

DOUGLAS COUNTY

COMPREHENSIVE PLAN >>>

Steering Committee #3

December 1, 2022 @ 11:30 AM – 1:00 PM

Connect Douglas Multi-Modal Center Transportation Center/Zoom

Attendees:

Commissioner Kelly Robinson, Board of Commissioners/ Elected Official Representative
Ivy Wright, Legislative Aide to Commissioner Robinson
Yvonne Cuffie, District 3 Appointee
Ron Anglin, District 3 Appointee
Sabine Kelley, District 4 Appointee
Mickey Thompson, Citizen - Hwy 92 LCI
Vanessa Levingston, Citizen - Placemaking Subcommittee
Chris Pumphrey, Elevate Douglas/Economic Development Representative
Sharon Bachtel, Chairman Appointee
Brian Keel, Douglasville/ Douglas County Water and Sewer Authority
Emily Lightner, Cultural Arts Council of Douglasville/ Douglas County
Chelsea Tubbs, City of Douglasville Planning Department
Orrick Currey, HOA Representative/ P&Z Board Member
Babs Russell, West Georgia Technical College

Project Management Team:

Allison Duncan, Planning and Zoning
Phil Shafer, Planning and Zoning
Jacqualle Johnson, Planning and Zoning
Karla Poshedly, Engineering and Transportation
Chad Griffin, Parks and Recreation
Anna Baggett, TSW
Allison Stewart-Harris, TSW
Anna Peterson, VHB
Nick Stephens, Perez Planning
Nick Johnson, Georgia Conservancy
Dr. Deborah Johnson-Blake, Writing Pad
Kristine Hansen-Dederick, Sycamore Consulting, Inc.

Summary of Meeting:

Attendees were greeted upon arriving and were offered lunch. A Zoom virtual option was offered, however no attendees participated via that format. Allison Duncan, Douglas County Planning and Zoning Manager, officially started the meeting at 11:30 a.m., welcoming the committee and thanking the members for their participation. Anna Baggett, TSW, then began the presentation (attached) providing an update of tasks completed to date, a general overview of the draft Character Area exercises, and instruction on the first exercise focusing on the boundaries and descriptors of the character areas. Nick Stevens, Perez Planning and Design, then provided an overview of the parks and open space exercise, with the attendees breaking

out again for small group discussion. The housing exercise was next, with Nick Johnson, Georgia Conservancy, presenting an overview of housing types.

Following the last exercise, next steps were presented, including refining character area maps and descriptions; analyzing the community survey; preparing and conducting the small area plan workshops on December 7th and 8th; and finalizing the small area plans. At the conclusion of the meeting, the attendees were thanked again for their time and participation.

The following summarizes the input received from the committee during the small group discussions and is organized around the draft character areas.

Traditional Neighborhood Character Area:

- Overall concern about Airbnb's
- Title is not correct for this character area – this is not a traditional neighborhood
 - Rename from traditional to rural area
- Vision: Both urban and suburban
- Housing:
 - Housing and multi-family should not be built along major corridors – reserve space for businesses
 - Multi-family build out of County should not exceed 50% of total housing (see ARC study of Douglas County)
 - In any multi-family development, 20% should be devoted to greenspace
 - County government should not re-zone existing commercial zoned property for multi-family
 - SF Med, SF High, and cottage court are appropriate for this area (add cottage courts)
 - Cottage Courts: overall units per acre remain 1/2 acre per same, but homes are closer together
 - The existing land use plan and its preceding plans have low density and there is no NEED to change
 - Some wanted NO high density or Accessory Dwelling Units (ADUs) – differing opinions
- Parks:
 - More community parks

Greater Douglasville Character Area:

- Overall:
 - County plans need to support city plans and collaborate better. See what housing city allows vs. "greater Douglasville"
- Character:
 - Current character is accurate
- Boundary:
 - Needs more clarification from downtown city limits to broad Douglasville
 - Need bridge connection at Chapel Hill and Brookmont Pkwy
- Land Use:
 - Areas south of I-20 around Douglasville should not be planned for multi-family

- Any multi-family should be built with major setback from road; commercial in front along road
- Appropriate FLU category to add: Mixed Use Corridor since “residential mixed use” is included for housing
- Don’t want high density
- Housing:
 - Highlighted residential types are appropriate, but maybe no cottage courts
- Parks:
 - Develop land on Brookmont Pkwy for community park
 - Focus on connecting communities + access to parks via different modes (walk, bike, transit)
 - Add bike paths
 - When implementing, consider safety on trails
 - More local and community parks
 - Dog parks: ensure separation of sizes and adequate fencing
 - Skate park and amenities that can be walked or biked to
 - Continuous walking paths with ample tree coverage and shade!
 - Better walking and biking facilities
 - Example: Brook Run Park; many amenities!
 - We may not need more parks, BUT we need to improve existing
 - Need to program and remodel existing before we add more
 - Some of the suburban parks can be made more urban (ex. Fowler Park)

Industrial-Technology Character Area:

- Rename to “Cloud Corridor”
- Board is largely correct – no major changes
- Parks:
 - Less focus on parks, but more on campus-like greenspace
 - Trail opportunity by Chattahoochee River and Douglas Hill Rd
- Housing: none

Gateway Industrial Character Area:

- Change name to “Campbellton West” – existing plan; focus on this area
- Absorb VMH gateway (east) into Lithia Springs
- Absorb VMH gateway (west) into Winston
- Current Character:
 - Remove “small scale industrial” and “undeveloped/under developed;” change to “under development”
- Parks:
 - Linear park with “mini parks”
 - Add Nature Preserve typology

Dog River Plus Character Area:

- Rename to something like “Dog River + Bear Creek” or “Watershed + Conservation”
- Boundary: maybe absorb some of Conservation Density

- Need to look more closely at the area between I-20 and US 78. I-20 creates such a scar in the land that it is regulated differently from the larger Dog River basin
- Vision: “village” might need to change; add mentions of farmland
- Parks:
 - County has rough plan for trail connectivity, particularly to existing parks
 - Focus on connectivity when planning for linear parks
- Housing:
 - Agreed with board selections
 - Any clustered housing should be accompanied with conservation
 - TDR program
 - Add duplex (think of seniors), cottage court
 - Maintaining “overall density” is key, but housing typology can be flexible

Resort Conservation Character Area:

- Future small area study? Impact of new infrastructure
- What happens on the west side of Capps Ferry east of HWY 5
- How many hotels should there be to compete with Foxhall?
- Character/Boundary:
 - Need to balance residential vs tourism/resort – they look different; there is a character tug of war
 - SF/Rural vs. Resort
 - Split character area?
 - St Andrews area is more suburban
- Parks:
 - Identify mega park. What other park opportunities?
 - Riverlands project -access is KEY
 - Indoor facilities are needed in this area – ex. Basketball
- Housing:
 - Some village style?
 - Cluster development is appropriate here: cottage court
 - Duplexes? Maybe in Foxhall

Conservation Density Character Area:

- Historic footprint
- Emphasize low impact development
- No grocery store in this area
- Outfitter at Sweetwater Park or Chattahoochee River
- Agri-burbia type community
- Senior community in a conservation context



- Boundary: (see photo)
 - Needs work
 - Part absorbed into Dog River Plus (southern half; part absorbed into traditional neighborhood)
- Parks:
 - Suburban park typologies work here (traditional neighborhood?)
 - Bicycle lanes, parks, and trails
- Housing:
 - Volume of clusters is important
 - Cluster option more like SF MD
 - Cottage court (density for conservation)
 - Medium density with new boundary north

Highway 5 Character Area:

- Key intersection at Hwy 166 for clustered development
- Does not need to go all the way to the county boundary - pull it somewhere closer to the Banks Mill/ Pool Road/ Dorsett Shoals, etc. intersection
- This character area should be absorbed into the other character areas – not a standalone thing. Corridors should be called out in character area descriptions

Highway 92 Character Area:

- Key intersection at Hwy 166/Riverside Pkwy
- Does not need to go all the way to Campbellton roundabout; need to pull it to somewhere closer to Riverside or Anneewakee
- This character area should be absorbed into the other character areas – not a standalone thing. Corridors should be called out in character area descriptions