

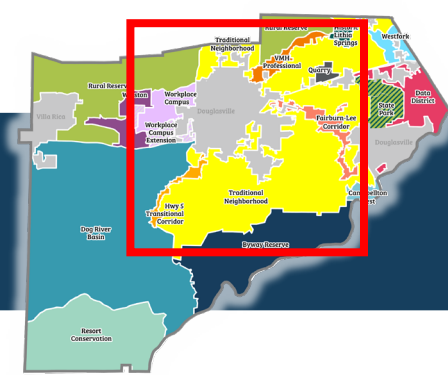
Douglas County Comprehensive Plan Update

Steering Committee Meeting #4 – Thursday, February 2nd, 2023

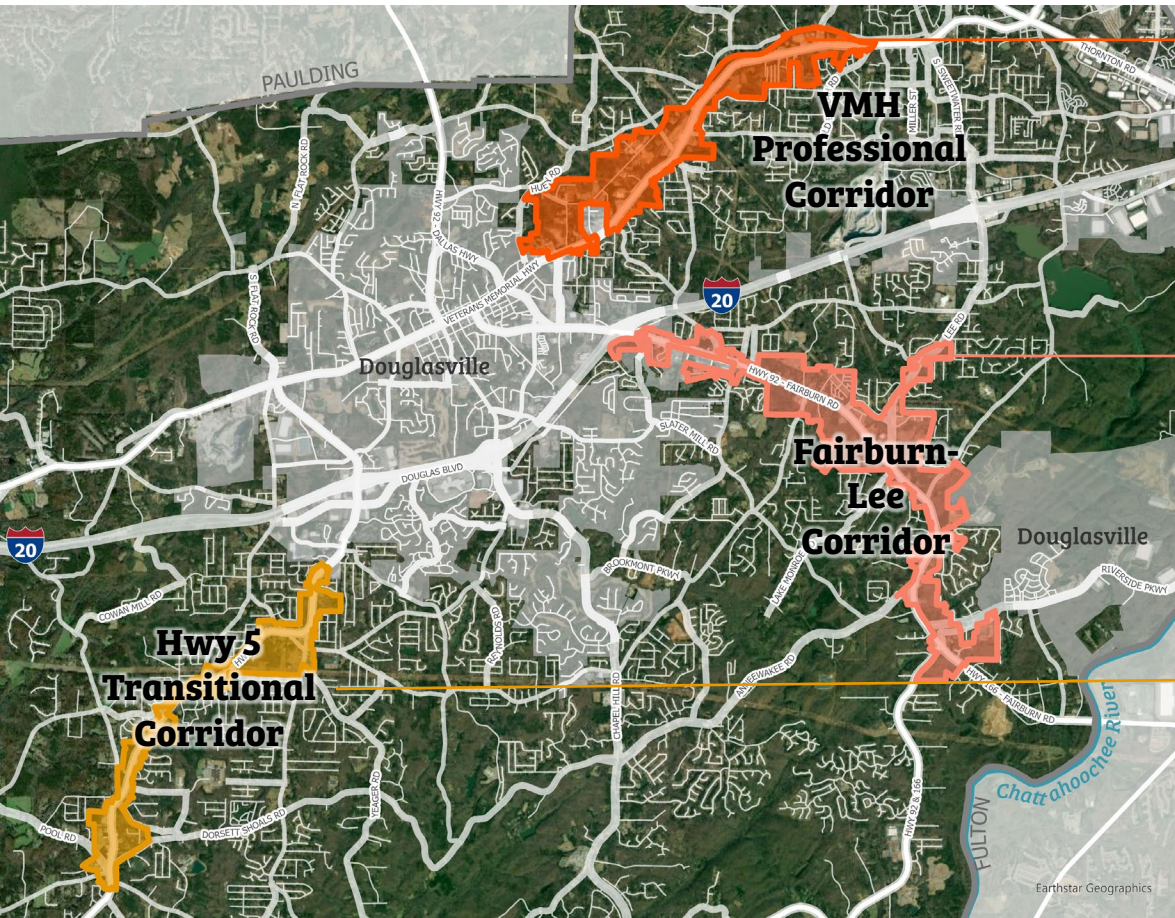
Today's Agenda

1. Planning Key Corridors
2. Character Area Open House
3. Parks + Greenspace Approach
4. Survey Results
5. Discussion of Next Steps

Planning Key Corridors



Key Corridors



VMH Professional Corridor

Veterans Memorial Highway/Bankhead Highway/ US-78 between Douglasville and Historic Lithia Springs.

Focus of job-generating uses, like office, industrial, and commercial.

Fairburn-Lee Corridor

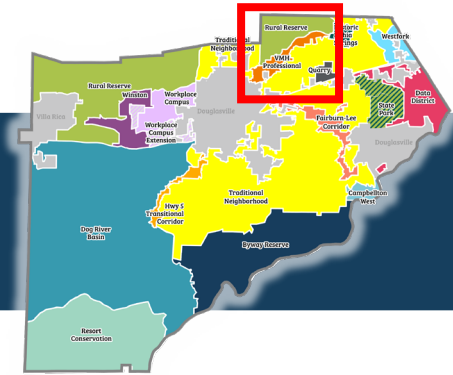
Fairburn Road/Highway 92 and Some of Lee Road between Douglasville and Riverside Parkway .

Focus on commercial mixed use to serve surrounding neighborhoods.

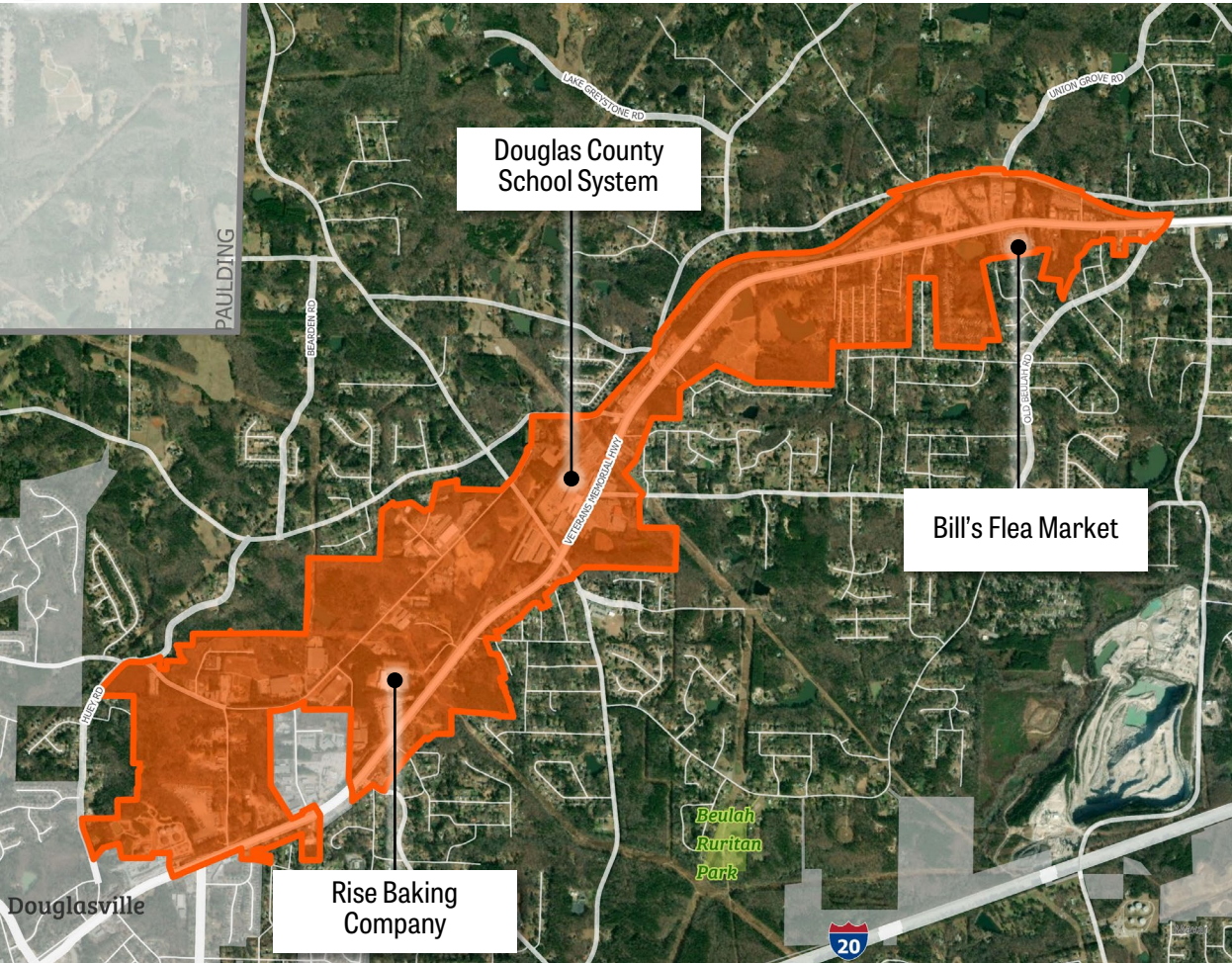
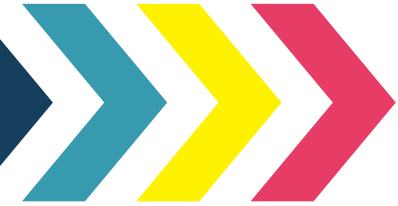
Highway 5 Transitional Corridor

Highway 5/Bill Arp Road to Bill Arp Crossroads (Pool Road and Dorsett Shoals Road)

Transition between rural and residential uses to commercial crossroads.








VMH Professional Corridor



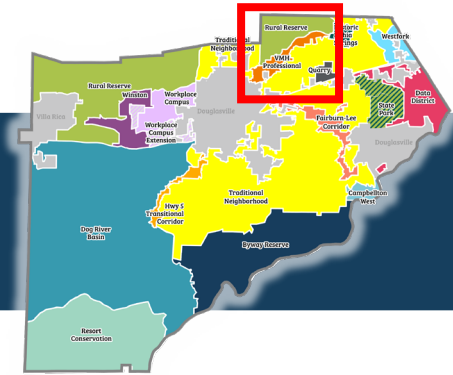
What is the Future Vision?

A main East-West connection between Douglasville and Historic Lithia Springs that hosts job-generating, professional uses like office, industrial, and commercial.

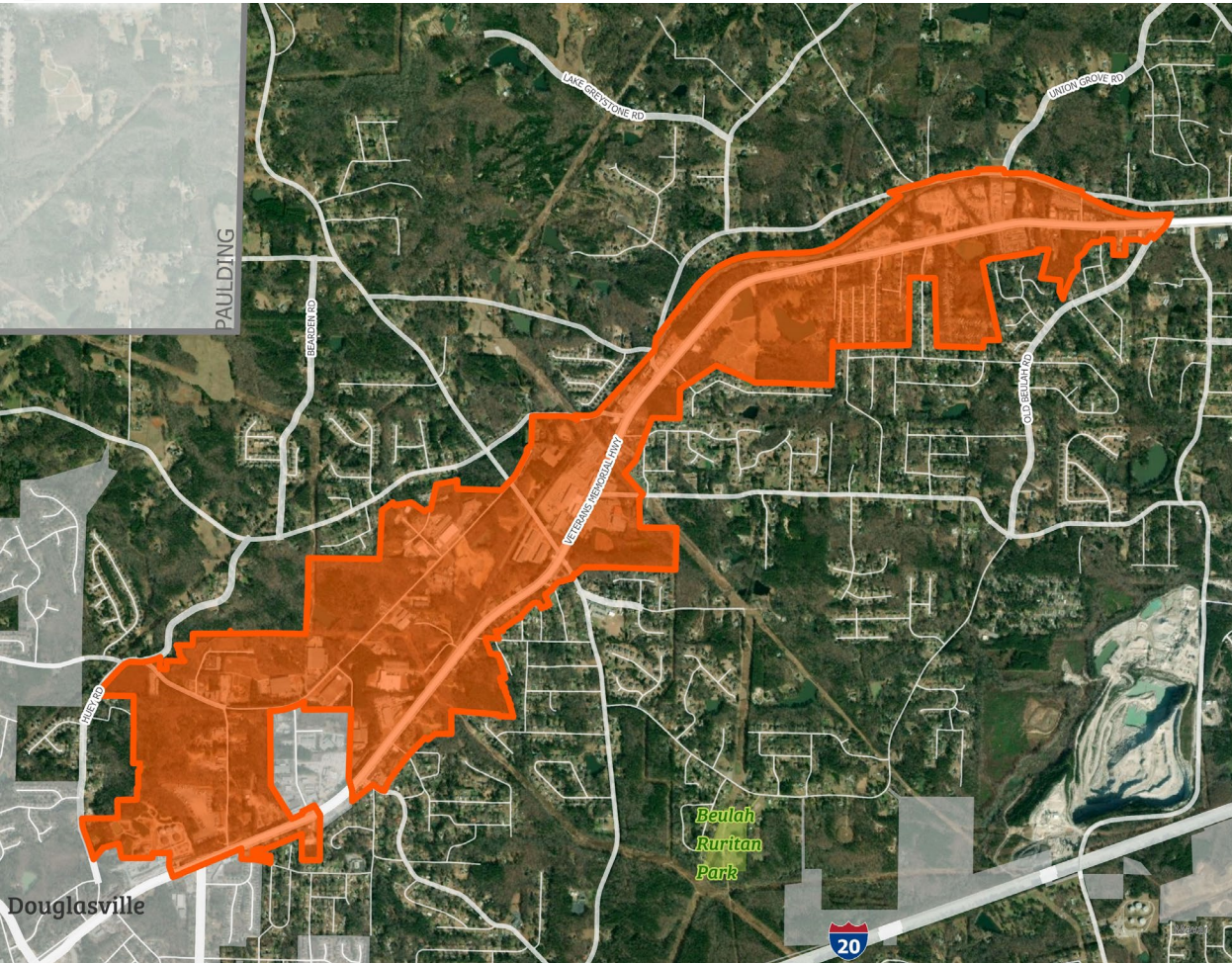
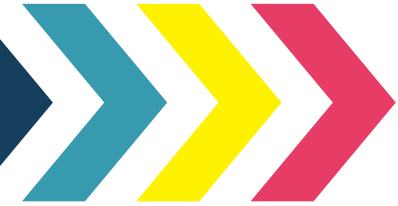
What Future Land Uses Make Sense?

 Rural Places	 Mixed Use Corridor
 Suburban Living	 County Crossroads
 Urban Residential	 Neighborhood Village Cntr.
 Transitional Corridor	 Intensive Industrial
 Commerce Center	 Public/ Institutional
 Community Village Center	 Parks/Rec./Conservation
 Workplace Center	 Resort Mixed Use

* = Predominant Future Land Use



VMH Professional Corridor



What Housing Types are Appropriate?



Rural Residential



Single Family - Low Density



Single Family - Medium Density



Single Family - High Density



Accessory Dwelling Unit



Cottage Court



Duplex, Triplex, or Quadplex



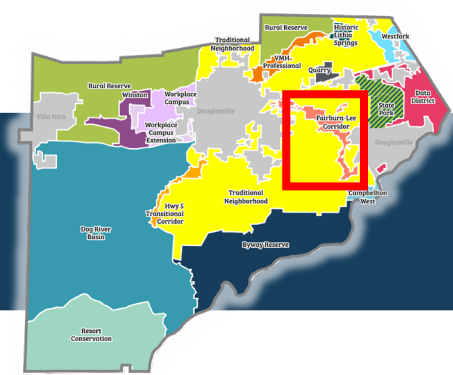
Townhomes



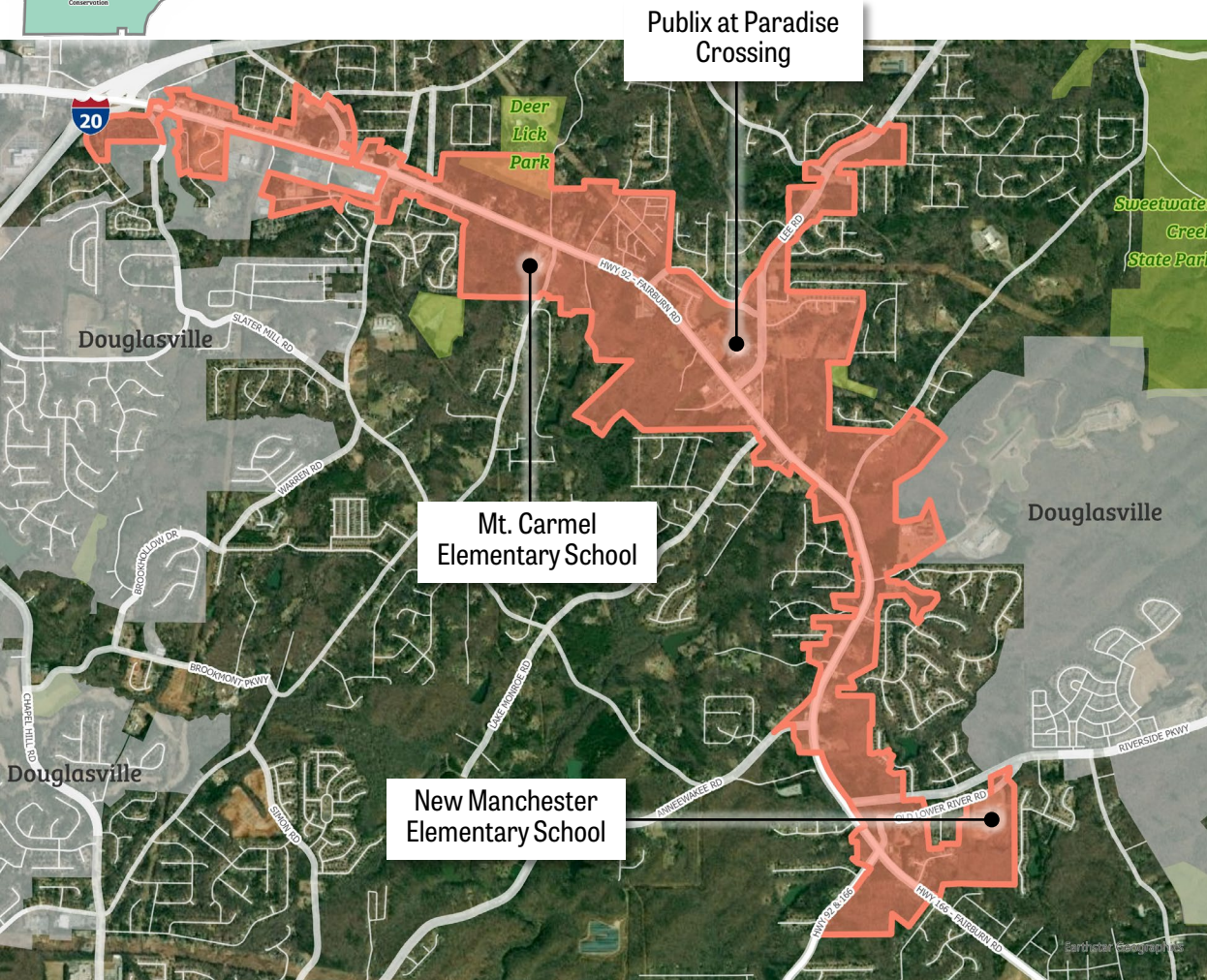
Multi-Family Garden Style



Residential Mixed Use



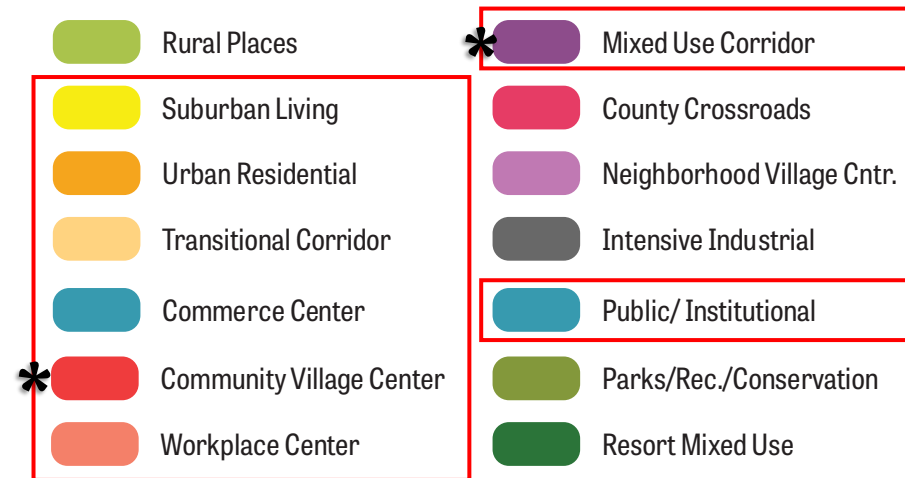
Fairburn-Lee Corridor



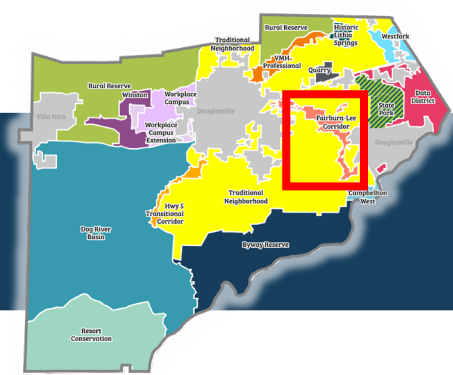
What is the Future Vision?

An important north-south corridor that balances a range of residential communities with high-quality commercial mixed use at key nodes that provide neighborhood/ community services.

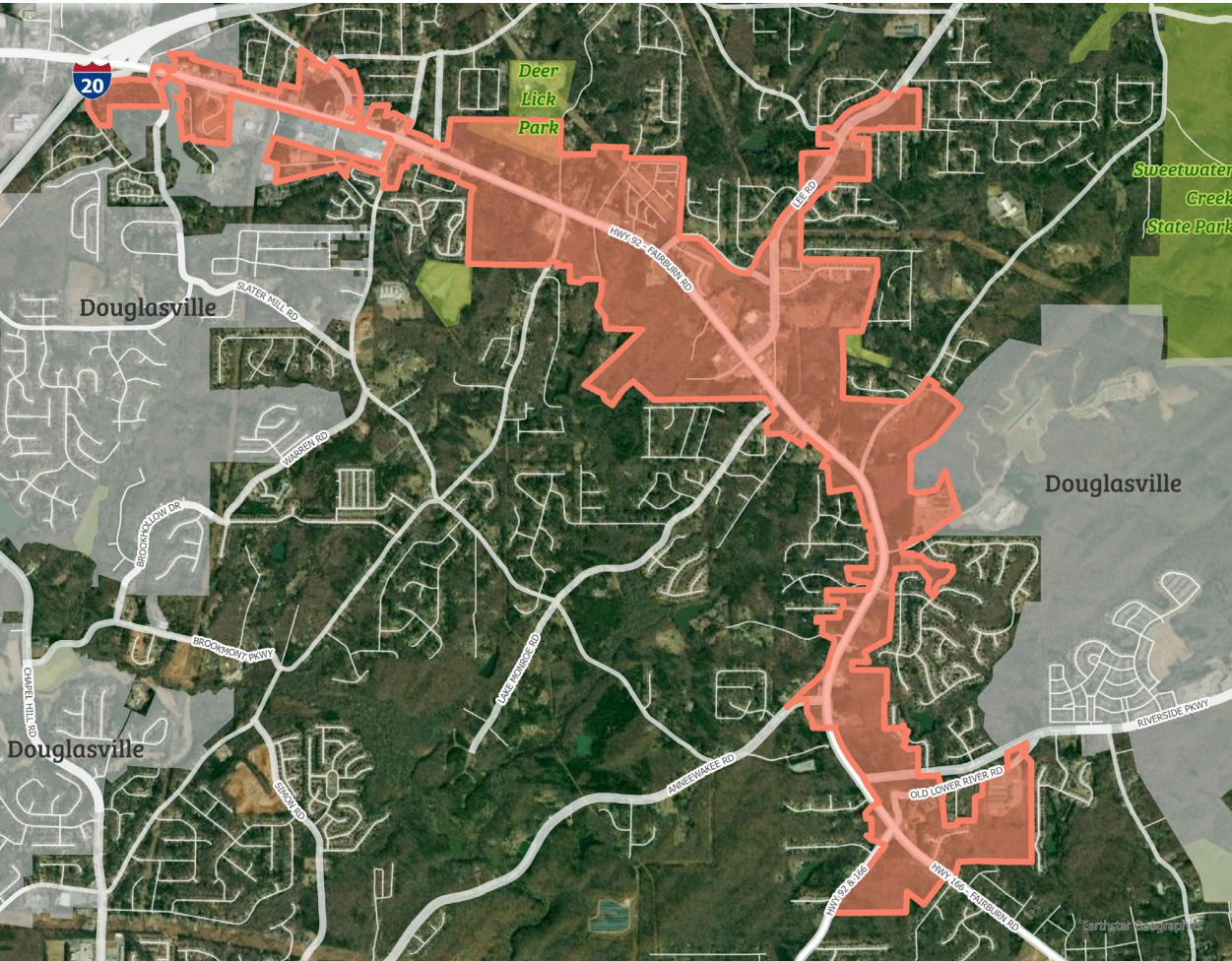
What Future Land Uses Make Sense?



* = Predominant Future Land Use



Fairburn-Lee Corridor



What Housing Types are Appropriate?



Rural Residential



Single Family - Low Density



Single Family - Medium Density



Single Family - High Density



Accessory Dwelling Unit



Cottage Court



Duplex, Triplex, or Quadplex



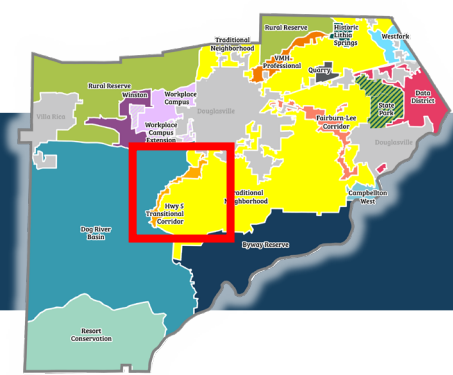
Townhomes



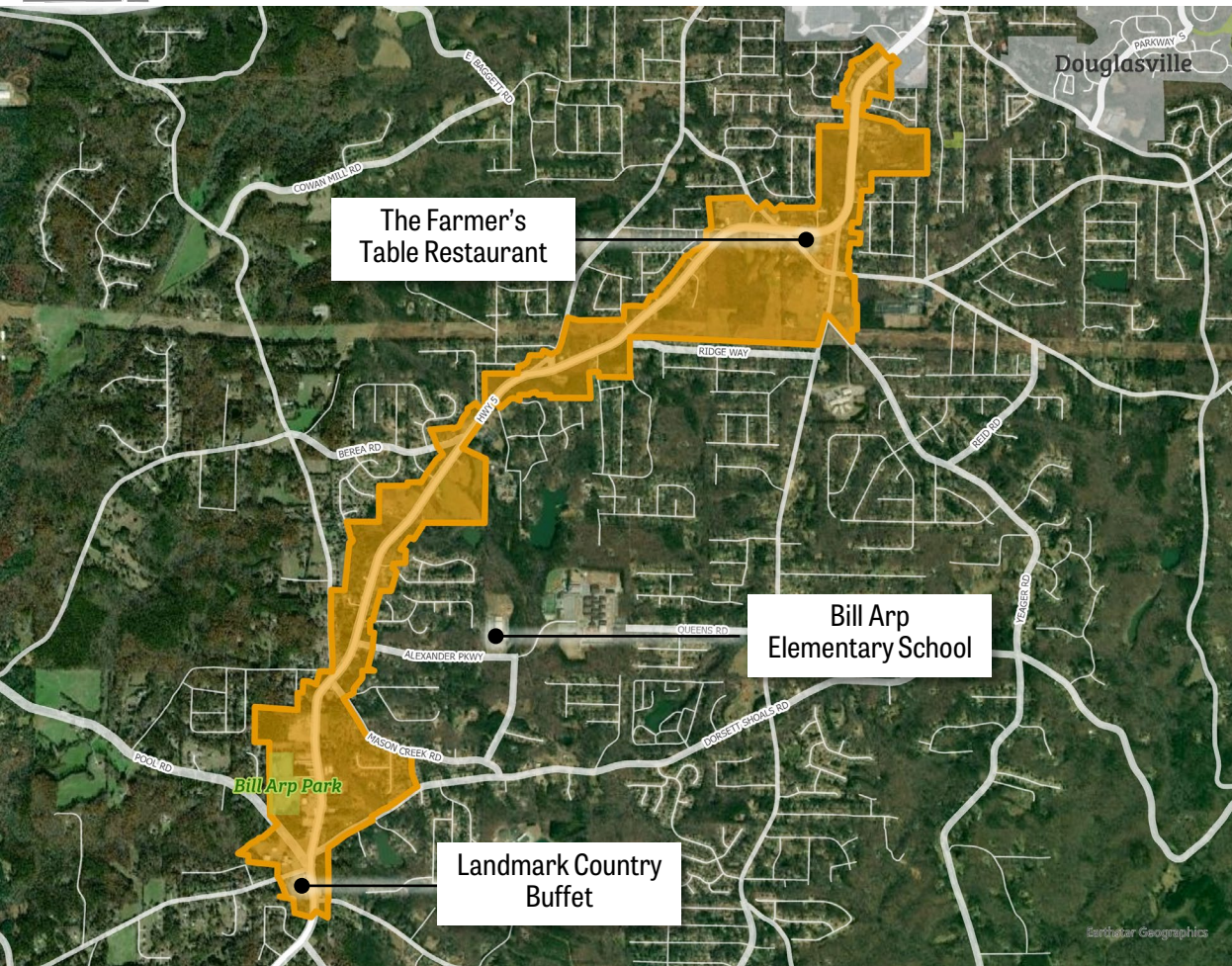
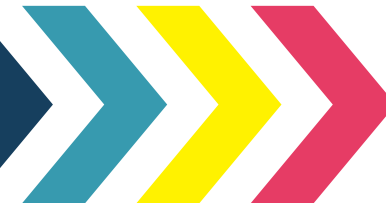
Multi-Family Garden Style



Residential Mixed Use





HWY 5 Transitional Corridor



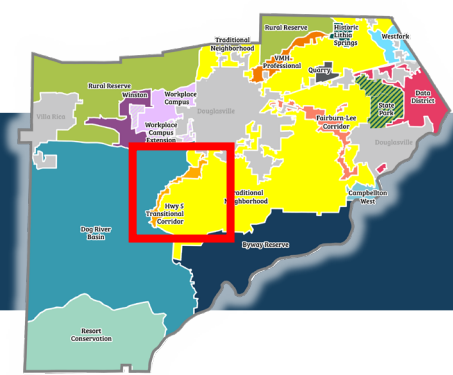
What is the Future Vision?

A key north-south corridor that balances rural character with access to services. This area can accommodate more development to conserve land in the Dog River Basin, protecting water quality.

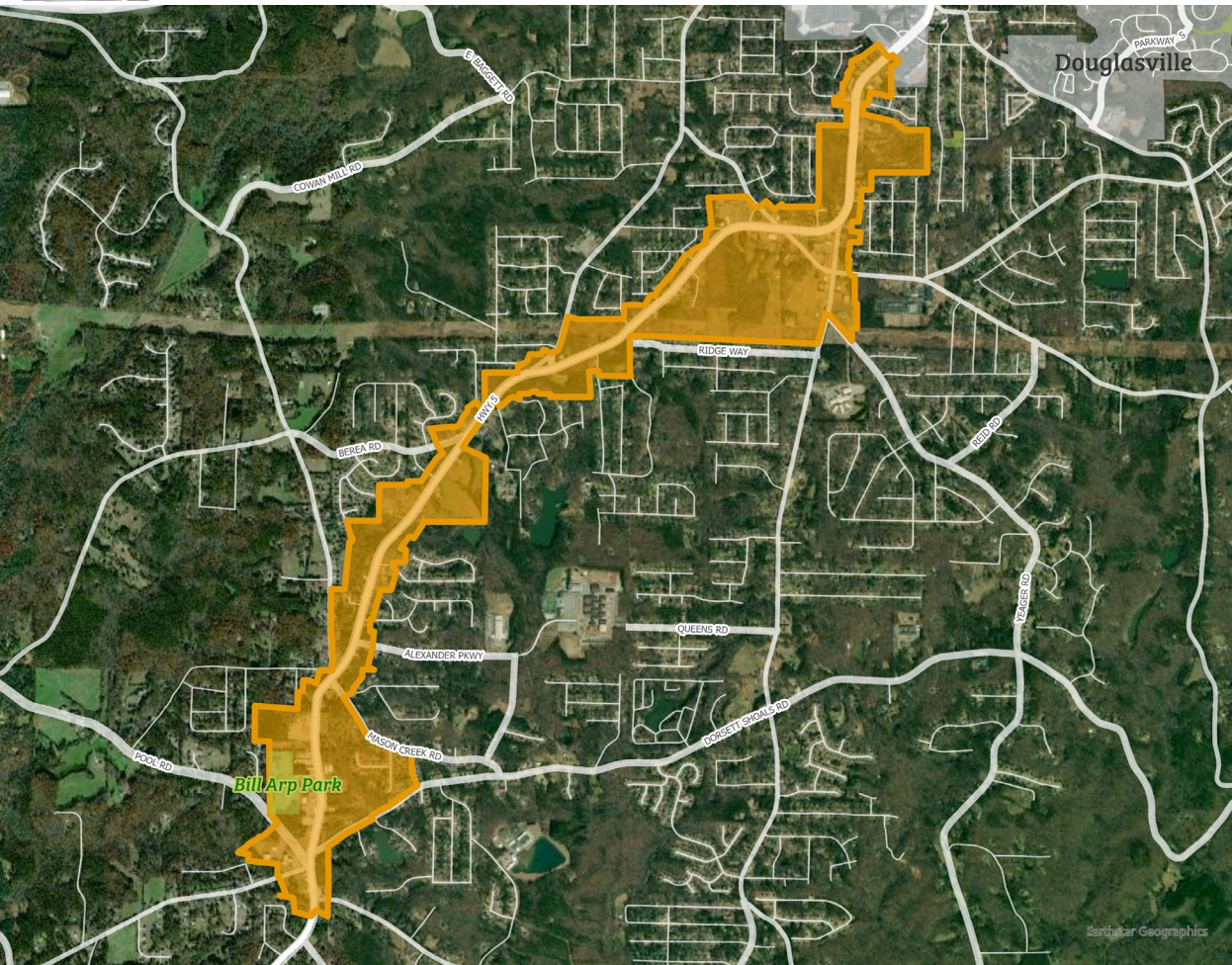
What Future Land Uses Make Sense?

 Rural Places	 Mixed Use Corridor
 Suburban Living	 County Crossroads
 Urban Residential	 Neighborhood Village Cntr.
 * Transitional Corridor	 Intensive Industrial
 Commerce Center	 Public/ Institutional
 * Community Village Center	 Parks/Rec./Conservation
 Workplace Center	 Resort Mixed Use

* = Predominant Future Land Use



HWY 5 Transitional Corridor



What Housing Types are Appropriate?



Rural Residential



Single Family - Low Density



Single Family - Medium Density



Single Family - High Density



Accessory Dwelling Unit



Cottage Court



Duplex, Triplex, or Quadplex



Townhomes



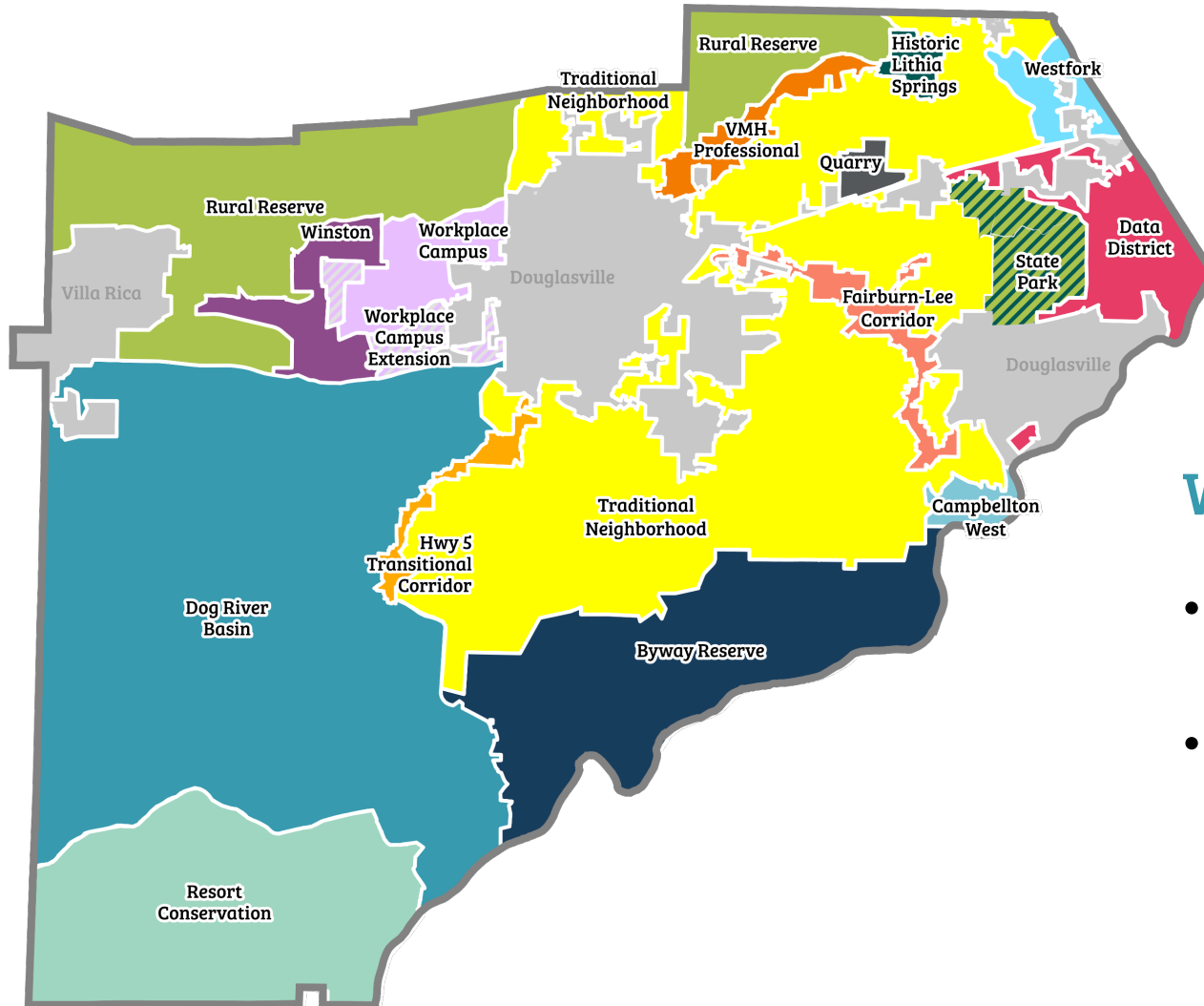
Multi-Family Garden Style



Residential Mixed Use

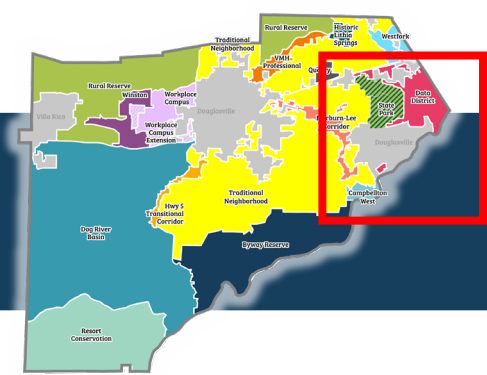
Character Area Open House

Revised Character Areas

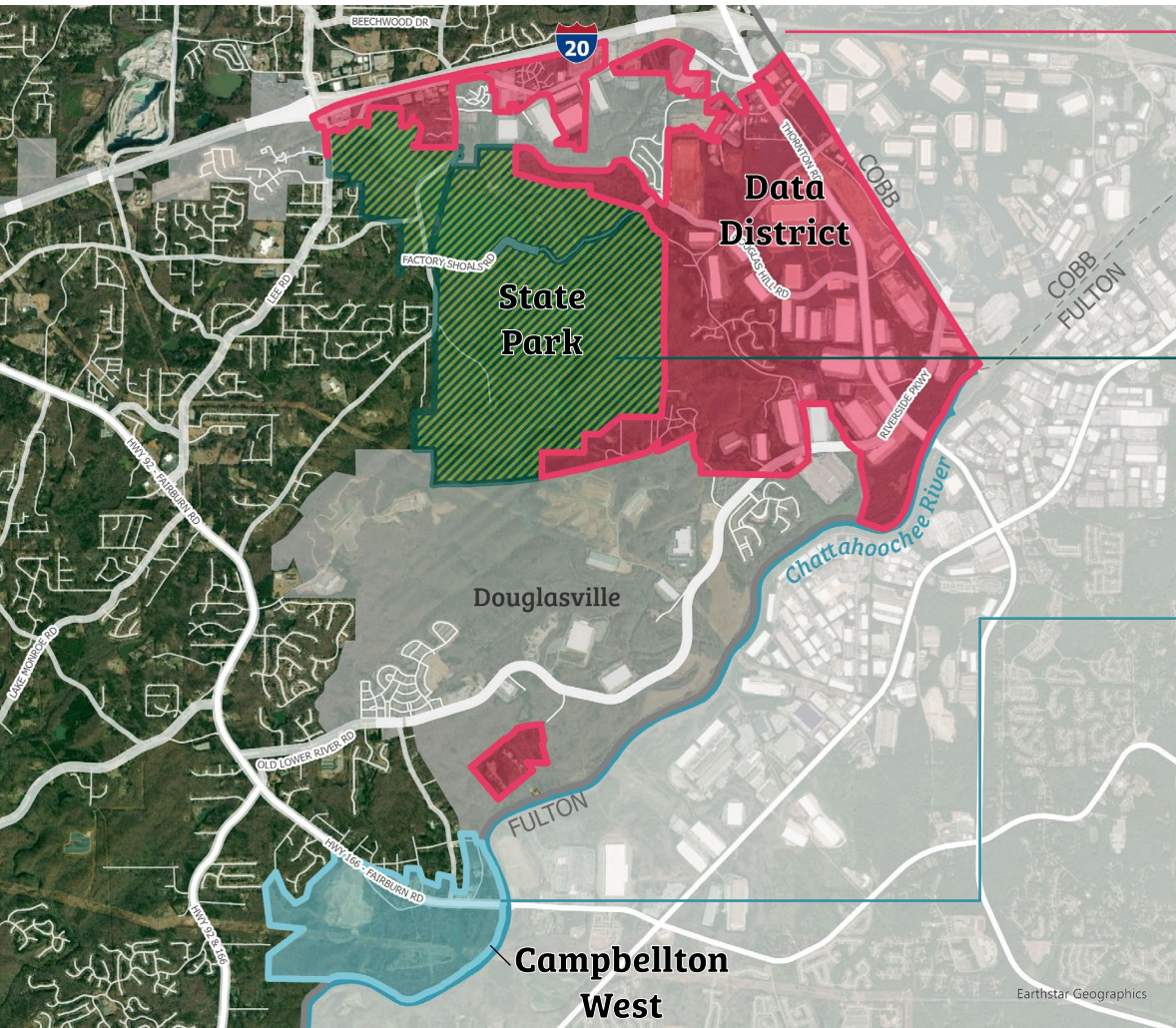


What's New?

- Used your input to edit and at times, complete redraw character areas
- Some remain relatively the same



Character Areas



Data District

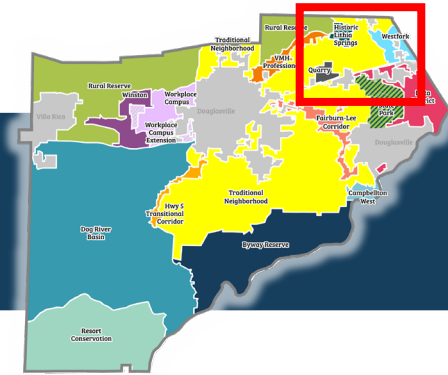
Home to new, large-scale light industrial technology and data centers, like Switch and Google. Residential uses should **not** be expanded in this area.

State Park

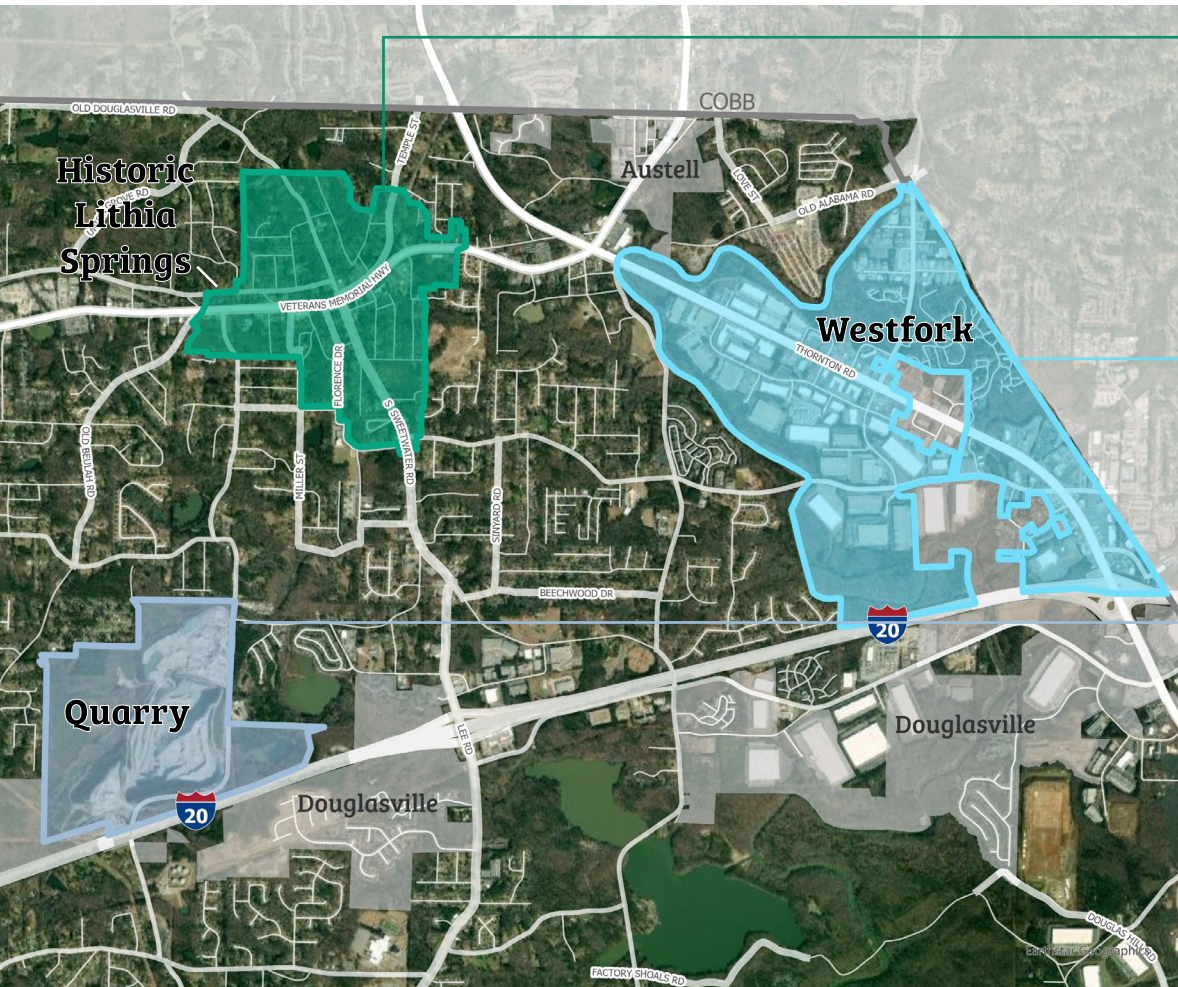
Contains conservation lands for Sweetwater Creek State Park. Future development is prohibited here.

Campbellton West

An area under development for the next generation of industrial and commercial uses. Residential should not be expanded here. Trail development near Chattahoochee is encouraged.



Character Areas



• Historic Lithia Springs

People-scaled historic town center in need of revitalization. A mix of walkable uses is envisioned here, like restaurants and retail. It is a great place to encourage small businesses.

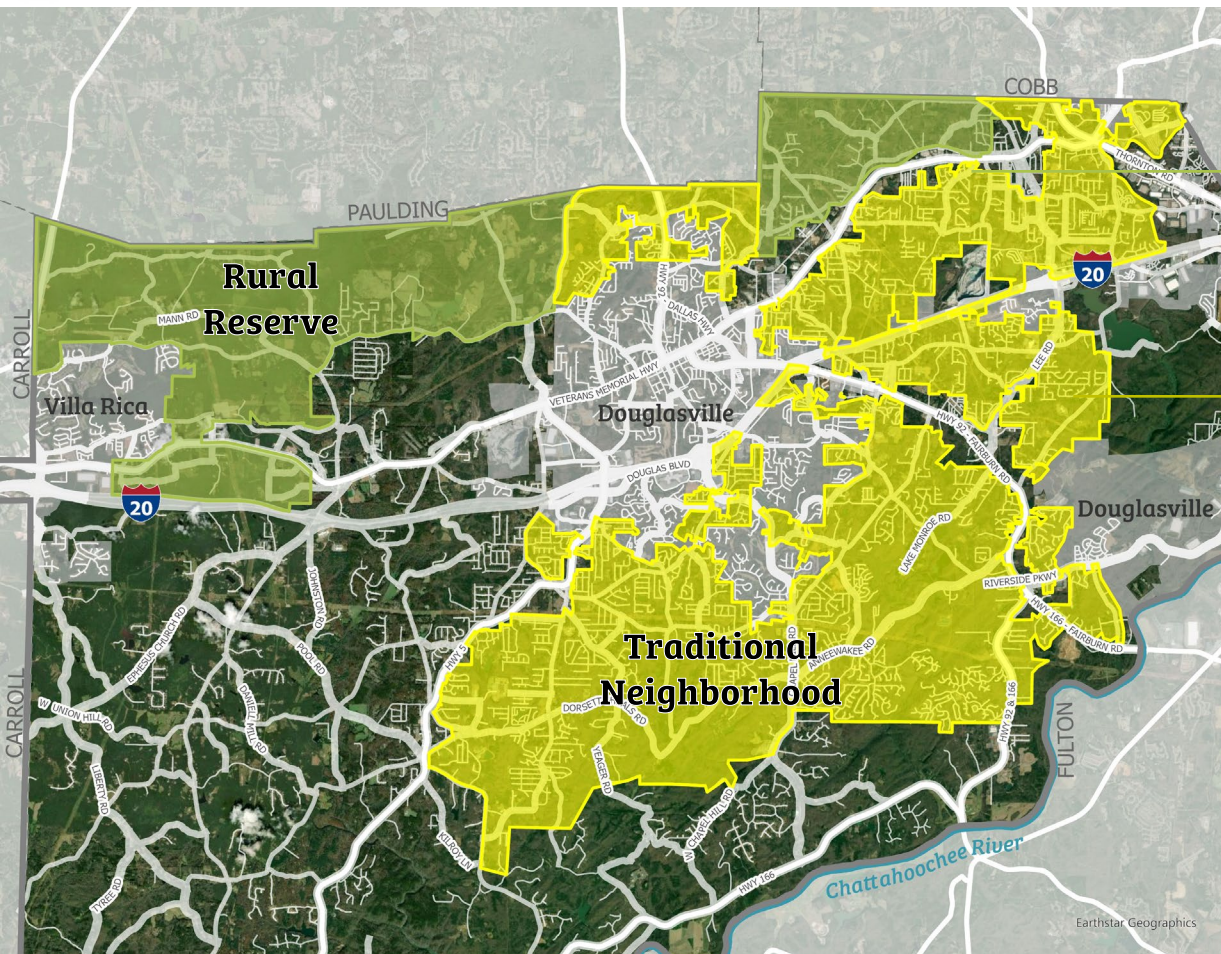
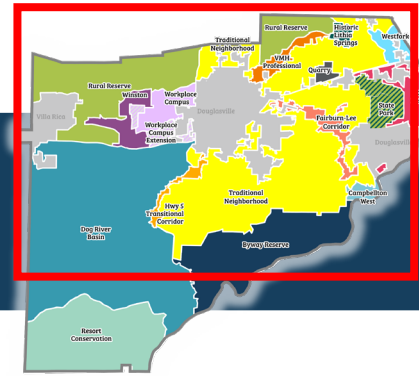
• Westfork

A master-planned commercial-industrial district. Its core can serve as a small-business incubator space for office and commercial and its outer edges support industrial and distribution.

• Quarry

An intensive industrial area that requires special attention to mitigate impacts to surrounding neighborhoods. Determining the future of the quarry once operations stop is also important.

Character Areas

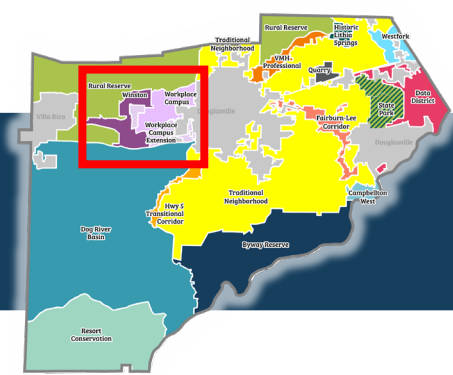


- **Rural Reserve**

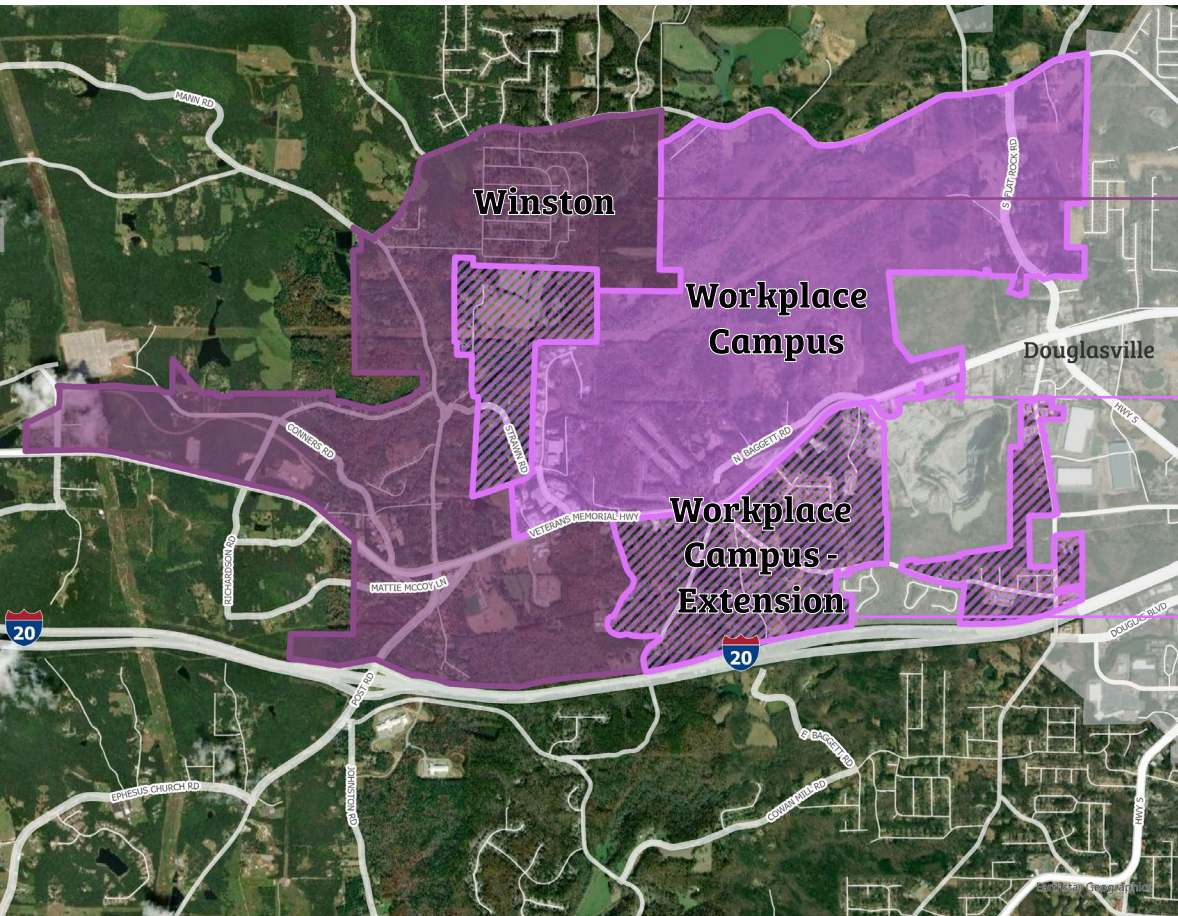
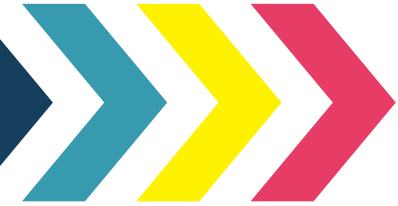
Areas where rural character should be preserved. Hobby agriculture and agriculture-related tourism is encouraged here.

- **Traditional Neighborhood**

Communities that support high-quality suburban lifestyles. This area predominantly has single family neighborhoods and neighborhood-serving shopping centers.



Character Areas



Winston

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

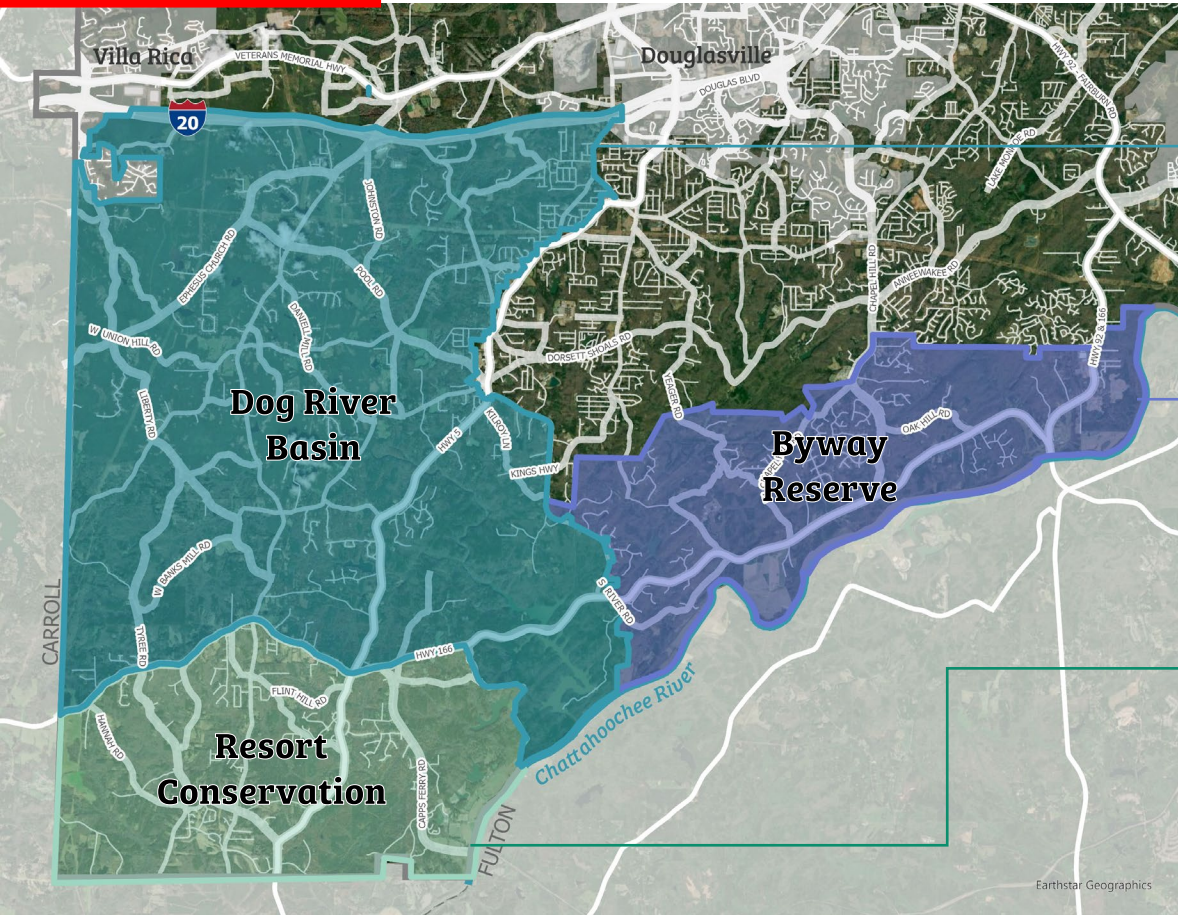
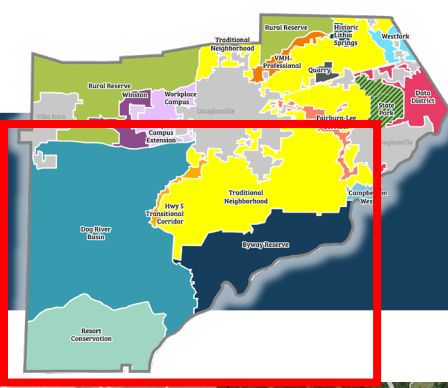
Workplace Campus

High tech jobs center in a campus-like development. Uses that attract truck traffic are discouraged.

Workplace Campus Extension

Residential uses supporting the Workplace Campus are encouraged here and serve as a buffer to rural community.

Character Areas



Dog River Basin

Limits development to protect the Dog River Watershed. Low density residential uses and clustered uses combined with conservation lands are encouraged.

Byway Reserve

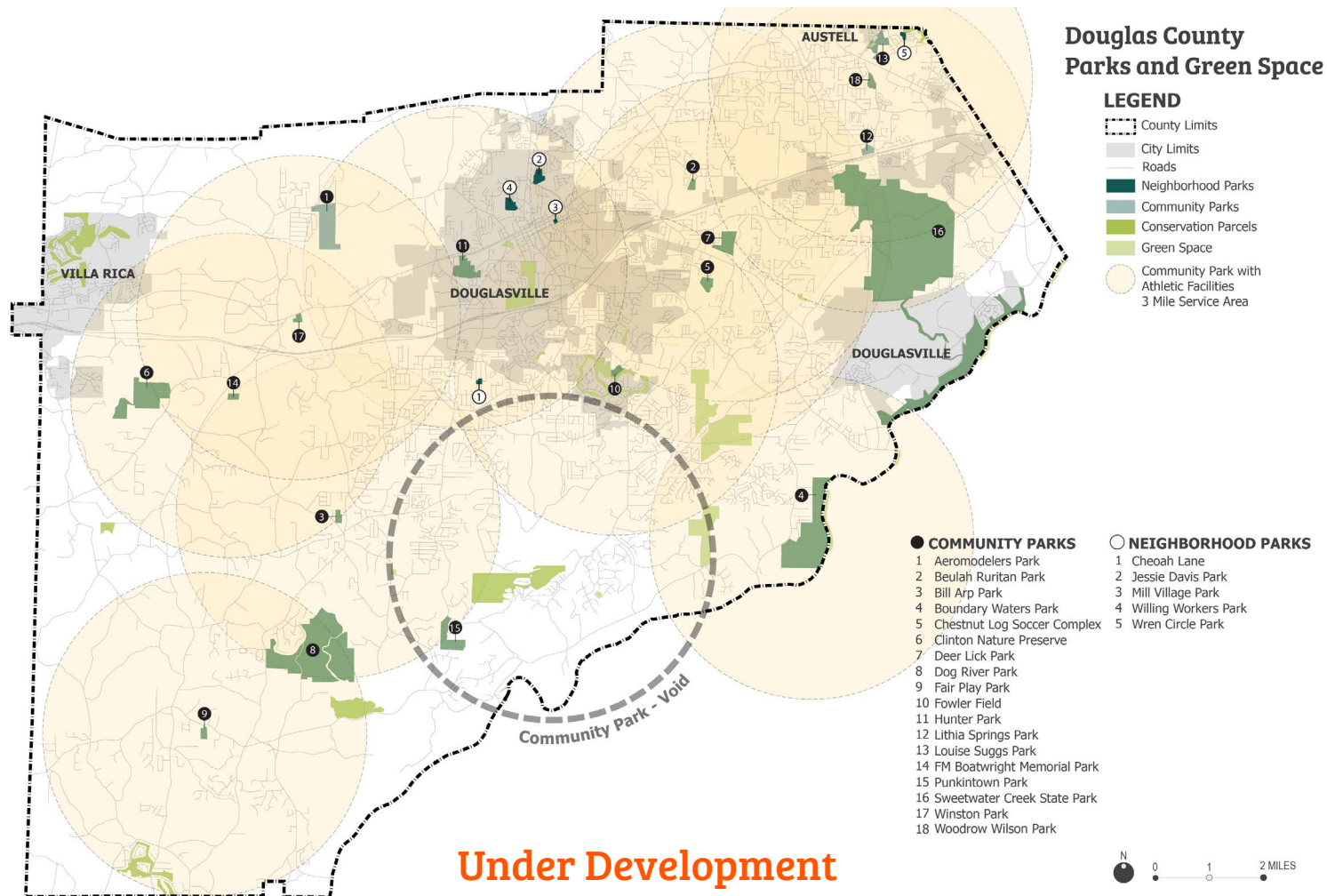
Estate residential, other low density residential uses, and conservation are appropriate here. Preserving rural views from South Douglas Scenic Byway is paramount.

Resort Conservation

Rural woodlands characterize this area. Rural residential and high-end resorts are primary uses here.

Parks, Greenspace, + Trails Approach

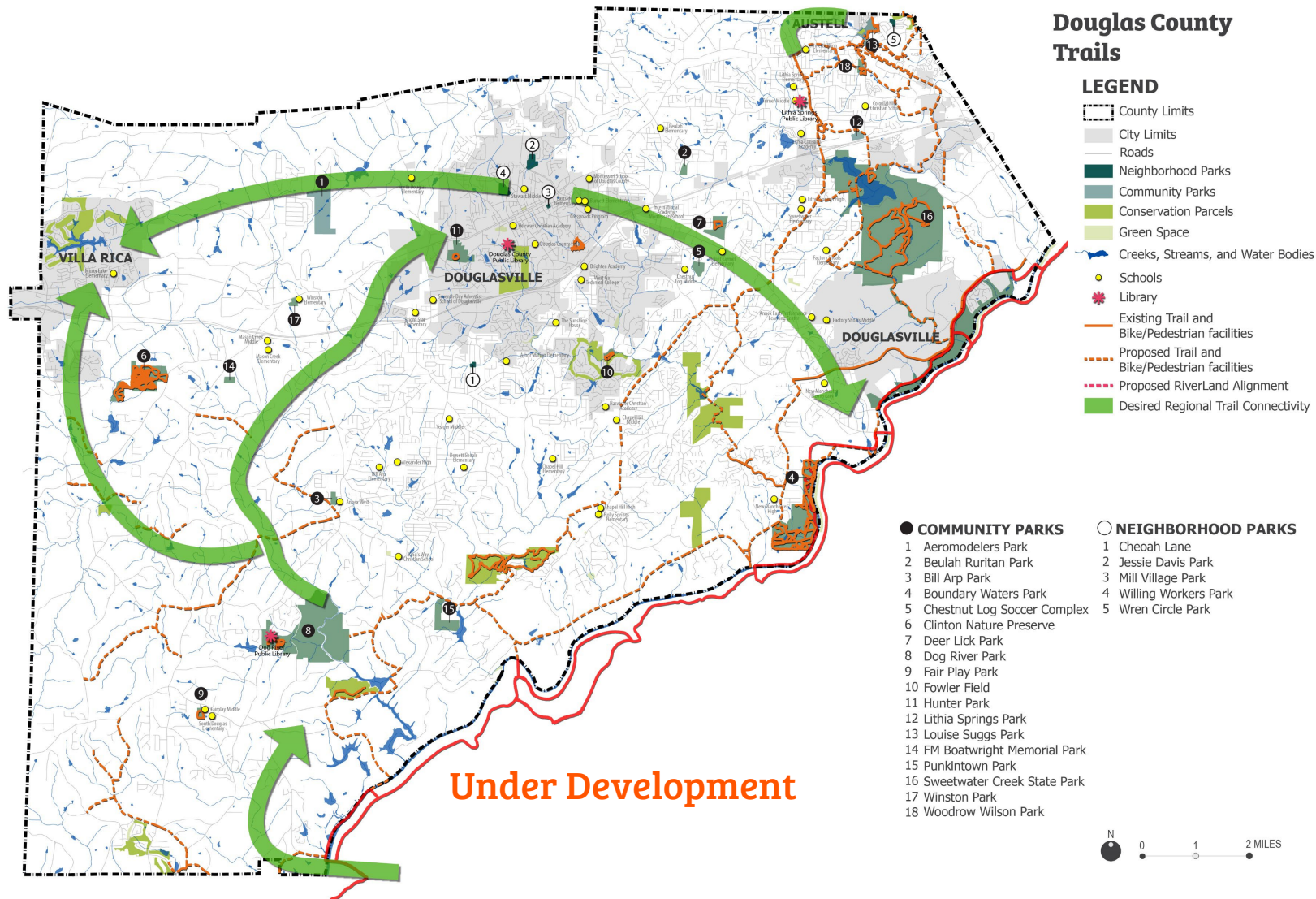
Parks, Greenspace, + Trails



Generally, Where do We Need Large, Community Parks?

- Looked at where existing community parks were
- Estimated that those serve communities within 3 miles
- Looked where gaps currently exist
- Central South Douglas may need a community park

Parks, Greenspace, + Trails



What About Trails?

- Looked at where existing trail networks were
- Evaluated needed connections
- Devised a general trail connection framework

Survey Results

Key Survey Takeaways

339

Total survey respondents!

44%

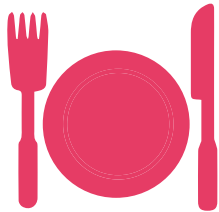
Live in Douglas but don't work there

42%

Live in Douglas and work there

Top 3 Investments that the County should encourage:

46%



Prefer attracting more shops and restaurants, things to do

47%



Prefer limiting additional warehouses/distribution centers

42%



Support investing in parks, trails, and open space

Key Survey Takeaways

In Douglas County, I Agree/Disagree:



We need more shops and restaurants.



There should be a broader range of housing types.



Improving and expanding our parks, open spaces, trails, and conservation areas is very important.

I strongly agree

32%

I agree somewhat

23%

I'm neutral/no opinion

14%

I disagree somewhat

13%

I strongly disagree

18%

I strongly agree

21%

I agree somewhat

16%

I'm neutral/no opinion

20%

I disagree somewhat

14%

I strongly disagree

29%

I strongly agree

47%

I agree somewhat

29%

I'm neutral/no opinion

12%

I disagree somewhat

4%

I strongly disagree

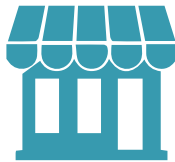
8%

Key Survey Takeaways

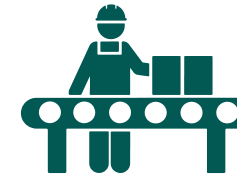
In Douglas County, I Agree/Disagree:



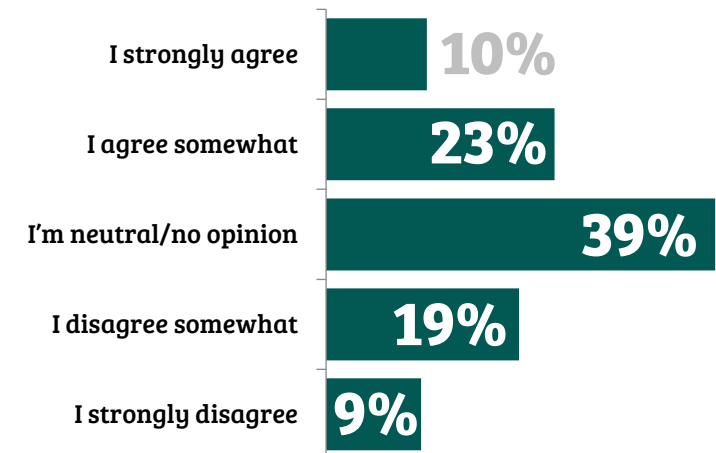
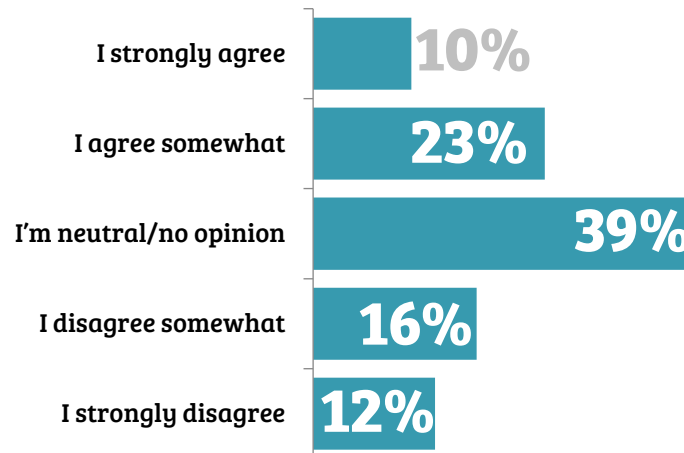
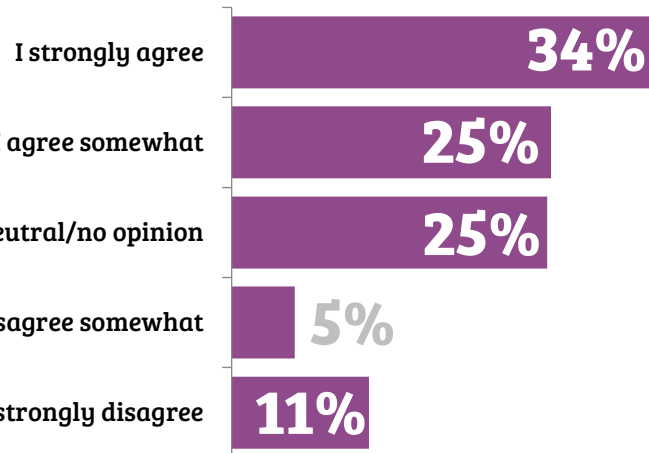
I would like to see more design guidelines to control the architecture and landscape of new development



The County facilitates the growth of its small business community by providing opportunities for development and expansion

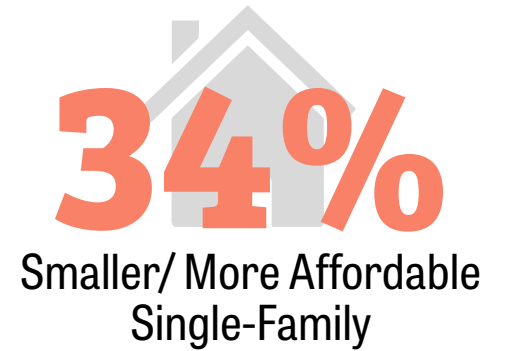
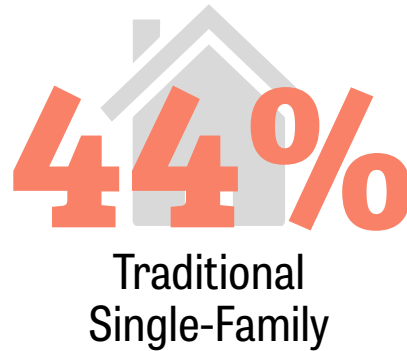


The County facilitates the growth of targeted industries in manufacturing, professional technology services and media and entertainment to support a thriving economy

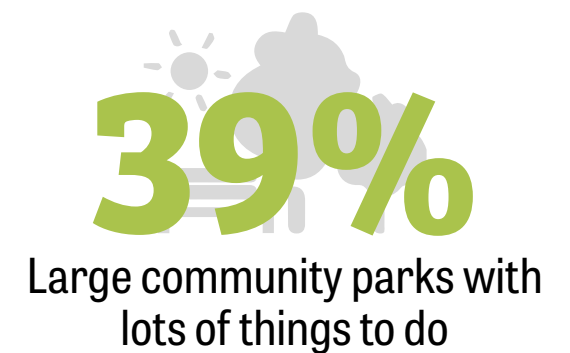


Key Survey Takeaways

Top 3 Needed Housing Types:



Top 3 Needed Park, Trail, and Open Space Types:





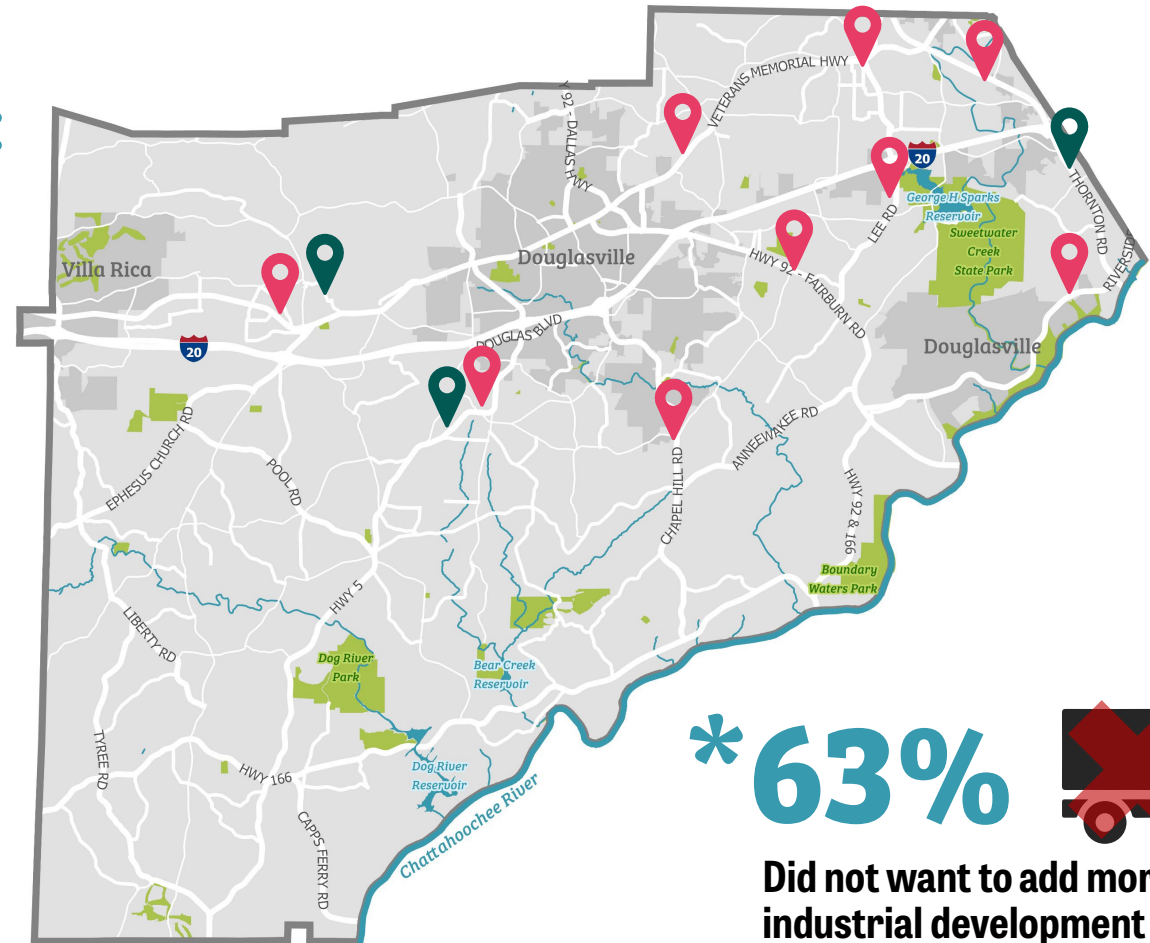
Commercial Opportunities:

- Winston
- Lithia Springs
- Riverside Pkwy
- HWY 92/Fairburn Rd
- Lee Road
- Westfork
- Chapel Hill Rd
- Hwy 5
- VMH



Industrial Opportunities*:

- Winston
- Hwy 5
- Thornton Rd

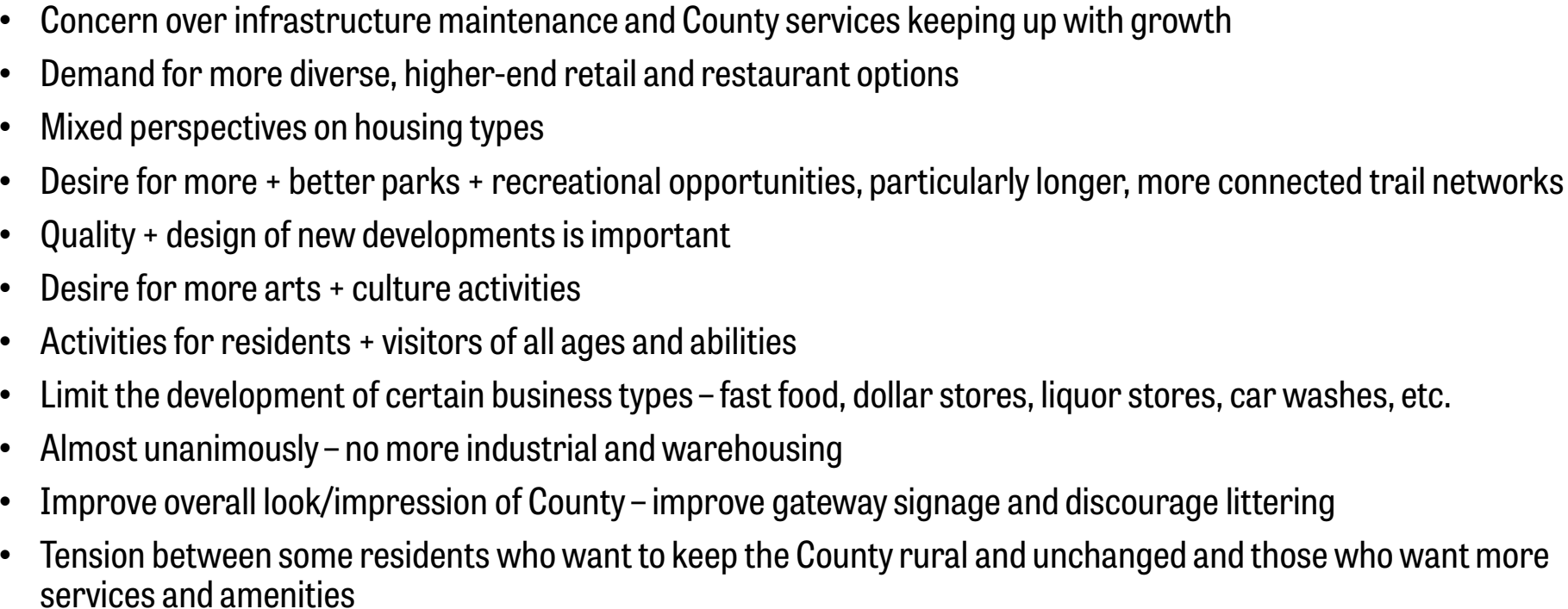


***63%**



Did not want to add more industrial development

** Pins reflect general areas of uses, i.e. a particular road, but are not specific locations of opportunities*



DOUGLAS COUNTY
COMPREHENSIVE PLAN

Next Steps

Where Are We in the Process?



Next Steps



Project Team:

- Finalize character areas
- Finalize small area plans
- Update future land use map and descriptions
- Prepare for Roadshow in March
- Draft Report of Accomplishments and Community Work Program

Steering Committee

- Promote Roadshow and associated survey!
- Mark your calendar for the next Steering Committee meeting on March 9th



Allison Duncan, AICP
Planning and Zoning Manager
aduncan@douglascountyga.gov



Allison Stewart-Harris, AICP
Project Manager, TSW
astewart-harris@tsw-design.com



Anna Baggett, AICP
Deputy Project Manager, TSW
abaggett@tsw-design.com

Thank you + stay in touch!