

LOCAL GOVERNMENT TRANSMITTAL RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Short Term Work Programs to be used in guiding their future growth and development; and

WHEREAS, the City of Douglasville has prepared a draft update of the Short Term Work Program that covers the years 2009 through 2013 and was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning; and

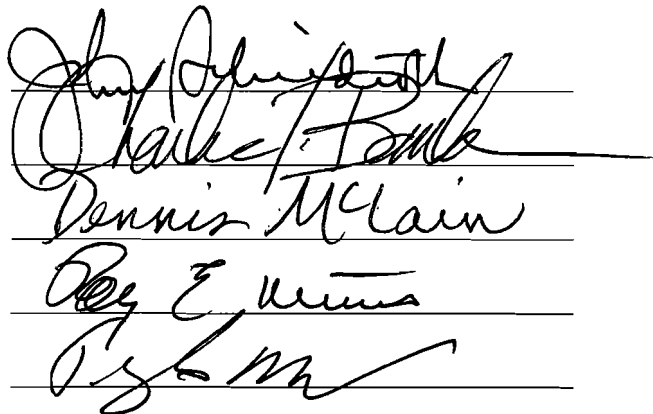
WHEREAS, the Minimum Standards and Procedures for Local Comprehensive Planning require that certain minimum public participation and other procedural requirements be met as part of updating the local Short Term Work Program; and

WHEREAS, the City of Douglasville desires that its draft update of the Short Term Work Program be reviewed in accordance with the procedures outlined in the Minimum Standards and Procedures for Local Comprehensive Planning.

NOW THEREFORE BE IT RESOLVED, that the City of Douglasville certifies that the minimum public participation and other procedural requirements, as identified in the Minimum Standards and Procedures for Local Comprehensive Planning, have been met or exceeded in preparing this draft update to the Short Term Work Program; and

BE IT FURTHER RESOLVED, that the City of Douglasville hereby authorizes the draft update of its Short Term Work Program to be submitted to the Atlanta Regional Development Center and the Georgia Department of Community Affairs for official review.

SO RESOLVED the 5th day of October, 2009.


The block contains four handwritten signatures, each written over a horizontal line. From top to bottom, the signatures are: 1. A cursive signature that appears to be 'Dennis McLain'. 2. A signature that appears to be 'Dennis McLain'. 3. A signature that appears to be 'Dennis McLain'. 4. A signature that appears to be 'Dennis McLain'.

Kasha B. Darley
[Signature]
Mickey Thompson
Mickey Thompson, Mayor

Attest:

[Signature]
City Clerk

DELIVERED TO MAYOR Oct. 5, 20 09 CITY CLERK 85
RECEIVED FROM MAYOR Oct. 6, 20 09 CITY CLERK 85

**City of Douglasville
Short Term Work program**

Identification of Issues and Opportunities

Economic Development

Issues

Lack of sufficient commercial and industrial areas.

Need of professional and technical industries.

Opportunities

Designate sufficient areas for commercial and industrial sectors on the future land use map.

Enhance the opportunity for higher quality commercial and industrial growth.

Natural Resources

Issues

The City of Douglasville has no issues with Natural Resources. The City continues to monitor these resources and protect them.

Opportunities

The Chattahoochee River, Anneewakee Creek and Sweetwater Creek have recreational opportunities that need to be promoted.

The City should continue stream buffer protection throughout the City.

The City should continue to enforce existing environmental regulations.

Community Facilities and Resources

Issues

Sidewalks to provide more walkability in the city are needed.

More future parkland is needed as the community grows.

Opportunities

Continue implementing the Cities Bicycle Pedestrian Plan.

Continue to pursue the Cities Safe Routes to School program.

Continue to develop and purchase future parkland.

Housing

Issues

Develop an overall housing strategy for a variety of housing.

Opportunities

Revise and Review the residential section of the zoning code.

Promote mixed uses.

Provide a variety of housing types.

Transportation

Issues

Increasing growth in the City causes congestion on the roads.

Funding sources to pay for transportation improvements.

Opportunities

The City has completed and adopted their Comprehensive Transportation Plan.

The City will use this plan as a guidance for future projects.

Plan and coordinate transportation and funding with ARC and GDOT.

Continue transportation planning on an on-going basis.

SHORT TERM WORK PROGRAM-LIST OF ACCOMPLISHMENTS- 2009

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Housing Continue to review and revise, as needed, the residential section of the zoning code to better meet the needs of current and future citizens.	2005	OG	Zoning	N/A	On going.
Continue to review and revise, as needed other ordinances and codes that relate to housing, such as the building regulations and subdivision regulations, to better meet the needs of current and future citizens.	2005	OG	CD	N/A	On going.
Maintain code enforcement efforts in low - and moderate - income neighborhoods.	2005	OG	CE	N/A	On going.
Develop databases on vacant land and government-owned property.	2001	OG	GIS	N/A	On going.
Review the applicable state building codes and other appropriate documents periodically to determine areas for improvement and flexibility in the area of residential building technology.	2005	OG	BLDG	N/A	On going.
Develop methods to determine the physical limitations of the land such as Geographical Information Systems (GIS) and other data sources and techniques.	2005	2007	GIS	General Fund	Completed.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Housing					
Continue to review and revise, as needed, the sign section of the zoning code to ensure that signage is attractive.	2005	OG	CE	N/A	On going.
Continue aggressively to enforce the sign ordinances to minimize visual clutter at entrance points to the City and within the City.	2005	OG	CE	N/A	On going.
Continue to cooperate with the Cultural Arts Council and other cultural and entertainment groups to maintain and possibly increase the offering of and participation in cultural events, programs, and organizations in Douglasville.	2005	OG	CS	N/A	On going.
Encourage the development of loft apartment housing in downtown Douglasville as approved in the 1999 Zoning Ordinance.	2005	OG	Zoning	N/A	On going.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Natural Resources					
Promote erosion control standards, which are enforced by the WSA, which are at least as strict as State and Federal Government guidelines, and consider stricter measures where state and Federal guidelines do not suffice.	2005	OG	CD	N/A	On going.
Promote strict enforcement of soil erosion ordinances by the WSA.	2005	OG	CD	N/A	On going.
Coordinate and enhance, where necessary, local ordinances related to and effecting soil erosion such as the tree protection ordinance and soil erosion ordinance. (These ordinances are to continue to be reviewed and revised in a coordinated and complementary manner and are to continue to be administered and enforced in a coordinated and effective manner.)	2005	OG	CD	N/A	On going.
Evaluate and modify, as necessary, land use regulations related to watersheds and open space zones. (City Ordinances are to be continuously reviewed and revised in a coordinated and complementary manner and are to continue to be administered and enforced.)	2005	OG	Zoning	N/A	On going.
Enforce land use regulations related to development within watersheds, aquifers, groundwater recharge areas, and open space zones.	2005	OG	Zoning	N/A	On going.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Natural Resources					
Develop and maintain a set of computerized maps (GIS), which will allow staff to more closely determine boundaries of watersheds and open space zones and to analyze land use issue.	2005	2007	GIS	General Fund	Completed.
Work with local commercial and industrial concerns to ensure the proper disposal of wastes.	2005	OG	MAIN.	N/A	On going.
Analyze the zoning code and all other codes and ordinances related to development suitability and modify them as needed to make them more responsive to protect environmentally sensitive areas.	2005	OG	Zoning	N/A	On going.
Enforce the zoning code and all other codes and ordinances relate to development suitability.	2005	OG	CE	N/A	On going.
Enhance current Adopt-a-Street program, and support efforts to maintain and enhance the State's Adopt-a-Highway program, and the County's Adopt-a-Mile program.	2005	OG	MAIN.	N/A	On going.
Expand current efforts by the local government's to clean up trash and litter with the use of inmate and community service labor.	2005	OG	MAIN.	N/A	On going.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Natural Resources					
Make zoning and land use decisions, which follow the goals and objectives of the Comprehensive Plan as directed through the zoning code.	2005	OG	Zoning	N/A	On going.
Coordinate local governmental activities related to the environment with ARC, EPD and EPA.	2005	OG	Planning	N/A	On going.
Develop a historic database that catalogs existing historic and archaeological resources.	2005	OG	CS	N/A	On going.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Land Use					
Prepare and periodically update (3 to 5 years) the future land use map based on assigned percentages for land uses.	2005	OG	Planning	N/A	On going.
Encourage rezoning to bring areas designated for a particular use on the future land use map in conformity with such designations.	2005	OG	Zoning	N/A	On going.
Develop and periodically update a Capital Improvements Plan as part of and overall update to the Comprehensive Plan (every 5 years).	2005	OG	FIN.	N/A	On going.
Consider in the plan review process such zoning issues as buffering, setbacks, bulk, density, height, and other elements.	2005	OG	Zoning	N/A	On going.
Consider higher densities at or near major intersections to balance the loss of commercial zoning opportunities at other locations.	2005	OG	Zoning	N/A	On going.
Continue to review and revise the zoning code, as needed, to provide incentives and minimize obstructions to the adaptive re-use or rehabilitation of existing sites and structures.	2005	OG	Zoning	N/A	On going.
Continue to allow the Design Concept Development (DCD) configurations in residential developments to provide for a greater variety of housing options and a greater flexibility of application.	2005	OG	Zoning	N/A	On going.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Economic Development					
Coordinate transportation and thoroughfare planning with land use planning so that efficient and ordered linkages between uses can be developed.	2005	OG	Planning	N/A	On going.
Involve adjacent governments when developing changes and modifications to local land use codes and ordinances, in order to seek to maintain positive communications.	2005	OG	Planning	N/A	On going.
Continue to support and participate in cultural events, programs, and organizations.	2005	OG	CS	N/A	On going.
Encourage the Downtown Development Authority of the City of Douglasville to provide Volunteer committees for small businesses downtown. Seminars, workshops, brochures, and other resources for small businesses to be available.	2005	OG	CS	N/A	On going.
Hire a consultant to do a professional Market Analysis for the downtown area of the city.	2005	2008	CS	\$20,000	Completed.
The Douglasville Convention and Visitors Bureau shall establish and maintain contacts with key members of the tourism industry, the Georgia Department of Industry Trade & Tourism, and others.	2005	OG	CVB	N/A	On going.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Transportation					
Work toward the timely completion of City and County transportation projects currently on the regional Transportation Improvements Program (TIP).	2005	OG	Planning	N/A	On going.
Work toward putting additional Regional Transportation Plan (RTP) projects for the City and County in the TIP based on an assessment of current and future needs and the likelihood of funds acquisition.	2005	OG	Planning	N/A	On going.
Develop new projects for the RTP and TIP, including locally programmed projects, based on assessment of current and future needs and the likelihood of funds acquisition.	2005	OG	Planning	N/A	Completed.
Participate in various state and interregional meetings regarding commuter and high-speed rail.	2005	OG	Planning	N/A	On going.
Participate in the planning and continuing study of commuter rail presently sponsored by Georgia DOT's Office of Intermodal Programs.	2005	OG	Planning	N/A	On going.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
<p>Transportation</p> <p>Encourage the establishment of a commuter rail line along the Norfolk Southern Line paralleling Bankhead Highway with a station in Douglasville. This system would be developed in conjunction with the Atlanta Multimodal Passenger Terminal in downtown Atlanta and provide comfortable and convenient commuter service to residents of the City and County as an alternative to the private car. Such a system should provide links to other modes of transportation such as vanpools, buses, pedestrian, and bicycle transit.</p>	2005	OG	Planning	N/A	On going.
Investigate the economic, social, and land use implications of the benefits of commuter rail through Douglasville.	2005	OG	Planning	N/A	On going.
Continue the efforts of the local Bicycle and Pedestrian Task Force in the planning and implementation of bicycle and pedestrian facilities within Douglasville and Douglas County such as bicycle routes, bicycle lanes, bicycle paths, jogging trails, sidewalks, and other pedestrian paths.	2005	OG	Planning	N/A	On going.
Integrate bicycle planning and design in road and intersection projects, involving both local and state projects.	2005	OG	Planning	N/A	On going.
Coordinate with other bicycle planning efforts and projects in adjacent counties and throughout the region.	2005	OG	Planning	N/A	On going.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Transportation					
Continue to work with State and Federal agencies to implement sidewalk and pedestrian planning with transportation projects.	2005	OG	Planning	N/A	On going.
Coordinate with Georgia DOT, ARC, and various state and federal agencies regarding public safety.	2005	OG	MAIN.	N/A	On going.
Maintain and improve informed representation on the TCC and regional transportation management systems task forces.	2005	OG	Planning	N/A	On going.
Establish and maintain contact with the Georgia DOT regarding transportation projects and funding, and actively to pursue projects.	2005	OG	Planning	N/A	On going.
Encourage developments to plan for access and proper circulation prior to subdivision of land during the initial planning process.	2005	OG	CD	N/A	On going.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Transportation					
Provide for bicycle and pedestrian paths and easements within and adjacent to developments that provide direct and convenient access to major points of destination such as schools, shopping centers, and places of employment.	2005	OG	Planning	N/A	On going.
Continue to plan for major access north-south and east-west routes, designed to move through traffic safely and efficiently and to preserve the character of residential streets.	2005	OG	Planning	N/A	On going.
Seek to identify costs of transportation projects, and match funding with phasing and implementation time frames.	2005	OG	Planning	N/A	On going.
Budget at the local level on an annual basis for funding various phases of projects, including pre-engineering, right-of-way acquisition, and construction, and seek to match funding with state and federal commitments.	2005	OG	FIN.	N/A	On going.
Continue to budget annually for maintenance of streets and bridges including signing, pavement markings, asphalt repair, resurfacing, storm drainage improvements, sidewalks, traffic signals, and street lighting.	2005	OG	MAIN.	N/A	On going.
Encourage regional efforts of transportation communication at the Georgia DOT and ARC.	2005	OG	Planning	N/A	On going.
Develop a roadside maintenance and improvement program, which will better maintain and improve the appearance of roadside.	2005	OG	MAIN.	N/A	Completed.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
<p>Recreation and Open Space</p> <p>Consider the needs of such groups as the elderly, poor, and handicapped in planning for new parks and recreation facility, expansion or renovation, and the development of programs and services. Consider the Americans with Disabilities Act in facility planning.</p>	2005	OG	PARKS	N/A	On going. (A new community center in Jesse Davis Park which has been constructed that will satisfy the needs for elderly, low income and disabled citizens)
<p>Utilize surveys and other mechanisms to form a picture of future program direction for the City's Parks and Recreation Department.</p>	2005	2007	PARKS	CDBG	Complete.
<p>Develop a site selection and analysis database for the City's Parks and Recreation Department, which would establish criteria for potential sites, provide vital statistics on the sites, and make recommendations and rankings.</p>	2005	OG	PARKS	N/A	On going.
<p>Include a financing plan or mechanism as part of an overall recreational facilities plan identifying current and potential sources of funds.</p>	2005	OG	FIN.	N/A	On going.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
<p>Recreation and Open Space</p> <p>Upgrade current facilities or develop new facilities as needed as part of an overall recreational facilities plan.</p>	2005	OG	PARKS	SPLOST/General Fund	On going.
<p>Select and acquire land to maintain for open space and natural preserves or request donations to organizations such as the Nature Conservancy.</p>	2005	OG	PARKS	N/A	On going.
<p>Draw a distinction between active and passive uses in any facility or service planning and assure that adequate area is set aside for each.</p>	2005	OG	PARKS	N/A	On going.
<p>Distinguish between organized versus unorganized activities and facilities when planning for parks.</p>	2005	OG	PARKS	N/A	On going.
<p>Consider the distribution of current and future population when planning for new park facilities and enhancing existing facilities. Park and open space facilities should be centrally located in relation to existing and planned residential areas.</p>	2005	OG	PARKS	N/A	On going.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Recreation and Open Space					
Develop facility master plans for all current and future City recreation and open space facilities as part of an overall recreational facilities plan and cooperate with WSA on the plan for the Dog River Reservoir.	2005	OG	PARKS	N/A	On going.
Develop multi-purpose recreation facilities at Hunter and Jesse Davis Parks, which include basketball courts.	2005	2007	PARKS	\$1,750,000	Completed.
Re-evaluate needs identified in the 1999 Parks and Recreation Master Plan for current and future applicability. Viable needs should be pursued through an implementation plan identified in an overall recreational facilities plan. – Updated 1999 version of recreational capital funds account.	2005	OG	PARKS	N/A	On going.
Evaluate park security practices periodically and compare them with security goals and objectives identified in an overall recreational facilities plan. Any disparities should be addressed in the implementation section of the plan.	2005	OG	PARKS	N/A	On going.
Review recreation programs periodically for consistency, as part of an overall recreational facilities plan.	2005	OG	PARKS	N/A	On going.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Public Utilities					
Develop and maintain a set of computerized maps (GIS), which will allow staff to more closely determine boundaries of watersheds and open space zones and analyze land use issues.	2005	2002	GIS	General Fund	Completed.
Work with the Atlanta Regional Commission to coordinate water quality issues.	2005	OG	CD	N/A	On going.

RESPONSIBLE PARTY

Planning	Planning Department
Zoning	Zoning Department
CE	Code Enforcement
CD	Community Development Department
CS	Community and Downtown Services Department
BLDG	Building Department
MAIN.	Maintenance Department
GIS	Geographical Information System

**2009 - 2013
Short Term
Work Program**

The following matrix is designed to provide a summary of the action statements contained within the body of the City's Comprehensive Plan. The tables below explain the codes for funding and responsibility included in the matrix.

Responsible Parties in Plan Implementation

(City Departments Unless Otherwise Noted)

CODE	RESPONSIBLE PARTY
A	Mayor and City Council
B	Zoning Department
C	Planning Department
D	Street and Sanitation Department
E	Building Department
F	Engineering Department
G	Code Enforcement
H	Finance Department
I	City Attorney's Office
J	Police Department
K	County Planning Department
L	Parks and Recreation Department
M	Community Development Department
N	City Development Organization
O	Water and Sewer Authority
P	Chamber of Commerce
Q	Other Governmental Entity
R	GIS
S	City Council Planning and Zoning Committee
T	Local School System
U	Cultural Arts Council
V	Historic Organization
W	Convention and Visitors Bureau
X	Other Organizations

Y	Consultant
Z	City Manager
Za	Communications Department

Anticipated Funding Sources

CODE	FUNDING SOURCE
1	General Fund
2	Capital Budget
3	Impact Fees
4	Revenue Bonds
5	General Obligation Bonds
6	Sales Tax
7	Grant in Aid
8	Other Grant
9	Loan
10	Other Tax
11	Service Charge or User Fee
12	Special Assessment
13	Other/Unknown

Estimated Costs

Code	Explanation
N/A	No identifiable costs are applicable to this action item, either because: (a) no costs are expected to be incurred as a result of this action, or (b) the cost of the overall action to be taken is not to be increased noticeably through inclusion of this action item.
\$ Figure	The estimated cost for the specific action item. (Unless the \$ figure is followed by an asterisk, the estimated cost should be considered to be part of ongoing operations; it is not projected to be an additional cost. The action item is to be carried out by existing staff, such as the City Manager, Building Department, City Attorney's Office, Water and Sewer Authority, etc.)
*	When the \$ figure is followed by an asterisk (*), it means the estimated cost is for an additional cost to be incurred in order to carry out the action item. It may be a construction project, work to be done by a consultant, work anticipated to be done by expanding the current staff.
Special Notes	Instead of the three codes identified above, some action items have "special notes." These provide an explanation of the estimated cost, or they refer to another action item where the costs may be aggregated. An example would be in the Transportation chapter, where costs are not shown in individual action items but are combined under the action item pertaining to the operation of the City-County Transportation Planner.

HOUSING

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
1. Continue to review and revise, as needed, the residential section of the zoning code to better meet the needs of current and future citizens.	X	X	X	X	X	OG	A, B, C, I	1	N/A
2. Continue to review and revise, as needed other ordinances and codes that relate to housing, such as the building regulations and subdivision regulations, to better meet the needs of current and future citizens.	X	X	X	X	X	OG	A, B, C, E, I	1	N/A
3. Continue to strictly enforce the codes applicable to residential property and develop other mechanisms to ensure compliance.	X	X	X	X	X	OG	E, G	1	N/A
4. Continue to review and revise, as needed, the residential section of the zoning code to allow a greater variety of housing options and a greater flexibility of application.	X	X	X	X	X	OG	A, B, C, I	1	N/A
5. Continue to utilize the zoning code, land use decision making process, and code enforcement function to ensure or minimize land use compatibility.	X	X	X	X	X	OG	E, G	1	N/A
6. Continue to review and revise, as needed, the residential section of the zoning code to include	X	X	X	X	X	OG	A, B, C, E, I	1	N/A

HOUSING

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
requirements and incentives to encourage attractive design and design coordination.									
7. Maintain code enforcement efforts neighborhoods.	X	X	X	X	X	OG	E	1	N/A
8. Develop databases on vacant land and government-owned property.	X	X	X	X	X	OG	C, R	1	N/A
9. Encourage flexibility with unusual or undersized parcels and the development of mini-parks for those parcels that absolutely cannot be developed.	X	X	X	X	X	OG	A, B, C, I	1, 8, 10	N/A
10. Review the applicable state building codes and other appropriate documents periodically to determine areas for improvement and flexibility in the area of residential building technology.	X	X	X	X	X	OG	E	1	N/A
11. Continue to review and revise, as needed, the residential section of the zoning code to include additional requirements and incentives to achieve enhancements such as sidewalks, parks, and open space, and others that may be deemed of merit.	X	X	X	X	X	OG	A, B, C, I	1	N/A

HOUSING

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
12. Develop methods to determine the physical limitations of the land such as Geographical Information Systems (GIS) and other data sources and techniques.	X	X	X	X	X	OG	R	1	N/A
13. Identify and evaluate local government resources such as codes and ordinances, staffing levels and expertise, and enforcement capabilities targeted to the prevention and enforcement of illegal waste disposal activities with the objective of strengthening weaknesses and closing gaps.	X	X	X	X	X	OG	A, D, I, G	1	N/A
14. Enhance current Adopt-a-Street program and support efforts to maintain and enhance the State's Adopt-a-Highway program and the County's Adopt-a-Mile program.	X	X	X	X	X	OG	D, Q, X	1, 13	N/A
15. Expand current efforts by the local governments to clean up trash and litter with the use of inmate and community service labor.	X	X	X	X	X	OG	D, Q	1, 13	\$3,000 Annually
16. Continue to review and revise, as needed, the sign section of the zoning code to ensure that signage is	X		X		X	To be reviewed alternate years.	A, B, G, I	1	N/A

HOUSING

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
attractive.									
17. Continue aggressively to enforce the sign ordinances to minimize visual clutter at entrance points to the City and within the City.	X	X	X	X	X	OG	G	1	N/A
18. Encourage the development of cultural institutions in Douglasville such as a performing arts center, art museum, concert hall, history museum, and other institutions.	X	X	X	X	X	OG	A, M, P, U	1, 13	N/A
19. Continue to cooperate with the Cultural Arts Council and other cultural and entertainment groups to maintain and possibly increase the offering of and participation in cultural events, programs, and organizations in Douglasville.	X	X	X	X	X	OG	A, L, M, U	1	\$55,000 Annually
20. Encourage establishment of an education roundtable that is made up of leaders from local government, the school board, business and industry, and local residents. (This roundtable should meet regularly to discuss ways to improve the public education system.)	X	X	X	X	X	OG	A, P, Z	13	N/A

HOUSING

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
21. Suggest this roundtable discuss various types of tax relief when school bond issues are presented which would provide some payment equalization should the issue succeed.	X	X	X	X	X	OG	A, Z	13	N/A
22. Encourage the development of loft apartment housing in downtown Douglasville as approved in the Zoning Ordinance.	X	X	X	X	X	OG	C, M, Q	1	N/A
23. Develop friendly Planning and Zoning Codes that will address housing and homelessness.	X	X	X	X	X	OG	A, B, C, M	1	N/A

LAND USE

ACTION	2009	2010	2011	2012	2013	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
65. Prepare and periodically update the future land use map.		X			X	OG	C	1	N/A
66. Encourage rezoning to bring areas designated for a particular use on the future land use map in conformity with such designations.	X	X	X	X	X	OG	A, B, C	1	N/A
67. Develop and periodically update a Capital Improvements Plan as part of an overall update to the Comprehensive Plan.		X			X	OG	A, C, D, Y, Z	1	\$2,000 for first 4 years; \$8,000* for fifth year
68. Identify spot zoning applications and other rezoning requests which are not in conformity with the Comprehensive Plan and prevent their approval.	X					OG	A, B, C	1	N/A
69. Discourage up zoning to more intensive uses or densities in areas that cannot support such densities or that have been identified as areas which are to be protected or preserved.	X	X	X	X	X	OG	B, C	1	N/A
70. Review and revise, as needed, the residential section of the zoning code to specify effective requirements for orientation, access, buffering, and preservation.	X	X	X	X	X	OG	A, B, I	1	N/A
71. Establish criteria for reasonable step-downs in use and intensity of land	X	X	X	X	X	OG	A, B, C, I	1	N/A

LAND USE

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
uses, thereby formulating a key tool for land use decision making.									
72. Consider in the plan review process such zoning issues as buffering, setbacks, bulk, density, height, and other elements.	X	X	X	X	X	OG	B, E	1	N/A
73. Consider the effect of terrain when looking at buffering.	X	X	X	X	X	OG	B, F	1	N/A
74. Develop a design element in transition areas which would require the use of compatible design elements in commercial, industrial, or public facilities uses adjacent to residential areas.		X		X		OG	B	1	N/A
75. Continue to review and revise the zoning code, as needed, to provide incentives and minimize obstructions to the adaptive re-use or rehabilitation of existing sites and structures.	X	X	X	X	X	OG	A, B, I	1	N/A
76. Develop growth strategies and studies.				X		OG	C, Z	1	N/A
77. Encourage flexibility with unusual or undersized parcels and consider tax relief and the development of mini-parks or other open spaces for those parcels that absolutely cannot be developed.	X	X	X	X	X	OG	A, C, L	1	N/A

LAND USE

ACTION	2	2	2	2	2	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
	0	0	0	0	0				
	0	1	1	1	1				
	9	0	1	2	3				
79. Modify site plan review requirements and procedures, as needed, to incorporate innovative commercial site design concepts.	X	X	X	X	X	OG	F	1	N/A
80. Continue to allow the Planned Unit Development (PUD) configurations in residential developments to provide for a greater variety of housing options, open space and a greater flexibility of application.	X	X	X	X	X	OG	A, B, I	1	N/A
81. Determine the distribution of sensitive lands and natural and historic resources through an assessment using GIS technology.					X	OG	R	1	N/A
82. Develop a growth management plan to effectuate the preservation of sensitive lands.					X	OG	A, C	1	N/A
83. Continuously Identify, purchase, and maintain through protection certain key sensitive lands by developing nature preserves or protection areas and seek to identify additional protective mechanisms.	X	X	X	X	X	OG	A, C, Z	1, 2, 13	\$175,000*
84. Make zoning and land use decisions that follow the goals and objectives of the Comprehensive Plan as directed through the zoning code.	X	X	X	X	X	OG	A, B, C	1	N/A

LAND USE									
ACTION	2009	2010	2011	2012	2013	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
85. Develop Plans to explore neighborhoods that are at high risk.	X	X	X	X	X	OG	B, C, M, N	1	N/A
86. Develop family friendly Planning and Zoning Codes.	X	X	X	X	X	OG	B, C, M	1	N/A

Natural and Historic Resources									
ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
26. Support erosion control standards which are enforced by the WSA which are at least as strict as State and Federal Government guidelines.	X	X	X	X	X	OG	A, E, F	1	N/A
27. Coordinate and enhance, where necessary, local ordinances related to and effecting the tree protection ordinance. (These ordinances are to continue to be reviewed and revised in a coordinated and complementary manner and are to continue to be administered and enforced in a coordinated and effective manner.)	X	X	X	X	X	OG	B, C	1	N/A
28. Evaluate and modify, as necessary, land use regulations related to watersheds and open space zones. (City Ordinances are to be continuously reviewed and revised in a coordinated and complementary manner and are to continue to be administered and enforced.)	X	X	X	X	X	OG	A, B, C, I	1	N/A
29. Enforce land use regulations related to development within watersheds, aquifers, groundwater recharge areas, and open space zones.	X	X	X	X	X	OG	A, B, F	1	N/A
30. Work with the WSA and other applicable organizations through enforcement activities and other mechanisms to monitor activities which could affect the quality of the water supply.	X	X	X	X	X	OG	A, F, G, O, Q	1, 13	N/A
31. Work with local commercial and industrial							A, D, G	1	N/A

Natural and Historic Resources

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
concerns to ensure the proper disposal of wastes.	X	X	X	X	X	OG			
32. Work with those coordinating on water quality on a regional basis including the Atlanta Regional Commission (ARC) and other Area Development Commissions.	X	X	X	X	X	OG	A, F, O	1	N/A
33. Develop public education mechanisms to relay information about water quality issues including information on septic tanks, wells, watersheds, and open space zones.	X	X	X	X	X	OG	C, F, O	1, 13	\$5,500
34. Analyze the zoning code and all other codes and ordinances related to development suitability and modify them as needed to make them more responsive to protect environmentally sensitive areas.	X	X	X	X	X	OG	A, B, C, F, I	1	N/A
35. Enforce the zoning code and all other codes and ordinances related to development suitability.	X	X	X	X	X	OG	G, E	1	N/A
36. Identify and acquire or ensure the protection of strategic areas with the objective of creating natural refuges, reserves, or a nature center.	X	X	X	X	X	OG	C, L	2, 4, 5, 8, 13	\$100,000*
37. Identify and evaluate local government resources such as codes and ordinances, staffing levels and expertise, and enforcement capabilities targeted to the prevention and enforcement of illegal waste disposal activities with the objective						OG	D, G, I	1	N/A

Natural and Historic Resources

ACTION	2009	2010	2011	2012	2013	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
of strengthening weaknesses and closing gaps.	X	X	X	X	X				
38. Investigate and pursue claims of illegal dumping and waste disposal through an environmental protection mechanism in local government.	X	X	X	X	X	OG	D, G	1	N/A
40. Enhance current Adopt-a-Street program, and support efforts to maintain and enhance the State's Adopt-a-Highway program, and the County's Adopt-a-Mile program.	X	X	X	X	X	OG	D	1	N/A
41. Expand current efforts by the local government's to clean up trash and litter with the use of inmate and community service labor.)	X	X	X	X	X	OG	D, Q	1	N/A
42. Develop a strong local educational effort through schools and community service organizations which targets litter and its effects.	X	X	X	X	X	OG	D, T	1	\$1,000 annually
44. Encourage the modification of land use and development patterns to allow these transportation alternatives to become viable modes.	X	X	X	X	X	OG	A, C	1	N/A
45. Identify other sources of air pollution and take steps to reduce emissions through enforcement and encouragement.	X	X	X	X	X	OG	A, C	1	N/A
46. Identify and acquire land with the intent of developing public parks, golf courses, or						OG	A, L	1, 2, 4, 5, 6, 10, 11, 13	\$1,000,000*

Natural and Historic Resources

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
preserves for the enjoyment of local citizens.	X	X	X	X	X				
48. Encourage the Douglas County government, the State government, the Douglasville-Douglas County Water and Sewer Authority, and the appropriate private property owners to preserve and protect the scenic views and sites under their respective ownership.	X	X	X	X	X	OG	A, C, K, O, Q	1, 13	N/A
49. Identify and evaluate City and County government resources targeted toward environmental issues with the objective of strengthening weaknesses and closing gaps.	X	X	X	X	X	OG	A, C	1	N/A
50. Coordinate local governmental activities related to the environment with ARC, EPD, and EPA.	X	X	X	X	X	OG	C, F	1	N/A
51. Encourage a detailed local history to be taught in the local school curriculum.	X	X	X	X	X	OG	V	1	N/A
52. Maintain and update a historic database that catalogs existing historic and archaeological resources.	X	X	X	X	X	OG	V	1	N/A
53. Coordinate with Douglas County to share and network and Geographical Information System database in order to assure the most accurate and dependable information and analysis.	X	X	X	X	X	OG	R	1	N/A

Natural and Historic Resources

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
54. Expand current efforts by the local governments to clean up trash and litter with the use of Keep Douglasville Beautiful, inmate and community service labor.	X	X	X	X	X	OG	D, Q	1, 13	N/A

PARKS AND RECREATION

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COST
231. Consider the needs of such groups as the elderly, poor, and handicapped in planning for any new parks and recreation facility, expansion or renovation of existing facilities, and the development of programs and services. Consider the Americans with Disabilities Act (ADA) in facility planning. (This should be part of an overall recreational facilities plan.)	X	X				OG	A, E, L	1, 2, 6, 10, 13	\$2,400 Construction of Special Needs Field – Shovel Ready 09'-10'
232. Utilize surveys and other mechanisms to form a picture of future program direction for the City's Parks and Recreation Department. (This should be part of an overall recreational facilities plan.)	X	X	X			OG	L, X, Y, Z	1, 2, 6, 8, 10, 13	\$8,000*
233. Develop a site selection and analysis database for the City's Parks and Recreation Department which would establish criteria for potential sites, provide vital statistics on the sites, and make recommendations and rankings. (This should be part of an overall recreational facilities plan.)	X	X	X	X	X	OG	A, L, Y, Z	1, 2, 8, 13	N/A
234. Include a financing plan or mechanism as part of an overall recreational facilities plan identifying current and potential sources of funds.	X	X	X	X	X	OG	A, H, L, Y, Z	1, 2, 3, 6, 8, 9, 10, 11, 13	\$2,400
235. Upgrade current facilities or develop new facilities as needed as part of an overall recreational facilities plan.	X	X				OG	A, E, F, L, Y, Z	1, 2, 3, 4, 5, 6, 7, 8, 10, 13	Current SPLOST Program
236. Select and acquire land to maintain for open space and natural preserves or	X	X	X	X	X	OG	A, C, L, Z	1, 2, 6, 8, 10, 13	Acquired 137

PARKS AND RECREATION

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COST
request donations to organizations such as the Nature Conservancy.									acres in 2007
237. Draw a distinction between active and passive uses in any facility or service planning and assure that adequate area is set aside for each. (Make this a part of an overall recreational facilities plan.)	X	X	X	X	X	OG	A, L, Z	1	\$1,800
238. Distinguish between organized versus un-organized activities and facilities when planning for parks.	X	X	X	X	X	OG	L	1	N/A
239. Consider the distribution of current and future population when planning for new park facilities and enhancing existing facilities. Park and open space facilities should be centrally located in relation to existing and planned residential areas. (This should be part of an overall recreational facilities plan.)	X	X	X	X	X	OG	A, C, L, Z	1	N/A
240. Give consideration to linkage of parks, open space, and other recreational facilities to residential and commercial areas throughout Douglasville and Douglas County in the development of the Bicycle and Pedestrian Plan as part of the Transportation and Thoroughfare Plan.	X	X	X	X	X	OG	A, C, L, Y, Z	1	N/A Annewakee Trail Project
241. Develop facility master plans for all current and future City recreation and open space facilities as part of an overall recreational facilities plan and cooperate with WSA on the plan for the Dog River Reservoir.	X	X	X	X	X	OG	A, C, L, O, X, Y, Z	1, 2, 6, 7, 10, 13	\$65,000* Master Plan for Bright Star Rd Park
	X	X	X	X	X				

PARKS AND RECREATION

ACTION	2009	2010	2011	2012	2013	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COST
242. Develop multi-purpose recreation facilities at Hunter and Jesse Davis Parks which include basketball courts.						OG	A, L, Y, Z	1, 2, 4, 6, 8, 10, 13	\$450,000* Davis Park Hunter Park
243. Re-evaluate needs identified in the 2004 Parks and Recreation Master Plan for current and future applicability. Viable needs should be pursued through an implementation plan identified in an overall recreational facilities plan.	X	X	X	X	X	OG	A, L	1	N/A
244. Evaluate park security practices periodically and compare them with security goals and objectives identified in an overall recreational facilities plan. Any disparities should be addressed in the implementation section of the plan.	X	X	X	X	X	OG	A, J, L, Z	1	N/A
245. Review recreation programs periodically for consistency, as part of an overall recreational facilities plan.	X	X	X	X	X	OG	A, L, X, Y	1	N/A
246. Seek actively -- along with the Douglas County government, the Chamber of Commerce, and the local economic and industrial development organization -- to attract tourism-related industries to Douglasville and Douglas County by establishing a separate tourism committee. Continue this element through the Douglasville Convention and Visitors Bureau.	X	X	X	X	X	OG	A, M, N, P, W	1, 6, 13	N/A
247. Assign to the Douglasville Convention and Visitors Bureau a tourism committee for the establishment and maintenance of	X	X	X	X	X		A, M, W,	1, 13	N/A

PARKS AND RECREATION

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COST
contacts with key members of the tourism industry, the Georgia Department of Industry, Trade, and Tourism (ITT) and others.						OG			
248. Assign to this committee, the responsibility to make recommendations for incentives to attract tourism-related industries to Douglasville and Douglas County.	X	X	X	X	X	OG	A, M, W	1, 13	N/A
249. Update the 2004 Comprehensive Plan for Parks and Recreation to reflect accomplished projects and changed priorities in the City.					X	OG	A, C, L, Z	1	N/A
250. Consider impact fees as a mechanism to finance some parks improvement projects included in the 2004 Comprehensive Plan for Parks and Recreation; consider the development of other sources and means of funding for these public improvements.				X	X	OG	A, Z	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13	\$15,000* Looked at in 07'-08'
251. Acquire additional acres for future Parks.				X	X	OG	A, C, L, X, Z	1, 2, 3, 6, 8, 10, 13	\$ 300,000*
252. Start development of additional property to be acquired for future Parks.					X	OG	A, L, Z	2, 3, 6, 8, 10, 13	N/A
253. Utilize the updated version of the 2004 Comprehensive Plan for Parks and Recreation in planning for and initiating new recreation activities.				X	X	OG	A, L, Z	1	\$5,000
254. Expand the Indoor Activities program by							L	1	N/A

PARKS AND RECREATION

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COST
developing and conducting various community awareness programs.						OG			
255. Maintain and update Tennis Complexes.	X	X	X	X	X	OG	A, L, X, Y, Z	1, 2, 4, 6, 8, 10, 13	\$360,000
256. Maintain Park Security backup by the Police Department.	X	X	X	X	X	OG	J	1	N/A

PUBLIC FACILITIES AND SERVICES

ACTION	2009	2010	2011	2012	2013	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
268. Develop a 20 year facilities action plan for the City which should be updated every 1 to 3 years.				X	X	OG	A, Z	1	N/A
269. Ensure that all construction of and alterations to City of Douglasville public facilities comply with all local, State, and Federal standards and regulations, including the Americans with Disabilities Act.	X	X	X	X	X	OG	A, D, E	1	N/A
270. Consider the requirements of the Americans With Disabilities Act (ADA) in planning for new, expanded, or modified City government facilities.	X	X	X	X	X	OG	A, D, E	1	N/A
271. Incorporate Community and Public Facilities and Services Goals regarding City public facilities having good access to major roadways and parking.	X	X	X	X	X	OG	A, E, F	1	N/A
272. Develop a 20 year public service action plan for the City which should be updated every 2 to 5 years.			X		X	OG	A, Z	1	N/A
273. Seek continuing coordination among the various City departments and with the Douglas County government and the Douglas County Board of Education in the planning and siting of their respective new facilities.	X	X	X	X	X	OG	A, C, E, K, Q, T, Z	1	N/A
274. Ensure that City public service staffs have adequate space and materials to carry out their respective mandates as productively and efficiently as possible.	X	X	X	X	X	OG	A, D, Z	1	N/A

275.	Establish a Cable TV Station for the City's use as an additional platform to keep the local citizens and general public informed of their local government events and information .	X	X	X	X	X	OG	A, Za	1	N/A
276.	Identify needs and issues within the community that can be address with cable TV programming and media services.	X	X	X	X	X	OG	A, Za	1	N/A
277.	Plan programming to address topics of interest and need for the citizens and public at large.	X	X	X	X	X	OG	Za	1	N/A
278.	Develop programming that promotes the City and its departments and their functions.	X	X	X	X	X	OG	A, Za	1	N/A
279.	Provide a media vehicle for the public to find out critical, timely, and general information about their government.	X	X	X	X	X	OG	Za	1	N/A
300.	Provide a media vehicle for the public to find out critical, timely, and general information about the community.	X	X	X	X	X	OG	Za	1	N/A
301.	Coordinate with community leaders, business owners, organization directors, and other identified sources, to gather information and re-distribute through one of the many media resources designed by CITI TV and the Communications Department.	X	X	X	X	X	OG	A, P, Za	1	N/A
302.	Involve department heads in the design and content of the programming that reflects their department and its functions.	X	X	X	X	X	OG	B, C, D, E, F, G, H, J, L, M, N, V, W	1	N/A
303.	Involve department heads in the design and content of the programming that reflects their department and its functions.	X	X	X	X	X	OG	B, C, D, E, F, G, H, J, L, M, N, V, W	1	N/A
304.	Link CITI TV and its media resources with other governmental agencies to exchange ideas and develop additional resources.	X	X	X	X	X	OG	Za	1	N/A
305.	Participate in a support capacity on community boards, committees, and organizations as deemed beneficial and advantageous.	X	X	X	X	X	OG	Za	1	N/A
306.	Determine community needs and awareness issues to address in programming content.	X	X	X	X	X	OG	Za	1	N/A
307.	Create monthly programming that informs, educates, and entertains the general public.	X	X	X	X	X	OG	Za	1	N/A
308.	Continuously evaluate programming and revise program design, content, and production needs.	X	X	X	X	X	OG	Za	1	N/A
309.	Maintain program scheduling on daily, weekly, and monthly basis.	X	X	X	X	X	OG	Za	1	N/A

310.	Work with Mayor, Council, and City Staff to produce quality programming that meets and exceeds the expectations of the general public.	X	X	X	X	X	OG	A, Za	1	N/A
311.	Seek to provide additional media resource tools to the public to get timely messages to the citizens.	X	X	X	X	X	OG	Za	1	N/A
312.	Create a social media platform to distribute and manage volumes of information to the general public.	X	X	X	X	X	OG	Za	1	N/A
313.	Update social media forms, such as Facebook, on a daily basis.	X	X	X	X	X	OG	Za	1	N/A
314.	Continually monitor other media sources available for the City to incorporate into an outreach and distribution plan.	X	X	X	X	X	OG	Za	1	N/A
316.	Establish communications with vital resources within Business district.	X	X	X	X	X	OG	P, Za	1	N/A
317.	Maintain communications with Business district.	X	X	X	X	X	OG	P, Za	1	N/A
318.	Review product market to determine additional equipment needed to remain active in providing quality service and product to the public.	X	X	X	X	X	OG	Za	1	N/A
319.	Establish Communication Committee to quantify policy and procedures for the department and its broadcast scope.	X	X	X	X	X	OG	Za	1	N/A
320.	Determine future growth needs for department, staffing, and resources available to the community.	X	X	X	X	X	OG	A, Za	1	N/A
321.	Maintain Park Security backup by the Police Department.	X	X	X	X	X	OG	J	1	N/A

PUBLIC UTILITIES

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCE	ESTIMATED FUNDS
280. Ensure the development and maintenance of adequate water and wastewater facilities through representation on the WSA Board of Directors.	X	X	X	X	X	OG	A, O	1, 2, 3, 10, 11	N/A
281. Work with the WSA to monitor activities which would effect the quality of the water supply through enforcement activities and other mechanisms. City and WSA policies should be coordinated to ensure maximum efficiency and coverage.	X	X	X	X	X	OG	A, O	1, 13	N/A
282. Encourage the WSA to continue utilizing connection fees for the development of and improvements to water supply, production, treatment, and distribution facilities as a means to repay bonds for these major capital improvements.	X	X	X	X	X	OG	A	1	N/A
283. Work closely with the WSA to coordinate land use designations and decisions with water and wastewater capacities and line extensions.	X	X	X	X	X	OG	A, B, F, O	1, 13	N/A
284. Support and encourage the continuation of WSA's current educational and public relations mechanisms which focus on the conservation and efficient utilization of local water resources. These include WSA's partner-in-education program, a video on xeriscaping, a brochure regarding water conservation, and free water saver inserts for faucets and showerheads.	X	X	X	X	X	OG	A, O, P, X	1, 13	N/A

PUBLIC UTILITIES

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCE	ESTIMATED FUNDS
285. Recognize that coordination among WSA, Douglas County, Douglasville, Villa Rica, Austell, adjacent counties, and ARC is critical and should be done by the WSA and local governments.						OG	A, O, Q, X	1, 13	N/A
286. Work with the Atlanta Regional Commission to coordinate water quality issues.	X	X	X	X	X	OG	A, F, O	1, 13	N/A
287. Encourage the WSA to continue its requirements for sewer lines to be placed in developments that have sewerage services available now or are projected to have them in five years, and for WSA to obtain sewer easements in developments where sewerage services are projected to be more than five years away.	X	X	X	X	X	OG	A, O, P, X	1, 13	N/A
288. Ensure that solid waste treatment and disposal facilities serving Douglasville and Douglas County meet regulatory requirements and are in place when needed to support and facilitate effective solid waste handling programs today and for the subsequent 10-year period, thereby maintaining and enhancing the quality of life of the residents of Douglas County and Douglasville.	X	X	X	X	X	OG	A, D, Q, Z	1, 11, 13	N/A
289. Ensure that proposed solid waste handling facilities are sited in areas suitable for such developments, are compatible with surrounding uses and are not considered for location in areas which have been	X	X	X	X	X	OG	A, D, Q, X, Z	1, 11, 13	N/A

PUBLIC UTILITIES

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCE	ESTIMATED FUNDS
identified by local officials as having environmental or other land use limitations.									
290. Develop additional regulations at the local level to deal with solid waste issues not covered in current ordinances.	X	X	X	X	X	OG	A, D, I	1	N/A
291. Direct the applicable City government staff (Street and Sanitation) to develop contact with their counterparts throughout the region.	X	X	X	X	X	OG	D	1	N/A
292. Participate in regional committees and task forces regarding solid waste disposal.	X	X	X	X	X	OG	A, D	1	N/A
293. Guard against the disposal of any hazardous waste or toxic waste material in the Douglasville area which are generated from outside Douglas County.	X	X	X	X	X	OG	A, D, G	1	N/A
294. Consider additional services from cable television operators such as interactive TV, public access channel services, and more local control.	X	X	X	X	X	OG	A, I	1	N/A

TRANSPORTATION									
ACTION	2009	2010	2011	2012	2013	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
120. Work toward the timely completion of City transportation projects currently on the regional Transportation Improvements Program (TIP).	X	X	X	X	X	OG	C	1, 2, 6, 7, 13	N/A
121. Work toward putting additional Regional Transportation Plan (RTP) projects for the City in the TIP based on an assessment of current and future needs and the likelihood of funds acquisition.	X	X	X	X	X	OG	A, C	1, 13	Costs included in an overall annual budget annually for transportation planning.
122. Develop new projects for the RTP and TIP, including locally programmed projects, based on assessment of current and future needs and the likelihood of funds acquisition.	X	X	X	X	X	OG	A, C	1, 2, 6, 7, 13	N/A
123. Develop an interlinking system of east-west and north-south major and minor arterials to aid in the efficient and rapid movement of through vehicles and which will have a minimum impact on residential areas.	X	X	X	X	X	OG	C	1, 2, 6, 7, 13	N/A
124. Include the special transportation needs of the elderly, handicapped, and poor by providing them with convenient and safe transportation options.	X	X	X	X	X	OG	C, D, X	1, 2, 8, 13	N/A
125. Participate in various state and inter-regional meetings regarding commuter and high-speed rail.	X	X	X	X	X	OG	C	1	N/A
126. Participate in the planning and continuing	x	x	x	x	x		C	1	N/A

	study of commuter rail presently sponsored by Georgia DOT's Office of Intermodal Programs.						OG			
127.	Encourage the establishment of a commuter rail line along the Norfolk Southern Line paralleling Bankhead Highway with a station in Douglasville. Such a system should provide links to other modes of transportation such as vanpools, buses, pedestrian, and bicycle transit.	X	X	X	X	X	OG	A, C	1, 13	N/A
128.	Investigate the economic, social, and land use implications of the benefits of commuter rail through Douglasville.	X	X	X	X	X	OG	A, C	1	N/A
129.	Continue to support park and ride lots, which are easily accessible to the citizens of the City.	X	X	X	X	X	OG	A, C, K, X	1	N/A
130.	Encourage carpooling, ridesharing and high occupancy vehicle lanes.	X	X	X	X	X	OG	A, C, K, X	1	N/A
131.	Continue the efforts of the local Bicycle and Pedestrian Advisory Committee in the planning and implementation of bicycle and pedestrian facilities within Douglasville and Douglas County such as bicycle routes, bicycle lanes, bicycle paths, jogging trails, sidewalks, and other pedestrian paths.	X	X	X	X	X	OG	C, K, X	1	N/A
132.	Revise the zoning and residential codes to include bicycle planning in the development process, with establishment of paths, lanes and appurtenances to accommodate cyclists.	X	X	X	X	X	OG	A, B, C	1	N/A
133.	Continue to improve pedestrian safety with a program of sidewalks, signing and	X	X	X	X	X	OG	A, C, D	1	N/A

	markings, and pedestrian signals in congested areas.									
134.	Continue to work with State and Federal agencies to implement sidewalk and pedestrian planning with transportation projects.	X	X	X	X	X	OG	C	1	N/A
135.	Encourage the planning of all modes of transportation to connect with transit opportunities.	X	X	X	X	X	OG	C	1	N/A
136.	Encourage the extension of the Advanced Traffic Management System (ATMS) to Douglasville and Douglas County.	X	X	X	X	X	OG	A, C	1	N/A
137.	Encourage High Occupancy Vehicle (HOV) lanes to be developed in Douglasville and Douglas County on Interstate 20 as part of an ATMS system.	X	X	X	X	X	OG	A, C	1	N/A
138.	Encourage telecommuting efforts between employees and employers, recognizing the future importance of such efforts to reduce congestion and air emissions.	X	X	X	X	X	OG	A, C	1	N/A
139.	Continue maintenance and upgrade of pavement marking, roadway signing, traffic signal timing and coordination, and periodic review of roadway and intersection traffic management.	X	X	X	X	X	OG	C, D	1	N/A
140.	Provide positive guidance to motorists through the improvement and upgrade of traffic signs and pavement markings (striping), and develop a program to perform this function on an annual basis.	X	X	X	X	X	OG	D	1	N/A
141.	Include safety aspects in transportation project planning, development, and						OG	C, D, K	1	N/A

	implementation.	X	X	X	X	X				
142.	Coordinate with Georgia DOT, ARC, and various state and federal agencies regarding transportation.						OG	C	1	N/A
		X	X	X	X	X				
143.	Develop an efficient and coordinated transportation planning function in Douglasville that forecasts future needs, identifies and evaluates effective alternatives, and has a thorough knowledge of projects and regulations.						OG	A, C, Q	1	N/A
		X	X	X	X	X				
144.	Continue to coordinate transportation planning between Douglas County and the City of Douglasville (it is essential because at ARC the Douglas County representative on the Transportation Coordinating Committee (TCC) also represents the City of Douglasville.						OG	A, C, Q	1	N/A
		X	X	X	X	X				
145.	Coordinate City of Douglasville transportation planning efforts with those of other local governments in the Atlanta Region through the TCC.						OG	C, Q	1	N/A
		X	X	X	X	X				
146.	Encourage the development of innovative techniques for the planning, design, and financing of needed transportation facilities.						OG	C, Q	1	N/A
		X	X	X	X	X				
147.	Encourage citizen participation in the transportation planning process.						OG	A, C, Q	1	N/A
		X	X	X	X	X				
148.	Maintain and improve informed representation on the TCC and regional transportation management systems task forces.						OG	C, Q	1	N/A
		X	X	X	X	X				
149.	Establish and maintain contact with the Georgia DOT regarding transportation						OG	A, C	1	N/A

	projects and funding, and actively to pursue projects.	X	X	X	X	X				
150.	Review transportation plans with contiguous counties to ensure coordination of transportation planning, improvements and status of various projects.	X	X	X	X	X	OG	C, Q	1	N/A
151.	Ensure through local ordinances, development regulations, and the zoning and plan review process that various access control and circulation policies are adopted and implemented into developments.	X	X	X	X	X	OG	A, B, C, E, F	1	N/A
152.	Encourage developments to plan for access and proper circulation prior to subdivision of land during the initial planning process.	X	X	X	X	X	OG	A, F	1	N/A
153.	Ensure a new development complies with proper planning and engineering principles regarding safety of access and proper street geometry.	X	X	X	X	X	OG	A, F	1	N/A
154.	Review on-street parking and loading throughout the City periodically and insure their proper management.		X		X		OG	F	1	N/A
155.	Review and redefine periodically the parking requirements for different land uses and mixes in order to meet demand, or optimally maximize the use of the land for buffering of adjacent uses, parks, and other conservation measures.		X		X		OG	A, F	1	N/A
156.	Continue to consider the effect of new development on the local transportation system when making land use decisions.						OG	A, B, C, F	1, 3	N/A

	and easements within and adjacent to developments that provide direct and convenient access to major points of destination such as schools, shopping centers, and places of employment.	X	X	X	X	X	OG	A, C	1	N/A
164.	Review traffic flows and congestion on major and minor arterials, and identify needed street improvements projects in order to discourage cut-through traffic problems in residential subdivisions.	X	X	X	X	X	OG	C, F	1	N/A
165.	Discourage strip commercial development along arterials and encourage concentrated nodal commercial development to minimize traffic congestion.	X	X	X	X	X	OG	A, B, C, F	1	N/A
166.	Plan and develop commercial areas to be more efficient and pedestrian friendly and to accommodate bicycle traffic.	X	X	X	X	X	OG	A, B, C, F	1	N/A
167.	Coordinate zoning and other land use regulations with the Transportation and Thoroughfare Plan to provide adequate transportation infrastructure in current and projected industrial areas.	X	X	X	X	X	OG	B, C	1	N/A
168.	Consider access from the arterial road system when planning for government buildings and other public facilities.	X	X	X	X	X	OG	A, C, F	1	N/A
169.	Encourage the Board of Education not to locate public schools on State routes and major arterials where posted speed limits are in excess of 35 mph. (This is imperative in order to maintain traffic control on the arterial street, eliminate the reduction of travel speeds as a result of reduced speed zones in school areas,						OG	A, C, Q, Z	1	N/A

	reduce points of congestion, and protect the safety of pupils, teachers, and the public which patronize schools for educational, athletic events, and recreational purposes.)	X	X	X	X	X				
170.	Coordinate the Comprehensive Plan and the local Transportation and Thoroughfare Plan.	X	X	X	X	X	OG	C	1	N/A
171.	Plan street and other transportation improvements in such a way that land use, social, environmental, and other impacts become part of the local review process.	X	X	X	X	X	OG	A, B, C, F	1	N/A
172.	Continue to encourage the private sector, through zoning and development regulations, to provide street improvements such as deceleration lanes, left turn lanes, and intersection improvements to separate site-generated traffic from through traffic.	X	X	X	X	X	OG	A, B, C, F	1	N/A
173.	Continue to plan for major access north-south and east-west routes, designed to move through traffic safely and efficiently and to preserve the character of residential streets.	X	X	X	X	X	OG	A, C, F	1	N/A
174.	Identify and reconstruct street offsets and intersections which will make connections that facilitate east-west and north-south traffic movement.	X	X	X	X	X	OG	A, D, F	1	N/A
175.	Seek ways to reduce travel time by improving street and intersection capacity and geometry, timing and coordination of traffic signals and other operational improvements.	X	X	X	X	X	OG	D, F	1	N/A

176.	Coordinate with the Georgia DOT regarding various access control policies, actions and ordinances on State and Federal highways necessary to fulfill Transportation goals.	X	X	X	X	X	OG	A, C, D	1	N/A	
177.	Consider and include applicable elements of the Comprehensive Plan in future plans and improvements to the City's transportation system.					X	X	OG	A, C	1	N/A
178.	Consider alternative funding sources such as private developers, one-percent sales taxes, bond issues, gasoline taxes, and other mechanisms to fund needed and desired transportation projects.	X	X	X	X	X		OG	A, C, H, Z	1, 13	N/A
179.	Seek to identify costs of transportation projects, and match funding with phasing and implementation time frames.	X	X	X	X	X		OG	A, C, D, H	1, 13	N/A
180.	Seek to identify new and creative ways to fund and implement transportation projects with local and non-local funds.	X	X	X	X	X		OG	C, H, Z	1, 13	N/A
181.	Budget at the local level on an annual basis for funding various phases of projects, including pre-engineering, right-of-way acquisition, and construction, and seek to match funding with state and federal commitments.	X	X	X	X	X		OG	A, C, H, Z	1, 2, 13	N/A
182.	Continue to budget annually for maintenance of streets and bridges including signing, pavement markings, asphalt repair, resurfacing, storm drainage improvements, sidewalks, traffic signals, and street lighting.	X	X	X	X	X		OG	A, D, H	1, 2, 13	N/A

183.	Conduct public hearings to identify citizen concerns and issues regarding transportation.		X		X		OG	A, C, Z	1	\$1,000 Annually
184.	Increase coordination and communication with Senatorial and Congressional offices as to proposed changes in transportation legislation, project opportunities, and the status of funding of projects.	X	X	X	X	X	OG	A, P, Q, Z	1	N/A
185.	Encourage regional efforts of transportation communication at the Georgia DOT and ARC.	X	X	X	X	X	OG	A, C, Z	1	N/A
186.	Develop a roadside maintenance and improvement program, which will better, maintain and improve the appearance of the roadside.	X	X	X	X	X	OG	A, D, Z	1, 13	N/A
187.	Incorporate landscaping plans in all new transportation projects, and coordinate proposed improvements with the Georgia DOT and ARC to encourage improved landscaping of projects on state and federal highways.	X	X	X	X	X	OG	A, C, D	1, 2, 8, 13	N/A
188.	Coordinate with utility companies to reduce the unsightly appearance of lines, poles, junction boxes and other structures along streets, and develop ways to mitigate such obtrusiveness.	X	X	X	X	X	OG	A, D, F, X	1, 13	N/A
189.	Recognize the Transportation Section of this and subsequent comprehensive planning efforts shall form the basis for the development of a transportation plan, and that such a plan will be developed, updated, and implemented.	X	X	X	X	X	OG	A, C	1	N/A

190.	Coordinate the transportation plan with the land use section of the Comprehensive Plan.	X	X	X	X	X	OG	C	1	N/A
191.	Incorporate various transportation policies stated in previous goals and objectives into City codes, ordinances, development regulations, and the zoning and plan review process.	X	X	X	X	X	OG	A, B, C, D, Q, Z,	1, 13	N/A
192.	Encourage the development in the City of alternatives to the private car such as walking, biking, carpooling, and public transportation.	X	X	X	X	X	OG	A, C	1, 6	N/A
193.	Develop a plan that would address the SR 92 Relocation Project for the effected communities.	X	X	X	X	X	OG	A, C, M, X	1, 7	\$50,000

Economic Development

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
88. Develop, maintain and advance an aggressive external marketing campaign for business recruitment by working with the City's economic development allies including the Douglas County Chamber of Commerce, Metro Atlanta Chamber of Commerce, Georgia Department of Economic Development, Georgia EMC, Georgia Power, as well as site location consultants and commercial/industrial brokers.	X	X	X	X	X	OG	N	1, 13	N/A
89. Participate on and advance the Douglas County Chamber of Commerce's existing Industries Committee.	X	X	X	X	X	OG	N	1,13	N/A
90. Encourage the CDA and Douglas County Chamber of Commerce to continue to provide volunteer committees for smaller businesses. Seminars, workshops, brochures, and other resources for small businesses should continue to be available.	X	X	X	X	X	OG	N	1	N/A
91. Encourage communication and						OG	N, P	1	N/A

Economic Development

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
assistance from the CDA and Chamber of Commerce so vital information for businesses is readily available.	X	X	X	X	X				
92. Encourage local businesses and industries to work with the CDA and join the Chamber of Commerce in order to take full advantage of the services of each.	X	X	X	X	X	OG	N, P	1	N/A
93. Review the City's processes for business licenses, building permits, plan review, and other required procedures, and encourage other regulatory bodies such as the Douglasville - Douglas County Water and Sewer Authority, the Douglas County government and the Douglas County Board of Education to do the same in order to streamline and coordinate these activities.	X	X	X	X	X	OG	N, P	1, 13	N/A
94. Continue active communications with the business and industrial community.	X	X	X	X	X	OG	A, B, C, E, G, H, I, N	1, 13	N/A
95. Work with the local economic						OG	N	1, 13	N/A

Economic Development

ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
and industrial organization to estimate the future needs of the commercial sectors.	X	X	X	X	X				
96. Identify and designate sufficient areas for the commercial and industrial sector on the future land use map, with the percentage area designated as a ceiling.	X	X	X	X	X	OG	A, B, N, P	1	\$1,500
97. Designate future commercial land uses in a hierarchical manner whereby regional commercial and industrial uses can be centrally located in the region, community commercial land uses can be centrally located in the community, and neighborhood commercial uses can be centrally located on major roads and secondary road within residential concentrations without compromising the integrity of individual neighborhoods and subdivisions. Continuous with annexations.	X	X	X	X	X	OG	A, C, N	1	\$2,800
98. Coordinate transportation and thoroughfare planning with land use planning so that efficient and ordered linkages between uses can be developed.						OG	A, C, N	1	\$1,700

Economic Development

ACTION	2	2	2	2	2	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
	0	0	0	0	0				
	0	1	1	1	1				
	9	0	1	2	3				
	X	X	X	X	X				
99. Involve adjacent governments when developing changes and modifications to local land use codes and ordinances, in order to seek to maintain positive communications.						OG	B, K, N	1	N/A
	X	X	X	X	X				
100. Ensure that the planned high quality of development within the Quality Development Corridor (QDC) becomes a reality. Establish boundaries for the QDC, from Bright Star Road to the Cobb County Line.						OG	A, B, C, K, N, X	1	N/A
	X	X	X	X	X				
101. Enhance the opportunity for higher quality commercial and industrial growth through the continued use of the Quality Growth Development District (QGDD) in the City of Douglasville; and review the performance of the QGDD since its establishment, and revise the zoning code as needed to strengthen its effectiveness.						OG	A, C, N	1	\$2,000 Annually
	X	X	X	X	X				
102. Assess the size and level of training of government staffing to ensure it is sufficient for						OG	A, B, C, N	1	\$1,500 Annually

Economic Development

ACTION	2009	2010	2011	2012	2013	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
current and future needs and is based on a growth mode.	X	X	X	X	X				
103. Develop additional zoning criteria and designations, as needed, to allow for quality developments in the Livable Centers Initiative Study Area (LCI) and other appropriate types of development.	X	X	X	X	X	OG	A, H, Z	1	N/A
104. Seek to work with the City of Douglasville government and the local economic and CDA to develop the framework for a commercial and industrial areas database that would utilize primary data and secondary data collected from business licenses, appraisal activities, and local real estate activities.	X	X	X	X	X	OG	A, B, C, I, N	1	N/A
105. Link the commercial and industrial areas database with the development of a GIS system.	X	X	X	X	X	OG	A, N, R	1, 13	\$2,000*
106. Identify what constitutes quality industrial development, with this identification considering potential tax revenues, service						OG	A, C, H, N	1, 13	\$2,700*

Economic Development

ACTION	2	2	2	2	2	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
	0	0	0	0	0				
	0	1	1	1	1				
	9	0	1	2	3				
expenditures, and quality of worker, environmental effects of industries, and other factors.	X	X	X	X	X				
107. Perform a fiscal impact analysis on each large development application.	X	X	X	X	X	OG	C, N	1, 13	N/A
108. Work with the CDA to estimate the future needs of the industrial sectors.	X	X	X	X	X	OG	N, Y	1	N/A
109. Implementation of the soon to be adopted CDA Strategic Plan which is a 5 year blueprint for economic development in Douglasville.	X	X	X	X	X	OG	A, K, N, Q	1, 13	\$4,500
110. Encourage development of an educational roundtable made up of leaders from local government, the school system, business and industry, and local residents. (This roundtable would meet regularly to discuss ways to maintain and improve the quality of the local public education system.)	X	X	X	X	X	OG	N	1, 13	N/A
111. Continue to support the Cultural Arts Council and the possible future development of cultural						OG	A, N, M, P, Z	1, 13	N/A

Economic Development

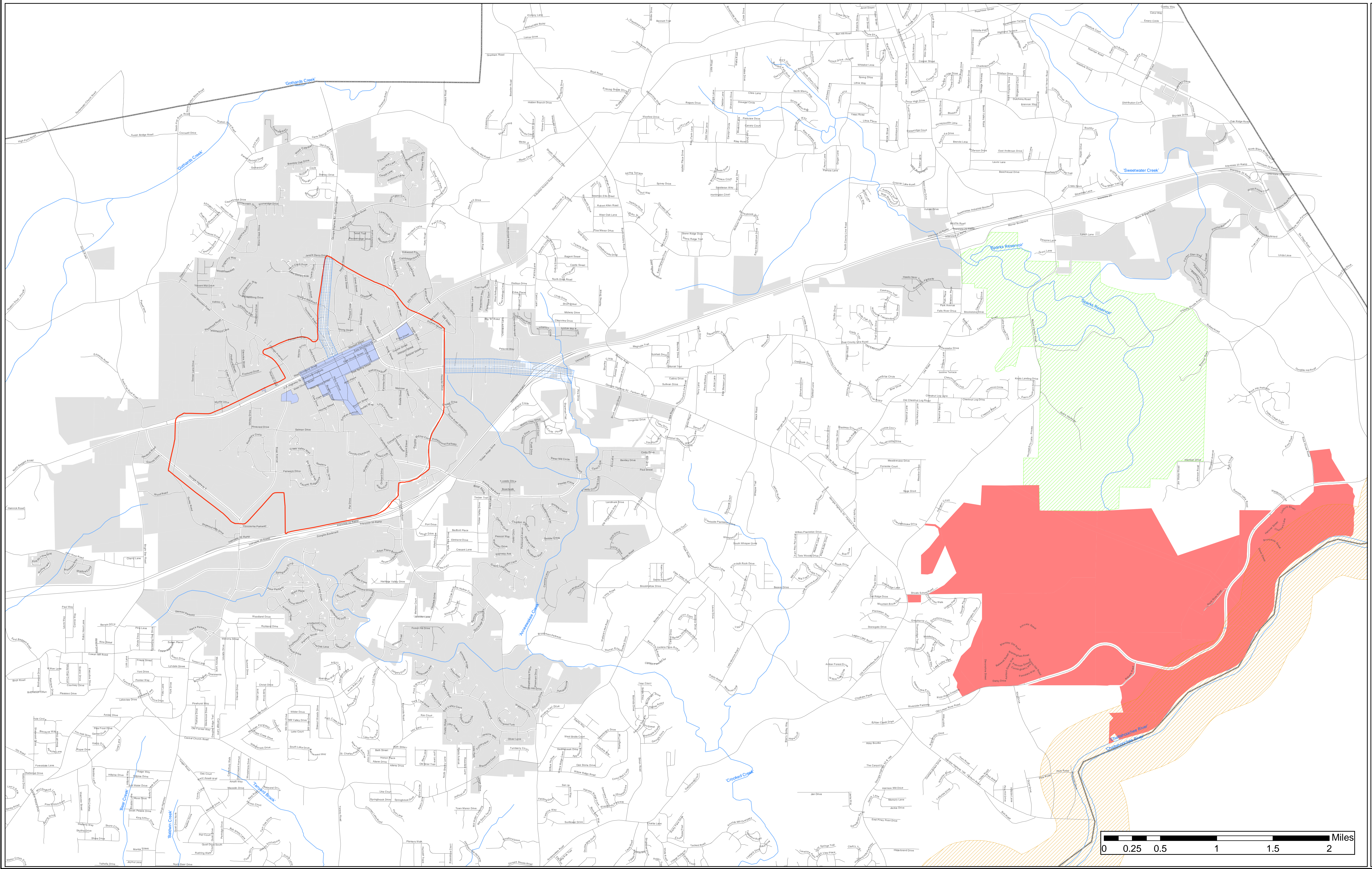
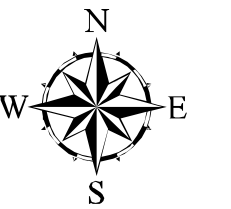
ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
institutions in Douglas County such as a performing arts center, art museum, concert hall, history museum, and other institutions.	X	X	X	X	X				
112. Continue to support and participate in cultural events, programs, and organizations.	X	X	X	X	X	OG	A, L, M, P	1, 13	N/A
113. Enhance current Adopt-A-Street program and support efforts to maintain and enhance the State's Adopt-a-Highway program and the County's Adopt-a-Mile program.	X	X	X	X	X	OG	D, Q, X	1, 13	N/A
115. Encourage the Downtown Development Authority of the City of Douglasville to provide Volunteer committees for small businesses downtown. Seminars, workshops, brochures, and other resources for small businesses to be available.	X	X	X	X	X	OG	A, M, X	1,13	N/A
116. Encourage downtown revitalization through repair of historic buildings.	X	X	X	X	X	OG	A, M, X	1,2	N/A
117. The Douglasville Convention and Visitors Bureau shall establish and						OG	X, Z, W	10	N/A

Economic Development

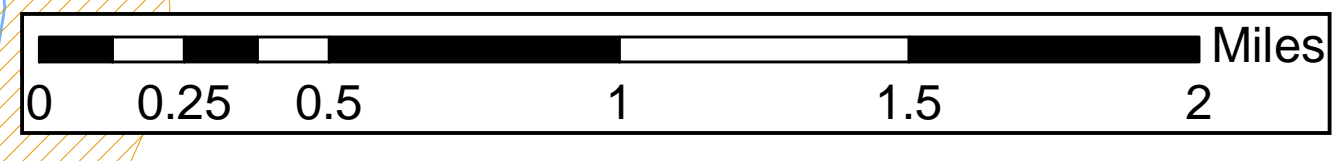
ACTION	2	2	2	2	2	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
	0	0	0	0	0				
	0	1	1	1	1				
	9	0	1	2	3				
maintain contacts with key members of the tourism industry the Georgia Department of Industry Trade & Tourism, and others.	X	X	X	X	X				
118. A tourism committee shall make recommendations for incentives to attract tourism-related industries to Douglasville.	X	X	X	X	X	OG	M, W, X, Z	10	N/A
119. Identify and market key properties and sites that offer infill and adaptive reuse opportunities for economic development.	X	X	X	X	X	OG	N	1	N/A
120. Partner with property owners to develop "shovel ready" industrial and commercial sites that have the necessary infrastructure and engineering work completed in order to provide opportunity sites for new and expanding businesses.	X	X	X	X	X	OG	N	1	N/A
121. Develop a virtual spec building and business park program that will allow for the marketing of permitted buildings and sites to industrial and office prospects.	X	X	X	X	X	OG	N	1	N/A
122. Develop and implement an economic development strategic plan for the CDA that identifies goals, objectives,	X	X	X	X	X	OG	N	1	N/A

Economic Development

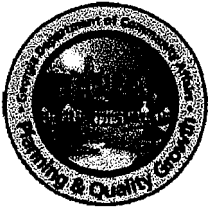
ACTION	2 0 0 9	2 0 1 0	2 0 1 1	2 0 1 2	2 0 1 3	LONG TERM	RESPONSIBLE PARTIES	FUNDING SOURCES	ESTIMATED COSTS
action items, responsible parties and time lines for economic development.									
123. Create and maintain an inventory of existing industrial and office properties available in Douglasville for new and expanding industries.	X	X	X	X	X	OG	N	1	N/A
124. Develop and implement a targeted industry study for the recruitment of business sectors that are projected to have strong, positive growth and are well suited for Douglasville based on the City's workforce demographics, location and desire to attract high wage, sustainable jobs.	X	X	X	X	X	OG	N	1	N/A
125. Maintain and advance the City's Business Retention and Expansion (BR&E) program in order to identify and address those issues critical to the growth and success of local industry. The program will include key economic development partners of the City such as the Douglas County Chamber of Commerce, Georgia Department of Economic Development, Georgia EMC, Small Business Development Center, and West Georgia Technical College.	X	X	X	X	X	OG	N	1, 13	N/A



- City of Douglasville**
- Infill Development Corridor
 - Historic District
 - Growth Area
 - River/Creek
 - LCI Study Area
 - Lakes & Streams
 - Streets
 - Parcels
 - County Boundary



THIS MAP HAS BEEN PRODUCED FROM VARIOUS RELIABLE SOURCES. EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS MAP. HOWEVER, THE CITY OF DOUGLASVILLE ASSUMES NO LIABILITY OR DAMAGES FROM ERRORS OR OMISSIONS. IF ANY ERRORS OR OMISSIONS ARE DETECTED, PLEASE CONTACT THE ZONING ADMINISTRATOR FOR THE CITY OF DOUGLASVILLE SO THAT IT MAY BE CORRECTED.



Quality Community Objectives Local Assessment

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community that “you are here.” Each of the fifteen Quality Community Objectives has a set of yes/no statements, with additional space available for comments. The statements focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No” answers may provide guidance in how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

Some assessors may be able to answer these questions without much research, particularly in communities with few or no land use controls. Others may need to review land use ordinances and zoning regulations to find the answers, but this initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document, and the ensuing discussions regarding future development patterns, as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is only an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals. For technical assistance in implementing the policies, ordinances and organizational structures referenced in the assessment, please refer to [OPQG’s Assistance with Planning and Quality Growth](#).

Congratulations on your community and economic development efforts, and thank you for your dedication to Georgia’s citizens and resources.

*Quality Community Objectives
Local Assessment*

<i>Development Patterns</i>			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	<input checked="" type="radio"/>	<input type="radio"/>	
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.	<input checked="" type="radio"/>	<input type="radio"/>	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	<input checked="" type="radio"/>	<input type="radio"/>	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	<input checked="" type="radio"/>	<input type="radio"/>	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	<input checked="" type="radio"/>	<input type="radio"/>	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	<input checked="" type="radio"/>	<input type="radio"/>	
7. In some areas several errands can be made on foot, if so desired.	<input checked="" type="radio"/>	<input type="radio"/>	
8. Some of our children can and do walk to school safely.	<input checked="" type="radio"/>	<input type="radio"/>	
9. Some of our children can and do bike to school safely.	<input checked="" type="radio"/>	<input type="radio"/>	
10. Schools are located in or near neighborhoods in our community.	<input checked="" type="radio"/>	<input type="radio"/>	

**Quality Community Objectives
Local Assessment**

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	<input checked="" type="radio"/>	<input type="radio"/>	
2. Our community is actively working to promote brownfield redevelopment.	<input checked="" type="radio"/>	<input type="radio"/>	
3. Our community is actively working to promote greyfield redevelopment.	<input checked="" type="radio"/>	<input type="radio"/>	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	<input checked="" type="radio"/>	<input type="radio"/>	
5. Our community allows small lot development (5,000 square feet or less) for some uses.	<input checked="" type="radio"/>	<input type="radio"/>	On existing lots.
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	<input checked="" type="radio"/>	<input type="radio"/>	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	<input checked="" type="radio"/>	<input type="radio"/>	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	<input checked="" type="radio"/>	<input type="radio"/>	
4. We have ordinances to regulate the size and type of signage in our community.	<input checked="" type="radio"/>	<input type="radio"/>	

*Quality Community Objectives
Local Assessment*

5. We offer a development guidebook that illustrates the type of new development we want in our community.	<input checked="" type="radio"/>	<input type="radio"/>	
6. If applicable, our community has a plan to protect designated farmland.	<input type="radio"/>	<input type="radio"/>	N/A
Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	<input checked="" type="radio"/>	<input type="radio"/>	Park & Ride Lots, Express Bus, Van Pool & Senior Srvs
2. We require that new development connects with existing development through a street network, not a single entry/exit.	<input type="radio"/>	<input checked="" type="radio"/>	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	<input checked="" type="radio"/>	<input type="radio"/>	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	<input checked="" type="radio"/>	<input type="radio"/>	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	<input checked="" type="radio"/>	<input type="radio"/>	
6. We have a plan for bicycle routes through our community.	<input checked="" type="radio"/>	<input type="radio"/>	
7. We allow commercial and retail development to share parking areas wherever possible.	<input checked="" type="radio"/>	<input type="radio"/>	
Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	<input checked="" type="radio"/>	<input type="radio"/>	

*Quality Community Objectives
Local Assessment*

2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	<input checked="" type="radio"/>	<input type="radio"/>	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	<input checked="" type="radio"/>	<input type="radio"/>	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	<input checked="" type="radio"/>	<input type="radio"/>	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	<input checked="" type="radio"/>	<input type="radio"/>	
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	<input checked="" type="radio"/>	<input type="radio"/>	
<i>Resource Conservation</i>			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.	<input checked="" type="radio"/>	<input type="radio"/>	
2. We have an active historic preservation commission.	<input checked="" type="radio"/>	<input type="radio"/>	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	<input checked="" type="radio"/>	<input type="radio"/>	

**Quality Community Objectives
Local Assessment**

Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.	<input checked="" type="radio"/>	<input type="radio"/>	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	<input checked="" type="radio"/>	<input type="radio"/>	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	<input type="radio"/>	<input checked="" type="radio"/>	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	<input type="radio"/>	<input checked="" type="radio"/>	
Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	<input checked="" type="radio"/>	<input type="radio"/>	
2. We use this resource inventory to steer development away from environmentally sensitive areas.	<input checked="" type="radio"/>	<input type="radio"/>	
3. We have identified our defining natural resources and taken steps to protect them.	<input checked="" type="radio"/>	<input type="radio"/>	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	<input type="radio"/>	<input checked="" type="radio"/>	
5. Our community has a tree preservation ordinance which is actively enforced.	<input checked="" type="radio"/>	<input type="radio"/>	
6. Our community has a tree-replanting ordinance for new development.	<input checked="" type="radio"/>	<input type="radio"/>	

*Quality Community Objectives
Local Assessment*

7. We are using stormwater best management practices for all new development.	<input checked="" type="radio"/>	<input type="radio"/>	
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	<input checked="" type="radio"/>	<input type="radio"/>	
<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	<input checked="" type="radio"/>	<input type="radio"/>	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	<input checked="" type="radio"/>	<input type="radio"/>	
3. Our elected officials understand the land-development process in our community.	<input checked="" type="radio"/>	<input type="radio"/>	
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	<input checked="" type="radio"/>	<input type="radio"/>	
5. We have a Capital Improvements Program that supports current and future growth.	<input checked="" type="radio"/>	<input type="radio"/>	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	<input type="radio"/>	<input checked="" type="radio"/>	
7. We have clearly understandable guidelines for new development.	<input checked="" type="radio"/>	<input type="radio"/>	

*Quality Community Objectives
Local Assessment*

8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	<input type="radio"/>	<input checked="" type="radio"/>	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	<input checked="" type="radio"/>	<input type="radio"/>	
10. We have a public-awareness element in our comprehensive planning process.	<input checked="" type="radio"/>	<input type="radio"/>	
Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	<input checked="" type="radio"/>	<input type="radio"/>	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	<input checked="" type="radio"/>	<input type="radio"/>	
3. We recruit firms that provide or create sustainable products.	<input checked="" type="radio"/>	<input type="radio"/>	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	<input checked="" type="radio"/>	<input type="radio"/>	
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	<input type="radio"/>	<input checked="" type="radio"/>	
2. Our community has jobs for skilled labor.	<input checked="" type="radio"/>	<input type="radio"/>	
3. Our community has jobs for unskilled labor.	<input checked="" type="radio"/>	<input type="radio"/>	

*Quality Community Objectives
Local Assessment*

4. Our community has professional and managerial jobs.	<input checked="" type="radio"/>	<input type="radio"/>	
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	<input checked="" type="radio"/>	<input type="radio"/>	
2. People who work in our community can also afford to live in the community.	<input checked="" type="radio"/>	<input type="radio"/>	
3. Our community has enough housing for each income level (low, moderate and above-average).	<input checked="" type="radio"/>	<input type="radio"/>	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	<input checked="" type="radio"/>	<input type="radio"/>	
5. We have options available for loft living, downtown living, or “neo-traditional” development.	<input checked="" type="radio"/>	<input type="radio"/>	
6. We have vacant and developable land available for multifamily housing.	<input checked="" type="radio"/>	<input type="radio"/>	
7. We allow multifamily housing to be developed in our community.	<input checked="" type="radio"/>	<input type="radio"/>	
8. We support community development corporations that build housing for lower-income households.	<input checked="" type="radio"/>	<input type="radio"/>	
9. We have housing programs that focus on households with special needs.	<input checked="" type="radio"/>	<input type="radio"/>	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	<input checked="" type="radio"/>	<input type="radio"/>	

***Quality Community Objectives
Local Assessment***

Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	<input checked="" type="radio"/>	<input type="radio"/>	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	<input checked="" type="radio"/>	<input type="radio"/>	
3. Our community has higher education opportunities, or is close to a community that does.	<input checked="" type="radio"/>	<input type="radio"/>	
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	<input checked="" type="radio"/>	<input type="radio"/>	
<i>Governmental Relations</i>			
Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	<input checked="" type="radio"/>	<input type="radio"/>	
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	<input checked="" type="radio"/>	<input type="radio"/>	
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	<input checked="" type="radio"/>	<input type="radio"/>	

**Quality Community Objectives
Local Assessment**

4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	<input checked="" type="radio"/>	<input type="radio"/>	
<p>Regional Cooperation</p> <p>Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</p>			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	<input checked="" type="radio"/>	<input type="radio"/>	
2. We are satisfied with our Service Delivery Strategy.	<input checked="" type="radio"/>	<input type="radio"/>	
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	<input checked="" type="radio"/>	<input type="radio"/>	
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	<input checked="" type="radio"/>	<input type="radio"/>	

SHORT TERM WORK PROGRAM UPDATE - 2009-2013

City of Douglasville

Activity	Years	Resp.	Cost Est.	Funding Source
Housing				
Review and revise the residential section of the zoning code to look at densities within the city.	2009-2013	Zoning	N/A	Local
Review ordinances and codes that relate to housing, such as the building regulations and subdivision regulations, for consistency with each other.	2009-2013	CD	N/A	Local
Enforce code enforcement efforts in neighborhoods.	2009-2013	CE	N/A	Local
Develop databases on vacant land and government-owned property.	2009-2011	GIS	N/A	Local
Review the applicable state building codes and other appropriate documents to determine areas for improvement and flexibility in the area of residential building technology.	2009-2013	BLDG	N/A	Local
Do an assessment of Senior Housing.	2009-2011	Planning	N/A	Local

City of Douglasville

Activity	Years	Resp.	Cost Est.	Funding Source
Housing				
Review and revise, the sign section of the zoning code to ensure that signage is attractive.	2009-2011	CE	N/A	Local
Enforce the sign ordinances to minimize visual clutter at entrance points to the City and within the City.	2009-2013	CE	N/A	Local
Meet with the Cultural Arts Council and other cultural and entertainment groups to maintain and increase the offering of and participation in cultural events, programs, and organizations in Douglasville.	2009-2013	CS	N/A	Local
Implement appropriate housing programs.	2009-2013	CD	N/A	Local

City of Douglasville

Activity	Years	Resp.	Cost Est.	Funding Source
Natural Resources				
Monitor programs to protect flood plains, ground water, wetlands, historic resources and flora and fauna.	2009-2013	CD	N/A	Local
Strictly enforce the soil erosion ordinances by the WSA.	2009-2013	CD	N/A	Local
Enforce soil erosion through the tree protection ordinance and soil erosion ordinance.	2009-2013	CD	N/A	Local
Modify land use regulations related to watersheds and open space zones. (City Ordinances to be reviewed and revised and to be administered and enforced.)	2009-2013	Zoning	N/A	Local
Review and implement new land use regulations related to development within watersheds, aquifers, groundwater recharge areas, and open space zones.	2009-2013	Zoning	N/A	Local

City of Douglasville

Activity	Years	Resp.	Cost Est.	Funding Source
Natural Resources				
Maintain a set of computerized maps (GIS), which will allow staff to more closely determine boundaries of watersheds and open space zones and to analyze land use issue.	2009-2013	GIS	N/A	Local
Ensure the proper disposal of wastes for industrial and commercial.	2009-2013	MAIN.	N/A	Sanitation Fund
Analyze the zoning code and all other codes and ordinances related to development suitability and modify them as needed to make them more responsive to protect environmentally sensitive areas.	2009-2013	Zoning	N/A	Local
Enforce the zoning code and all other codes and ordinances related to development suitability.	2009-2013	CE	N/A	Local
Maintain the State's Adopt-a-Highway program, and the County's Adopt-a-Mile program.	2009-2013	MAIN.	N/A	Local
Clean up trash and litter with the use of inmate and community service labor.	2007	MAIN.	N/A	Sanitation Fund

City of Douglasville

Activity	Years	Resp.	Cost Est.	Funding Source
Natural Resources				
Follow the goals and objectives of the Comprehensive Plan as directed through the zoning code.	2009-2013	Zoning	N/A	Local
Monitor impervious surfaces throughout the city.	2009-2013	CD	N/A	Local
Develop a historic database that catalogs existing historic and archaeological resources.	2009-2011	CS	N/A	Local

Activity	Years	Resp.	Cost Est.	Funding Source
Land Use				
Periodically update (3 to 5 years) the future land use map based on assigned percentages for land uses.	2009-2013	Planning	N/A	Local
Revise the future land use map to conform to zoning designations.	2009-2013	Planning	N/A	Local
Develop a Capital Improvements Plan as part of and overall update to the Comprehensive Plan.	2010	FIN.	N/A	Local
Review processes annually such as zoning issues, buffering, setbacks, bulk, density, height, and other elements.	2009-2013	Zoning	N/A	Local
Review and revise the zoning code, to provide incentives and minimize obstructions to the adaptive re-use or rehabilitation	2009-2013	Zoning	N/A	Local

of existing sites and structures.				
Develop the Downtown LCI Implementation Plan.	2009-2013	CD	N/A	Local

Activity	Years	Resp.	Cost Est.	Funding Source
Economic Development				
Develop an economic development plan to target and market appropriate businesses.	2009-2011	ED	N/A	Local
Develop economic development in the downtown business area.	2009-2013	ED	N/A	Local
Support and participate in cultural events, programs, and organizations.	2009-2013	CS	N/A	Local
Work to provide Volunteer committees for small businesses downtown, seminars, workshops, brochures, and other resources for small businesses to be available.	2009-2013	ED	N/A	Local
Hire a consultant to do a professional Market Analysis for the downtown area of the city.	2009-2011	CS	\$20,000	Local
Establish and maintain contacts with key members of the tourism industry, the Georgia Department of Industry Trade & Tourism, and others.	2009-2013	CVB	N/A	Local

City of Douglasville

Activity	Years	Resp.	Cost Est.	Funding Source
Transportation				
Continue to participate in the ARC meetings for the Transportation Coordinating Committee.	2009-2013	Planning	N/A	Local
Put additional Regional Transportation Plan (RTP) projects for the City in the TIP based on an assessment of current and future needs and the likelihood of funds acquisition.	2009-2013	Planning	N/A	Local
Develop new short-term projects for the TIP, including locally programmed projects.	2009-2013	Planning	N/A	Local
Attend state and interregional meetings regarding commuter and high-speed rail.	2009-2013	Planning	N/A	Local
Plan and study commuter rail sponsored by Georgia DOT's Office of Intermodal Programs.	2009-2013	Planning	N/A	Local

City of Douglasville

Activity	Years	Resp.	Cost Est.	Funding Source
Transportation				
Work with GDOT to establish a commuter rail line along the Norfolk Southern Line paralleling Bankhead Highway with a station in Douglasville.	2009-2013	Planning	N/A	Local
Retrofit sidewalks in the city for American with Disabilities Act.	2009-2013	Planning	N/A	Local
Update the City Bicycle Pedestrian Plan with the local Bicycle and Pedestrian Advisory Committee.	2012-2013	Planning	N/A	Local
Complete the Bright Star Road Project.	2009-2010	Planning	\$6M	SPLOST
Implement the bicycle and pedestrian facilities within Douglasville, bicycle routes, bicycle lanes, bicycle paths, jogging trails, sidewalks, and other pedestrian paths.	2009-2013	Planning	N/A	Local

Activity	Years	Resp.	Cost/ Cost Est.	Funding Source
TRANSPORTATION				
Research an Advanced Traffic Management System for the city.	2009-2013	CD	N/A	Local
Complete the SR 5 @ Rose Avenue project.	2009-2011	Planning	\$3M	GDOT
Complete the Arbor Parkway and Stewart Parkway	2009-2011	Planning	N/A	Local

sidewalks.				
Plan for access and proper circulation prior to subdivision approvals during the initial planning process.	2009-2013	CD	N/A	Local

Activity	Years	Resp.	Cost Est.	Funding Source
Transportation				
Identify six new sidewalk projects to implement.	2009-2013	Planning	N/A	Local
Do a study on the north south circulation in the city.	2011-2013	Planning	N/A	Local
Identify costs of transportation projects, and match funding with phasing and implementation time frames.	2009-2013	Planning	N/A	Local
Implement a sidewalk repair and maintenance crew for the city.	2009-2013	MAIN.	N/A	Local
Develop a Comprehensive Transportation Plan (CTP) for ARC.	2009-2011	Planning	N/A	Local
Develop a roadside maintenance and improvement program, which will better maintain and improve the appearance of roadside.	2009-2011	MAIN.	Sanitation Fund	Local

City of Douglasville

Activity	Years	Resp.	Cost Est.	Funding Source
Recreation and Open Space Expand and renovate Hunter Park.	2009-2011	PARKS	\$4M	SPLOST
Survey citizens for future program direction for the City's Parks and Recreation Department.	2010-2011	PARKS	CDBG	Complete.
Develop a site selection and analysis database for the City's Parks and Recreation Department, which would establish criteria for potential sites, and make recommendations and rankings.	2009-2011	PARKS	N/A	Complete.
Evaluate and improve park security practices.	2009-2011	PARKS	N/A	Complete.

Activity	Years	Resp.	Cost Est.	Funding Source
Recreation and Open Space Upgrade Jesse Davis Park pool and playground as part of the recreational facilities plan.	2010-2013	PARKS	N/A	Local
Select and acquire a piece of land for open space and natural preserves.	2009-2013	PARKS	N/A	Local
Inspect playground equipment at parks for defects.	2009-2013	PARKS	N/A	Local
Develop multi-purpose recreation facilities at Hunter and Jesse Davis Parks, which include basketball courts.	2009-2013	PARKS	\$3M	Local

Develop a facility master plan for the Dog River Reservoir.	2010-2013	PARKS	N/A	Local
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Activity	Years	Resp.	Cost Est.	Funding Source
Public Utilities				
Develop and maintain a set of computerized maps (GIS), which will allow staff to more closely determine boundaries of watersheds and open space zones and analyze land use issues.	2009-2013	GIS	\$20,000	Local
Develop a plan to coordinate water quality issues.	N/A	N/A	N/A	Water and Sewer Authority

RESPONSIBLE PARTY

Planning	Planning Department
Zoning	Zoning Department
CE	Code Enforcement
ED	Economic Development
CD	Community Development Department
CS	Community and Downtown Services Department
BLDG	Building Department
MAIN.	Maintenance Department

GIS Geographical Information System

SHORT TERM WORK PROGRAM-LIST OF ACCOMPLISHMENTS- 2009

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Housing					
Review and revise the residential section of the zoning code to better meet the needs of current and future citizens.	2005	2008	Zoning	N/A	Completed.
Review and revise, other ordinances and codes that relate to housing, such as the building regulations and subdivision regulations, to better meet the needs of current and future citizens.	2005	2009	CD	N/A	Completed.
Maintain code enforcement efforts in low - and moderate - income neighborhoods.	2005	2009	CE	N/A	Completed.
Develop databases on vacant land and government-owned property.	2007	2008	GIS	N/A	Completed.
Review the applicable state building codes and other appropriate documents to determine areas for improvement and flexibility in the area of residential building technology.	2005	2009	BLDG	N/A	Completed.
Develop methods to determine the physical limitations of the land such as Geographical Information Systems (GIS) and other data sources and techniques.	2005	2007	GIS	General Fund	Completed.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Housing					
Review and revise, the sign section of the zoning code to ensure that signage is attractive.	2005	2008	CE	N/A	Completed.
Enforce the sign ordinances to minimize visual clutter at entrance points to the City and within the City.	2005	2009	CE	N/A	Completed.
Cooperate with the Cultural Arts Council and other cultural and entertainment groups to maintain and possibly increase the offering of and participation in cultural events, programs, and organizations in Douglasville.	2005	2008	CS	N/A	Completed.
Encourage the development of loft apartment housing in downtown Douglasville as approved in the 1999 Zoning Ordinance.	2005	2007	Zoning	N/A	Completed.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Natural Resources					
Promote erosion control standards, which are enforced by the WSA, which are at least as strict as State and Federal Government guidelines, and consider stricter measures where state and Federal guidelines do not suffice.	2005	2009	CD	N/A	Complete.
Promote strict enforcement of soil erosion ordinances by the WSA.	2005	2009	CD	N/A	Complete.
Coordinate local ordinances related to and effecting soil erosion such as the tree protection ordinance and soil erosion ordinance. (These ordinances are to be reviewed and revised in a coordinated and are to be administered and.)	2005	2007	CD	N/A	Complete.
Evaluate and modify, land use regulations related to watersheds and open space zones. (City Ordinances to be reviewed and revised in a coordinated and are to continue to be administered and enforced.)	2005	2009	Zoning	N/A	Completed.
Enforce land use regulations related to development within watersheds, aquifers, groundwater recharge areas, and open space zones.	2005	2009	Zoning	N/A	Complete.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Natural Resources					
Develop and maintain a set of computerized maps (GIS), which will allow staff to more closely determine boundaries of watersheds and open space zones and to analyze land use issue.	2005	2007	GIS	General Fund	Completed.
Work with local commercial and industrial concerns to ensure the proper disposal of wastes.	2005	2006	MAIN.	Sanitation Fund	Completed.
Analyze the zoning code and all other codes and ordinances related to development suitability and modify them as needed to make them more responsive to protect environmentally sensitive areas.	2005	2007	Zoning	N/A	Completed.
Enforce the zoning code and all other codes and ordinances related to development suitability.	2005	2009	CE	N/A	Completed.
Support efforts to maintain and enhance the State's Adopt-a-Highway program, and the County's Adopt-a-Mile program.	2005	2006	MAIN.	N/A	Complete.
Expand current efforts by the local government's to clean up trash and litter with the use of inmate and community service labor.	2005	2007	MAIN.	N/A	Completed.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Natural Resources					
Follow the goals and objectives of the Comprehensive Plan as directed through the zoning code.	2005	2007	Zoning	N/A	Complete.
Coordinate local governmental activities related to the environment with ARC, EPD and EPA.	2005	2008	Planning	N/A	Complete.
Develop a historic database that catalogs existing historic and archaeological resources.	2005	2009	CS	N/A	Complete.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Land Use					
Prepare and periodically update (3 to 5 years) the future land use map based on assigned percentages for land uses.	2004	2007	Planning	N/A	Complete.
Bring areas designated for a particular use on the future land use map in conformity with zoning designations.	2005	2009	Zoning	N/A	Complete.
Develop a Capital Improvements Plan as part of and overall update to the Comprehensive Plan (every 5 years).	2005	2007	FIN.	N/A	Complete.
Consider in the plan review process such zoning issues as buffering, setbacks, bulk, density, height, and other elements.	2005	2006	Zoning	N/A	Complete.
Consider higher densities at or near major intersections to balance the loss of commercial zoning opportunities at other locations.	2005	2006	Zoning	N/A	Complete.
Review and revise the zoning code, to provide incentives and minimize obstructions to the adaptive re-use or rehabilitation of existing sites and structures.	2005	2007	Zoning	N/A	Complete.
Allow the Design Concept Development (DCD) configurations in residential developments to provide for a greater variety of housing options and a greater flexibility of application.	2005	2005	Zoning	N/A	Complete.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Economic Development					
Coordinate transportation and thoroughfare planning with land use planning so that efficient and ordered linkages between uses can be developed.	2005	2007	Planning	N/A	Complete.
Involve adjacent governments when developing changes and modifications to local land use codes and ordinances, in order to seek to maintain positive communications.	2005	2005	Planning	N/A	Complete.
Support and participate in cultural events, programs, and organizations.	2005	2005	CS	N/A	Complete
The Downtown Development Authority of the City of Douglasville is to work to provide Volunteer committees for small businesses downtown. Seminars, workshops, brochures, and other resources for small businesses to be available.	2005	2006	CS	N/A	Complete.
Hire a consultant to do a professional Market Analysis for the downtown area of the city.	2005	2007	CS	\$20,000	Completed.
The Douglasville Convention and Visitors Bureau shall establish and maintain contacts with key members of the tourism industry, the Georgia Department of Industry Trade & Tourism, and others.	2005	2006	CVB	N/A	Complete.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Transportation					
Work toward the timely completion of City and County transportation projects currently on the regional Transportation Improvements Program (TIP).	2005	2006	Planning	N/A	Complete.
Work toward putting additional Regional Transportation Plan (RTP) projects for the City and County in the TIP based on an assessment of current and future needs and the likelihood of funds acquisition.	2005	2006	Planning	N/A	Complete.
Develop new projects for the RTP and TIP, including locally programmed projects, based on assessment of current and future needs and the likelihood of funds acquisition.	2005	2007	Planning	N/A	Completed.
Attend various state and interregional meetings regarding commuter and high-speed rail.	2005	2007	Planning	N/A	Complete.
Participate in the planning and continuing study of commuter rail presently sponsored by Georgia DOT's Office of Intermodal Programs.	2005	2006	Planning	N/A	Complete.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
<p>Transportation</p> <p>Work with GDOT to establish a commuter rail line along the Norfolk Southern Line paralleling Bankhead Highway with a station in Douglasville. This system would be developed in conjunction with the Atlanta Multimodal Passenger Terminal in downtown Atlanta and provide comfortable and convenient commuter service to residents of the City and County as an alternative to the private car. Such a system should provide links to other modes of transportation such as vanpools, buses, pedestrian, and bicycle transit.</p>	2005	2006	Planning	N/A	Complete.
Investigate the economic, social, and land use implications of the benefits of commuter rail through Douglasville.	2005	2006	Planning	N/A	Complete.
Update the City Bicycle Pedestrian Plan with the local Bicycle and Pedestrian Task Force to plan and implement the bicycle and pedestrian facilities within Douglasville and Douglas County such as bicycle routes, bicycle lanes, bicycle paths, jogging trails, sidewalks, and other pedestrian paths.	2005	2008	Planning	N/A	Completed new City Bicycle Pedestrian plan.
Integrate bicycle planning and design in road and intersection projects, involving both local and state projects.	2005	2007	Planning	N/A	Complete.
Coordinate with other bicycle planning efforts and projects in adjacent counties and throughout the region.	2005	2006	Planning	N/A	Complete.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Transportation					
Work with State and Federal agencies to implement sidewalk and pedestrian planning with transportation projects.	2005	2009	Planning	N/A	Complete.
Coordinate with Georgia DOT, ARC, and various state and federal agencies regarding public safety.	2005	2007	MAIN.	N/A	Complete.
Maintain and improve informed representation on the TCC and regional transportation management systems task forces.	2005	2009	Planning	N/A	Complete.
Maintain contact with the Georgia DOT regarding transportation projects and funding, and actively to pursue projects.	2005	2009	Planning	N/A	Completed.
Encourage developments to plan for access and proper circulation prior to subdivision of land during the initial planning process.	2005	2006	CD	N/A	Complete.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Transportation					
Provide for bicycle and pedestrian paths and easements within and adjacent to developments that provide direct and convenient access to major points of destination such as schools, shopping centers, and places of employment.	2005	2006	Planning	N/A	Complete.
Plan for major access north-south and east-west routes, designed to move through traffic safely and efficiently and to preserve the character of residential streets.	2005	2008	Planning	N/A	Complete.
Identify costs of transportation projects, and match funding with phasing and implementation time frames.	2005	2007	Planning	N/A	Complete.
Budget at the local level on an annual basis for funding various phases of projects, including pre-engineering, right-of-way acquisition, and construction, and seek to match funding with state and federal commitments.	2005	2006	FIN.	N/A	Complete.
Budget annually for maintenance of streets and bridges including signing, pavement markings, asphalt repair, resurfacing, storm drainage improvements, sidewalks, traffic signals, and street lighting.	2005	2006	MAIN.	N/A	Complete.
Develop a Comprehensive Transportation Plan (CTP) for ARC.	2008	2008	Planning	N/A	Complete.
Develop a roadside maintenance and improvement program, which will better maintain and improve the appearance of roadside.	2005	2008	MAIN.	Sanitation Fund	Completed.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
<p>Recreation and Open Space</p> <p>Plan for new parks and recreation facility, expansion or renovation, and the development of programs and services. Consider the Americans with Disabilities Act in facility planning.</p>	2005	2010	PARKS	N/A	Underway to be completed in 2010. (A new community center in Jesse Davis Park which has been constructed that will satisfy the needs for elderly, low income and disabled citizens)
<p>Utilize surveys and other mechanisms to form a picture of future program direction for the City's Parks and Recreation Department.</p>	2005	2007	PARKS	CDBG	Complete.
<p>Develop a site selection and analysis database for the City's Parks and Recreation Department, which would establish criteria for potential sites, provide vital statistics on the sites, and make recommendations and rankings.</p>	2005	2007	PARKS	N/A	Complete.
<p>Include a financing plan or mechanism as part of an overall recreational facilities plan identifying current and potential sources of funds.</p>	2005	2008	FIN.	N/A	Complete.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
<p>Recreation and Open Space</p> <p>Upgrade current facilities or develop new facilities as needed as part of an overall recreational facilities plan.</p>	2005	2010	PARKS	SPLOST/General Fund	New Park facilities are currently under construction.
Select and acquire land to maintain for open space and natural preserves or request donations to organizations such as the Nature Conservancy.	2005	2008	PARKS	N/A	Complete, acquired land on Bright Star Road.
Draw a distinction between active and passive uses in any facility or service planning and assure that adequate area is set aside for each.	2005	2007	PARKS	N/A	Complete. City has active and passive parks.
Distinguish between organized versus unorganized activities and facilities when planning for parks.	2005	2007	PARKS	N/A	Complete.
Consider the distribution of current and future population when planning for new park facilities and enhancing existing facilities. Park and open space facilities should be centrally located in relation to existing and planned residential areas.	2005	2010	PARKS	N/A	Waiting for 2010 census.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Recreation and Open Space					
Develop facility master plans for all current and future City recreation and open space facilities as part of an overall recreational facilities plan and cooperate with WSA on the plan for the Dog River Reservoir.	2005	2007	PARKS	N/A	Complete.
Develop multi-purpose recreation facilities at Hunter and Jesse Davis Parks, which include basketball courts.	2005	2007	PARKS	\$1,750,000	Completed.
Re-evaluate needs identified in the 1999 Parks and Recreation Master Plan for current and future applicability. Viable needs should be pursued through an implementation plan identified in an overall recreational facilities plan. – Updated 1999 version of recreational capital funds account.	2005	2008	PARKS	N/A	Complete.
Evaluate park security practices periodically and compare them with security goals and objectives identified in an overall recreational facilities plan. Any disparities should be addressed in the implementation section of the plan.	2005	2006	PARKS	N/A	Complete.
Review recreation programs for consistency, as part of an overall recreational facilities plan.	2005	2007	PARKS	N/A	Complete.

City of Douglasville

Project	Start	End	Resp.	Cost/ Source	Status
Public Utilities					
Develop and maintain a set of computerized maps (GIS), which will allow staff to more closely determine boundaries of watersheds and open space zones and analyze land use issues.	2005	2007	GIS	General Fund	Completed.
Work with the Atlanta Regional Commission to develop a plan to coordinate water quality issues.	2005	N/A	N/A	N/A	Under a separate Water and Sewer Authority.

RESPONSIBLE PARTY

- Planning Planning Department
- Zoning Zoning Department
- CE Code Enforcement
- CD Community Development Department
- CS Community and Downtown Services Department
- BLDG Building Department
- MAIN. Maintenance Department
- GIS Geographical Information System

Areas Requiring Special Attention
City of Douglasville
Short Term Work Program

Areas of Significant Natural or Cultural Resources

There are a few areas of significant natural and cultural resources. The downtown Historic District, Chattahoochee River, Sweetwater Creek, Anneewakee Creek and the Historic Ruins south of Sweetwater Creek State Park.

Areas Where Development Outpaces Community Facilities

At one time, several years ago, we may have had areas that were fast growing. As it stands now, we are experiencing very little growth, due to the economy. The community has no areas where development outpaces community facilities.

Areas of Rapid Development or Change

Tributary

There is an area south of Sweetwater Creek State Park that was vacant land. It encompasses approximately 3,300 acres. It was called New Manchester which is now called Tributary. The area had a mixed use plan approved on it, along with a DRI for a new small town. It is now being developed into the mixed-use development. At one time, it might have been rapidly changing, however, due to the economy it has slowed down in development.

Areas in Need of Redevelopment or Significant Improvements

The Old Mill

The Old Mill, which is an abandoned thread mill, is in need of redevelopment. The area is approximately 5 acres located on Bankhead Highway, east of Fairburn Road.

Large Abandoned Structures or Sites

The Old Mill

The Old Mill is an old thread mill that is no longer in use. The area is approximately 5 acres located on Bankhead Highway, east of Fairburn Road. It is a dilapidated building that the roof is ready to fall in. At one time a development company bought the Mill and was going to incorporate it into a mixed-use development. However, that has been several years ago.

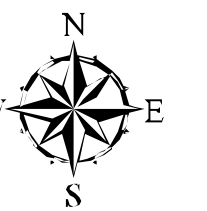
Areas with Significant Infill Development

The City is mostly developed with very few significant vacant infill areas. However, we have an LCI (Livable Centers Initiative) area in the downtown area, a Dallas highway (SR 92) corridor and a Fairburn Road (SR 92) corridor. The Dallas Highway and Fairburn Road corridors are also areas of significant disinvestments.

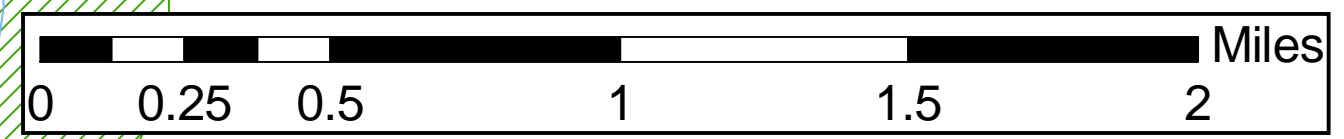
Areas of Significant Disinvestments

Dallas Highway (SR 92) Area and Fairburn Road (SR 92)

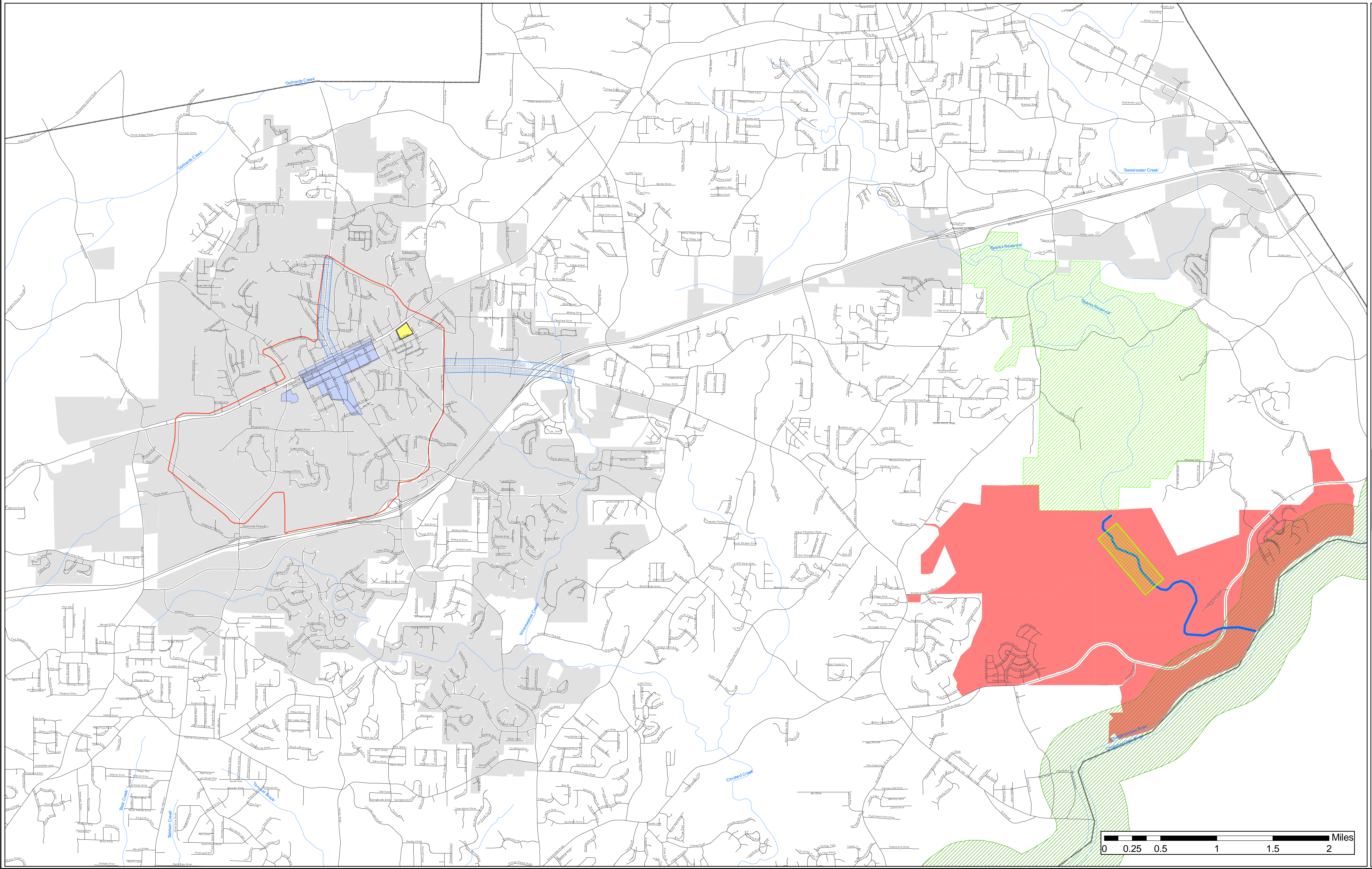
There is an area on the north side of town on Dallas Highway (SR 92) that has been trying to get grocery stores and commercial development for several years. This area needs some investment. It is a lower economic census area. The Fairburn Road (SR 92) area needs commercial redevelopment. Both these areas are infill development areas.



- City of Douglasville
- Infill Development Corridor
 - LCI Study Area
 - Historic District
 - Circle
 - Growth Area - Tributary
 - Chathamooden Greenway
 - Sweetwater Creek Historic Ruins
 - Sweetwater Creek State Park
 - Lakes & Streams
 - Parks
 - Streets
 - County Boundary



THIS MAP HAS BEEN PRODUCED FROM VARIOUS RELIABLE SOURCES. EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS MAP. HOWEVER, THE CITY OF DOUGLASVILLE ASSUMES NO LIABILITY OR DAMAGES FROM ERRORS OR OMISSIONS. IF ANY ERRORS OR OMISSIONS ARE DETECTED, PLEASE CONTACT THE ZONING ADMINISTRATOR FOR THE CITY OF DOUGLASVILLE SO THAT IT MAY BE CORRECTED.



RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development; and

WHEREAS, the City of Douglasville, Georgia, completed a 10 year Update to the Comprehensive Plan of 1994 that covered the years 2004 through 2024, said plan being more fully entitled *The City of Douglasville, Georgia, 2024 Comprehensive Land Use Plan* and was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the City of Douglasville, Georgia, has completed a draft 5 year Partial Update to the Comprehensive Plan of 2004 that covers the years 2004 through 2024, said plan being entitled *The Partial Update to the Comprehensive Plan of the City of Douglasville*; and

WHEREAS, the Minimum Standards and Procedures for Local Comprehensive Planning require that certain minimum public participation and other procedural requirements be met as part of updating local Comprehensive Plans; and

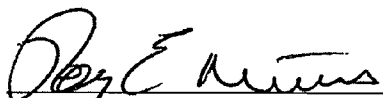
WHEREAS, preparation of this Plan requires public participation, including one required public hearing, and public comment period; and

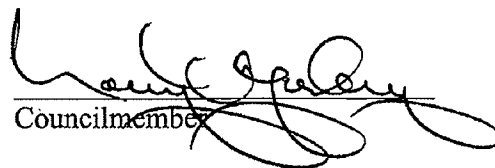
WHEREAS, the City of Douglasville has met all of the required procedures for the draft partial update of the Comprehensive Plan in accordance with the procedures outlined in the Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, Georgia Department of Community Affairs and the Atlanta Regional Commission have certified that the Minimum Standards and Procedures for Local Comprehensive Planning have been met or exceeded in preparing this draft partial update to the Comprehensive Plan.

THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of Douglasville, Georgia, do hereby adopt the 5 year Partial Update to the Comprehensive Plan for the City of Douglasville.

SO RESOLVED this 15th day of February, 2010.


Councilmember


Councilmember

Dennis McLain
Councilmember

John Schmedders
Councilmember

[Signature]
Councilmember

[Signature]
Councilmember

Rashna Burr Daulton
Councilmember

Mark W. Thompson
Mayor

Attest:

Joyce Stone
City Clerk

DELIVERED TO MAYOR Feb. 15, 2010 CITY CLERK JS
RECEIVED FROM MAYOR Feb. 16, 2010 CITY CLERK JS