indoor/outdoor Farmer's Market.
- I have lived in Douglas County for over a decade and have enjoyed seeing the development that has occurred over the years. However, I'm disappointed that it is taking so long for us to have more diverse restaurant options, and activities for kids and families. We always have to drive to Cobb County, DeKalb County and other areas of Atlanta. We need more movie theatres, outside shopping, places like Main Event, Top Golf, etc. And definitely a better variety of restaurants.
- Douglasville should become the next Smyrna or Lawrenceville. With such close proximity to Atlanta, Douglasville could attract so many new families. My family enjoys Chapel Hill for the small-town feel. We want to things to do in Douglasville but want to keep our community safe and small. Preserve the family culture.
- slow the increasing huge subdivisions and industrial buildings without accommodating traffic flow/road access. it's getting ridiculous in Douglasville! Overcrowded cities come with other issues - i.e. crime, etc
- I think we have too many apartment and town homes.
- "All the improvements have gone to Douglasville and west of Douglas County. The Lithia Springs area and they Hwy 78 corridor has been left out and nothing done. This is why we began this. We want to see better housing options, better shopping/restaurant options and road widening improvements and including sidewalks. This area must be invested in to attract new and better business/retail/restaurants/shopping.
- I think a strong focus should be placed on affordable housing and programs to assist lower income families (especially those that have been renters in the county for a long time) in purchasing a home. This would aid all around, including helping with the transience of students from school to school.
- More useful public transportation like buses so that seniors can get around, and extending MARTA rail out here to help workers commute to Atlanta.
- I would definitely like to see more and higher quality dine in restaurants and shops to support all the warehouses and businesses on Thornton road. I would like to see more of a plan to how areas like Bankhead and Fairburn Rd/92 are developed. I would also like to see sidewalks when businesses are built to encourage walking within communities. All the businesses behind Harley Davidson and on SkyView and Maxham should have sidewalks AND restaurants to walk to! I would like to see sidewalks in every neighborhood that has a park. I live a 10-minute walk to Lithia baseball park but can't walk there because of traffic. I would like to see more of a buffer between

residential areas and warehouses. The warehouse that is backing up to Sweetwater park on Mt Vernon road is an atrocity! PLEASE no more car washes.

- Less apartments, more restaurants healthy options please.
- A grocery store is needed along the new highway 92
- Please stop the addition of Dollar General, Waffle House businesses. Try to attract healthier grocery shopping opportunities. Allow more unique small businesses and mom & pop restaurants.
- "Douglas County has to have a unique brand, why not continue with what people know it to be. When I first moved here, I notice it had more sun and less smog than other places in Atlanta. How about keeping this a goal. Secondly, when I mentioned where I was moving, someone mentioned, oh, that's the area with a lot of land.
- I recently visited a new subdivision in Douglas County located in Villa Rica, the builder is still building; however, the homes are cheap, and the yards are dirt and weeds. There is no beauty around it, all the trees are gone. Again, my opinion, let's keep with what has worked and keep our brand.
- I'm an advocate for small businesses, more support for them is essential when you don't have large companies moving headquarters in your town. "
- I'm grateful that something is finally happening at Jessie Davis. I hope Douglasville continues to develop 92 and the westside of Douglasville.
- I do not wish to see anymore liquor stores are anything that would attract negative influences.
- Keep the small town feel of the county. There's too many "developments" and not enough infrastructure or services for them. Too many open positions in critical areas now. Crime has skyrocketed, traffic has gotten worse, and taxes are out of control. Responsible spending and fiscal due diligence is desperately needed.
- We have the opportunity to turn Douglasville and Douglas County to either Peachtree City and Fayetteville or the other way such as Union City and Fairburn. Let's strive for the first comparison. Increase taxes if you must.
- Build sidewalks and bike lanes. Enforce right of way for pedestrian and bicycles on these.
- Limit the number of dollar general, family dollar and dollar tree stores being built here.
- Less franchise/fast food restaurants, auto supply stores, car washes and more small, local businesses would bring life to Douglas County.
- More affordable housing options for seniors, I am considering moving to Cobb because they have more quality housing options for active adults over 50.
- We need more attractive restaurants. Douglasville has a growing mid 30s demographic and we hate that the restaurant selection is so limited
- Because I do not live in DC, I feel that my answers are generic and can be used across just about any community.
- Definitely would like to see more programs for youth, including a variety of summer camp options so we do not have to go outside of the county. Too many car washes within close proximity of each other. Limit these facilities and build recreational or activities for families.
- Improve girls' youth sports!! Market it and manage it!!

- Slow growth is best in Douglas Co so promoting small businesses over large commercial or industrial development. Keeping our community focused on families should be prioritized.
- Stop adding apartments, mattress stores, dollar generals/focus on quality-add a Trader Joe's-convert the now horrible mall to an outdoor mall with stores for all and lots of quality eating places-
- We don't need to keep approving zoning for more churches. We seem to have enough of them. Also, we don't need more government facilities downtown. Both churches and government facilities produce no tax dollars for our coffers
- Stop the warehouses and apartment buildings! Looking like a cheap county instead of a vibrant, robust county!!!!
- No more approving car washes, Family Dollar, and Dollar General stores. As well as liquor stores.
- Desperately need sidewalks, there is no walkability anywhere
- "Douglas County needs to focus on parks, walking trail(paved) like Carrollton Green belt.
- We need no more housing or businesses we are at max now."
- Stop spending money and raising taxes
- Please do what is necessary to create a safe environment for your citizens... control gang activity... encourage our youth to seek a positive path in their lives... I have a grandson who will attend FairPlay middle school next year, and eventually Alexander high school... and I'm terrified for him... school safety needs to be primary before focusing on other things...
- The traffic has gotten worst going I-20 East and West. Add an extra HOV Lanes going West and East.,
- None
- Revitalize downtown areas like Roswell and Woodstock
- Develop to encourage outdoor fun and activities. Things like maintained designated road biking routes. Mountain bike trails. Scenic trails for running/walking. More pickleball, tennis, basketball courts with organized leagues. Food and entertainment districts that are culturally diverse to bring everyone together in one place.
- Use the land north of I20 with ramp access in Winston for commercial/industrial development to lessen the impact of commercial vehicles on the west side.
- Given per Capita income in the southwest corner of the county, more upscale shops and restaurants are desirable to match and maintain the value of our homes.
- Traffic control need to be taken care of before expansion.
- Transportation and roads will need further development as Douglas County grows.
- Please stop building car washes, dollar generals and waffles house
- It's already packed enough, we don't need anything else. Traffic already sucks bad enough.
- I feel like many of the schools need upgrades and more curb appeal.
- I let them know how important I think it is to stop building industrial areas on top of farmland, stop allowing banks to snatch up all the affordable housing and turn it into overpriced rentals by enacting some regulation there, and that I'd like to see more waterfront access or viewing areas on Dog River and the Chattahoochee.

- The balance of urban and rural is what makes Douglas County great. Preserve the rural. Focus future development in the right areas.
- This county has grown in abundance in people and businesses over the last 20 years. Many of the people are coming from Atlanta and bringing crime with them. Develop the Police Dept.
- It would be nice to have an indoor event space for concerts, musicals, etc
- Fund the police more, control the influx of crime before you try to add more that we as a county can't handle already.
- I hope that the county will protect farmland and Greenspan. I'd also like to see regulations against election signs as they are an eyesore. And regulations on how fast banks can snatch up properties and turn them into overpriced rentals.
- The roads are not accommodating growth. Roads are in bad repair, Dorsett Shoals, Kings Hwy., Central Church, Reynolds Rd.
- Stop spending money
- Protect our waters, no more quarries, make this a green space, encourage more natural grass and plants, encourage more bees, outlaw plastics, charge \$1,000 fines for littering, build walkways and walking paths, host community hikes to encourage health and wellness, encourage whole foods to move here, encourage fruit and vegetable stands and mobile libraries in poor areas, build a new Library with a cultural arts center combined on Selman drive.
- Our roads, schools, hospitals, and first responders cannot handle the current influx of citizens. That needs to be addressed before any more growth is considered.
- No more car washes.
- Invest in making the entry points into the county more attractive
- Grew up in Douglasville moved three years ago because taxes became too high and have even gotten more expensive. Had to move further west.
- It is already congested beyond belief. Douglas county will soon be crime ridden slums like Clayton Co.
- Sidewalks, sidewalks, sidewalks.
- Connections, connections connections. Especially through exists subdivisions with limited access, frequently one entrance/exit."
- More restaurants. Affordable housing along with all housing
- There are a lot of intersections that need improvements. Also, there are some corridors that need widening and future transit routes.
- There needs to be another high school for the Winston and Villa Rica area. Alexander is too far.
- Douglasville have changed for the worst in the past 20 years. I can't imagine how much worse it will get. Thank God, I will be moved out and won't have to see it.
- The parks that exist now need to be completely renovated. Most of the ball parks still need major renovations. We don't need a new library--just add onto Douglas County Public Library. There is plenty of room there to add on. I am embarrassed every time I go to DCPL because it looks so bad. No more warehouses, no more condos, no more apartment complexes. Stop raising the millage rate. Stop wasting taxpayer money on needless things like balloons for county events, dinners for the BOC--it is all such a waste of money. Stop giving raises to the probate judge, coroner.

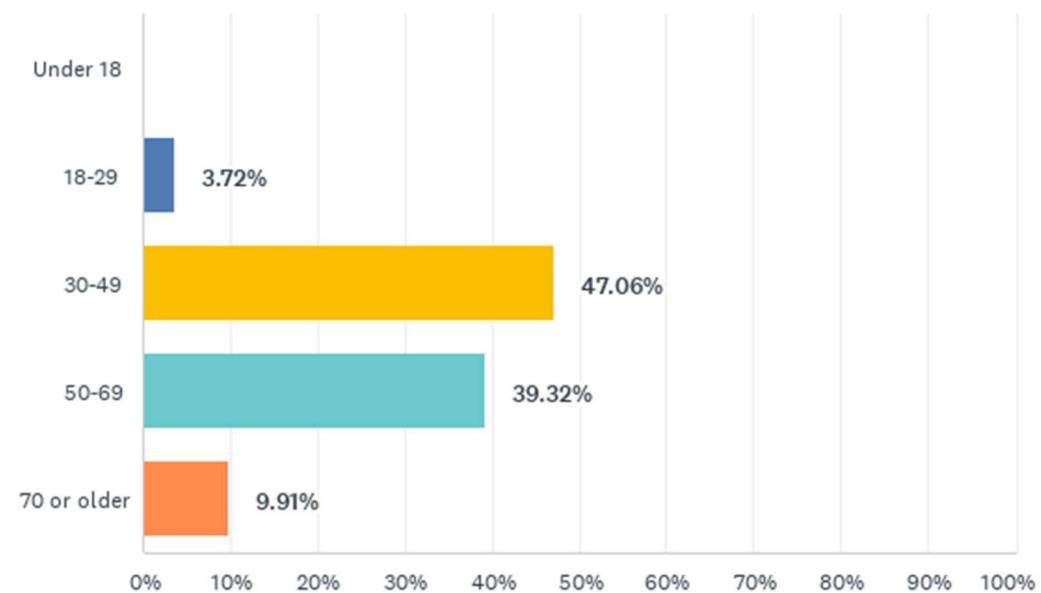
- Stop with all the fast food, dollar stores, govt housing, apartments. Seems like you just want more bodies in the county.
- No Marta!!!!

The following questions 15-17 were demographic in nature and asked in order to ensure the project's engagement reflected the diversity of the county.

Q15: In what ZIP code is your home located? (enter 5-digit ZIP code)

Top 10 Responses	Responses %	#
30135	48.25%	152
30122	13.65%	43
30134	11.43%	36
30187	10.16%	32
30180	8.89%	28
30116	1.27%	4
30185	.63%	2
30213	.63%	2
30117	.32%	1
30179	.32%	1

Q16: What is your age range?



Q17: How do you identify? (Please choose only one.)

