



Douglas County Comprehensive Plan Update

Steering Committee Meeting #4 – Thursday, March 9th, 2023

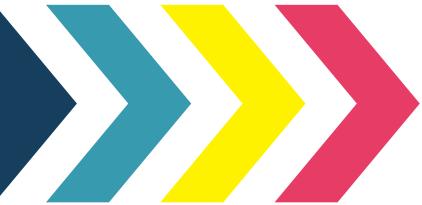
Today's Agenda



1. Lunch!
2. Final Community Goals, Needs + Opportunities
3. Community Work Program
 - CWP Activity
4. Future Land Use

Community Goals, Needs, + Opportunities

Goals, Needs, + Opportunities



Needs + opportunities overview:

- Comprehensive Plan must include a list of needs and opportunities
- Want to build on existing/previous plans as much as possible
- Used the six goals/priorities of the County's Strategic Plan as the start

Plans we drew draft needs + opportunities from:

- Current Comprehensive Plan (2018)
- Comprehensive Transportation Plan (2021)
- Lee Road Small Area and Corridor Plan (2019)
- Community & Economic Development Strategic Plan (2017)
- Sweetwater Master Plan (2017)
- Housing Market Study (2017)
- Highway 92 Corridor LCI (2009)

Needs + Opportunities Discussion

Refined through Community Engagement

- Revised initial list with feedback from our first meeting and other engagement events.
- Bolded needs + opportunities are added items since our first meeting



Goals, Needs, + Opportunities



1 Public Safety

Douglas County is a place where citizens feel safe at home, work and in the community.

Objectives:

- Provide timely and quality services
- Improve community resilience through better prevention, preparedness and recovery
- Strengthen resiliency of critical infrastructure

Needs + Opportunities

- Evaluate current public safety services, including the amount and access of resources
- Identify areas of infrastructure vulnerability
- **Pursue code enforcement**
- **Ensure services, like police and fire, keep up with population growth**

Goals, Needs, + Opportunities



2 Infrastructure

Douglas County is a place where citizens can move efficiently, affordably and safely via our well-designed and maintained network of roads, sidewalks, trails, and transit options.

Objectives:

- Improve and modernize transportation infrastructure
- Promote a clean, beautiful, and sustainable community

Needs + Opportunities

- Address roadway maintenance and safety issues
- Improve roadway **and bike/pedestrian** connectivity/network
- Improve key corridors with new streetscapes and more mode choices
- Enable freight mobility but also reduce conflicts
- Build out multi-use path network
- Preserve of rural/small town character **and environmentally sensitive routes**
- Maintain easy access to I-20
- **Improve mass transit options and availability**

Goals, Needs, + Opportunities

3

Economic Development

Douglas County is a place where citizens, businesses and places are thriving economically.

Objectives:

- Improve access to employment supports
- Attract and support business
- Leverage partnerships, collaboration, and competition

Needs + Opportunities

- Take advantage of great location in region/access to HJAIA
- Attract key industry clusters: advanced manufacturing, professional technology, and media + entertainment
- Tell the Douglas County story
- Need more and better-quality retail/restaurants **and entertainment**
- Need more workforce development programs
- Attract/connect new workers to Douglas County
- Identify sites for ~~industrial and~~ commercial development
- **Limit additional industrial development**

Goals, Needs, + Opportunities



3

Economic Development

Douglas County is a place where citizens, businesses and places are thriving economically.

Objectives:

- Improve access to employment supports
- Attract and support business
- Leverage partnerships, collaboration, and competition

Needs + Opportunities

- Support local small businesses/ entrepreneurs
- Diversify mix of jobs
- Reduce impacts of industrial/commercial areas on residential areas
- Leverage undeveloped/underdeveloped land, but many have environmental constraints
- **Build more diverse housing options, particularly at affordable price points and for different stages of life***
- **Reduce institutional ownership of single-family homes**
- **Balance land use (e.g. between industrial + residential)**
- **Support and improve K-12 education**

*** We decided that housing and education fit under economic development at our first meeting!**

Goals, Needs, + Opportunities

4 Public Health

Douglas County is a place where citizens can attain their highest level of health and well-being within a healthy sustainable environment.

Objectives:

- Support healthy communities
- Expand access to health services and information

Needs + Opportunities

- Expand opportunities for walking and bicycling, **like trails**
- Create safe connections to schools
- Sustain quality and quantity of water supply
- **Expand opportunities for public health education**
- **Improve access to fresh, healthy food**
- **Increase number of programs for special needs citizens**

Goals, Needs, + Opportunities



5

Recreation

Douglas County is a place where citizens can participate in quality arts, sports, recreation, and cultural enriching activities.

Objectives:

- Improve availability and access to cultural and recreational services
- Heighten awareness, appreciation and promotion of diverse cultures

Needs + Opportunities

- Increase **community** parks, open spaces, and **recreation facilities**
- Increase multi-modal connections to existing parks, particularly trails
- **Increase and diversify** cultural programming/things to do **for visitors of all ages**
- **Promote existing resources to residents and potential visitors**

Goals, Needs, + Opportunities

6 Transform Douglas

Douglas County is a place where citizens trust that their government responsibly manages resources, provides exceptional services, and equitably represents them.

Objectives:

- Ensure Inclusive Community Engagement, Representation and Governance
- Attract, Develop and Retain a Great Workforce
- Develop a Strong Workplace Culture
- Continuously Improve Process Effectiveness
- Be Responsible Stewards of County Resources
- Leverage Technology to Modernize and Ensure Full Utilization of County Facilities

Needs + Opportunities

- Provide equitable services across the County
- Align land development decisions with infrastructure investments
- Enhance coordination between County and School District around growth and planning
- Maintain and **expand information-sharing, transparency, and engagement with the community**
- **Recognize history with cities and continue collaboration**
- **Implement design standards to promote better quality development**

Community Work Program

What's the Next Step?



Comprehensive Plan Framework



Community Work Program (CWP)

What is it?

- A list of projects to be completed by County departments in the next 5 years (2024-2028)
- Estimates timeline, responsible departments, cost, funding source
- Effective CWPs address a community goal, need, or opportunity

2018 Douglas County Community Work Program

The Community Work Program identifies projects that Douglas County will undertake to implement the Vision and address the Assets & Challenges of the plan. The following pages identify the projects that Douglas County will undertake in the next five years.

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
Natural and Historic Resources									
1	Work with the Chattahoochee Hill Country Alliance to continue the development of a multi-county greenway system	X	X	X	X	X	\$200,000.00	P&Z, Parks and Rec./ DCDOT	Local, Private, SPLOST
2	Douglas County will work with the Water District, the Douglasville-Douglas County Water and Sewer Authority, and other jurisdictions in the County to implement the requirements of the 2017 Water Resource Management Plan	X	X	X	X	X	Staff Time	P&Z	Local

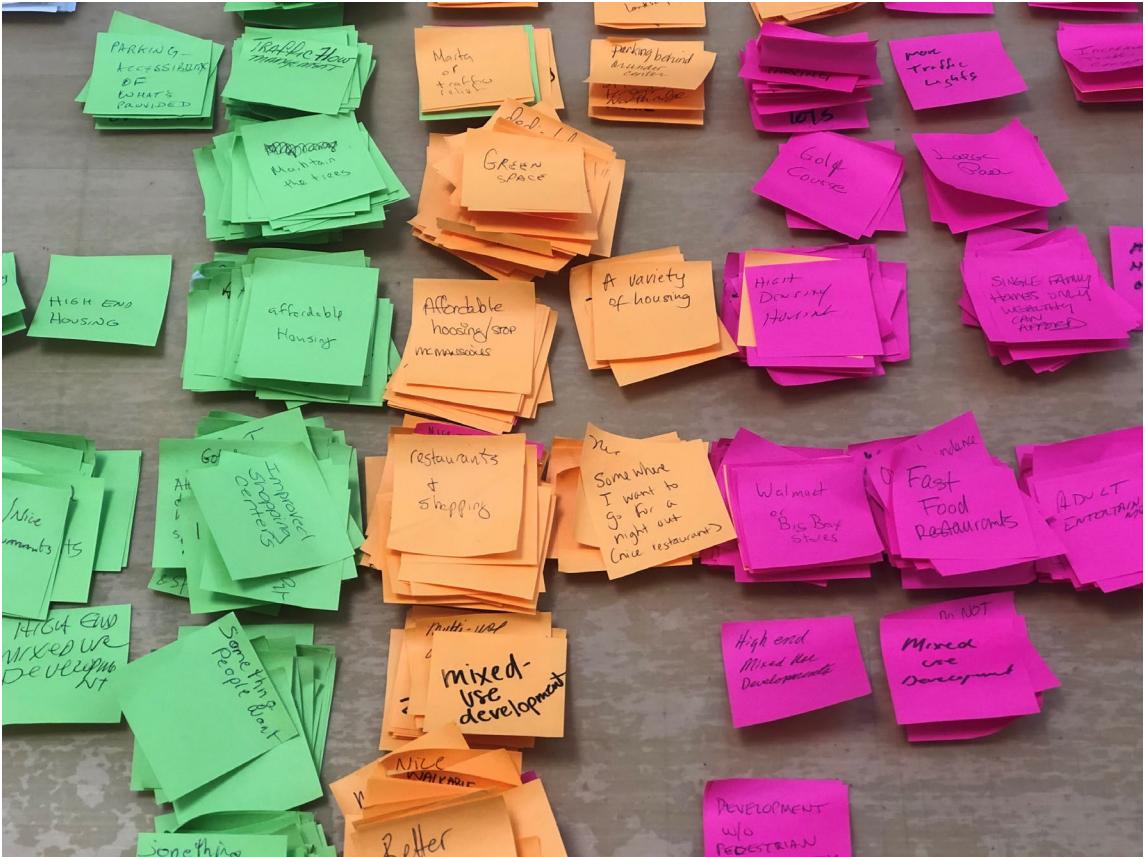
Community Work Program (CWP)

How did we come up with these items?

- Some projects carried over from the previous CWP
- We pulled recommendations from plans
- We added ideas from the project team and County departments



Community Work Program (CWP)



Activity

First Round – 15 Minutes

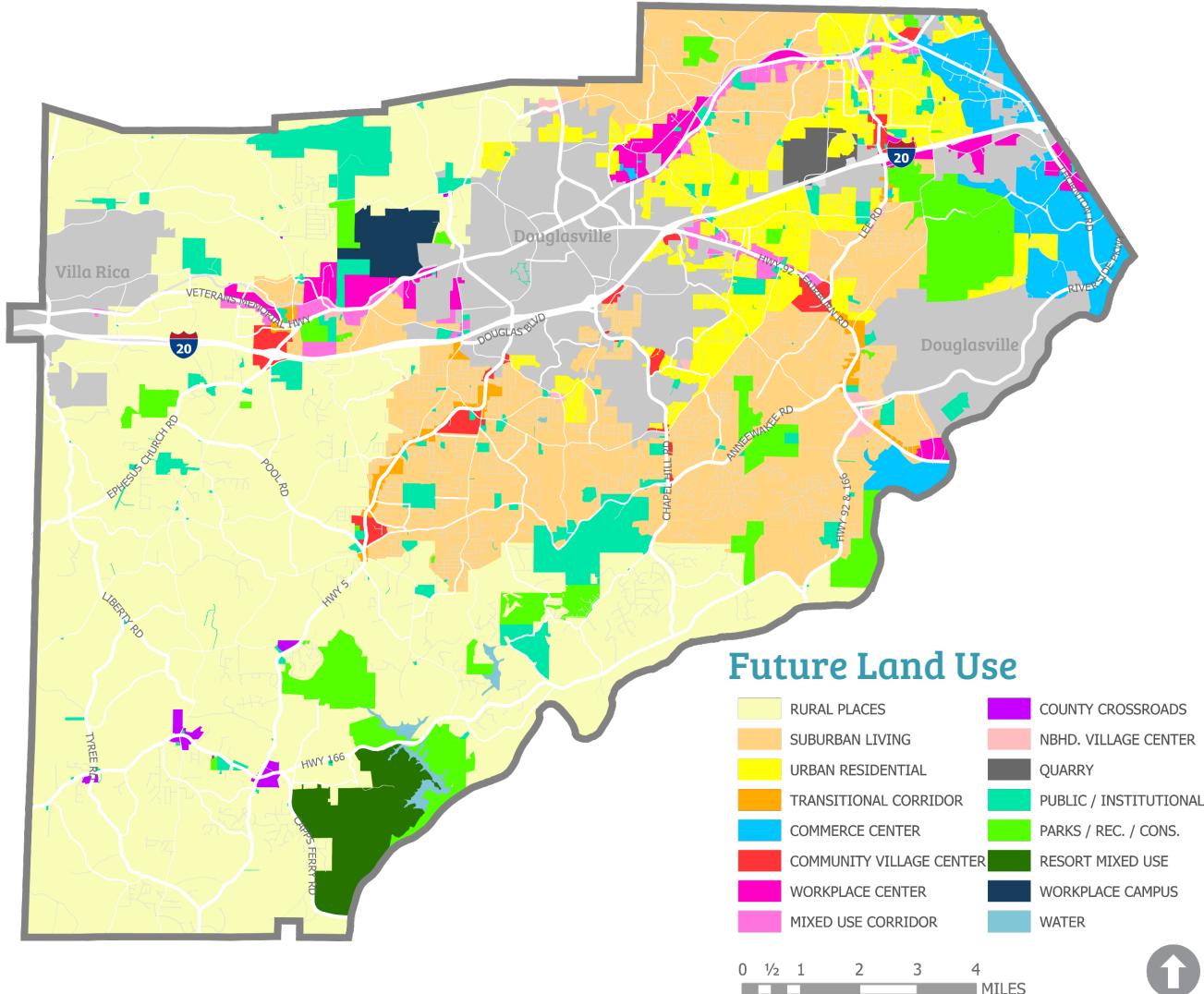
- Break out into groups
- Review the notecards with drafted projects
- Sort these into high priority, medium priority, and low priority

Second Round – 10 Minutes

- Look at the cost associated with the project
- How many projects with \$\$\$ are in the short-term?
- Which are the most important to your group and why?

Future Land Use

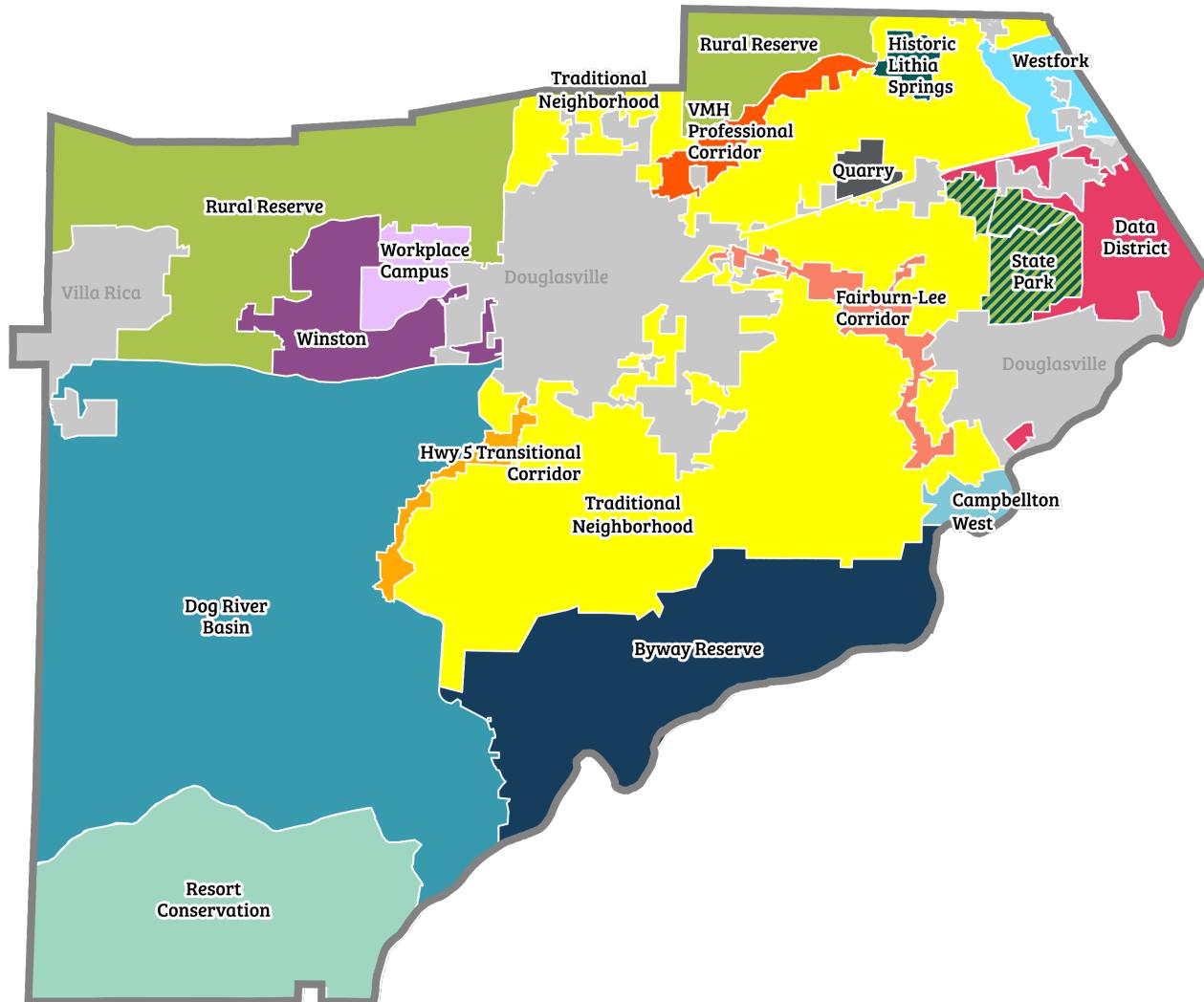
Future Land Use



What's Future Land Use?

- Similar to character areas, but defines desired land use characteristics specific to the property/parcel -level
- Character areas and future land uses work together - each character area defines a set of future land uses that are compatible with the area's identity and vision
- If someone wants to develop a building, the future land use map guides zoning decisions to evaluate if the proposal matches the property's future land use designation

Character Areas



Final Character Area Map

- Made some final tweaks to reflect Future Land Use map

Next Steps

Where Are We in the Process?





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!
