

# DOUGLAS COUNTY

## COMPREHENSIVE PLAN >>>

### Summary of Survey Responses

In general, the survey responses reveal similar input to what the project team has heard to date through the Community Survey, at community outreach events, and from our Stakeholder Advisory Group. Douglas County citizens care deeply about their neighborhoods and mostly agree with the designation of future character areas. However, some residents expressed concern over industrial growth and limited residential options in certain areas. They also approved of the prioritization of trail connections, large recreational/green open spaces, and rural character/landscapes throughout the County. That said, they would like more retail and dining options within the county limits as well as additional recreational opportunities. Some residents also expressed a desire to connect to adjacent communities via trails/sidewalks and want to see an improvement in the sidewalk network. The citizens also largely supported the revised small area plans for Lithia Springs and Winston with minor comments affirming existing challenges in Lithia Spring, and other comments echoing concerns over industrial development and limited recreation opportunities in Winston.

### Key findings of the survey include:

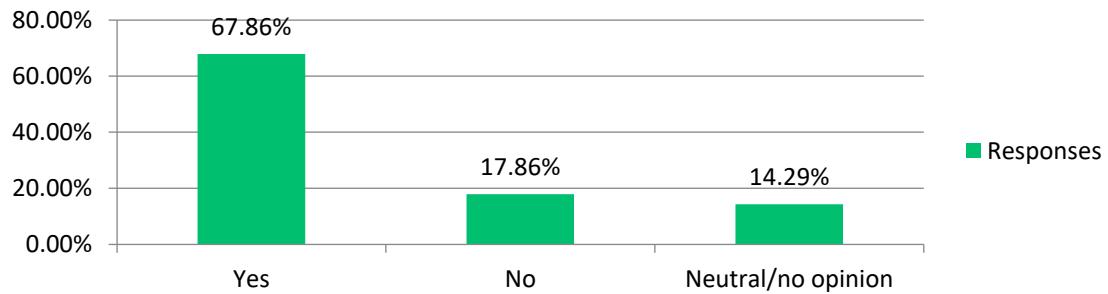
- More than two-thirds (67.86%) of respondents agreed that the character areas generally reflected those areas and their desires for what they would like to see in the area. Less than one-fifth (17.86%) disagreed with the character area maps and the remainder (14.29%) expressed neutrality. Comments from respondents included concerns about industrial development patterns, the prioritization of commercial development over other forms (i.e. residential), and existing regulatory barriers for encouraging specific land uses (e.g. grocery stores, shopping centers, etc.).
- More than four-fifths (82.14%) of respondents agreed with the direction of Douglas Co.'s greenspace planning focusing on trail connections and large parks. An equal amount of respondents disagreed with the direction (7.14%) or expressed neutrality (7.14%). Comments from respondents included desires to connect with natural and recreational amenities, connectivity to surrounding communities, and the walkability/condition of sidewalks throughout the county.
- Nearly two-thirds (60.71%) of respondents agreed with the types of development designated to particular areas of the Future Land Use Map. Less than one-fifth (17.86) disagreed with the designations and the remainder (21.43%) expressed neutrality. Comments from respondents included concerns about limited suburban living options and also reported difficulties responding to the question because of small map details.
- Nearly four-fifths (77.78%) of respondents agreed with the revised concept for Lithia Springs' small area plan draft with the remainder (22.22%) of respondents expressing neutrality. Comments from respondents highlighted the challenges faced by the area or affirmed the veracity of the draft revision.

- Nearly three-fifths (59.26%) of respondents agreed with the revised concept for Winston's small area plan draft. Less than 4% (3.70%) disagreed with the revised concept and the remainder (37.04%) of respondents expressing neutrality. Comments from respondents included concern over industrial development and a desire for more recreational activities.
- Nearly half (46.67%) of respondents left additional comments for the survey team. These comments included a desire for more commercial retail options in the cities as well as a desire for safety and housing affordability to be prioritized in the comprehensive plan. Respondents also expressed praise for attempts to conserve the rural character of portions of the County.
- 80 percent of respondents provided their email address for continued engagement with the planning process or follow up about their thoughts.
- 60 percent of respondents hailed from the 30135 zip code; however, four other zip codes (30122, 30123, 30134, & 30180) were represented in the respondent pool.

### **Individual Questions and Responses**

**Q1. In your opinion, do the character areas described in the slides generally reflect those places and what you would like to see there?**

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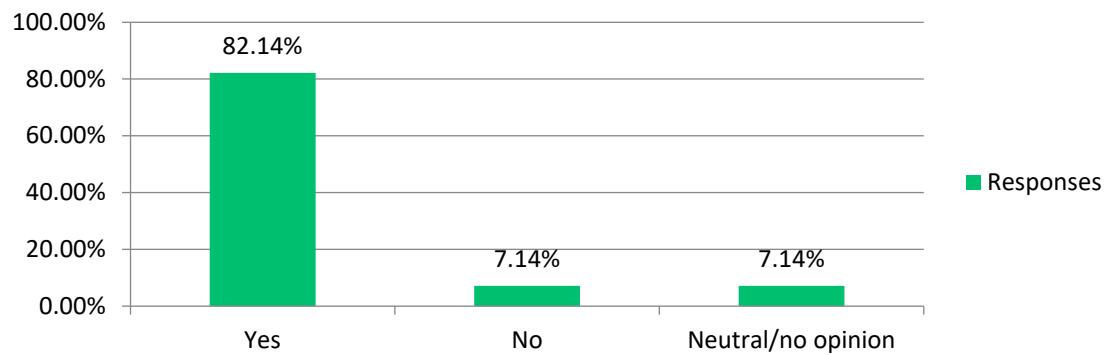


#### **“Other” responses:**

- In General I oppose the government making plans on how I should use my property. As a landowner would you like me to decide how you should landscape your yard?
- Why does Campbellton West only support commercial development and not any improvement on residential living , stores, green space or just a clean environment
- The riverside parkway area is not reflected in any of the character areas although there are a lot of neighborhoods and apartments that have been built here over the last year. This should be categorized in the traditional neighborhood focus.
- There is enough truck traffic, stop building industrial businesses (warehouses) that doesn't serve the community. We need more shopping plazas and entertainment venues; especially on the Fairburn-Lee Corridor
- What can be done to improve the Post Rd. and Hwy 5 I-20 interchanges? They look horrible and traffic gets pretty backed up.
- Medical complex with at least Trauma 2 or 3 Status
- A bit concerned about development next to Sweetwster - traffic, noise, pollution?
- Summaries appear to reflect the ideas discussed in prior community meeting in Winston area and construction progression in Lee-Fairburn area.
- It's really hard to read the maps. You can't see street names or get a good idea of the pure areas you are referencing.
- In the Hwy 5 transitional corridor particularly the Bill Arp area a grocery store is badly needed but unfortunately due to the county and WSA Dog River and also Bear creek basin restrictions of impervious surface make it fiscally impossible, a developer needs approximately 15 acres impervious surface that means 100 acres to start with on the Dog River basin side or 60 acres on the Bear creek basin side so in essence Bill Arp will not see a grocery store until this restriction changes the largest tract in Bill Arp is 22 acres and that's located on Hwy 5 in the community village center

**Q.2 Based on feedback we've heard from our community survey, large county parks and trail connections are top priorities for Douglas. Do you agree with these directions guiding greenspace planning?.**

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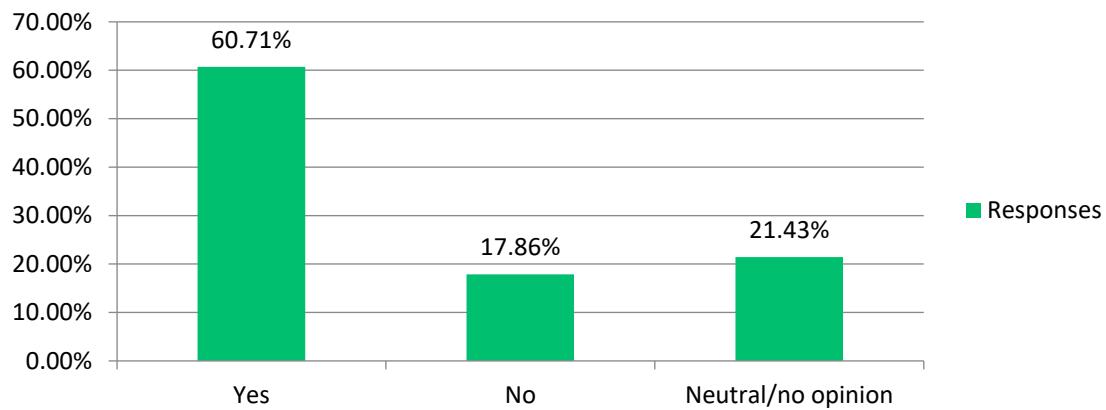


**“Other” responses:**

- Not in my backyard. Sounds like a crime pathway.
- Maybe add a walking/biking trail along the Chattahoochee River with lightning
- Connect to other Comet and Atlanta Beltline
- This is the city of half-built sidewalks that lead to nowhere. Considerable infrastructure costs will need to be utilized. The public doesn't have faith in the BOC to spend the money wisely.
- If there was a way to connect the Carrollton Greenbelt through Villa Rica and Douglasville that would be amazing!
- Walkable access to these parks is very important
- I've not heard anyone saying this is something they would think is a top Priority for Douglas County. I don't believe it's a top Priority for Douglas County.

**Q3. In your opinion, do you generally agree with the types of development designated for the specific areas on this Future Land Use Map?**

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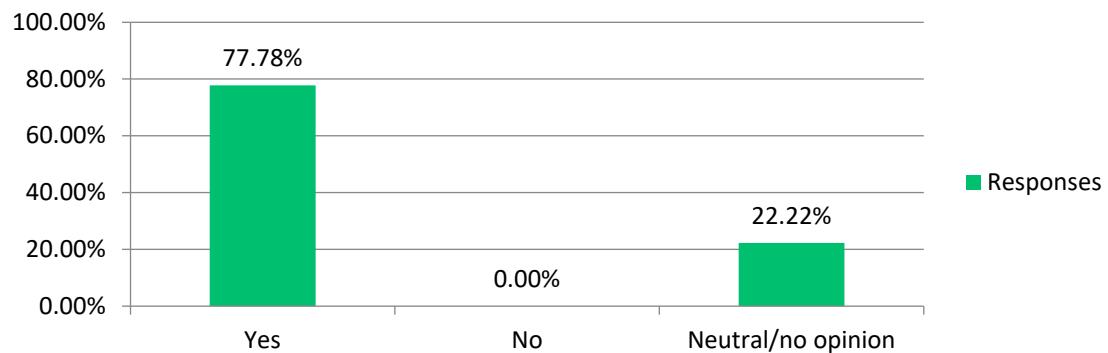


**"Other" responses:**

- I do not assume the right to tell others what to do
- appears only suburban living for certain areas..
- These maps are hard to read. Too small and fuzzy.
- The riverside parkway area should be focused on have some focus on the neighborhood village or suburban living
- A transitional corridor is not needed along HWY 92-Fairburn Rd.
- More attention to large exhibit space and mix use near larger parks
- Grocery stores on the new hwy 92
- I do not know.
- Again, unable to read the map and find out what you are referencing. I.e. The "Quarry." Is this the Quarry in Lithia Springs, or the Quarry at the end of West Strickland in Douglasville?

**Q4. This draft small area plan for Lithia Springs was revised based on feedback we received at our December 2022 public workshop. Do you generally agree with this revised concept?**

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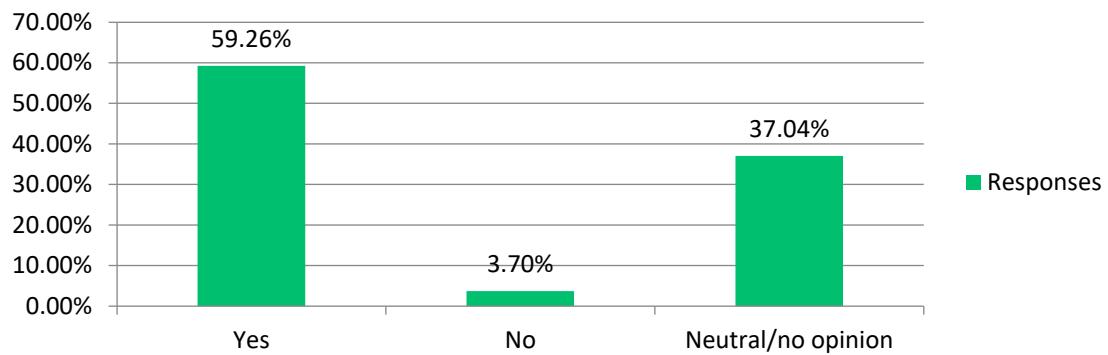


**“Other” responses:**

- The proposed visions look much better than the existing intersection
- Seems there are a lot of challenges. Bedrock, flood plains, GaDOT - and when GaDOT is involved, we know that can add a whole new level of complications and challenges.

**Q5. This draft small area plan for Winston was revised based on feedback we received at our December 2022 public workshop. Do you generally agree with this revised concept?**

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**“Other” responses:**

- A Passive park is needed in the northern portion of Winston for senior activities such as: walking, bird watching, picture taking. There are parks for youth activities but nothing for seniors.
- I think there needs to be an option for limited residential development.
- The light industrial space is lessened.
- The workspace truck restriction is an excellent idea! Overall it looks great. The Post Rd.-I-20 intersection needs to be updated to attract development.
- Any development is over due and I would welcome the attention to the area.
- I think if you go to heavy with industrial in Winston, you are just asking for the public to revolt.

**Q6. If you have any additional comments for the Comp Plan Update team, please share here. (n = 14)**

**Responses:**

- "The County no longer has any trash companies that offer recycling pickup. (Green for Life just cancelled this service and they were the only one offering. PS More than 1/2 of my ""trash"" was being recycled.)"
- Thank you for including the survey. Also as a 22+ year resident of Douglas County, proud resident I know that some growth has to happen but the change does see, to be at the expense of the character of Douglas County and we are turning in to a county resembling some of those south of the city
- N/A
- The I-20 intersections on Hwy 5 and Post Rd need serious attention. Who is responsible for these areas?
- Local transportation connection
- N/A
- Thank you for preserving the south side of the county for the enjoyment of future generations and it's presently mostly unspoiled condition
- Currently under indictment, our Board of Commissioners may appear to have a vision for the future, but the public has lost trust in the Boards a bailout to govern. These projects and their potential mean nothing and represent another example of mismanaged spending. In other words, you've lost the room.
- For Downtown Douglasville it would be nice to see more restaurants and retail shops! A revamp of downtown is needed. So that the flow makes sense instead of government buildings and then a amphitheater, I would love to see all of downtown Douglasville as a place to shop and eat, entertainment and relax!
- Appreciate your forward thinking! Keep Douglas County safe & affordable. I love the diversity here - easy access to Atlanta and rural areas.
- Need more things along the new hwy 92, near gateway village subdivision
- Affordable housing for seniors is needed.
- I think there should be a lot more concentration on safety and crime. I see nothing in this document how any of this will improve safety, reduce crime, or make the community feel better about living here.
- I'd like to be part of the bike task force.

**Q7. Please provide your email to receive announcements of future events and project milestones. (n=24)**

**Responses:**

- teresanoles@yahoo.com
- Freepolazzo@gmail.com
- tokiwana@yahoo.com
- blossomgame2671@comcast.net
- smithermant49@gmail.com
- smithgmaude@aol.com
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- fitstylebyshay@gmail.com
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- lindarpope@gmail.com
- m8830@bellsouth.net
- brewer.jason@gmail.com
- dowdaequipment@bellsouth.net

**Q8: In what ZIP code is your home located? (enter 5-digit ZIP code)**

Responses	Responses %	#
30135	60.00%	18
30122	16.67%	5
30134	13.33%	4
30180	6.67%	2
30123	3.33%	1