

# DOUGLAS COUNTY

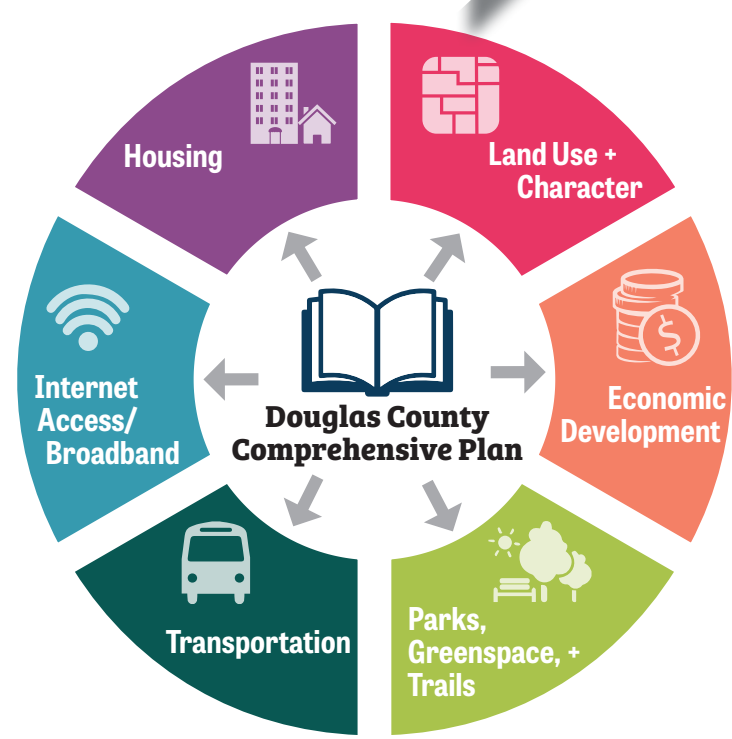
## COMPREHENSIVE PLAN

### What is a Comprehensive Plan?

The Douglas County Comprehensive Plan is...

- A high-level, long-range (20+ years) framework to shape future growth and development, but it is required to be updated every 5 years
- A guide that County government uses to inform future policy and decision making, like what types of buildings/developments can be built and where
- An opportunity for the County government to engage the community to define a future vision and identify critical issues and opportunities for Douglas
- Focused on the unincorporated parts of the County, but the County is coordinating with the Cities of Austell, Douglasville, and Villa Rica

Every Comprehensive Plan is different and must meet certain requirements. These are key elements that will be in Douglas County's Comprehensive Plan\*



### How Does it Work?



The process typically starts off broad, with defining a community vision statement and community goals. Then, it progressively becomes more specific, identifying community needs and opportunities. Ultimately, the plan outlines specific projects to be completed in the next 5 years to meet the community goals.

### A Combined Effort



- The team is also working on 2 small area plans
- They are not officially part of the Comprehensive Plan, but are connected and share engagement and resources
- The Winston and Lithia Springs Small Area Plans are opportunities to fine-tune Comprehensive Plan ideas and policy

### Timeline



### Community Goals

Douglas County's Statigic Plan goals will also serve as Comprehensive Plan Community Goals:



- 1 Public Safety**  
Douglas County is place where citizens feelsafe at home, work and in the community.
- 2 Infrastructure**  
Douglas County is place where citizens can move efficiently, affordably and safelyvia our well-designed and maintained network of roads, sidewalks, trails, and transit options.
- 3 Economic Development**  
Douglas County is place where citizens, businesses and places are thriving economically.
- 4 Public Health**  
Douglas County is place where citizens can attain their highest level of health and well-being within a healthy sustainable environment.
- 5 Recreation**  
Douglas County is place where citizens can participate in quality arts, sports, recreation, and cultural enriching activities.
- 6 Transform Douglas**  
Douglas County is place where citizens trust that their government responsibly manages resources, provides exceptional services, and equitably represents them.

### We Need Your Input!

Every step of this plan requires community input. We've engaged people in many ways. Make sure your voice is heard by visiting our website and taking our survey!



Visit Our Website + Take Our Survey!



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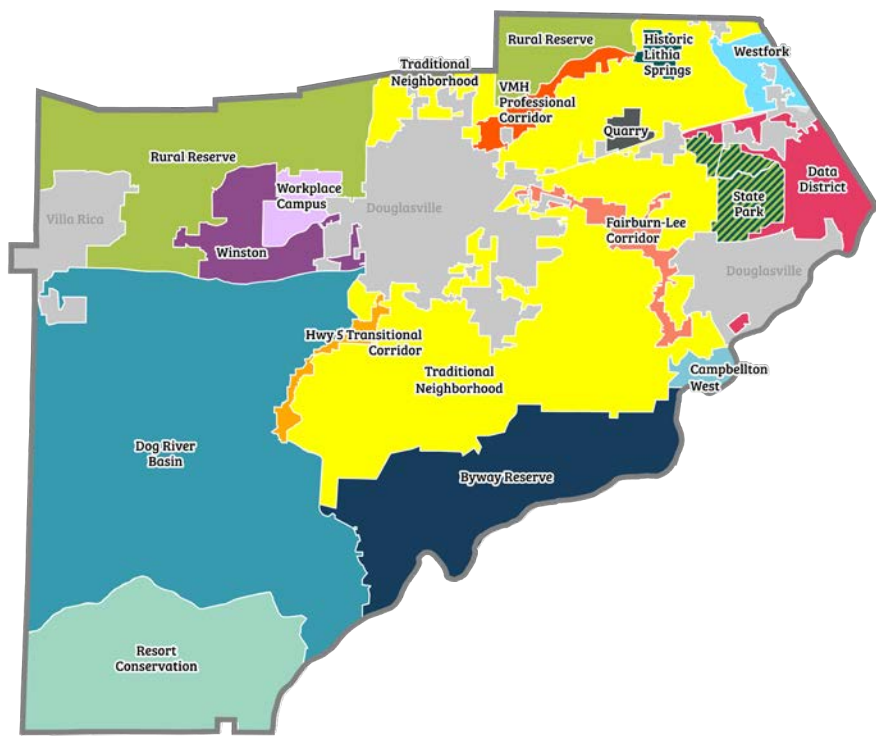


# DOUGLAS COUNTY

## COMPREHENSIVE PLAN

### Big Ideas from the Comprehensive Plan

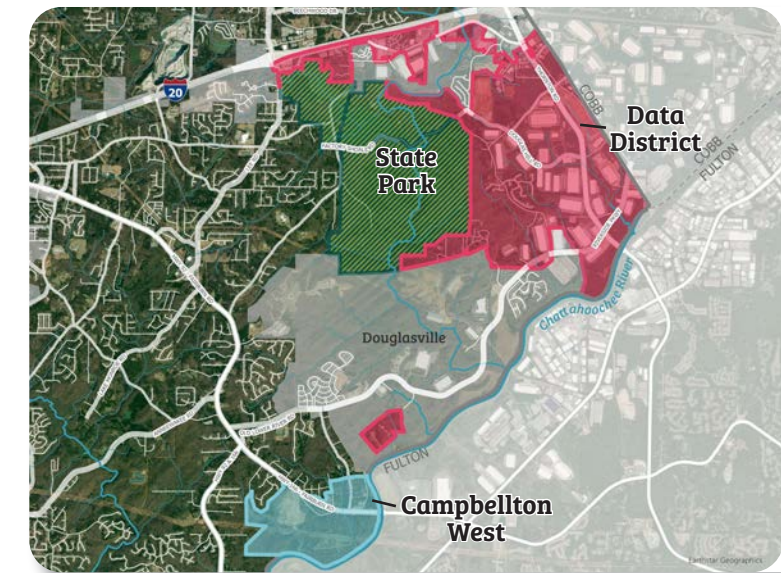
#### Character Areas



##### What is a Character Area?

- Geographical areas that have a similar look and feel
- Usually similar current land uses, but can be based on future land use instead
- A more holistic way to look at future land use and help guide development decisions

##### Character Area Descriptions



###### DATA DISTRICT

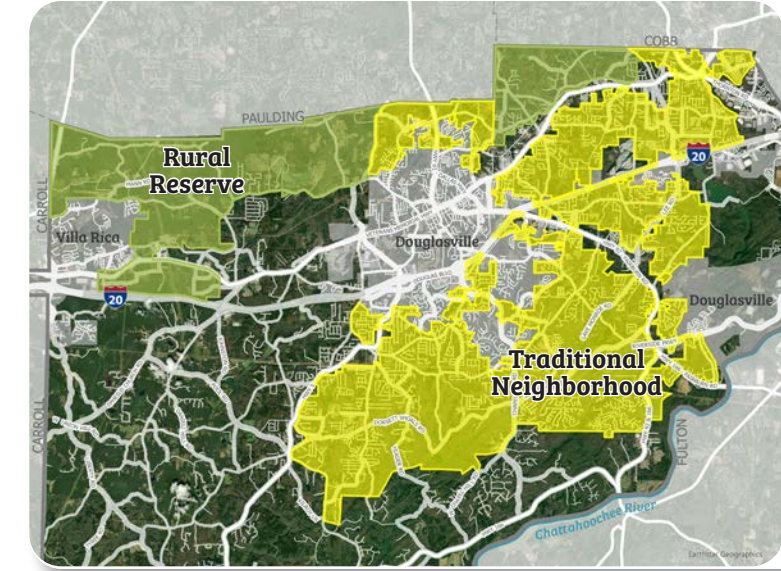
Home to new, large-scale light industrial technology and data centers, like Switch and Google. Residential uses should not be expanded.

###### 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.

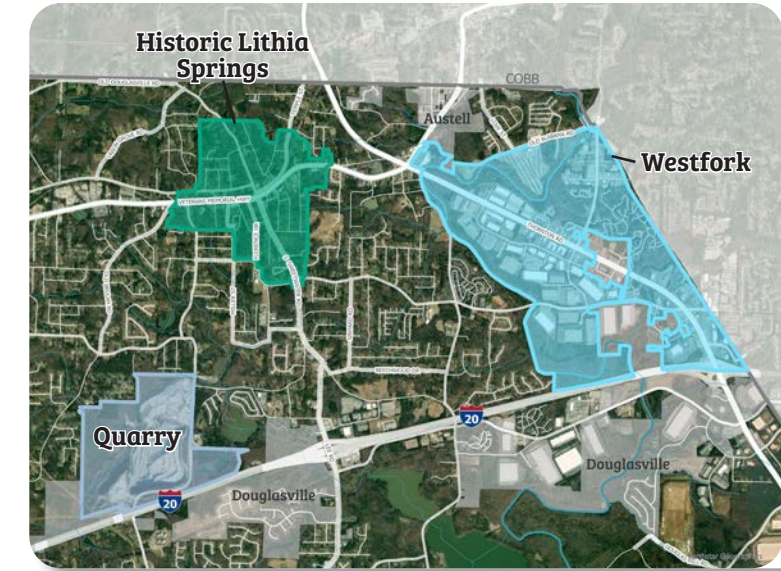


###### RURAL RESERVE

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, but diverse housing types are welcome where appropriate. Neighborhood-serving shopping centers appear at key intersections.



###### HISTORIC LITHIA SPRINGS

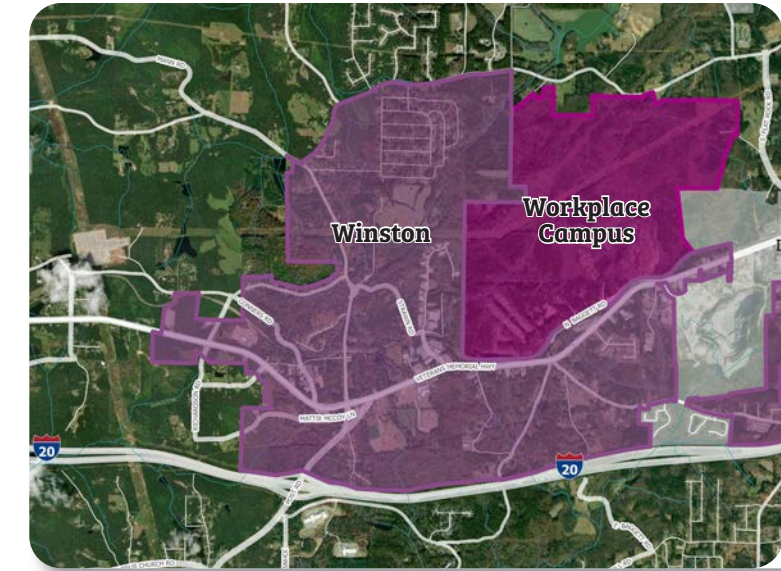
People-scaled historic town center in need of revitalization. A mix of walkable uses is envisioned here, such as restaurants and retail.

###### 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.

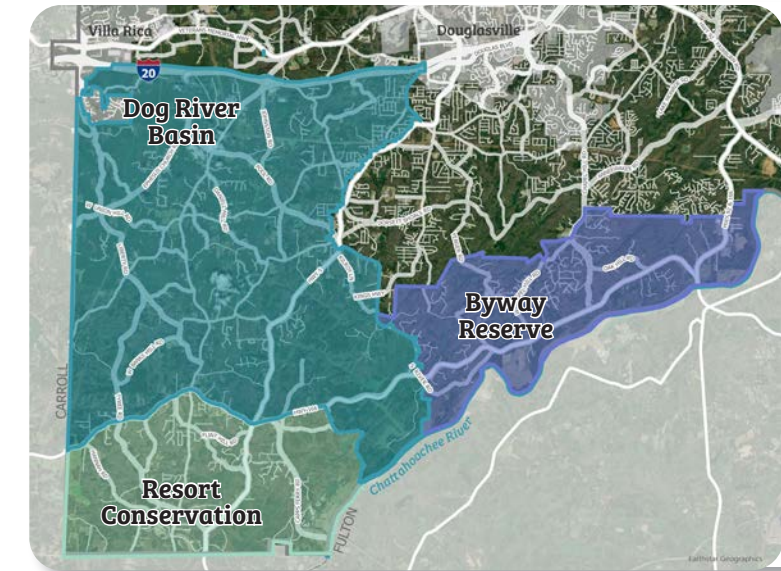


###### WINSTON

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.



###### DOG RIVER BASIN

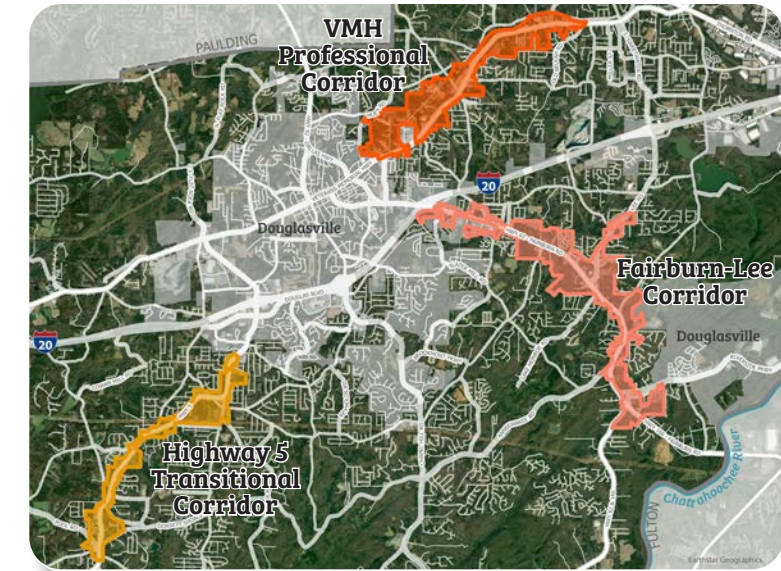
Limits development to protect the Dog River Watershed. Low density residential uses and clustered uses combined with conservation lands are encouraged.

###### BYWAY RESERVE

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

###### RESORT CONSERVATION

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



###### VMH PROFESSIONAL CORRIDOR

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

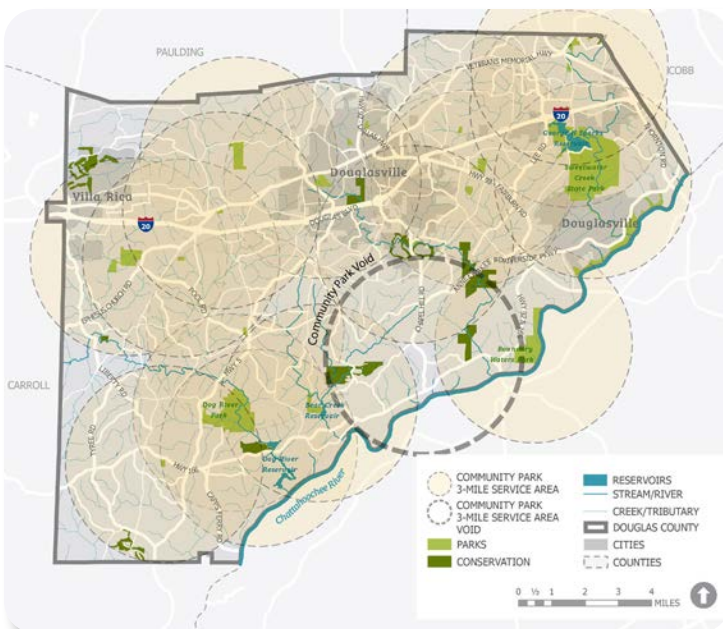
###### FAIRBURN-LEE CORRIDOR

Focus on commercial mixed use to serve surrounding neighborhoods and higher-density residential to further support businesses.

###### HIGHWAY 5 TRANSITIONAL CORRIDOR

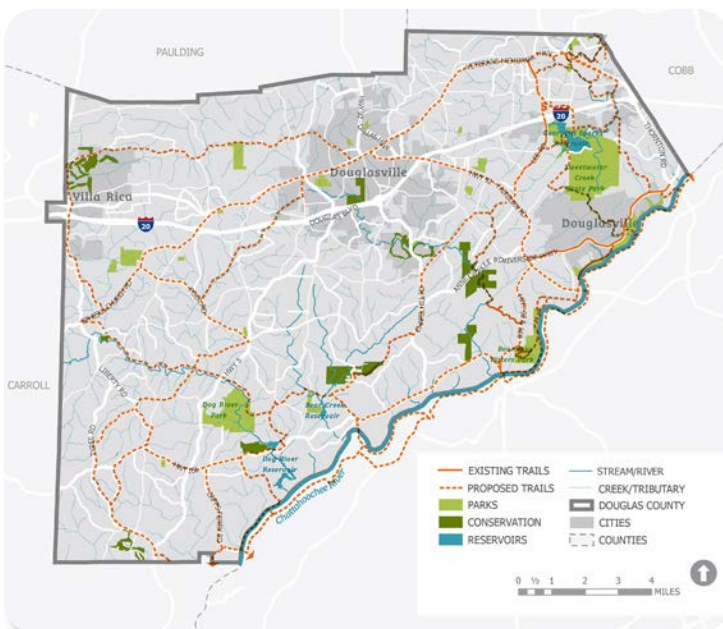
Focus of job-generating uses, like office, industrial, and commercial.

#### Parks + Trails Framework



##### PARKS FRAMEWORK

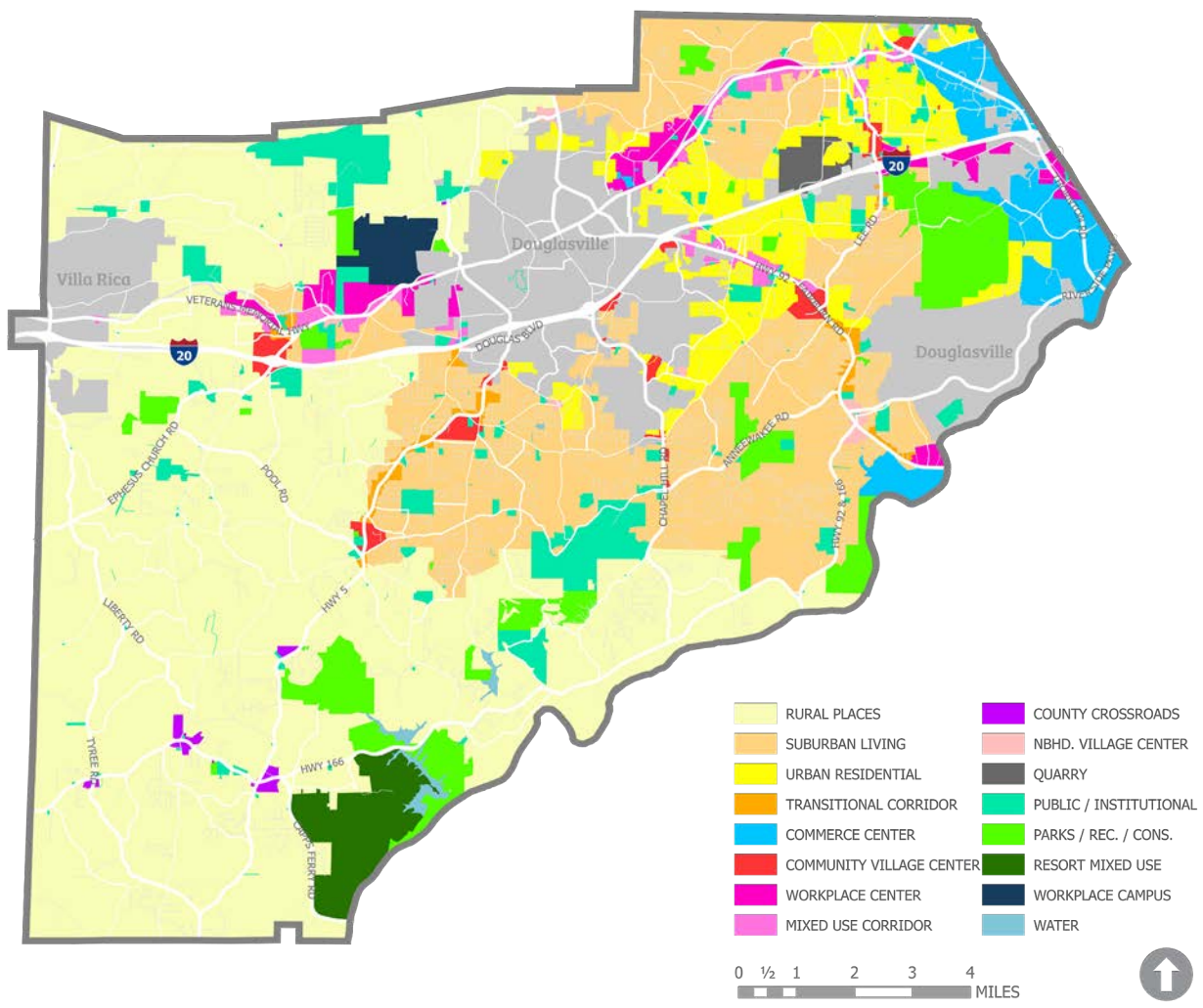
- Looked at where existing community parks were
- Estimated that those serve communities within 3 miles
- Looked where gaps exist
- Central South Douglas may need a community park
- Will be studied further in detail in another planning process



##### TRAILS FRAMEWORK

- Looked at where existing and planned trail networks were
- Evaluated needed connections
- Devised a general trail connection framework to set up for more detailed study

#### Future Land Use Updates



- 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
- As character areas were better defined in the process, the **future land use map was updated in tandem**
- 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

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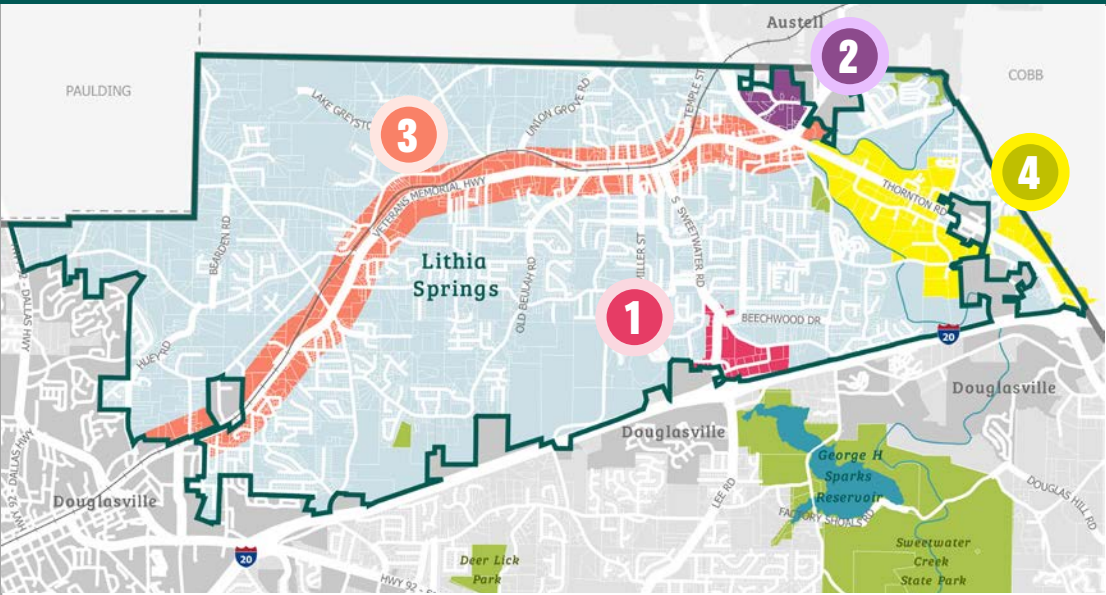
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### Lithia Springs Small Area Plan

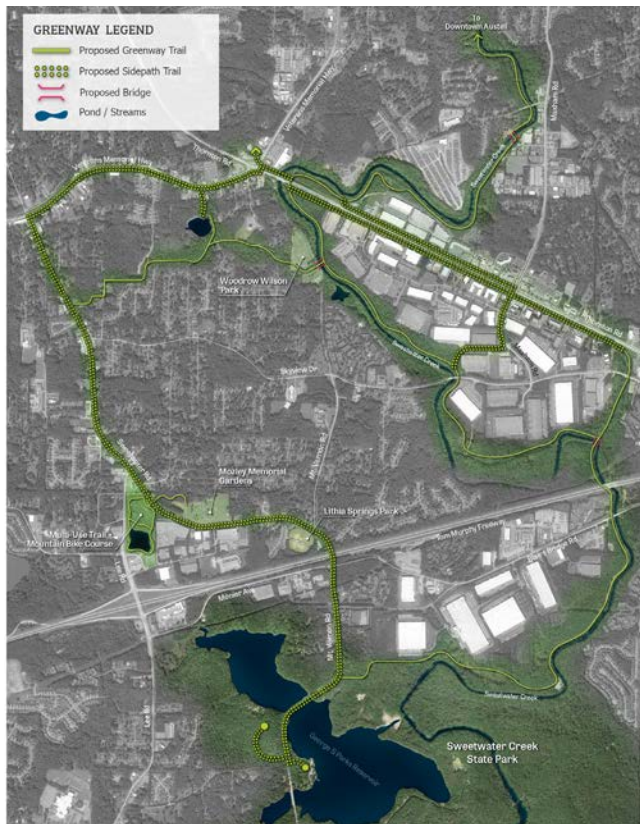


#### FOUR FOCUS AREAS

- 1 Lee Road Gateway
- 2 Causey Gateway
- 3 VMH Corridor
- 4 Westfork

Lithia Springs is home to charming, established residential neighborhoods; however, the community has long suffered from commercial disinvestment despite its historic character and prime location near the interstate. The Lithia Springs Small Area Plan is an effort to breathe life back into Lithia Springs commercial corridors and nodes, identifying opportunities for redevelopment. We're looking at 4 key focus areas and a proposed greenway system to connect them all.

### Sweetwater Creek Greenway



Existing - S Sweetwater Road at VMH



Future redevelopment and Sidepath



Proposed greenway would follow Sweetwater Creek and connect all four focus areas and potentially spur development.

#### Lee Road Gateway

#### LOCATION + EXISTING CONDITIONS



- Gateway into Lithia Springs from I-20 and near Sweetwater Creek State Park – needs a clear vision
- Currently a hodgepodge of light industrial, residential, and commercial uses
- Hard granite bedrock poses a challenge to development

#### REDEVELOPMENT VISION



A - MIXED USE + ADAPTIVE REUSE

Mix of uses surround a nature preserve/park where granite has prevented development. Industrial district transitions to community-facing uses



B - REGIONAL PARK + RECREATION CENTER

Similar to A, mix of uses surround a nature preserve/park, but industrial district becomes part of a regional park with sports facilities and other programming.

#### Causey Gateway

#### LOCATION + EXISTING CONDITIONS



- Gateway into Lithia Springs from Cobb and Austell at highly congested intersection of Thornton Rd and VMH
- Mostly vacant – some existing commercial and residential
- GDOT intersection plan and floodplains pose a challenge to development

#### REDEVELOPMENT VISION



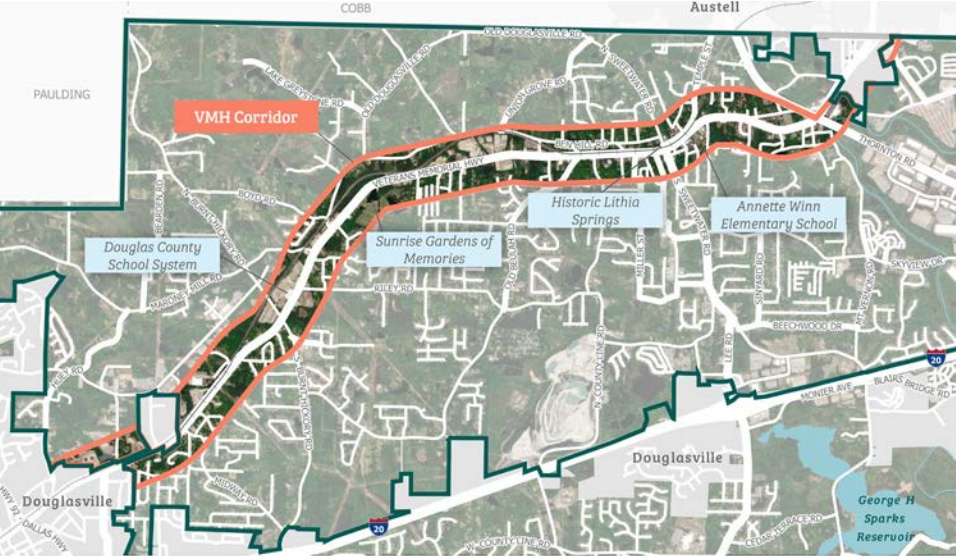
NEIGHBORHOOD VILLAGE



A mix of residential types - single family, townhomes, cottage court homes- surround a commercial district with restaurants + retail

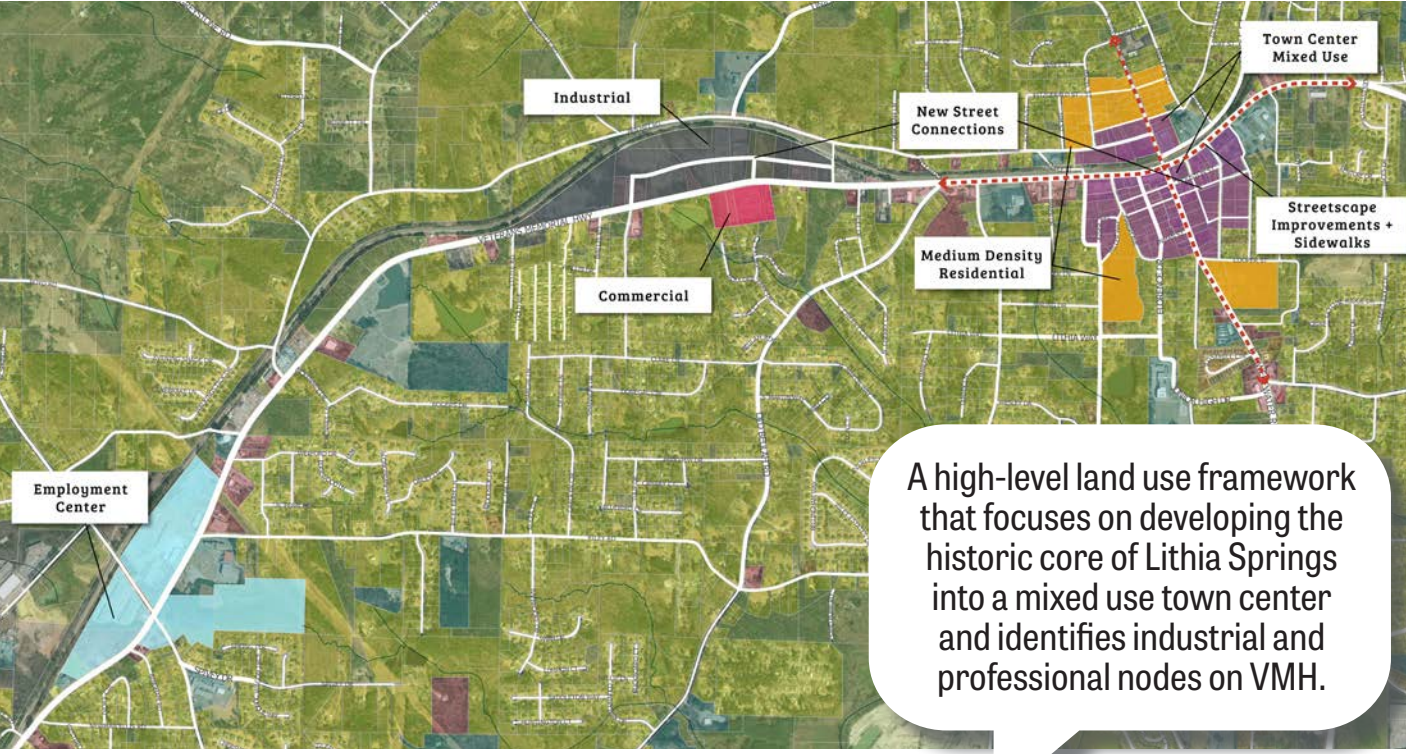
#### VMH Corridor

#### LOCATION + EXISTING CONDITIONS



- "Main Street" of Douglas County
- Currently considered "old and country" – needs a refresh + streetscaping
- Hard granite bedrock and scattered sewer access pose challenges development

#### HIGH-LEVEL LAND USE FRAMEWORK



HISTORIC TOWN CENTER

A high-level land use framework that focuses on developing the historic core of Lithia Springs into a mixed use town center and identifies industrial and professional nodes on VMH.



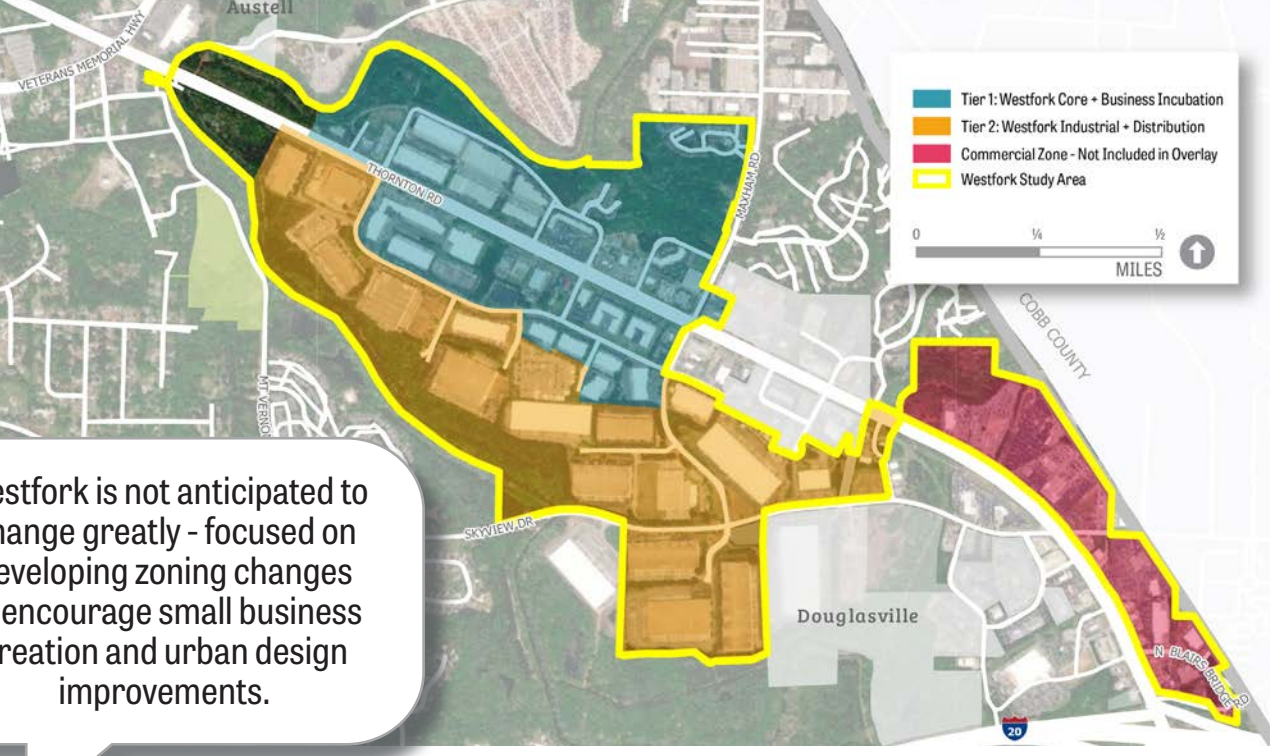
Inspirational Imagery

#### Westfork

#### LOCATION + EXISTING CONDITIONS



- Light industrial/commercial district largely built out – redevelopment is not envisioned
- Current Planned Unit Development (PUD) is difficult to administer and not clear on appropriate uses
- Focus is on clarifying uses and urban design



Westfork is not anticipated to change greatly - focused on developing zoning changes to encourage small business creation and urban design improvements.

#### WESTFORK OVERLAY

An overlay is a zoning tool that can better define appropriate uses and require certain design improvements. The overlay divides Westfork into the following areas:

#### WESTFORK CORE + BUSINESS INCUBATION

Business Incubation uses, like office and professional, and some residential

#### INDUSTRIAL + DISTRIBUTION

Industrial and distribution uses appropriate for the outer areas

#### COMMERCIAL ZONE

Returned to base commercial zoning and not included in overlay



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### Winston Small Area Plan

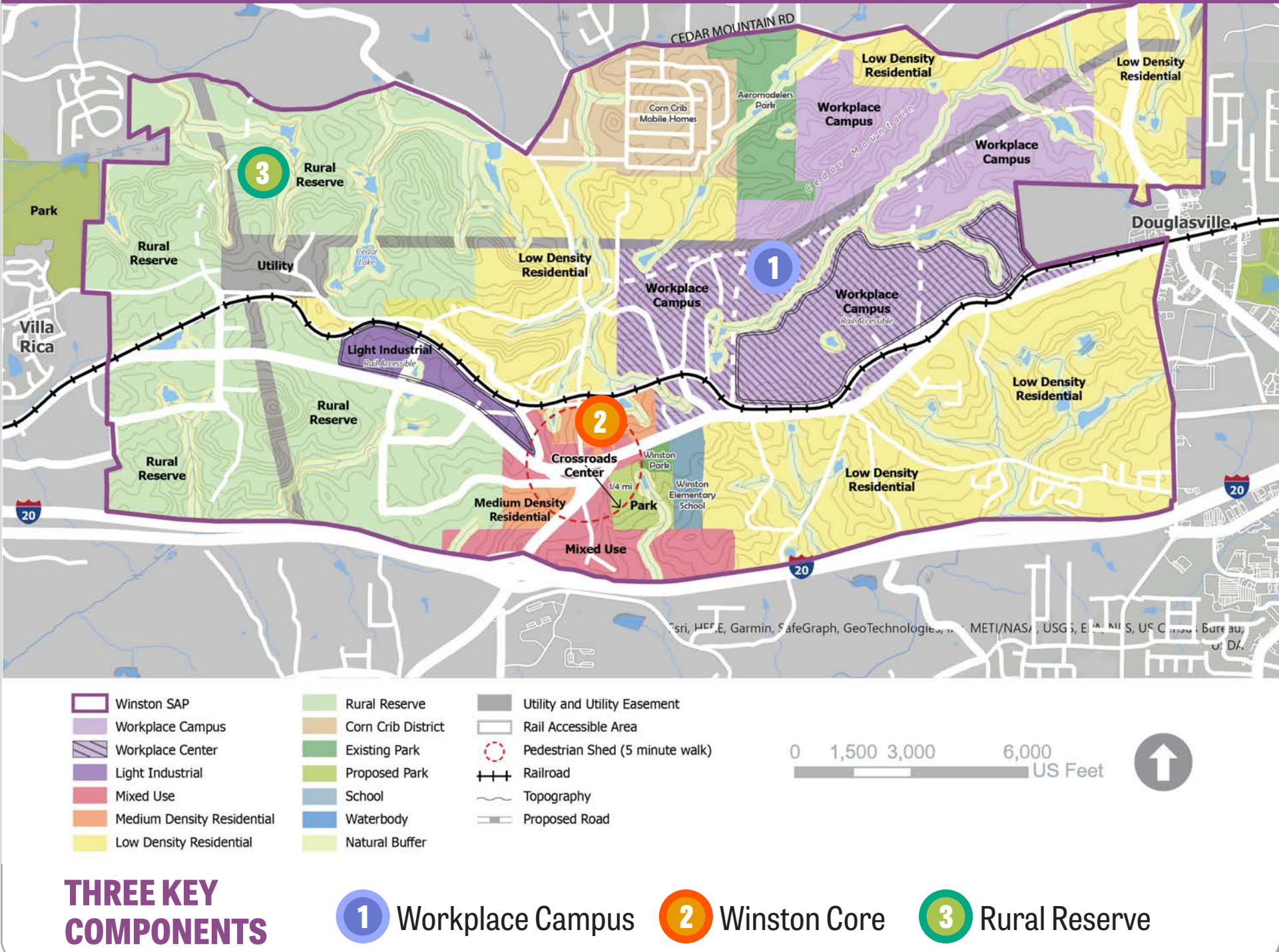


Known for its “country crossroads,” the historic Winston community is characterized by rural residential areas, rural charm, and plenty of openspace. This character has been preserved despite the close proximity of major transportation, logistics, and industrial resources.

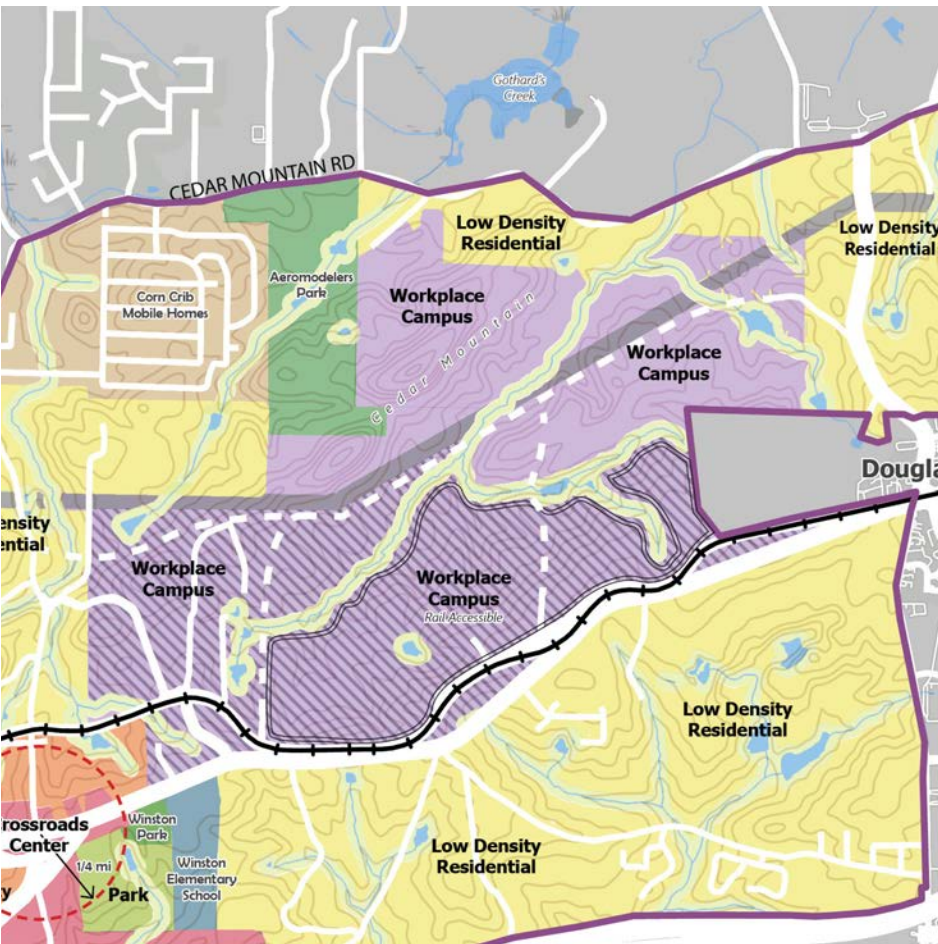
Ultimately, finding a balance between environmental disturbances, economic development, and the historic character of Winston will be crucial for supporting this established community of Douglas County. This land use concept for the Winston area will help guide future land uses, water, sewer and transportation infrastructure placement, and will support right-sized economic development of the Winston area.

Review the land use concept, and tell us what you think on the online survey!

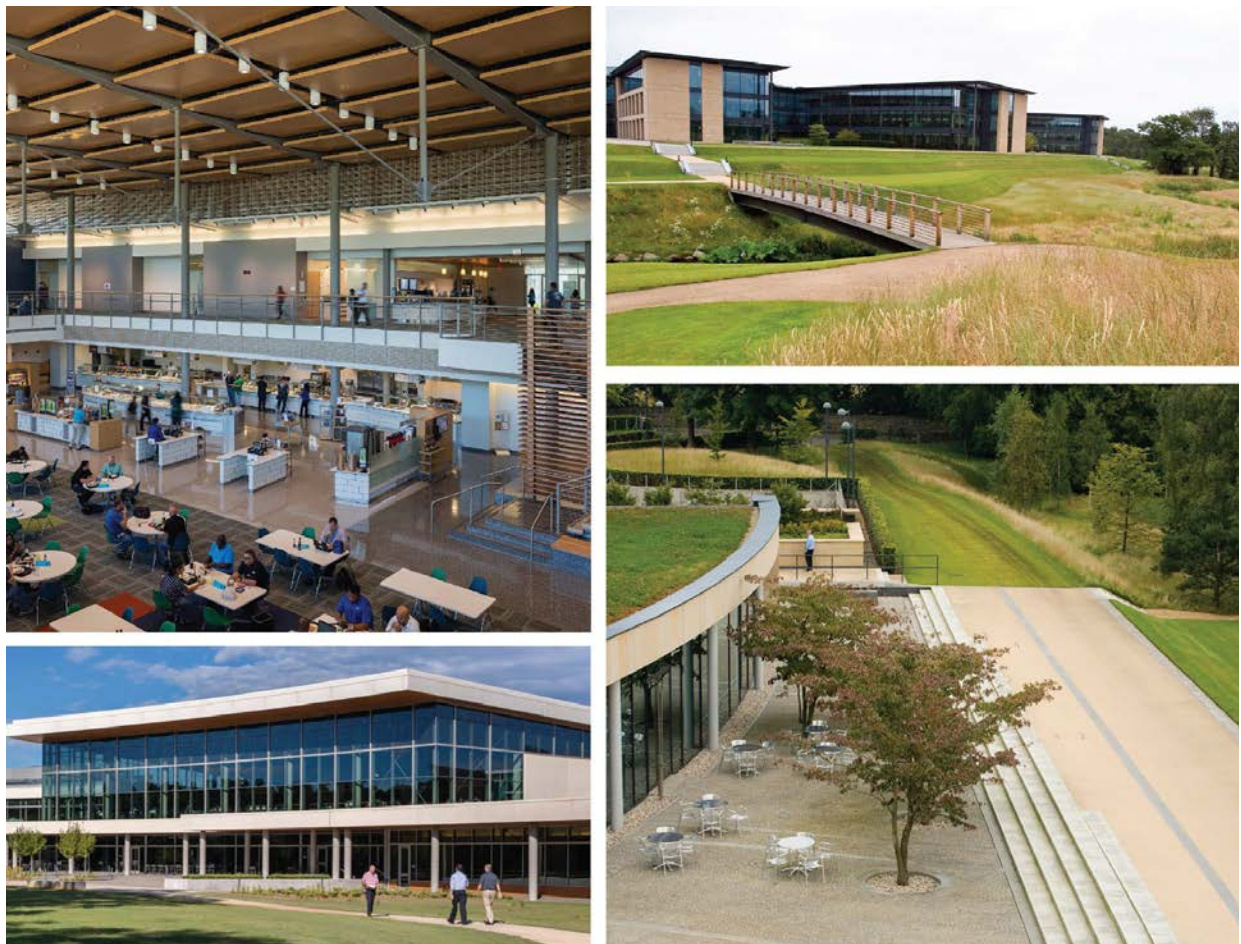
### Land Use Concept



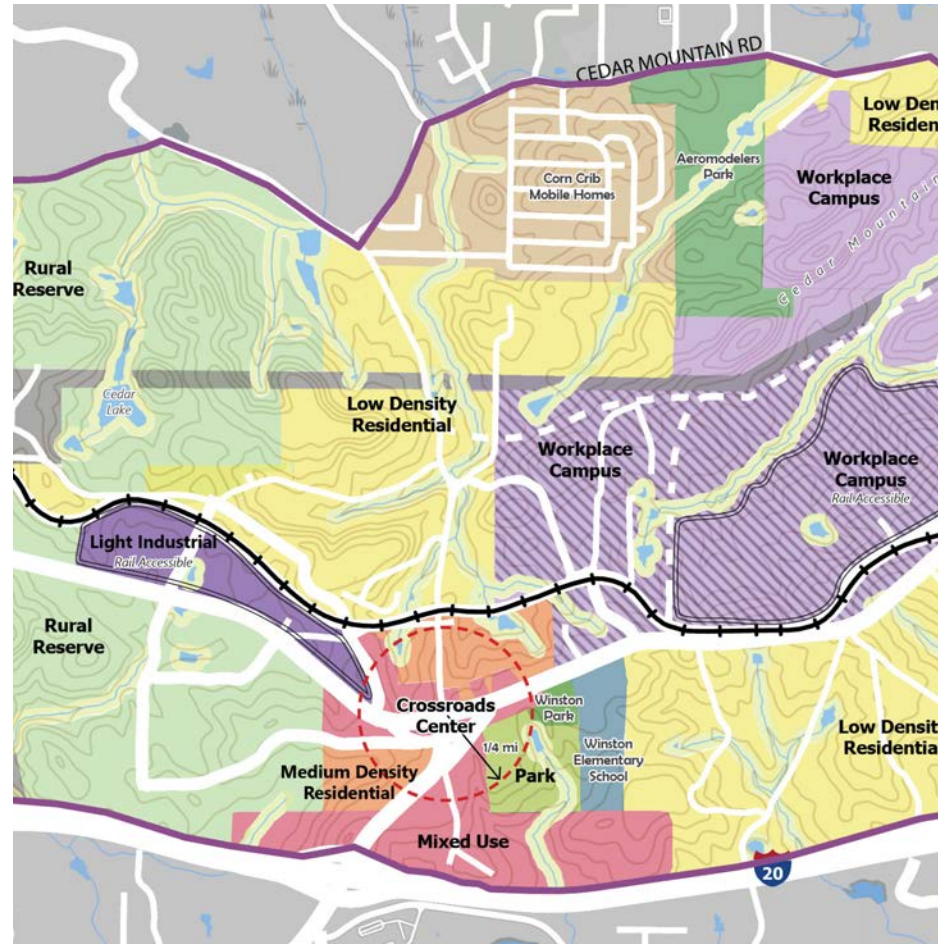
### Workplace Campus



- 1 WORKPLACE CAMPUS**
- Eastern side of study area developed into jobs center
  - Data and other large-scale technology uses in campus-like development
  - Private greenspace
  - Uses that attract truck traffic to community are discouraged



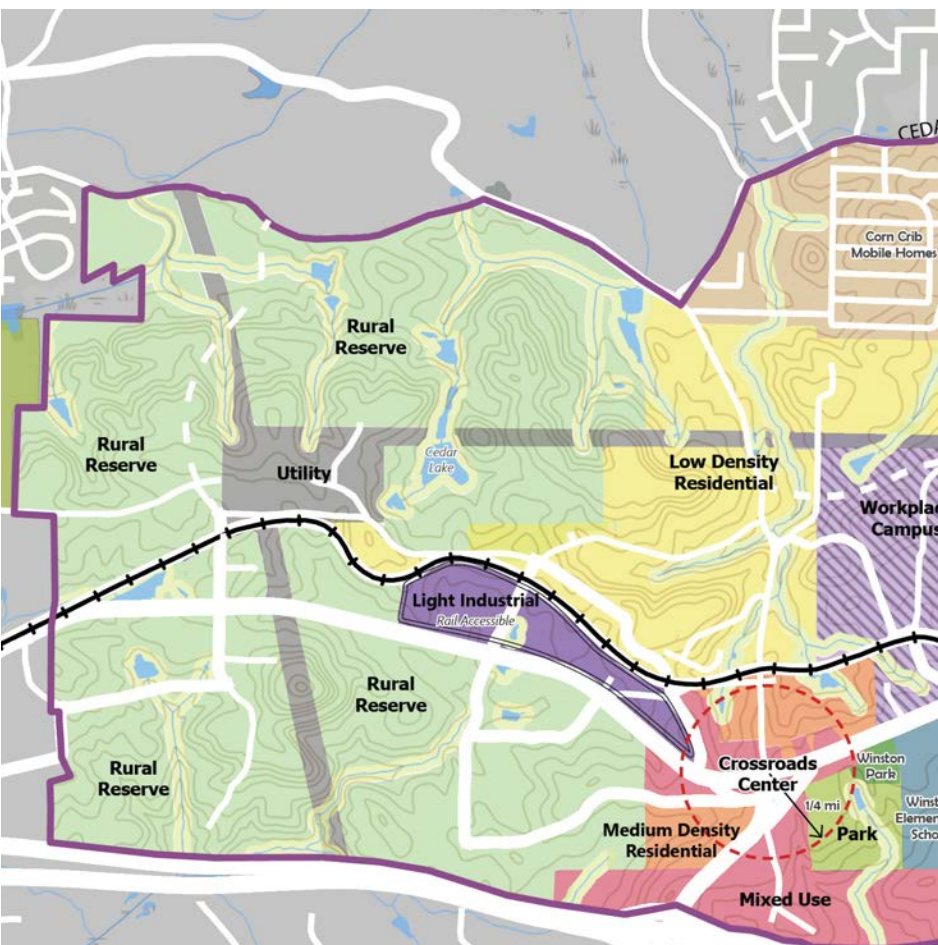
### Winston Core



- 2 WINSTON CORE**
- Low to medium density rural residential surrounds county crossroads
  - Crossroads center provides neighborhood services, like grocery and restaurants
  - Parks and trails



### Rural Reserve



- 3 RURAL RESERVE**
- Western side conserved as predominantly rural
  - Rural resorts, agritourism, and hobby agriculture uses
  - Suburban residential development discouraged here

