

# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

### Steering Committee #4

February 2, 2023 @ 11:30 AM – 1:00 PM

Connect Douglas Multi-Modal Center Transportation Center/Zoom

#### **Attendees:**

Commissioner Kelly Robinson, Board of Commissioners/ Elected Official Representative (via Zoom)

Ivy Wright, Legislative Aide to Commissioner Robinson (via Zoom)

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

Sharon Bachtel, Chairman Appointee

Ed Daniell, Citizen – Scenic Bypass Steering Committee

Pam Daniell, Citizen – Scenic Bypass Steering Committee

Eddie Curtis, Citizen – Bike/Ped Task Force

Kevin Livingston, UGA Cooperative Extension

Brian Keel, Douglasville/ Douglas County Water and Sewer Authority

Chelsea Tubbs, City of Douglasville Planning Department

Orrick Curry, 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 Poschedly, Engineering and Transportation

Chad Griffin, Parks and Recreation

Anna Baggett, TSW

Allison Stewart-Harris, TSW

Audra Rojek, VHB

Carlos Perez, 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 arrival and offered lunch. 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 and Allison Stewart-Harris, TSW, then began the presentation (attached) highlighting three key planning corridors

and leading the committee in a discussion regarding the corridors' future vision, land use and appropriate housing types. The following is a summary of the discussion organized by corridor.

#### **VMH Professional Corridor:**

- Need sidewalks
- Be conscious of trucking industry because they are a predominate use in area
- Are truck traffic restrictions possible?
- Transit should be a part of any development/redevelopment
- Connectivity? – what kind, need to define
- Sounds like a lot of people in one area – should be looking at infrastructure, ex. schools, sewer, etc.
- Density could go there; *should* it go there is another question
- Keep the area walkable, mindful that kids/families should be able to walk to destinations

#### **Fairburn-Lee Corridor:**

- A lot of traffic
- There are sidewalks, but need tree coverage to make it more inviting – be careful with trees, must be the correct species
- Schools issue – currently at capacity
- Density. Again, could we, should we? Who is this for? Current residents or new people?
- Don't want to be left out of the growth; we do want to make sure the infrastructure is there to support the growth however – concurrency – fire, police, sewer
- We want the nice places to shop. Not everybody can afford to buy a house in those higher end retail areas. I moved here to Douglas for the affordability; I would love a Whole Foods and a Trader Joe's and more things to do. We need more people to attract those kinds of businesses.
- Some people don't want the big box Whole Foods; some of us love a farmers' market instead
- The rate of change is important; if done over time it may not be such of a shock

#### **Highway 5 Transitional Corridor:**

- If we are proposing growth, we need to 4-lane Hwy 5 from I-20 to county line, need transportation improvements, double trailers are using it. Currently there is no transit
- Roundabout at Landmark is on hold; maybe ask GDOT for a new truck study as part of this process?
- Pave potholes Hwy 5 up to the south of the roundabout to the county line, trucks are destroying the pavement
- Possible to contract with Georgia Tech to help us figure out a solution and send it to GDOT?
- Transitional housing – senior, slowing moving away from current conditions

Following the key corridor discussion, the committee was invited to self-tour display boards of the latest character areas, revised with committee input to date, and provide further comments via sticky notes. The following is a summary of the notes submitted on the boards, organized by character area.

**Traditional Neighborhood Character Area:**

- Ensure the mixed-use is developed and make it walkable!

**Resort Conservation Character Area:**

- Truck traffic roundabout need at Banks Mill Rd, Pool Rd, and Dorsett Shoals
- Continue no apartments or townhouses

**Quarry Character Area:**

- Tie quarry back to parks/Sweetwater
- Low impact area

**State Park Character Area:**

- Agree with addition of walking and biking trails connectivity to other bike facilities

**Historic Lithia Springs/Westfork Character Area:**

- Proximity of Historic Lithia Springs to Westfork should facilitate travel to encourage access to Historic Lithia Springs for lunch/shopping

Carlos Perez, Perez Planning and Design, then provided an overview of the parks, greenspace and trails planning approach. Code enforcement and greenspace around data centers were issues brought up by the committee. Anna then discussed the findings of the community survey. Next steps were then presented, including finalizing character areas and small area plans; preparing and conducting the March public road show; and preparing the draft Report of Accomplishments and Community Work Program. The meeting was concluded at 1:00 p.m., and the attendees were again thanked for their time and participation.