

DOUGLAS COUNTY

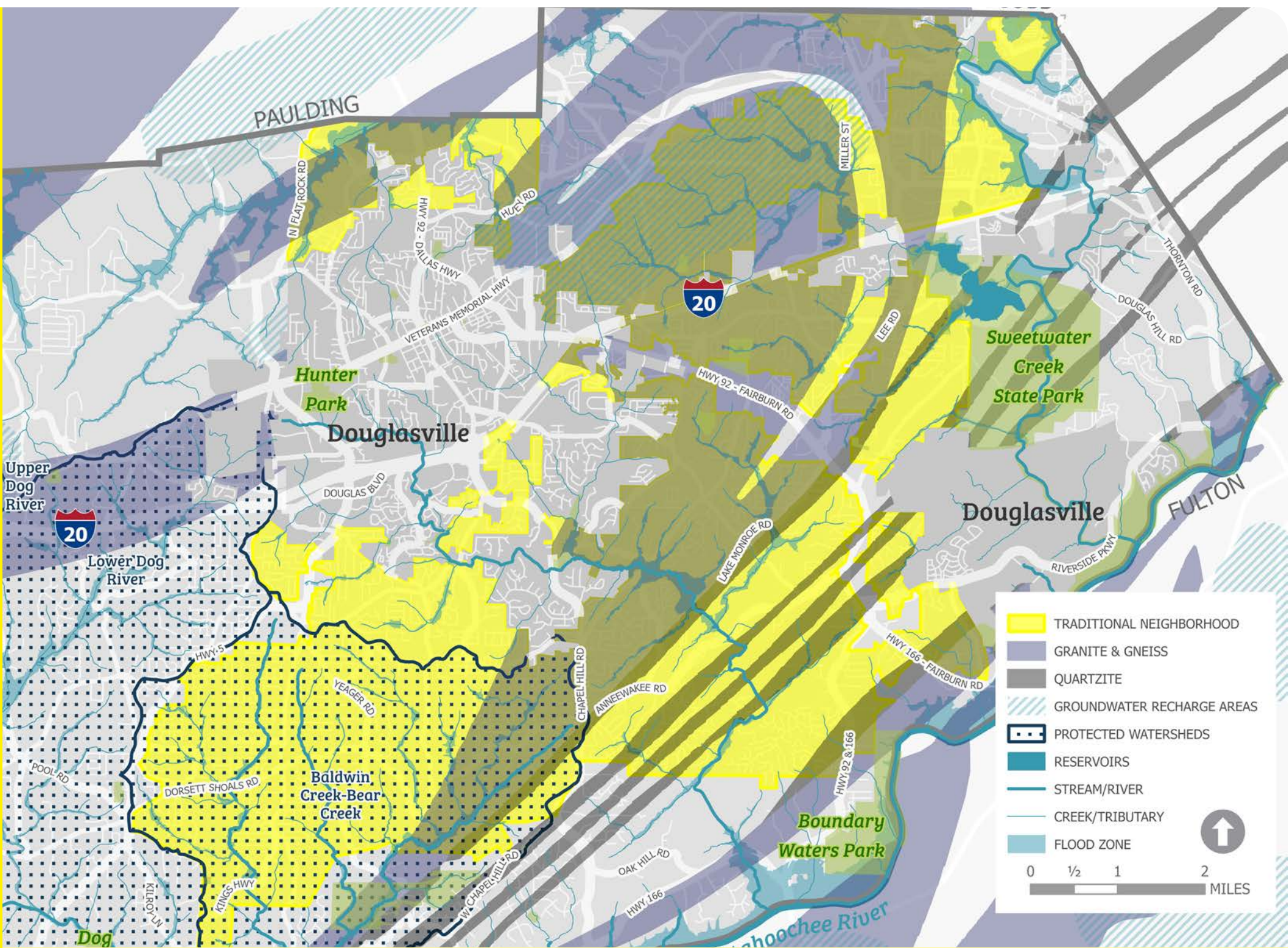
COMPREHENSIVE PLAN

Traditional Neighborhood Character Area

Key Changes

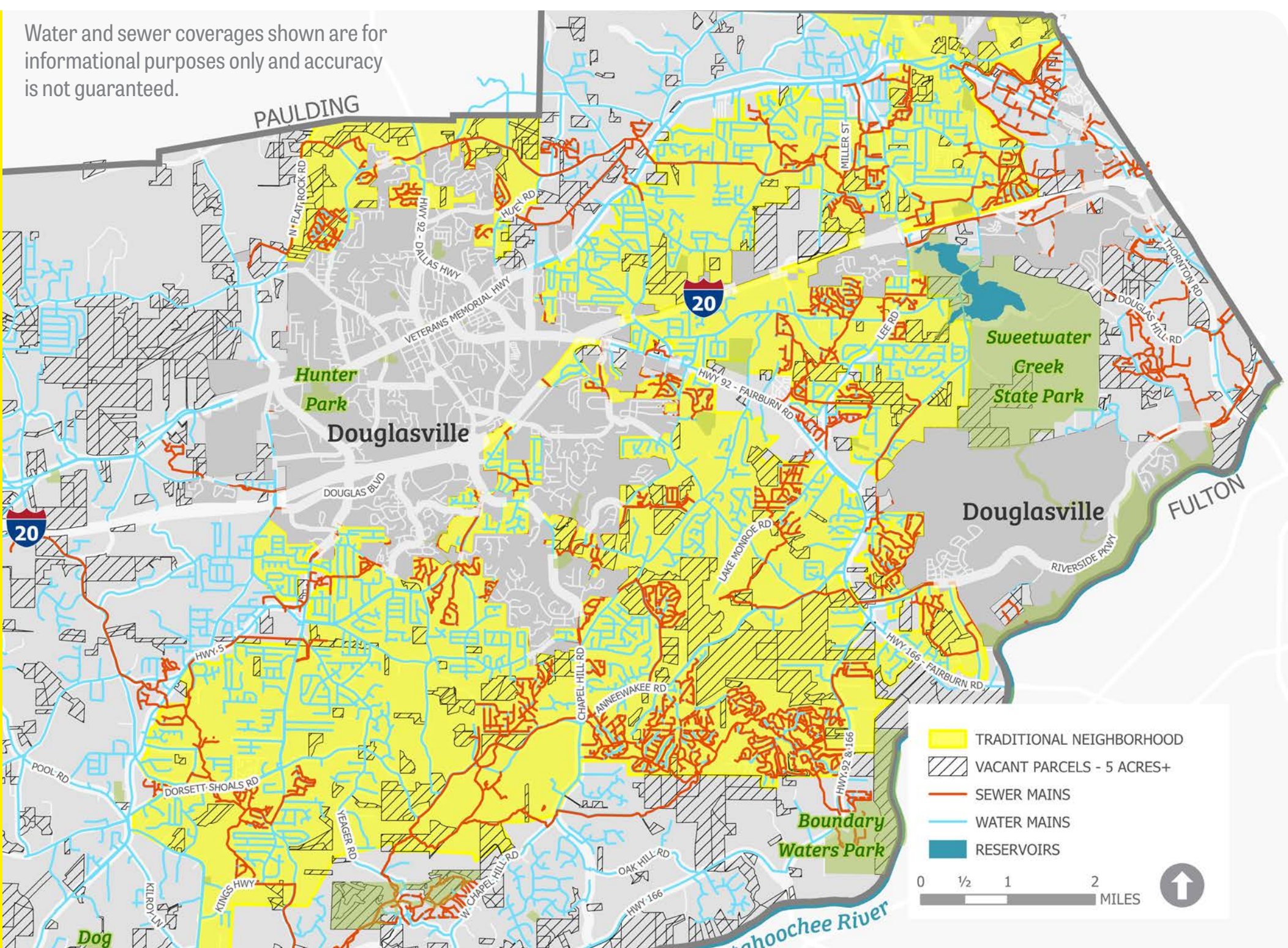
- A combination of previous drafts: Greater Douglasville, Traditional Neighborhood, Greater Lithia Springs, and some Conservation Density
- Edited appropriate housing types, future land uses, and vision to incorporate characteristics of previous drafts
- Avoids major corridors like Hwy 92 to reserve those spaces for businesses

Development Mitigators



- Granite/gneiss deposits
- Flood Zones from Anneewakee, Baldwin, Gothards, Little Bear, and Sweetwater Creeks
- Interjurisdictional coordination
- Some protected watershed regulations

Development Accelerators

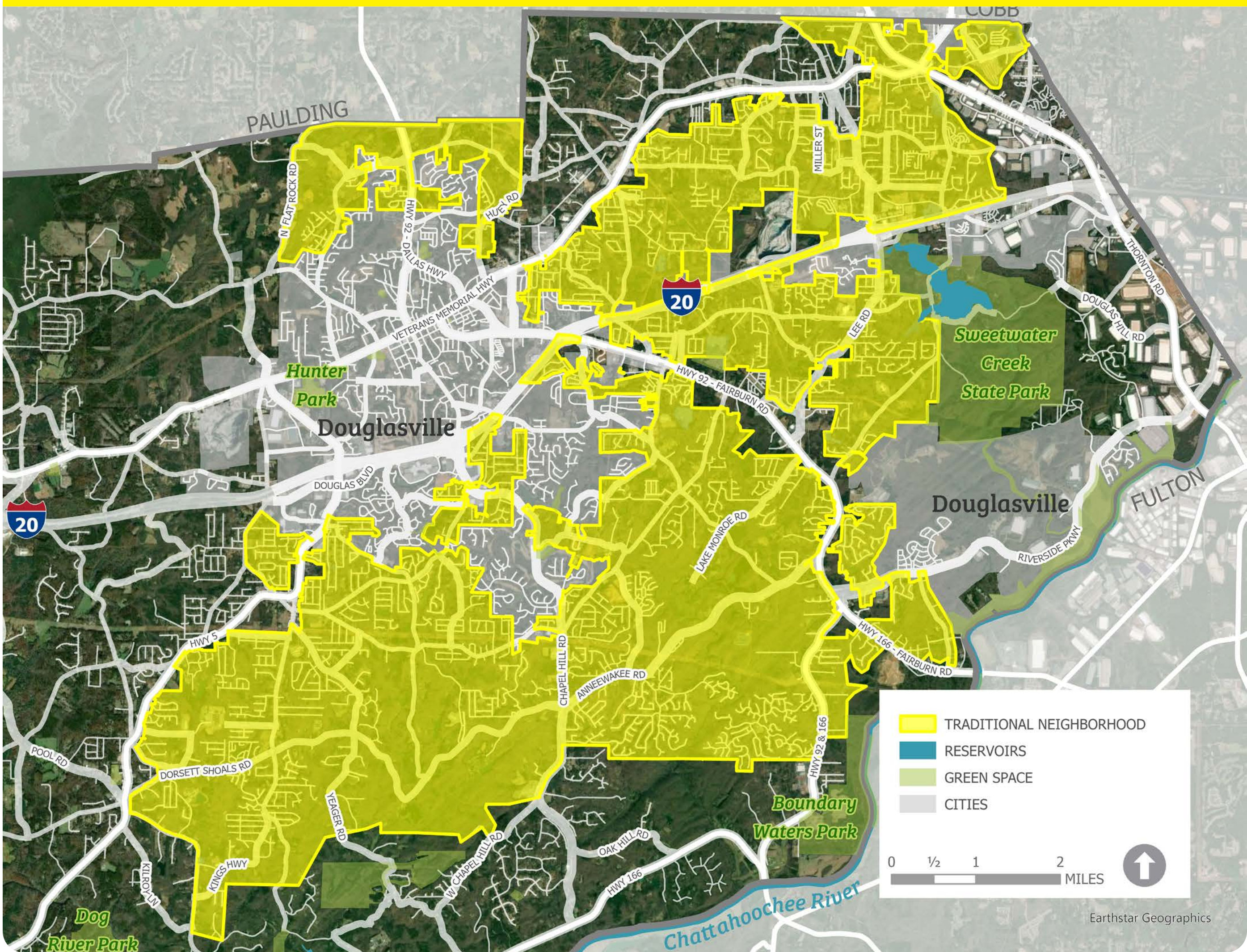


- Undeveloped large lots
- Widespread sewer access
- Relatively good transportation access

Potential for New Growth: **HIGH**

Feedback?

Character Area



Vision: *well-connected suburban and urban-style residential communities*

LAND USE

- * Suburban Living
 - Mixed Use Corridor
 - Neighborhood Village
 - Resort Mixed Use
 - County Crossrds.
 - Urban Residential
 - Public/Institutional
 - Workplace Center
 - Transitional Corridor
 - Intensive Industrial
 - Community Village
 - Parks/Rec/Cons
 - Commerce Center
 - Rural Places
- *=Predominant Land Uses

PARKS, OPEN SPACE, + TRAILS

Context

- Urban
- Suburban
- Rural

Type and Access

Type	Access (Level of Service)
Local Park	1 Mile
Community Park	4 Miles
Linear Park	1/2 Mile with Parking
Nature Preserve	N/A

Priorities

- Trail connections to Douglasville, Chattahoochee River, and Austell
- Identify opportunity for community park near intersection of Yeager Rd and W Chapel Hill Rd

HOUSING



DOUGLAS COUNTY

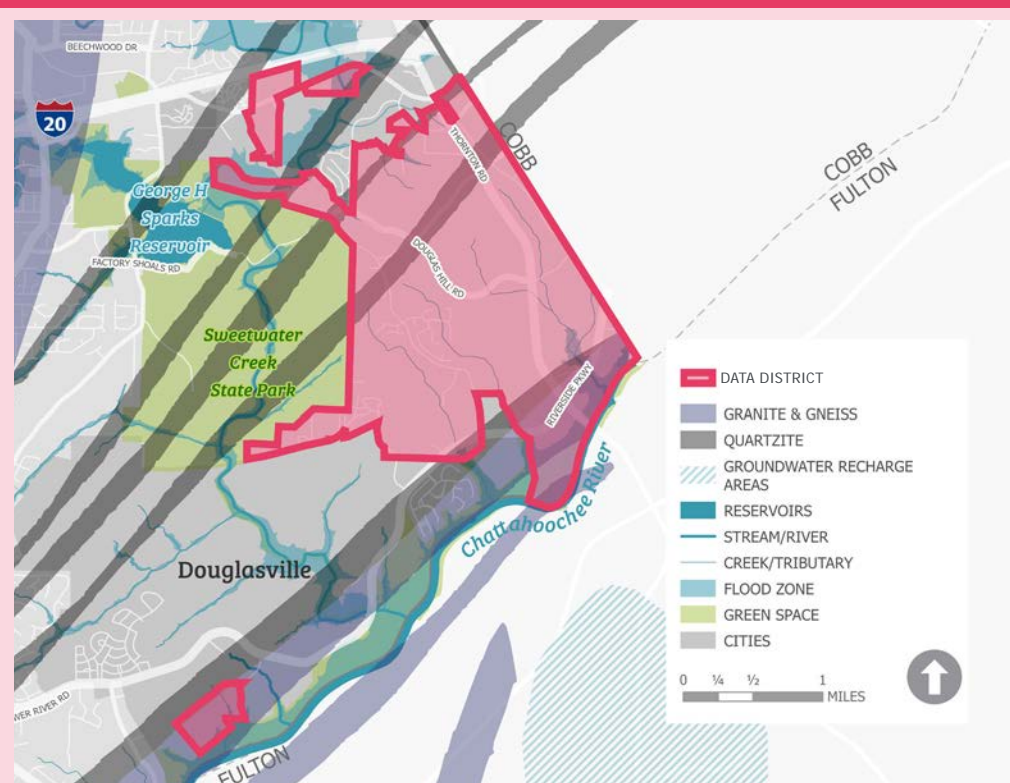
COMPREHENSIVE PLAN

Data District Character Area

Key Changes/Information

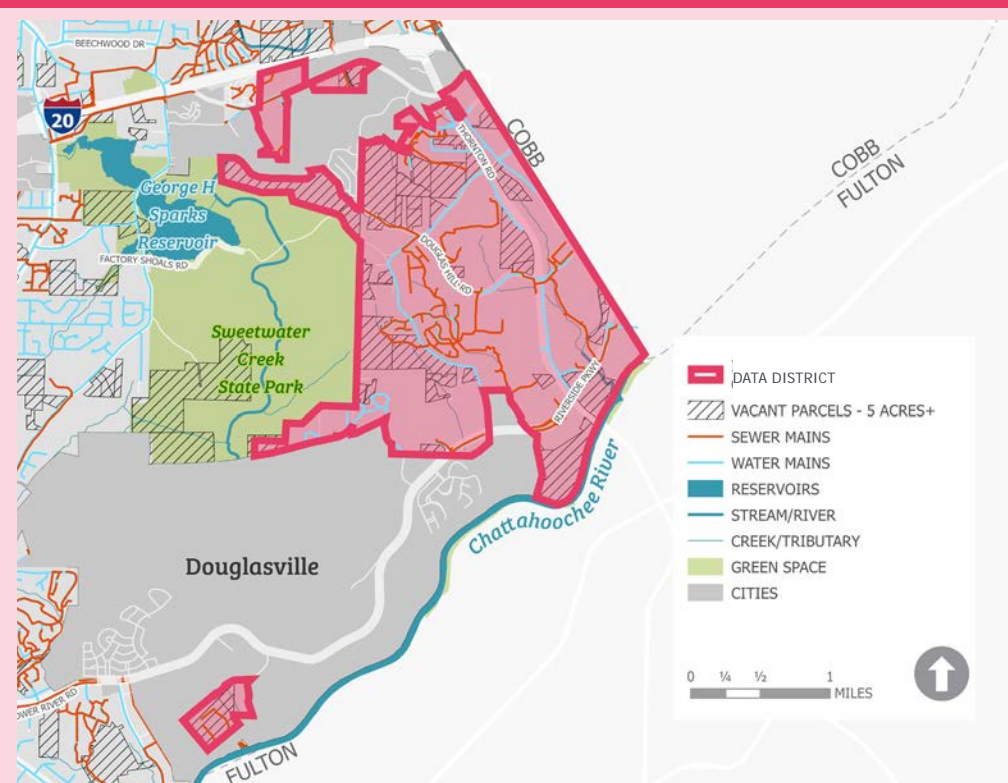
- Name changed from Industrial-Technology to Data District
- No boundary changes to this character area
- Key area for industry and jobs, this is not an area where additional residential uses are desirable
- Newer large-scale light industrial and data centers

Development Considerations



MITIGATORS

- Some bands of gneiss deposits
- Sweetwater Creek system
- Lack of large, undeveloped parcels

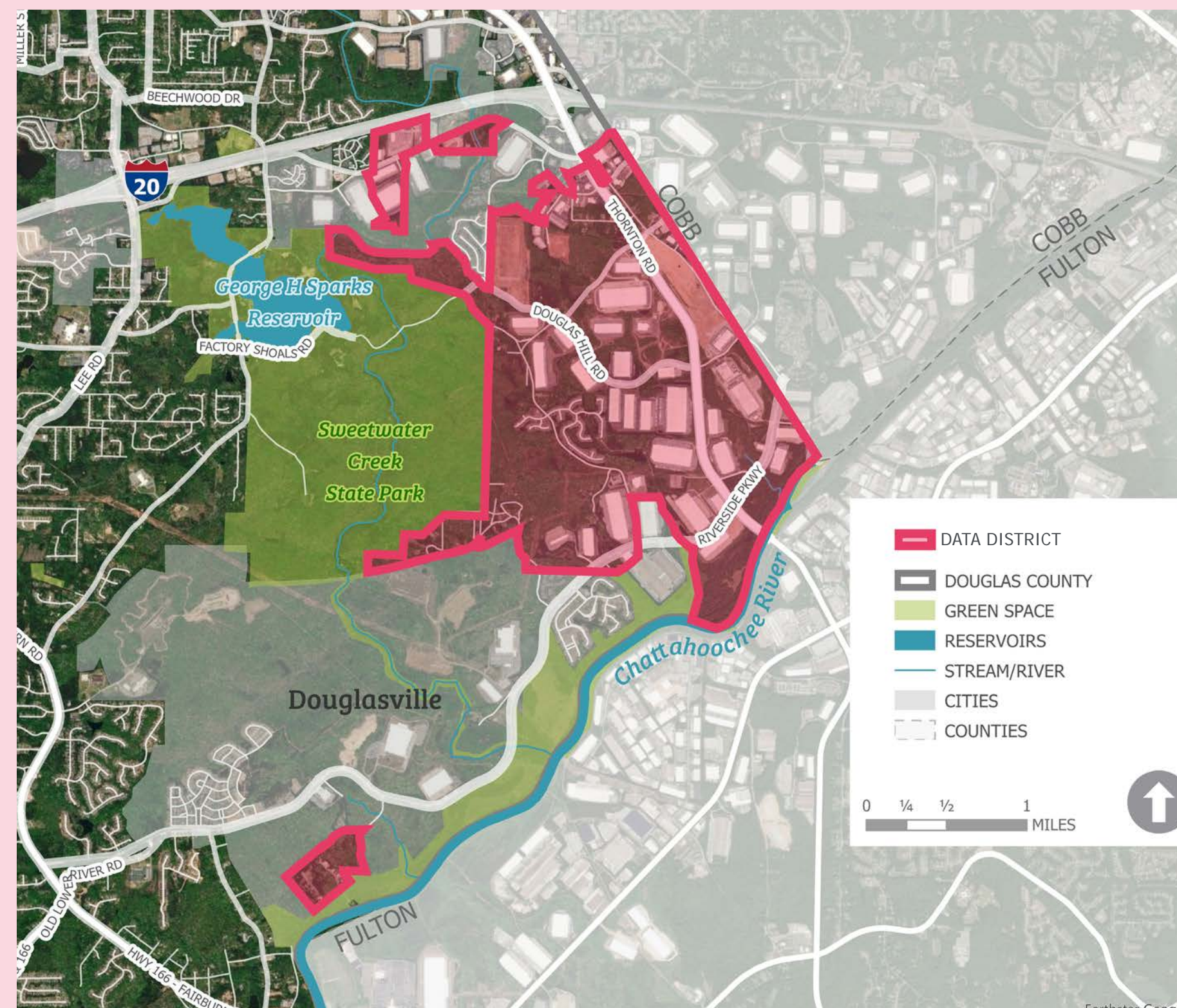


ACCELERATORS

- Sewer access
- Proximity to I-20, Atlanta

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

Character Area



LAND USE

- * Commerce Center
- Workplace Center
- Urban Residential

*=Predominant Land Uses

HOUSING:

Existing housing should be preserved, but residential uses should not be expanded.

OPEN SPACE + TRAILS

- Less focus on parks, and more on campus-like greenspace
- Trail opportunity by Chattahoochee River and Douglas Hill Road

Potential for New Growth: **SOME**

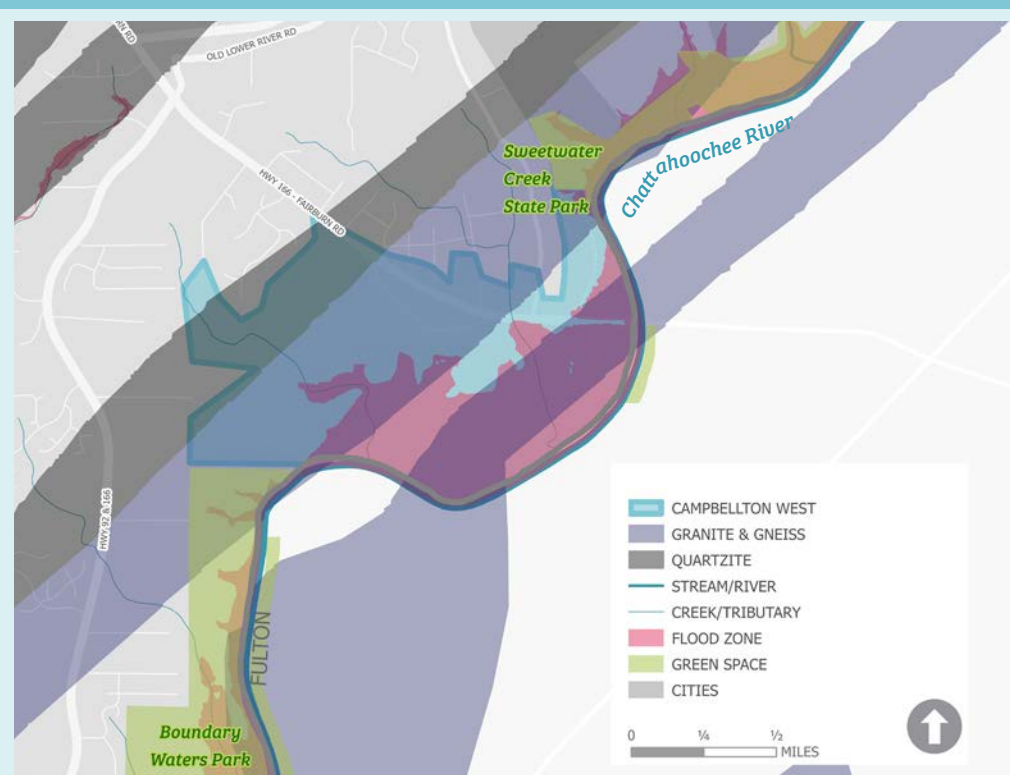
Vision: *a center for light industrial and technology-oriented employment*

Campbellton West Character Area

Key Changes/Information

- Formerly one of the “Gateway Industrial” nodes - now its own character area
- Current character communicates that this area is under development for industrial uses, rather than undeveloped or under-developed

Development Considerations



MITIGATORS

- Significant flood zone
- Bands of granite and gneiss
- No interstate access

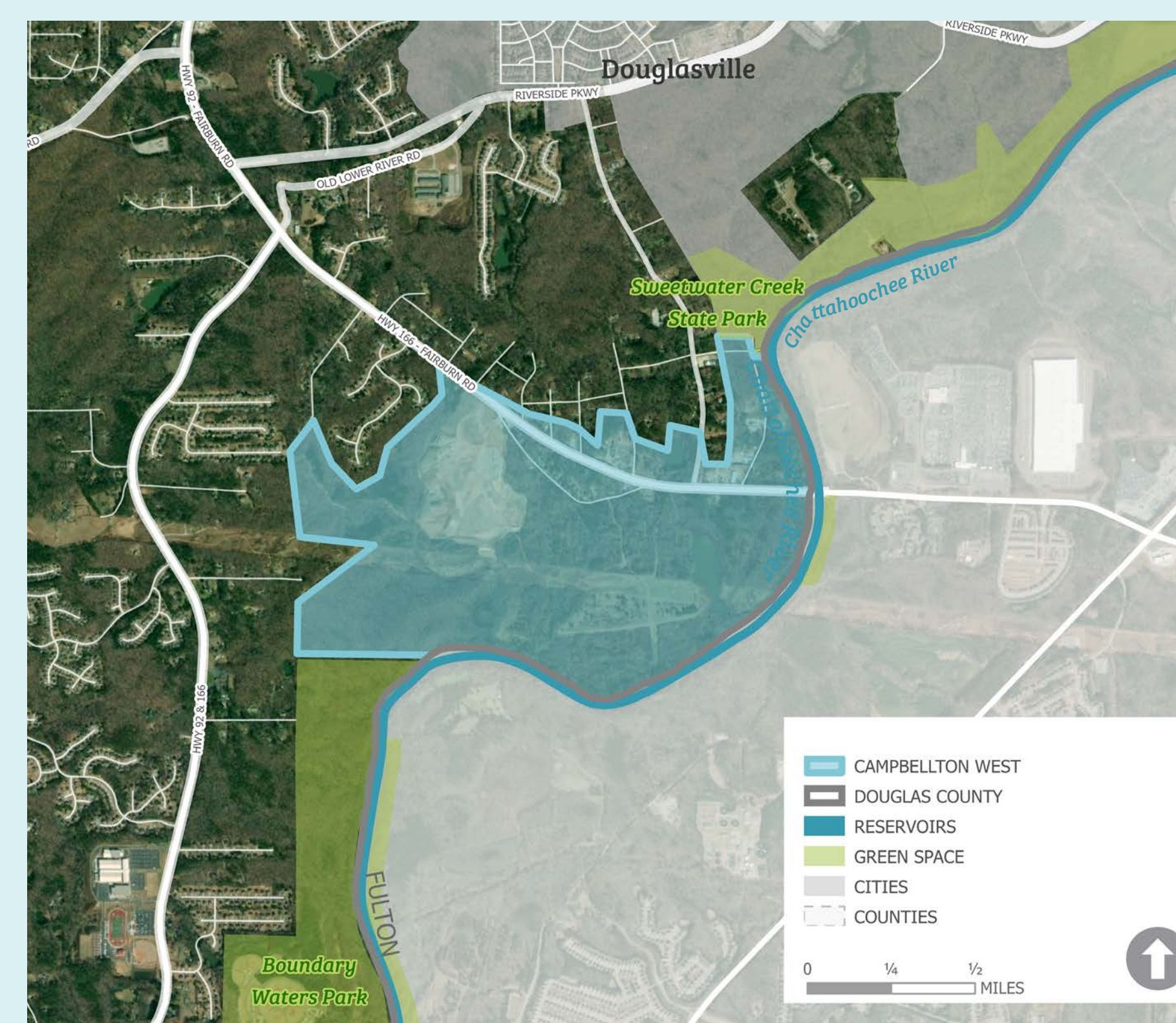


ACCELERATORS

- Proximate sewer access
- Large, undeveloped parcels

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

Character Area



LAND USE

- * Workplace Center
- Urban Residential
- Suburban Living

*=Predominant Land Uses

HOUSING:

Existing housing should be preserved, but residential uses should not be expanded.

OPEN SPACE + TRAILS

- Focus on linear parks and connecting to Riverlands
- Area suitable for a Nature Preserve

Potential for New Growth: **SOME**

Vision: *area primed for redevelopment into the next generation of industrial and commercial uses*

Feedback?

DOUGLAS COUNTY

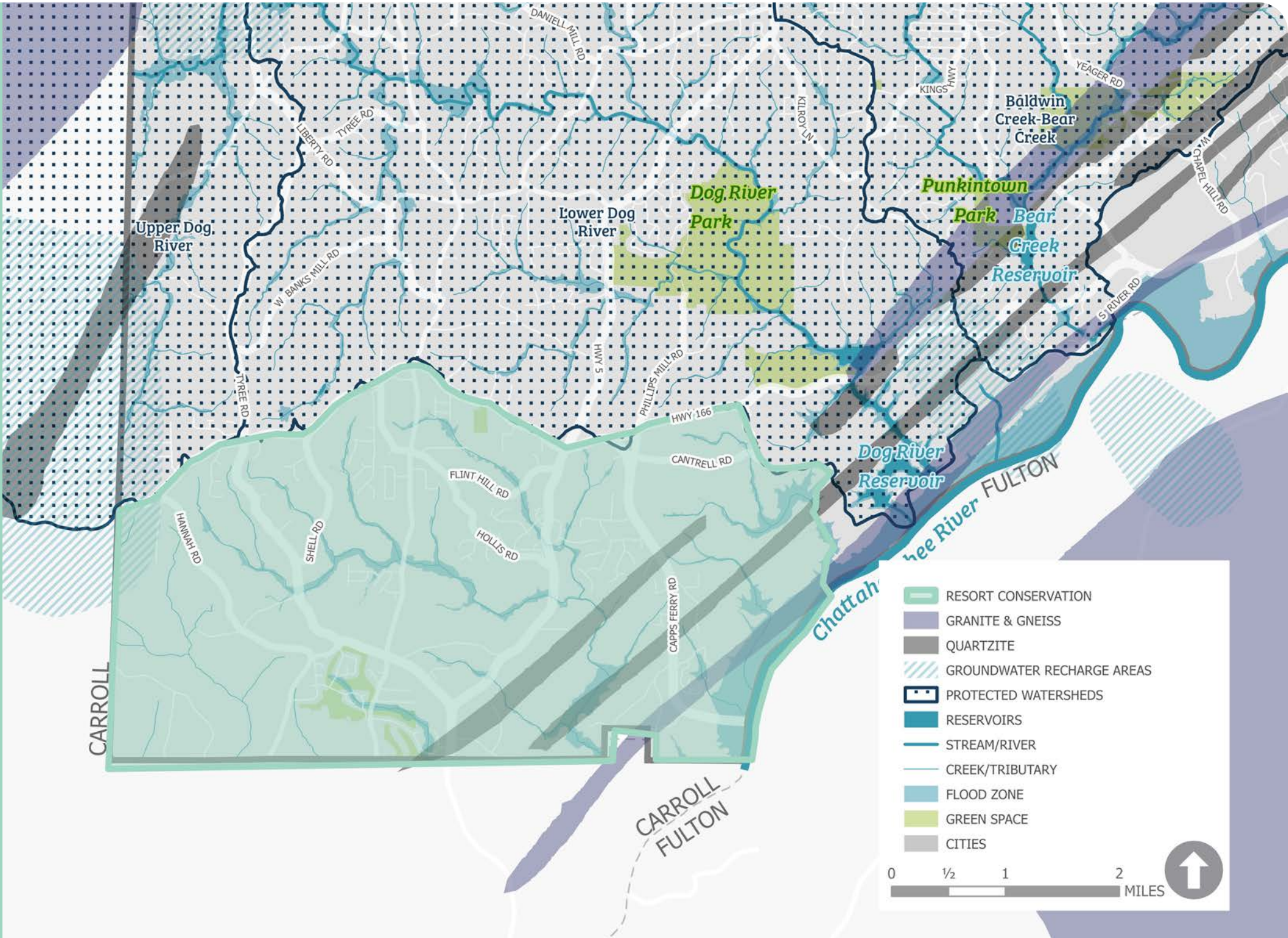
COMPREHENSIVE PLAN

Resort Conservation Character Area

Key Changes/Information

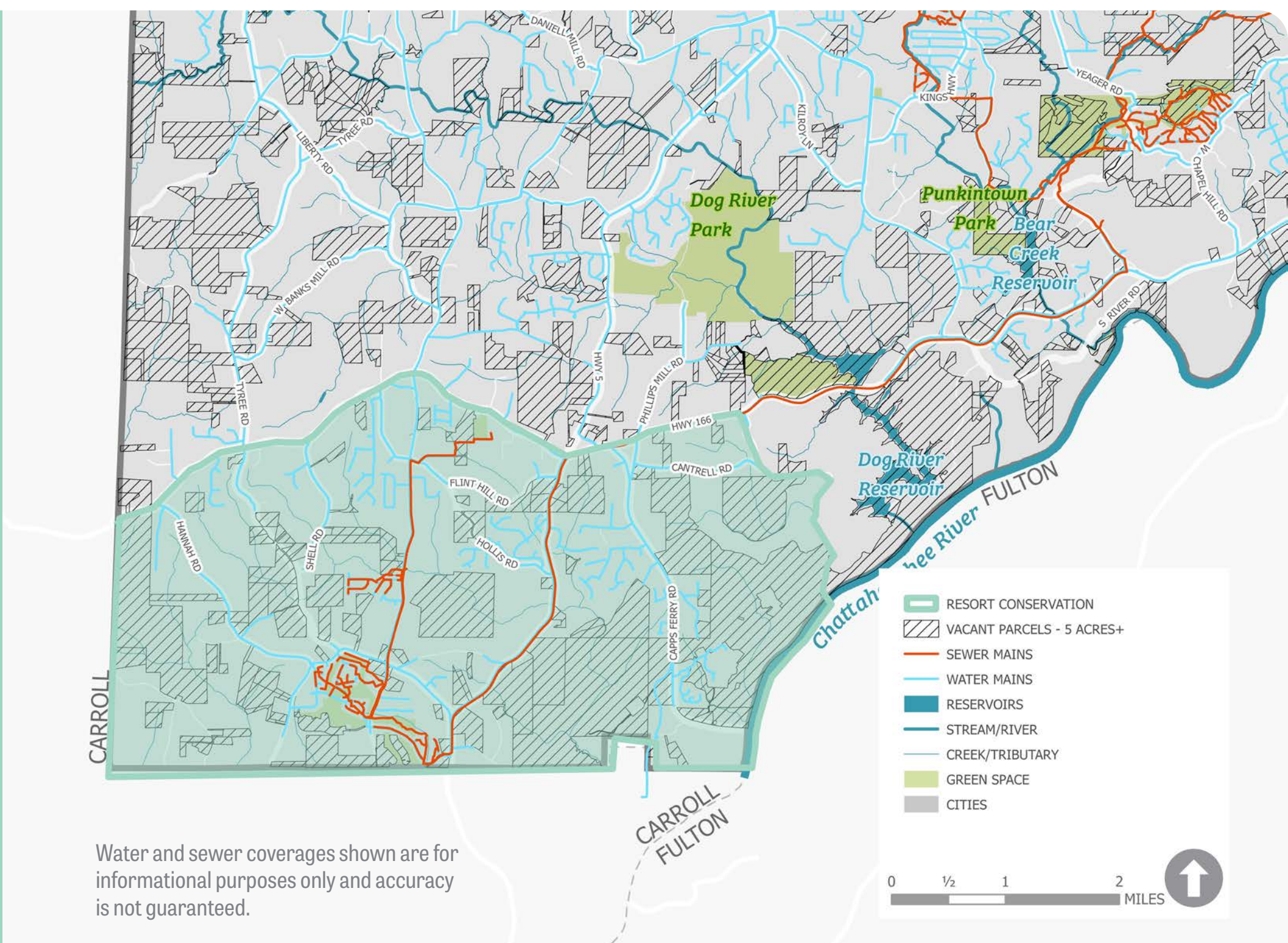
- No boundary changes to this character area
- There is a character tug-of-war between rural/suburban residential and tourism uses
- Sewer expansion will have tremendous impact in this area and warrants closer study
- Clustered housing types are appropriate here as long as the overall density remains low
- Resorts also accomodate a variety of “housing” like duplexes

Development Mitigators



- Remote from Interstate
- Lack of transportation network
- Some bands of quartzite

Development Accelerators



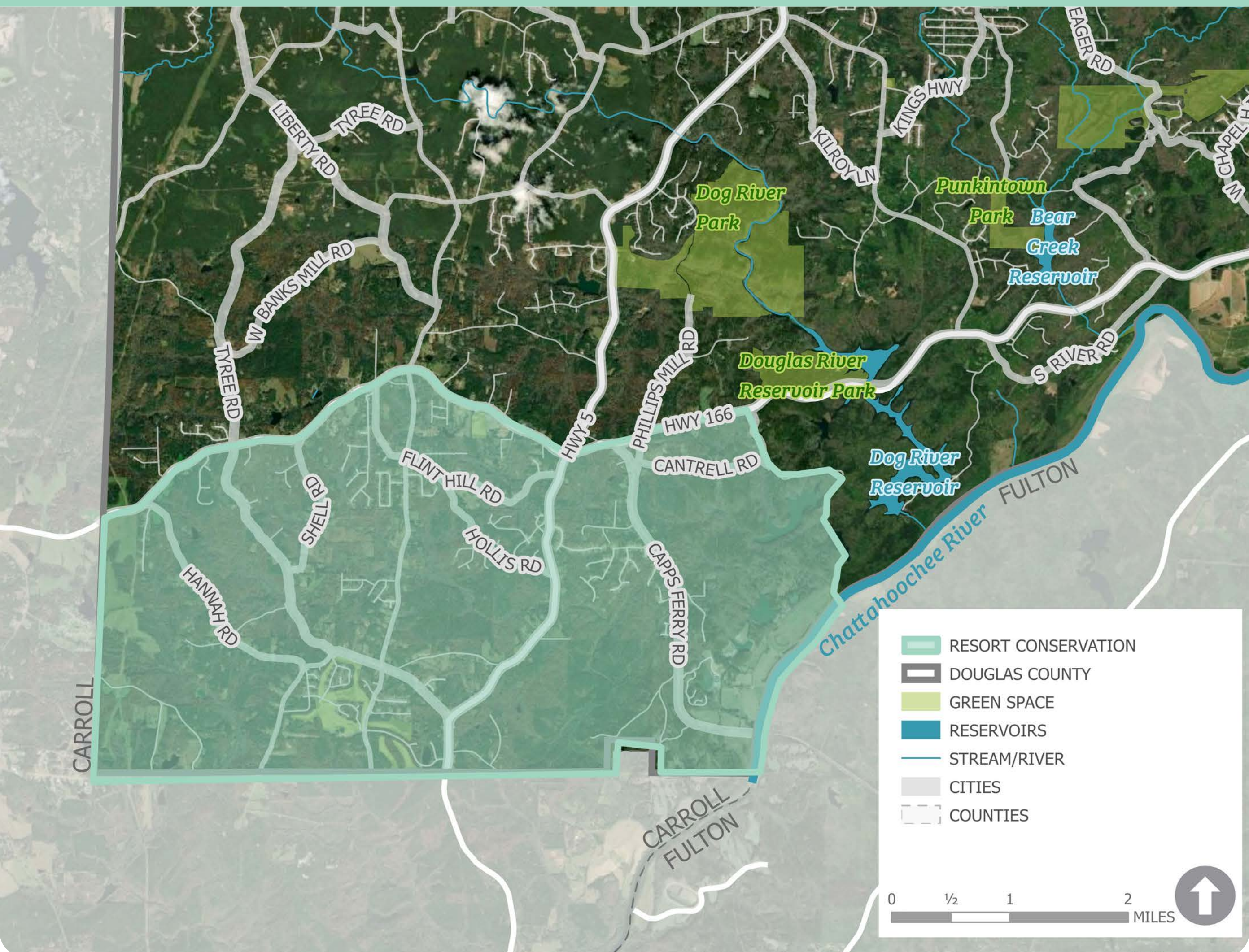
Water and sewer coverages shown are for informational purposes only and accuracy is not guaranteed.

- Sewer expansion
- Large, unbuilt parcels
- Lack of protected watershed

Potential for New Growth: **SOME**

Feedback?

Character Area



Vision: *a destination for rural lifestyles and resort tourism*

LAND USE

- * Rural Places**
 - Parks/Rec/Cons**
 - Urban Residential**
 - Community Village**
 - Suburban Living**
 - Resort Mixed Use**
 - Public/Institutional**
 - Transitional Corridor**
 - Workplace Center**
 - Intensive Industrial**
 - County Crossroads**
 - Neighborhood Village**
 - Commerce Center**
 - Mixed Use Corridor**
- *=Predominant Land Uses**

PARKS, OPEN SPACE, + TRAILS

Context

- ☐ Urban
- ☐ Suburban
- ☒ Rural

Type and Access

Type	Access (Level of Service)
Local Park	2 Mile
Community Park	8+ Miles
Linear Park	2 Miles with Parking
Nature Preserve	N/A

Priorities

- Chattahoochee Riverlands access and trail connections are key here
- Could use an additional community park
- Indoor facilities are needed

HOUSING



Rural Residential



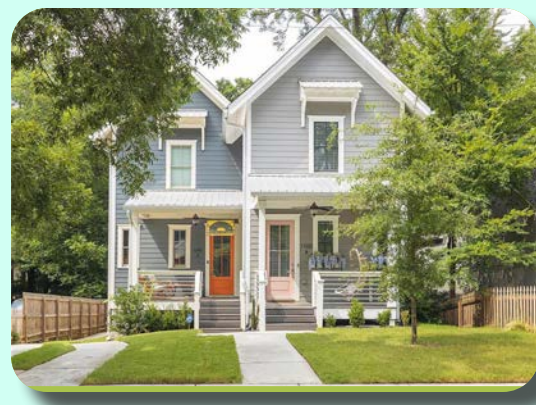
SF Low Density



SF Med Density



Cottage Court



Duplexes



Accesory Dwelling Unit

DOUGLAS COUNTY

COMPREHENSIVE PLAN

Byway Reserve Character Area

Key Changes/Information

- Formerly Conservation Density with significant boundary changes
- More focused on estate residential and conservation
- Appropriate housing types expanded, but volume of clustered development is key. Denser housing must be accompanied by conservation
- Clustered development is particularly important for senior housing

Development Mitigators

- Some deposits of granite, gneiss, and quartzite
- Protected watershed
- Significant floodzones near Chattahoochee River

Development Accelerators

- Undeveloped large lots
- Some sewer access

Potential for New Growth: **LOW**

Feedback?

Character Area

Vision: *an amenity-rich, rural, natural area transitioning to accomodate low-impact residential communities*

LAND USE

* Rural Places

Public/Institutional

Community Village

Resort Mixed Use

Urban Residential

* Suburban Living

County Crossroads

Transitional Corridor

Workplace Center

Intensive Industrial

Parks/Rec/Cons

Neighborhood Village

Commerce Center

Mixed Use Corridor

*=Predominant Land Uses

PARKS, OPEN SPACE, + TRAILS

Context

Type and Access

Priorities

Urban

Suburban

☒ Rural

Type	Access (Level of Service)
Local Park	2 Mile
Community Park	8+ Miles
Linear Park	2 Miles with Parking
Nature Preserve	N/A

- Explore community park opportunities
- Add trail connectivity, particularly to existing parks
- Focus on connectivity when planning for linear parks

HOUSING

Rural Residential

Single Family - Low Density

Accessory Dwelling Unit

Cottage Court

DOUGLAS COUNTY

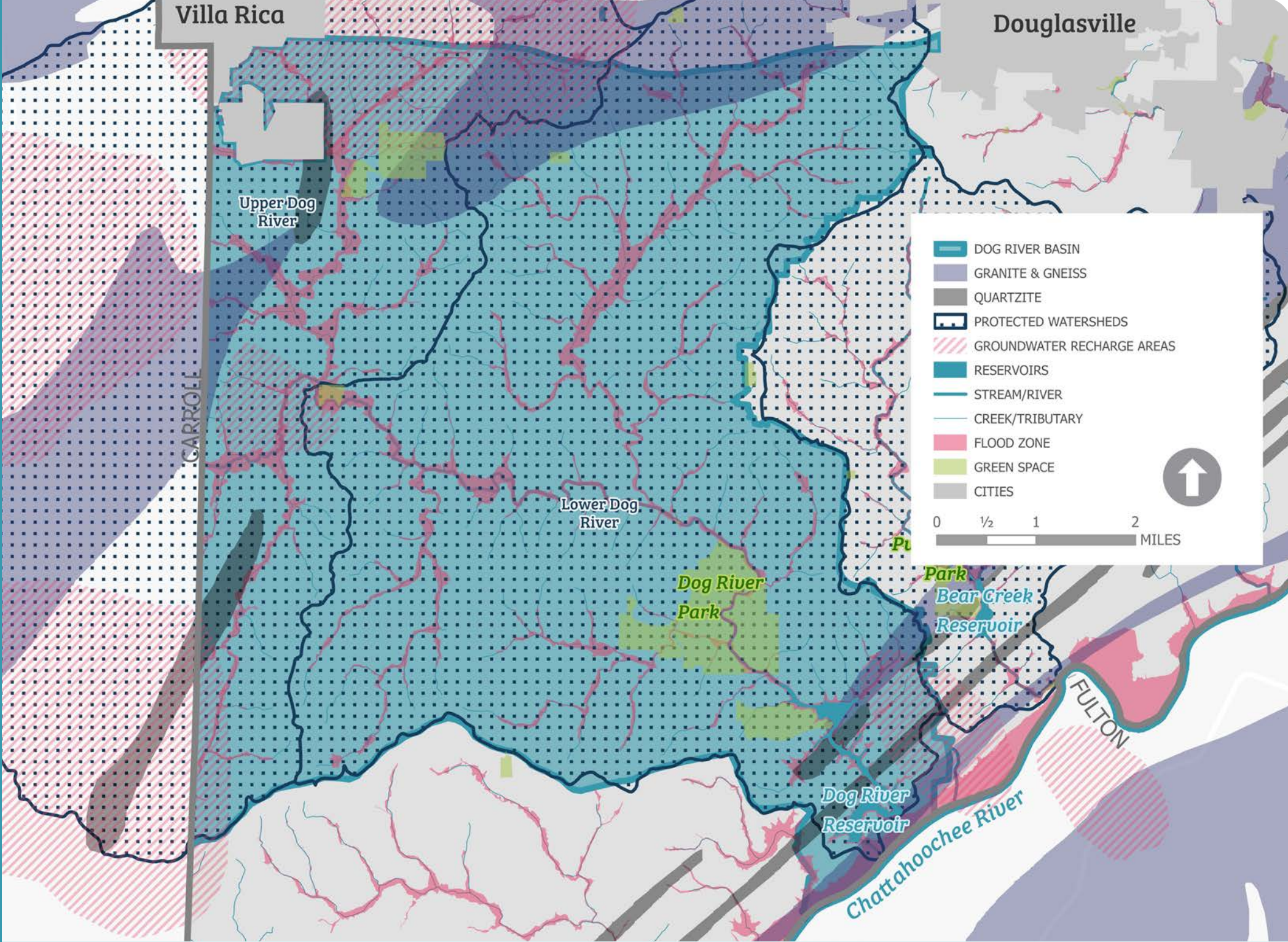
COMPREHENSIVE PLAN

Dog River Basin Character Area

Key Changes/Information

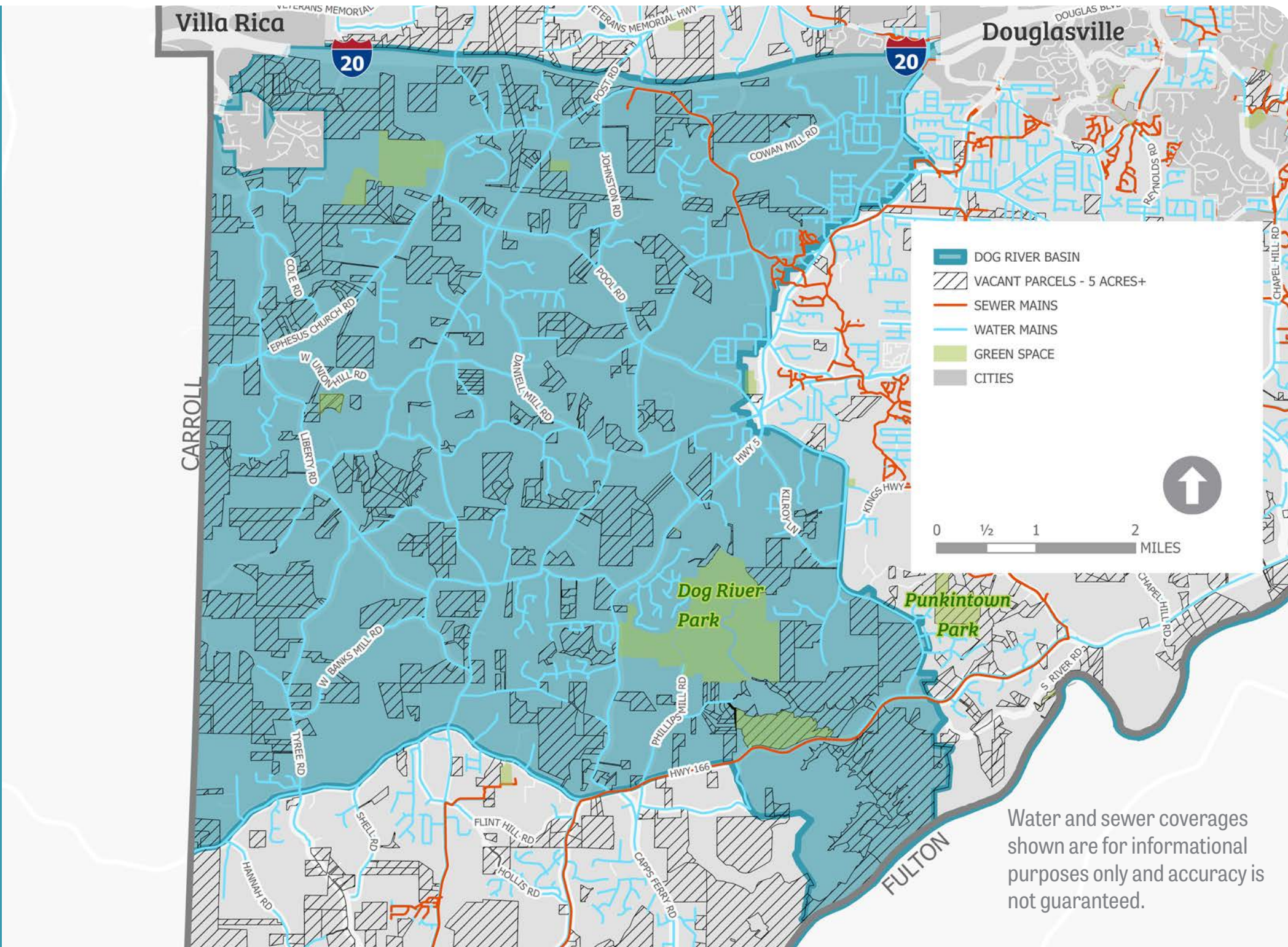
- Boundary pulled in to Upper Dog River and Lower Dog River watershed. Pieces above I-20 absorbed into other character areas. New name reflects this
- Vision updated to include mentions of farmland and to remove village centers
- Maintaining “overall density” is key with added housing types (Cottage Court and Duplex)
- Transfer of Development Rights (TDR) Program should be explored here

Development Mitigators



- Protected watershed
- Groundwater recharge area
- Lack of sewer
- Limited transportation network

Development Accelerators

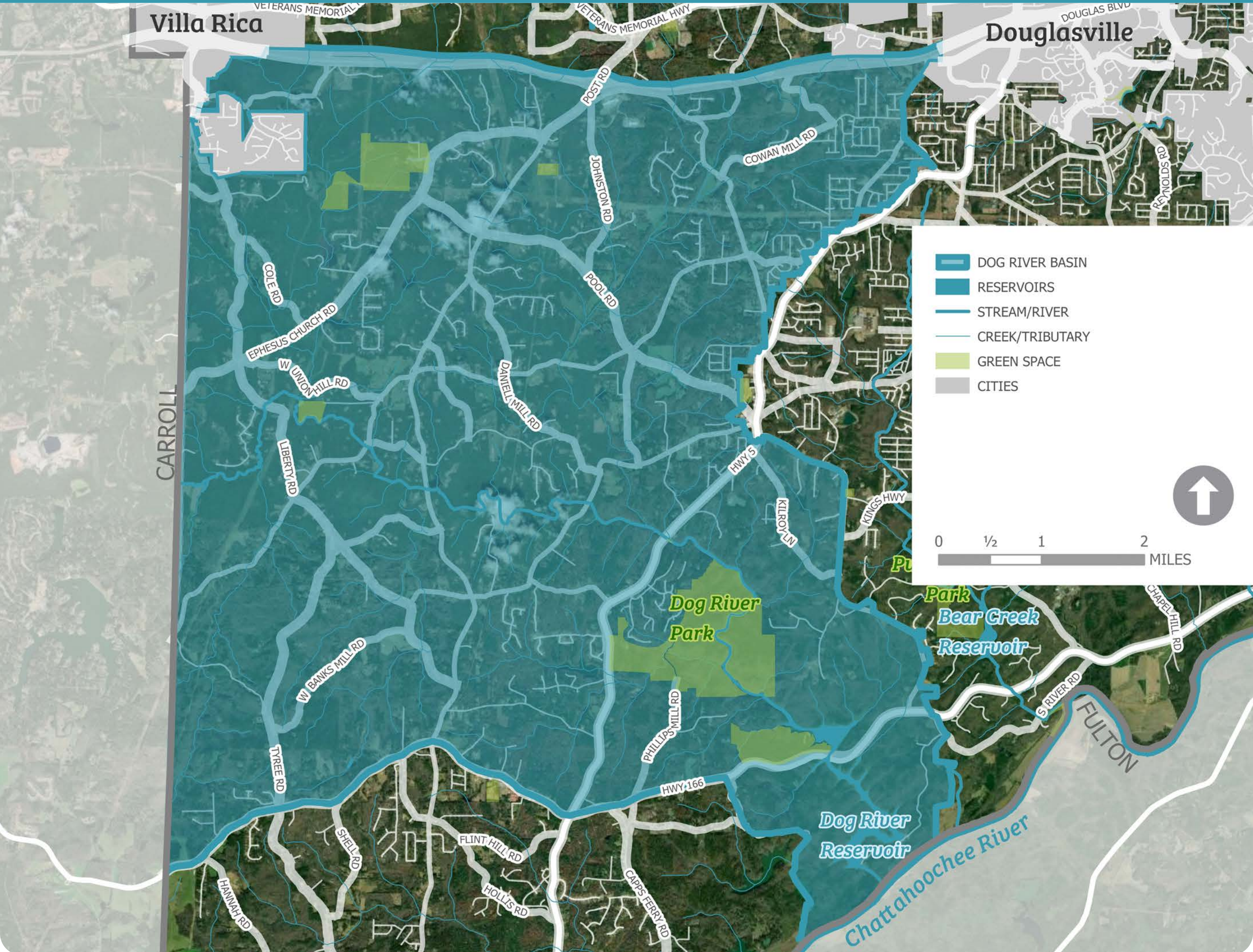


- Access to I-20 in the north
- Many undeveloped, large parcels
- Sewer access (partial)
- Best transportation access

Potential for New Growth: **LOW**

Feedback?

Character Area



Vision: *a rural, residential community characterized by natural areas, rolling farmland, and county crossroads*

LAND USE

* Rural Places

Public/Institutional

Urban Residential

Community Village

Suburban Living

County Crossroads

Resort Mixed Use

Transitional Corridor

Workplace Center

Intensive Industrial

Parks/Rec/Cons

Neighborhood Village

Commerce Center

Mixed Use Corridor

*=Predominant Land Uses

PARKS, OPEN SPACE, + TRAILS

Context

Type and Access

Priorities

☐ Urban

☐ Suburban

☒ Rural

Type	Access (Level of Service)
Local Park	2 Mile
Community Park	8+ Miles
Linear Park	2 Miles with Parking
Nature Preserve	N/A

- Add trail connectivity, particularly to existing parks. County has rough plan for this
- Focus on connectivity when planning for linear parks

HOUSING



Rural Residential



Duplexes



Accessory Dwelling Unit



Cottage Court

DOUGLAS COUNTY

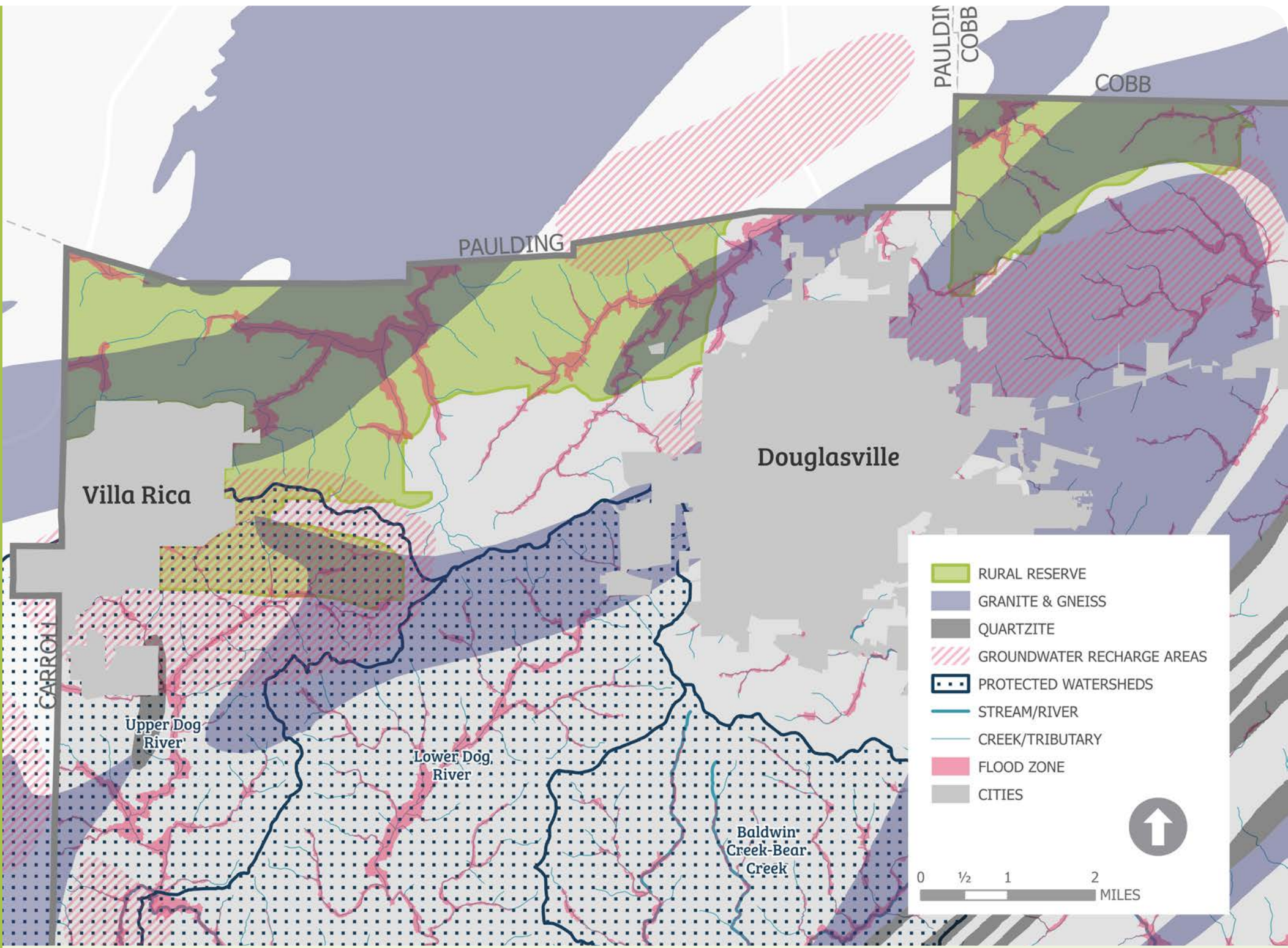
COMPREHENSIVE PLAN

Rural Reserve Character Area

Key Changes/Information

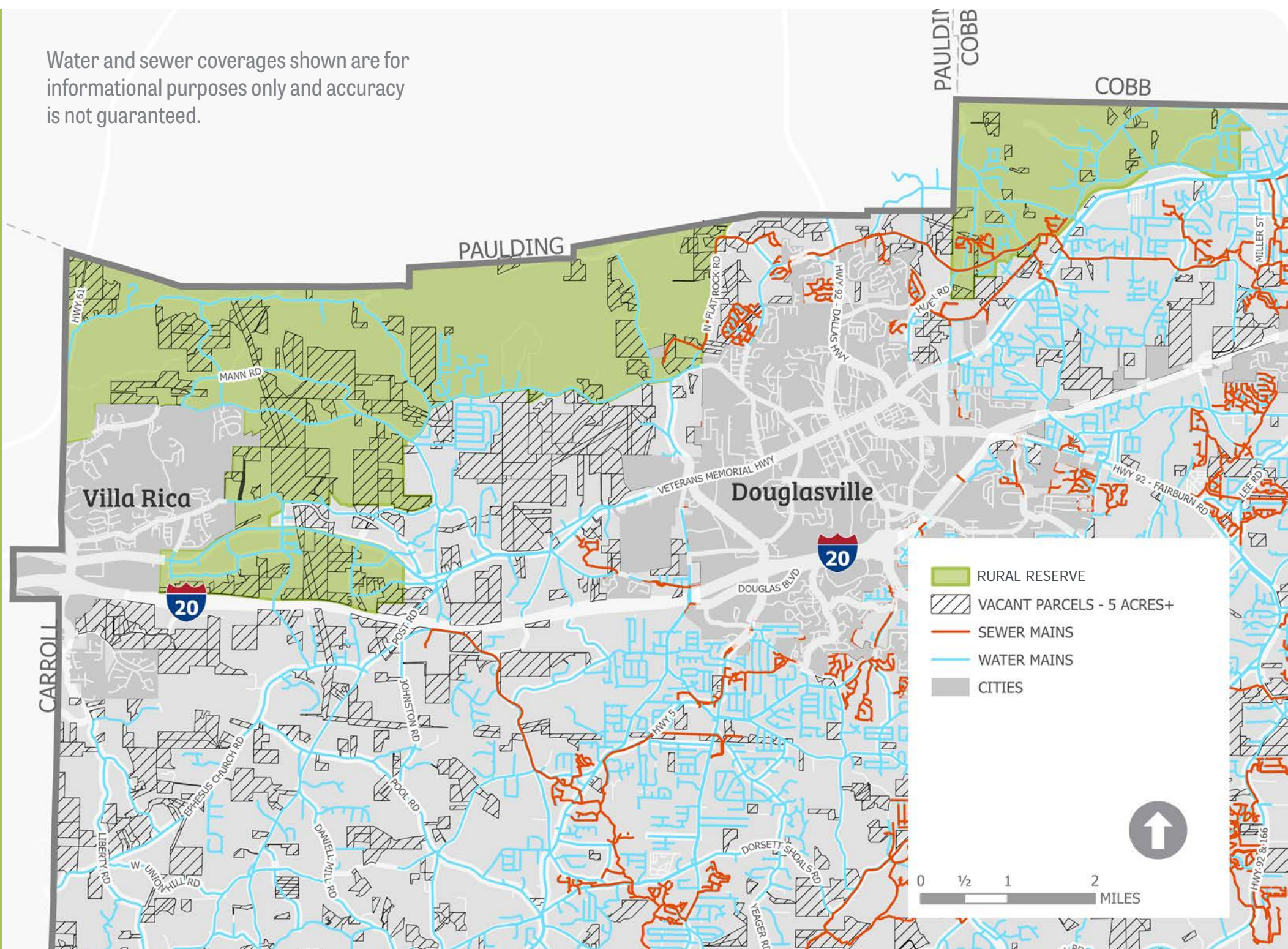
- Newer character area that absorbed parts of Greater Douglasville
- Explored more in both small area plans
- Covers rural places facing suburban residential development pressure - drawn to protect from this type of development

Development Mitigators



- Partially in protected watershed
- Significant floodzones around Mud Creek and Gothards Creek
- Some water recharge areas
- Large bands of granite
- Limited sewer access

Development Accelerators

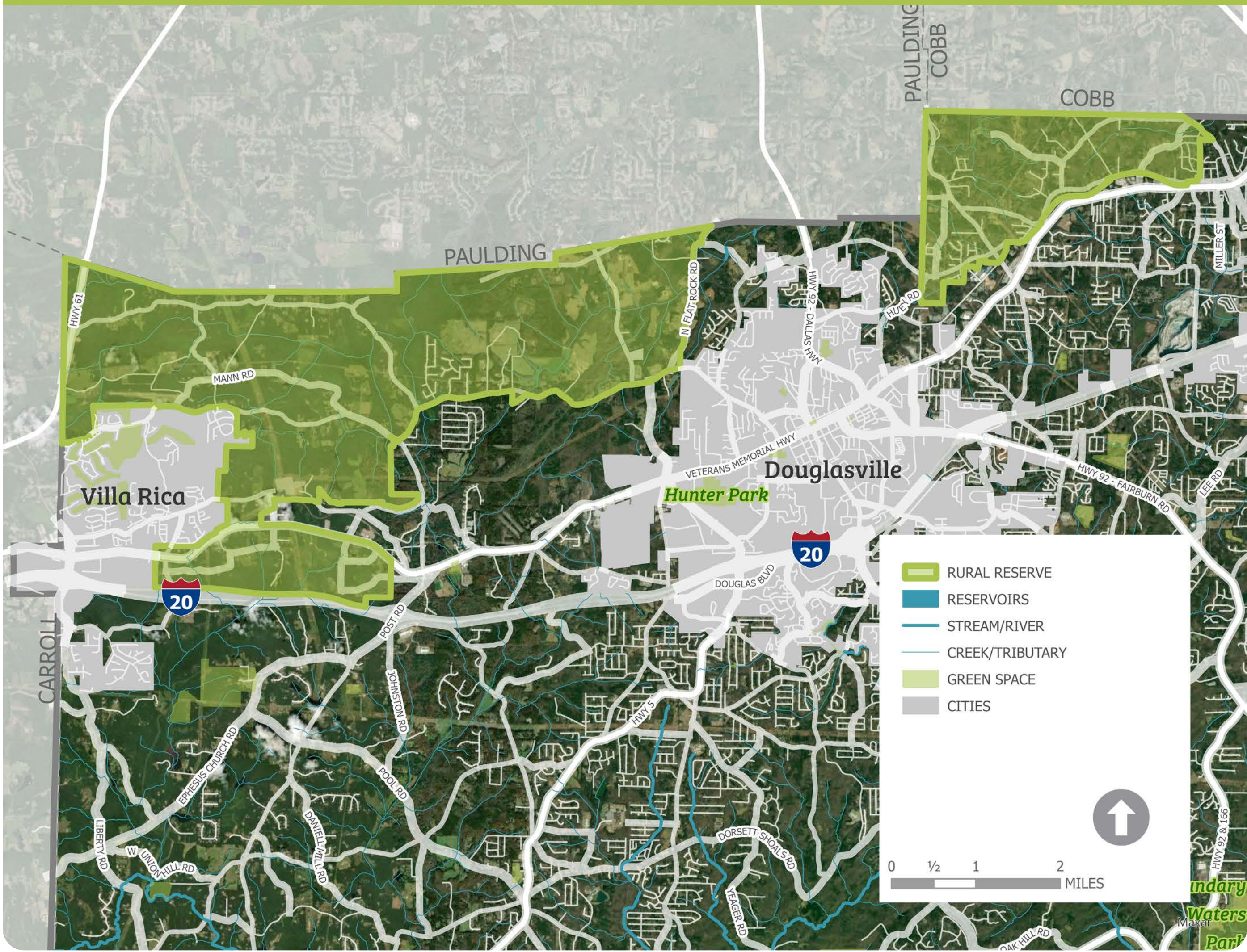


- Access to I-20
- Many undeveloped, large parcels
- Proximity to Douglasville

Potential for New Growth: **LOW**

Feedback?

Character Area



Vision: *a rural, residential community characterized by agritourism and hobby agriculture*

LAND USE

- * Rural Places
 - Public/Institutional
 - Urban Residential
 - Community Village
 - County Crossroads
 - Suburban Living
 - Parks/Rec/Cons
 - Transitional Corridor
 - Workplace Center
 - Intensive Industrial
 - Neighborhood Village
 - Resort Mixed Use
 - Commerce Center
 - Mixed Use Corridor
- *=Predominant Land Uses

PARKS, OPEN SPACE, + TRAILS

Context

- Urban
- Suburban
- ☒ Rural

Type and Access

Type	Access (Level of Service)
Local Park	2 Mile
Community Park	8+ Miles
Linear Park	2 Miles with Parking
Nature Preserve	N/A

Priorities

- Add trail connectivity, particularly to existing parks like Aeromodlers Park

HOUSING



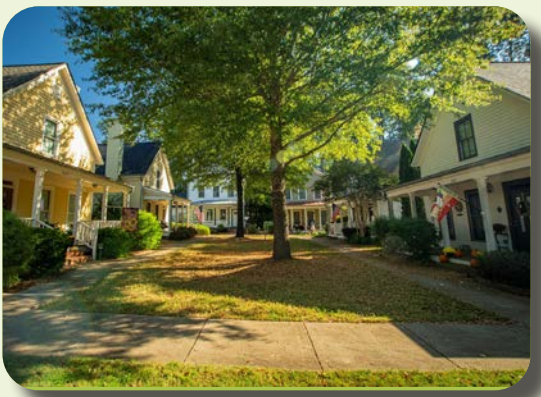
Rural Residential



Single Family - Low Density



Accessory Dwelling Unit



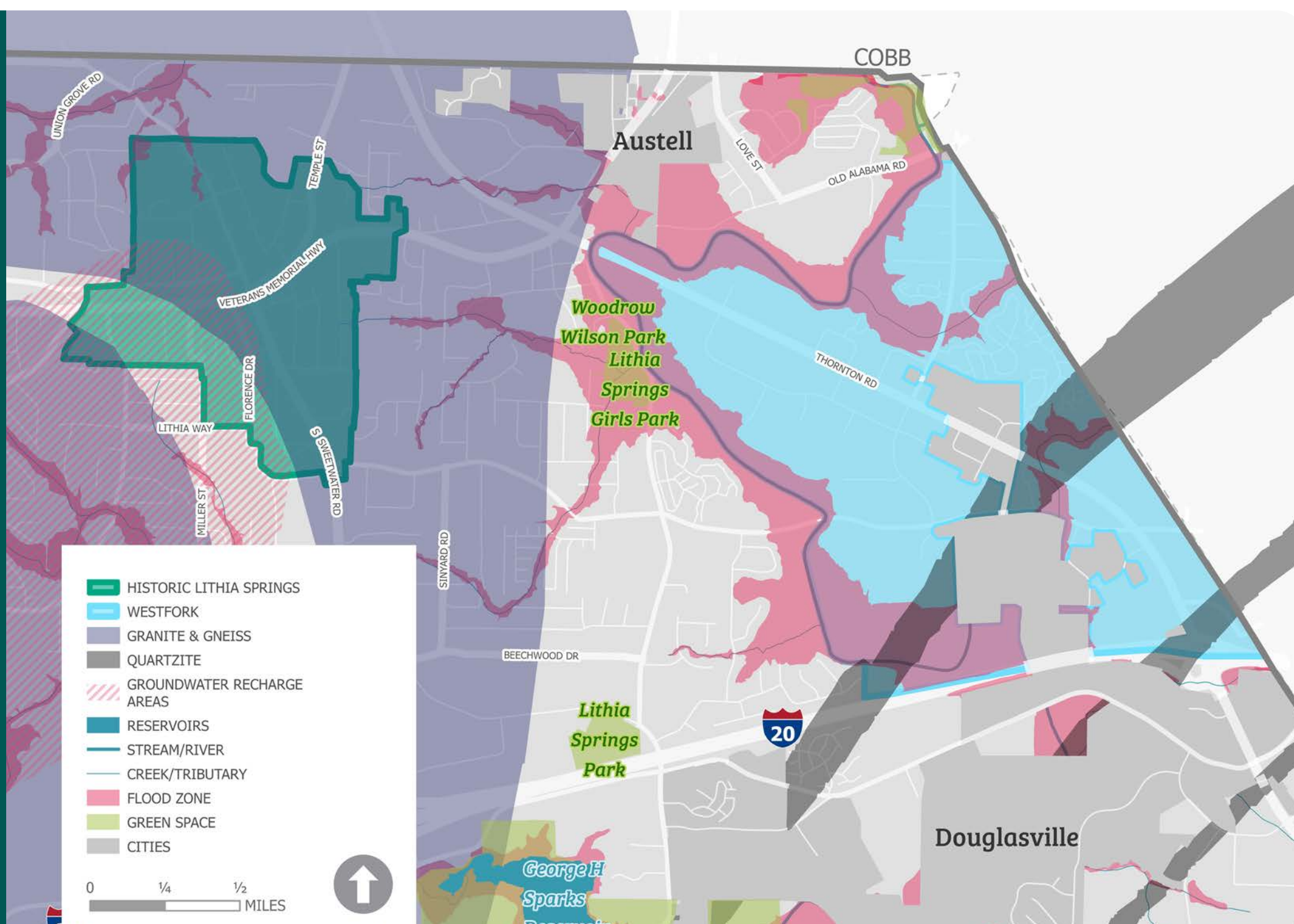
Cottage Court

DOUGLAS COUNTY

COMPREHENSIVE PLAN

Westfork + Historic Lithia Springs Character Areas

Development Mitigators



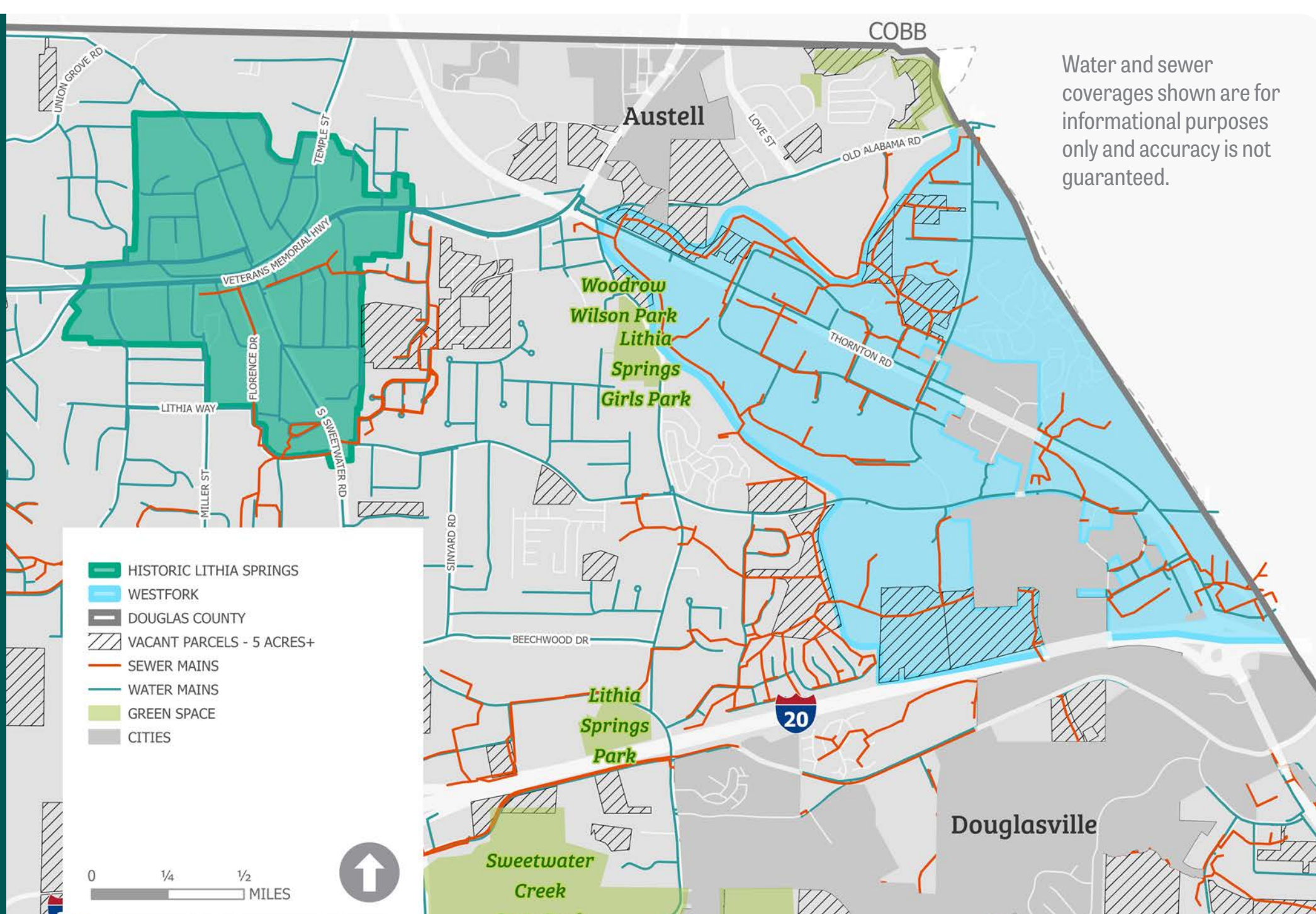
HISTORIC LITHIA SPRINGS

- Large amounts of granite
- Groundwater recharge area
- Lack of large, undeveloped parcels

WESTFORK

- Significant floodzones
- Lack of large, undeveloped parcels

Development Accelerators



HISTORIC LITHIA SPRINGS

- Some sewer access
- Proximity to Atlanta, I-20
- No major floodzones

WESTFORK

- Well-served by sewer
- Proximity to Atlanta, I-20
- No hard bedrock

Parks, Open Space, + Trails

Context

- ☒ Urban
- ☐ Suburban
- ☐ Rural

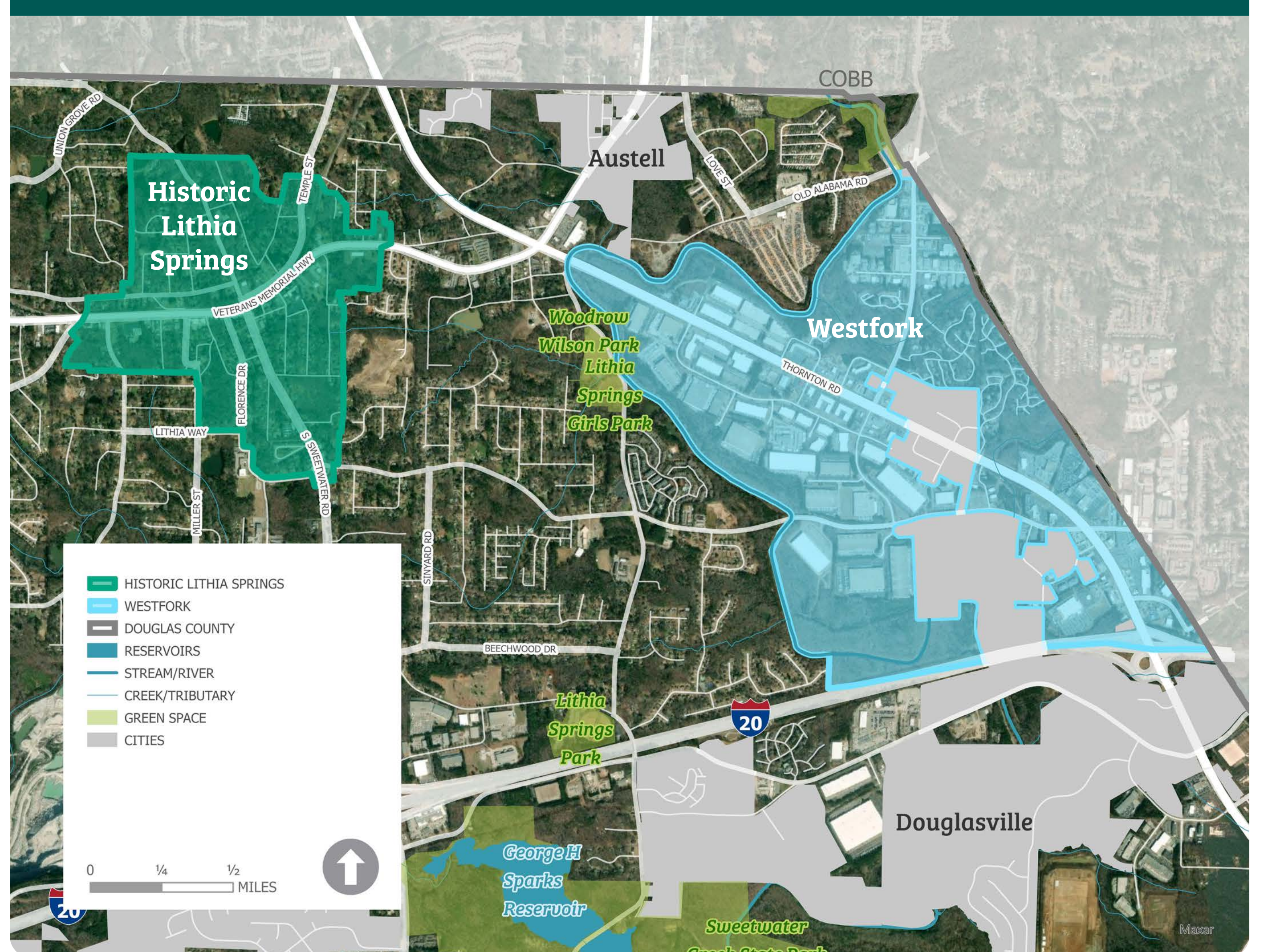
Priorities

- Implement Sweetwater Creek Greenway vision to connect these areas to Sweetwater Creek State Park and Douglasville
- Linear parks along this greenway, particularly in Westfork

Potential for New Growth: **SOME**

Feedback?

Character Areas



Westfork

Vision

A commercial-industrial district where its core serves as a small-business incubator for office and commercial and its outer edges support industrial and distribution

LAND USE

- * Commerce Center

*=Predominant Land Uses

HOUSING



Multi-Family Garden Style



Townhomes



Residential Mixed Use

Existing housing should be preserved, and some residential uses may be expanded

Historic Lithia Springs

Vision

People-scaled, walkable historic town center where small businesses thrive

LAND USE

- * Community Village
- Urban Residential
- Mixed Use Corridor
- Public/Institutional

*=Predominant Land Uses

HOUSING



Residential Mixed Use



Townhomes



Multi-Family Garden Style



SF High Density



Cottage Court



Du/Tri/Quadplex



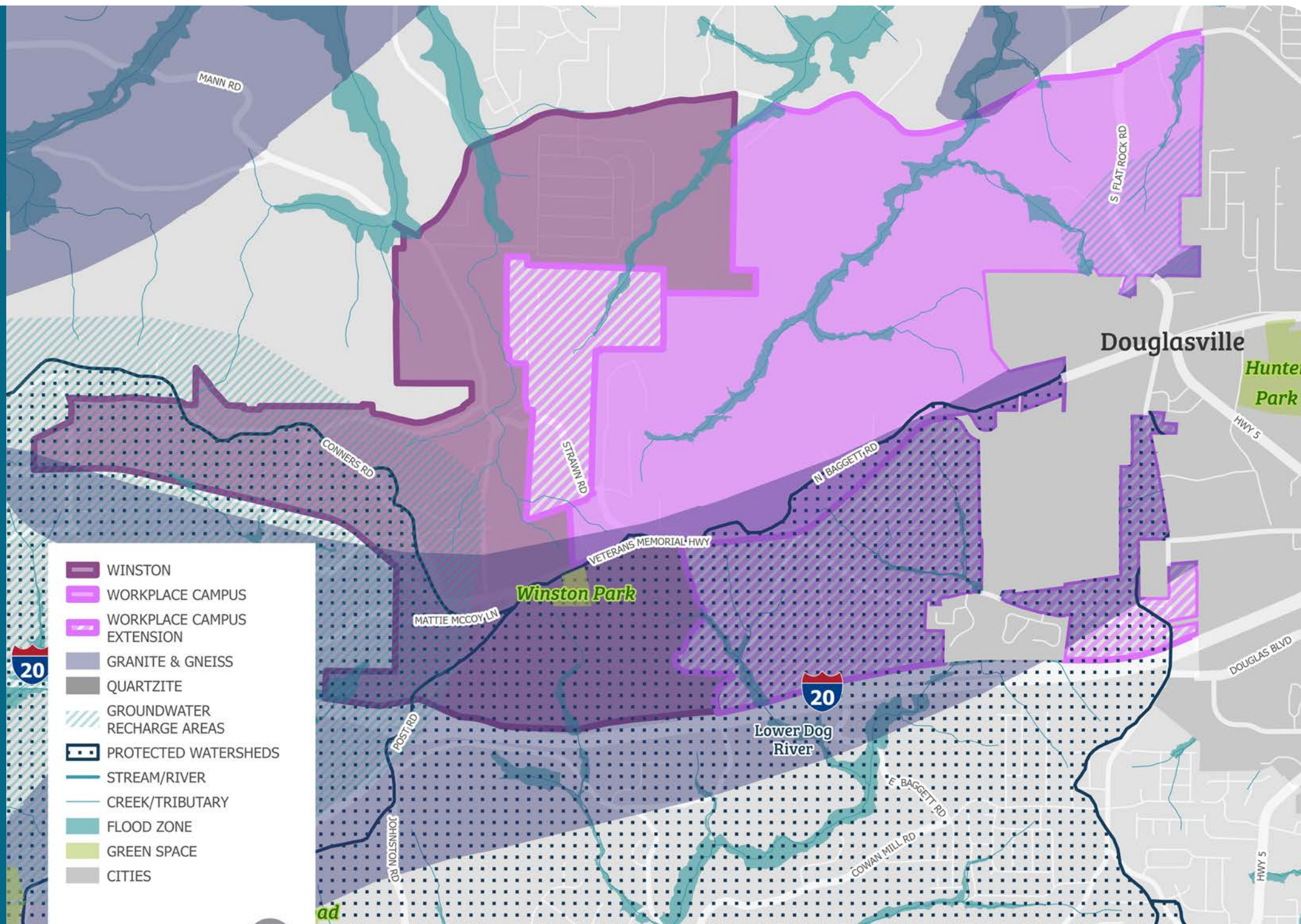
Accessory Dwelling Unit

DOUGLAS COUNTY

COMPREHENSIVE PLAN

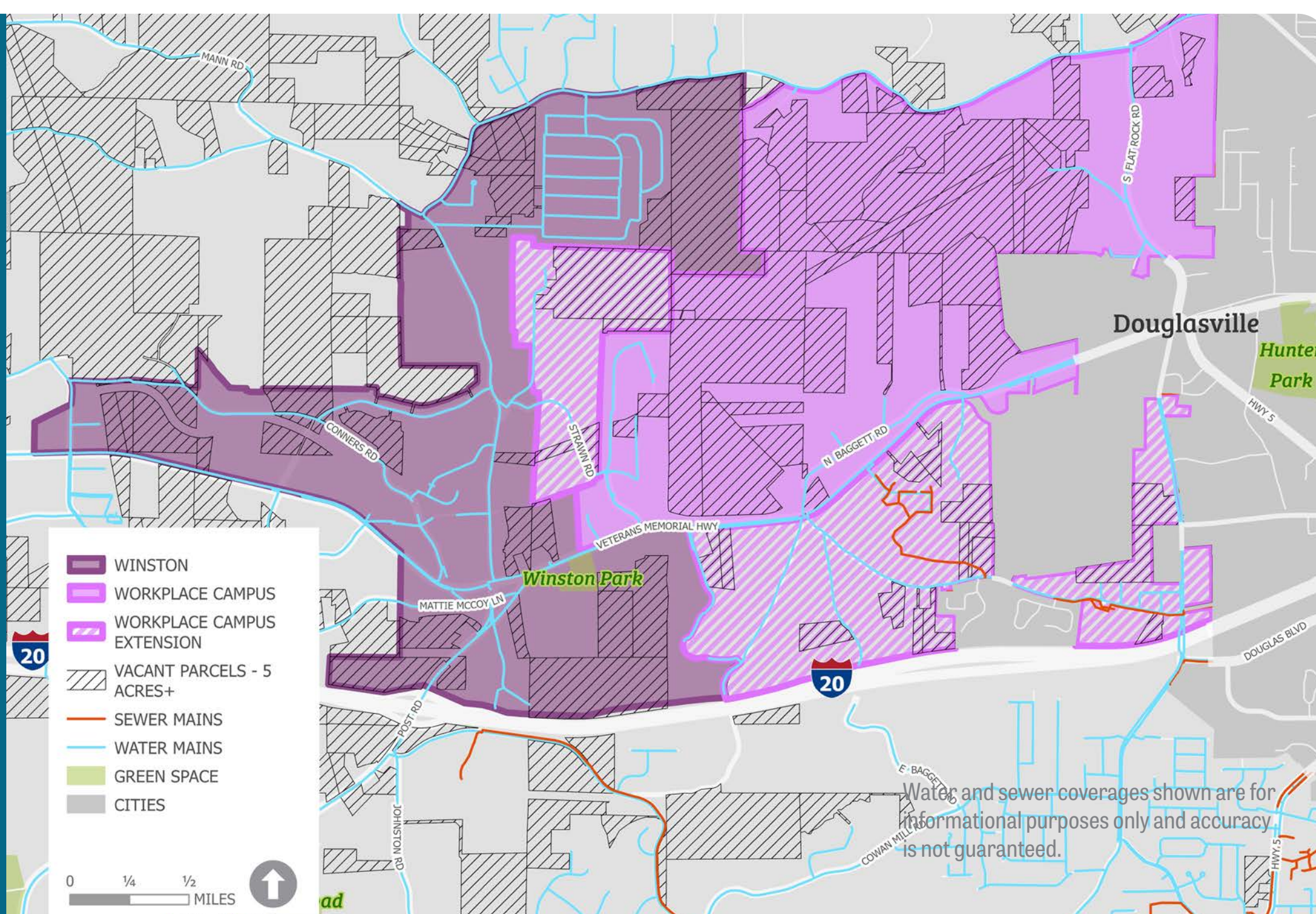
Workplace Campus and Winston Character Areas

Development Mitigators



- Significant band of granite
- Groundwater recharge area
- Some areas in protected watershed
- Flood zones from Mud Creek
- Lack of sewer
- Lack of roadway connectivity

Development Accelerators



- Large, undeveloped parcels
- Access to interstate

Parks, Open Space, + Trails

Context

- ☐ Urban
- ☐ Suburban
- ☒ Rural

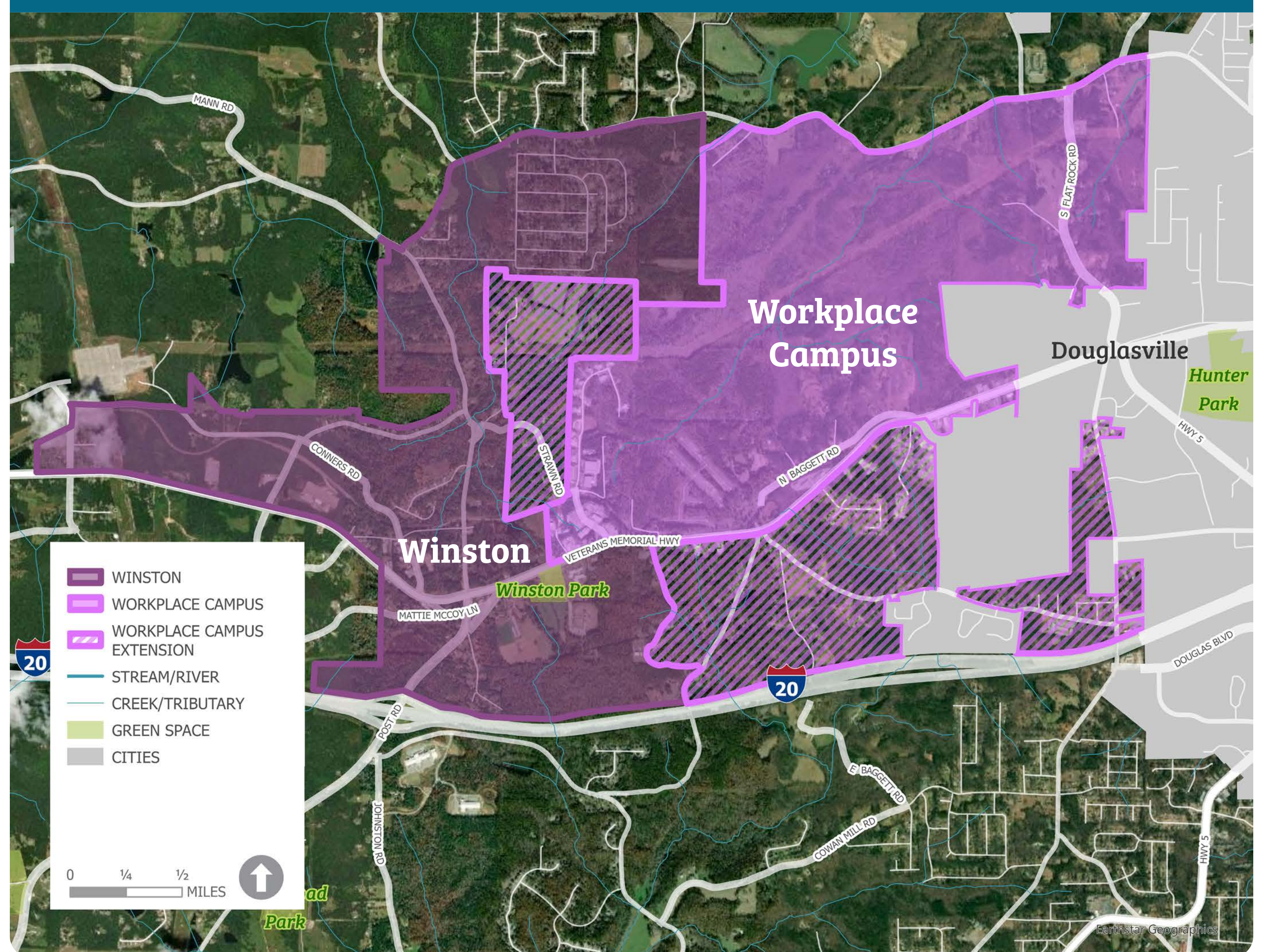
Priorities

- Trails to connect Villa Rica and Douglasville
- Park at Cedar Mountain

Potential for New Growth: **SOME**

Feedback?

Character Areas



Workplace Campus

Vision

a high tech jobs center in a campus-like development, like data centers

LAND USE

- * Commerce Center
- Workplace Center

*=Predominant Land Uses

LAND USE (EXTENSION)

- Suburban Living
- Urban Residential

HOUSING (ONLY IN EXTENSION)



SF Low Density



SF Med Density



SF High Density



Townhomes

Housing types serve as executive and workforce housing to support future jobs center

Winston

Vision

Rural area around a crossroads center with restaurants, retail, grocery store, and other services

LAND USE

- * Suburban Living
- County Crossroads
- Neighborhood Village
- Mixed Use Corridor

Public/Institutional

*=Predominant Land Uses

HOUSING



Rural Residential



SF Low Density



Single Family -
Medium Density



Accessory
Dwelling Unit

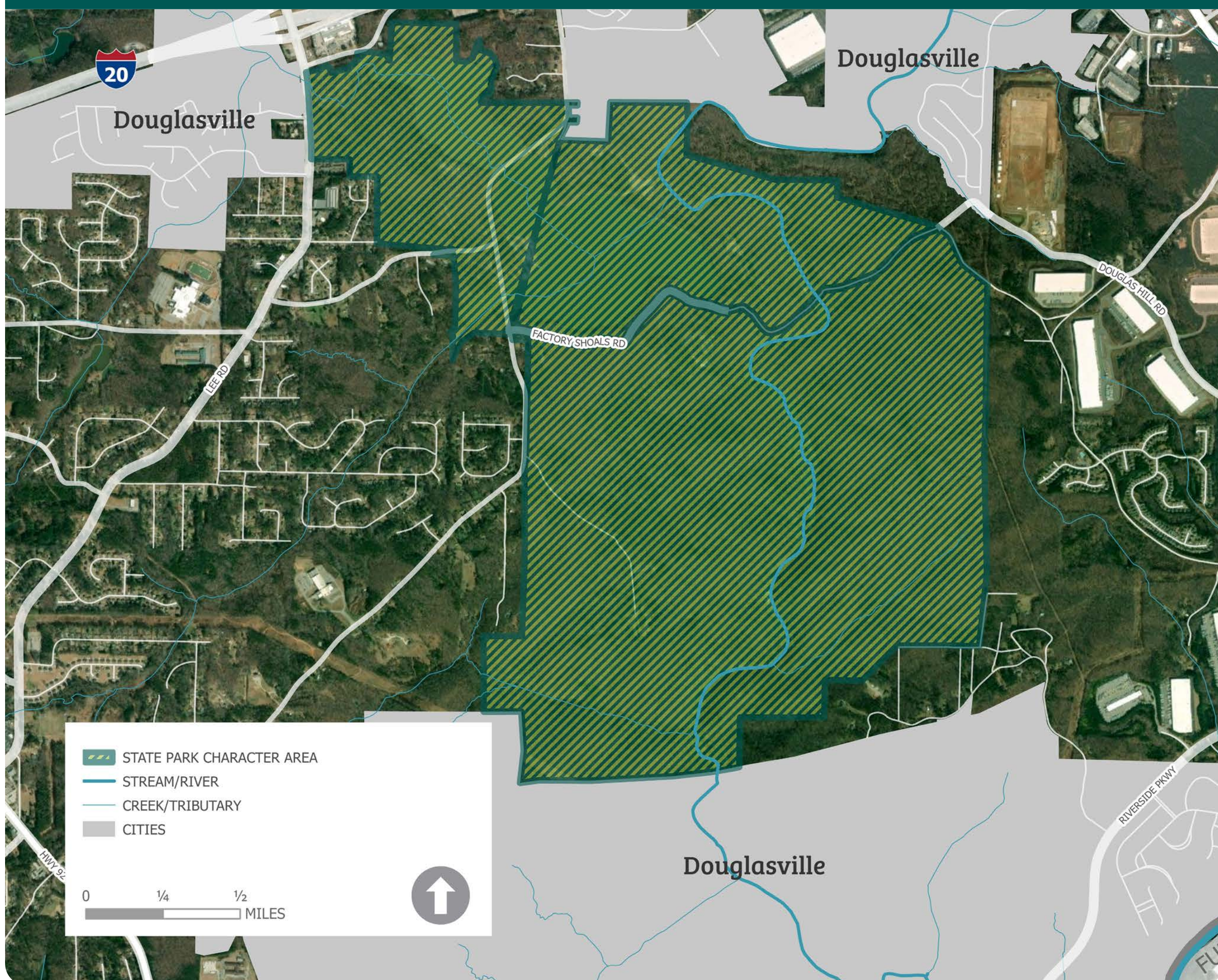
DOUGLAS COUNTY

COMPREHENSIVE PLAN



State Park + Quarry Character Areas

State Park Character Area



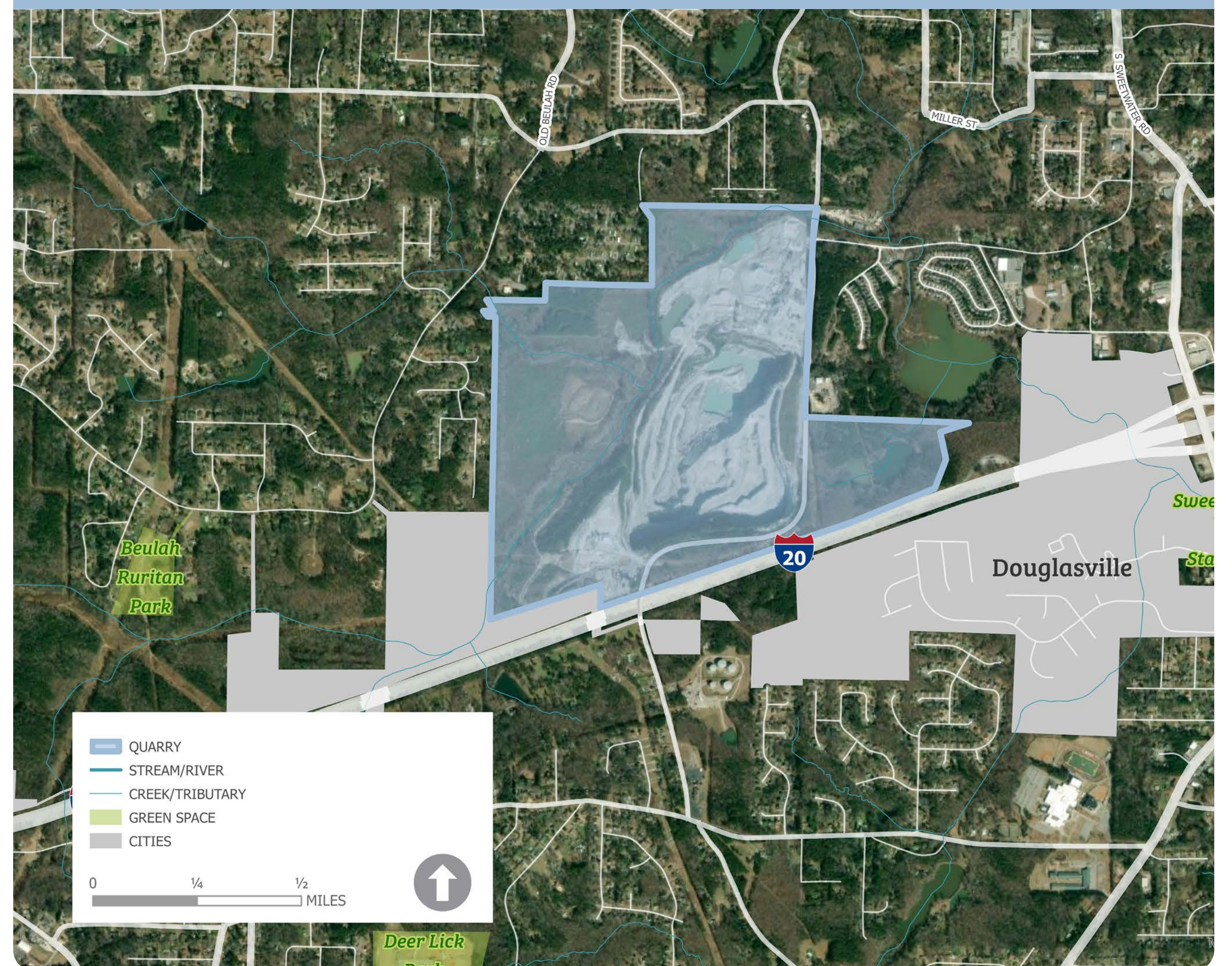
Key Information

- Character area that encompasses Sweetwater Creek State Park
- Lands are protected and maintained by the State of Georgia
- Future development is prohibited, but park amenities like camping grounds may evolve
- Walking and biking trails connecting to Austell and the Chattahoochee Riverlands are envisioned

Vision: *A pristine green space that attracts visitors and connects to other County destinations through trails*

Potential for New Growth: NONE

Quarry Character Area



Key Information

- Covers a high impact quarry operation surrounded by residential neighborhoods
- Quarry will eventually become inactive
- Other communities re-use quarries for public use, creating a park centered on a water feature
- Future use should be much more compatible with surrounding residential neighborhoods

Vision: *a high-impact use transitioning to a park with a water feature that is more compatible with surrounding neighborhoods*

Potential for New Growth: NONE

Feedback?