

# The City of Douglasville, Georgia Comprehensive Plan Update 2018



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# Acknowledgments

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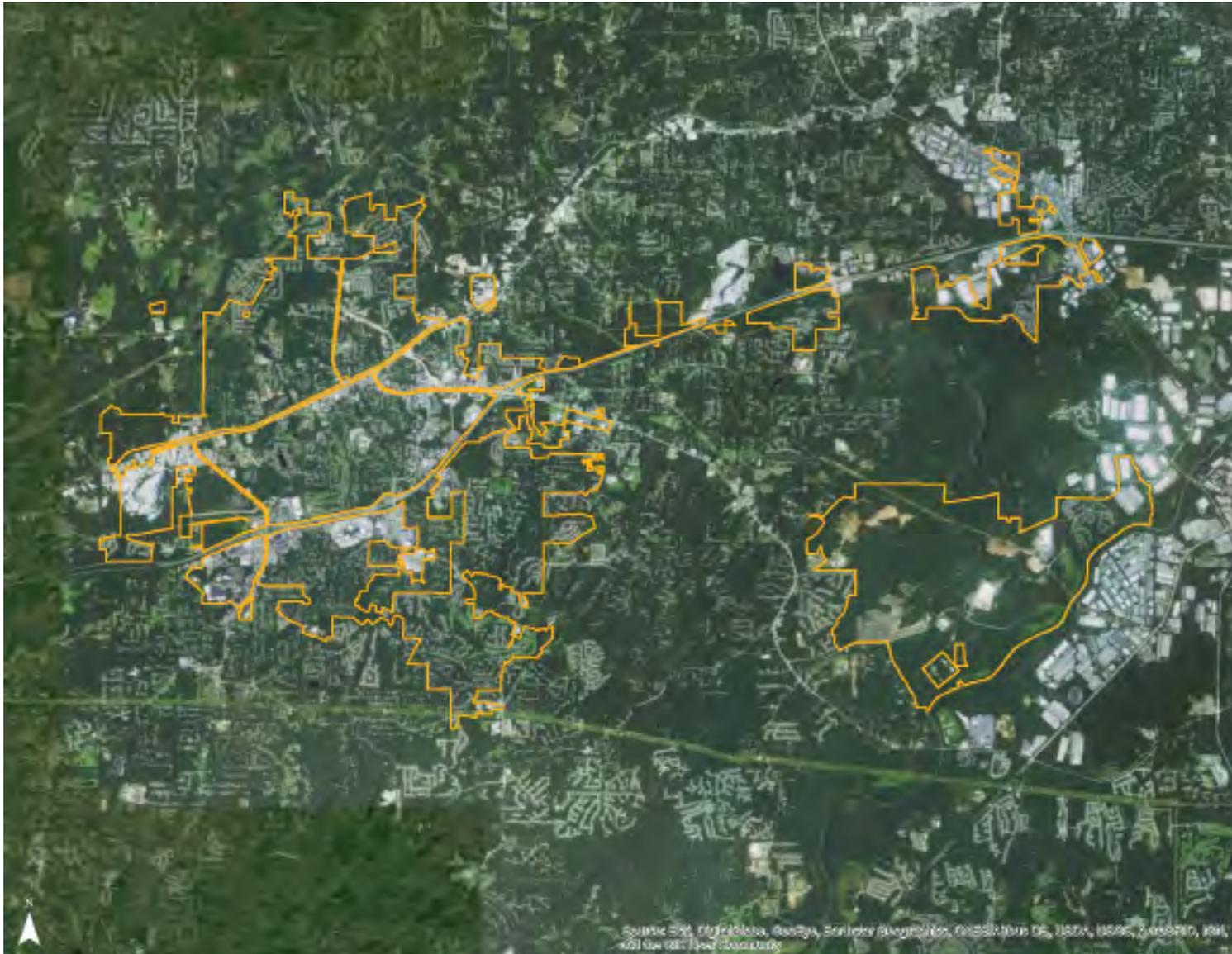
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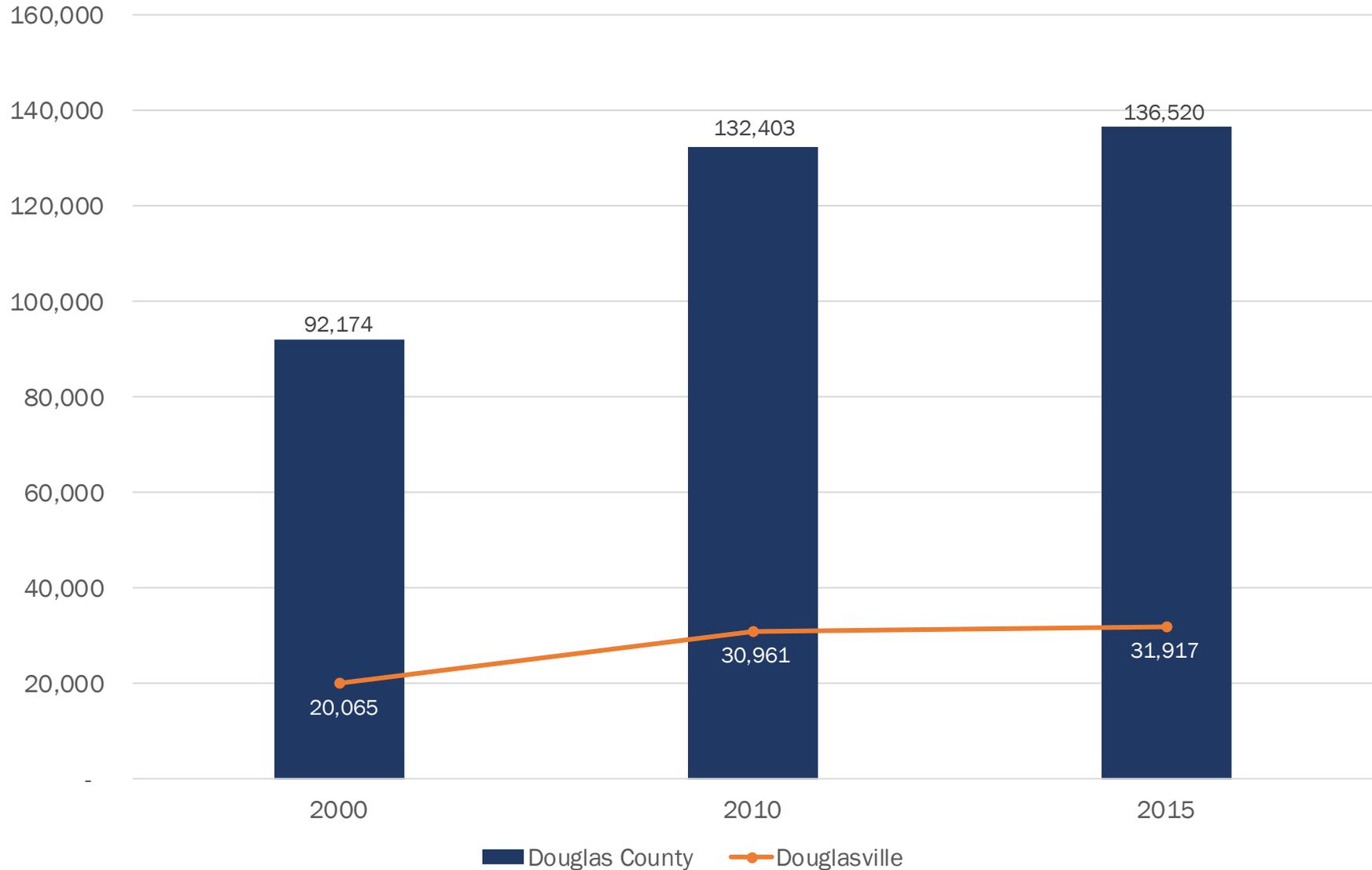
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# Data & Demographics



Douglasville, Douglas County, Georgia

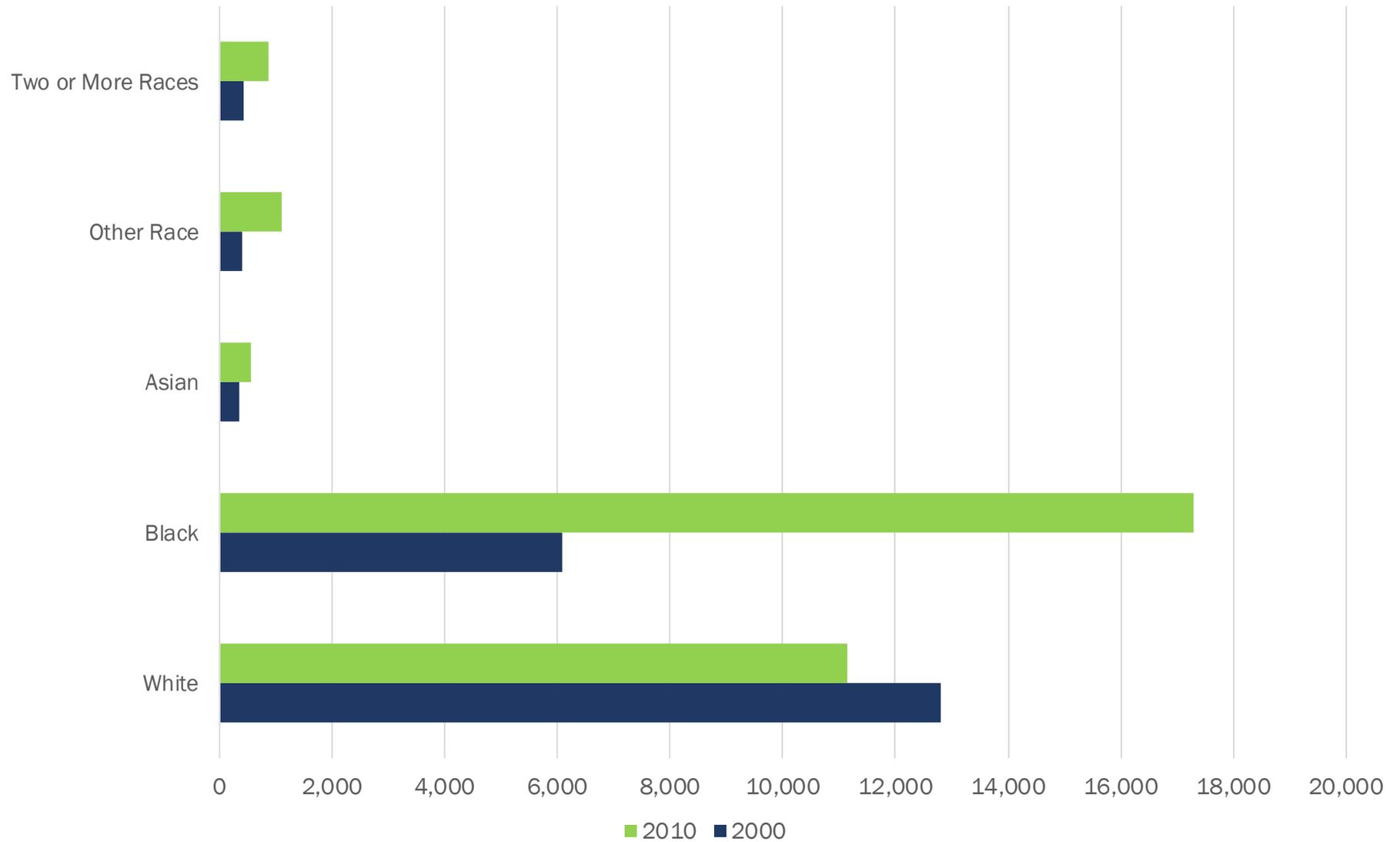
# POPULATION



Both Douglas County and Douglasville have experienced population growth over the past fifteen years. According to ARC’s population forecasts, in 2040, Douglas County is projected to see an increase in their population size by 60,000 people.

Source: U.S. Census (2000 & 2010), American Communities Survey, Annual Population Estimate (2012-2016).

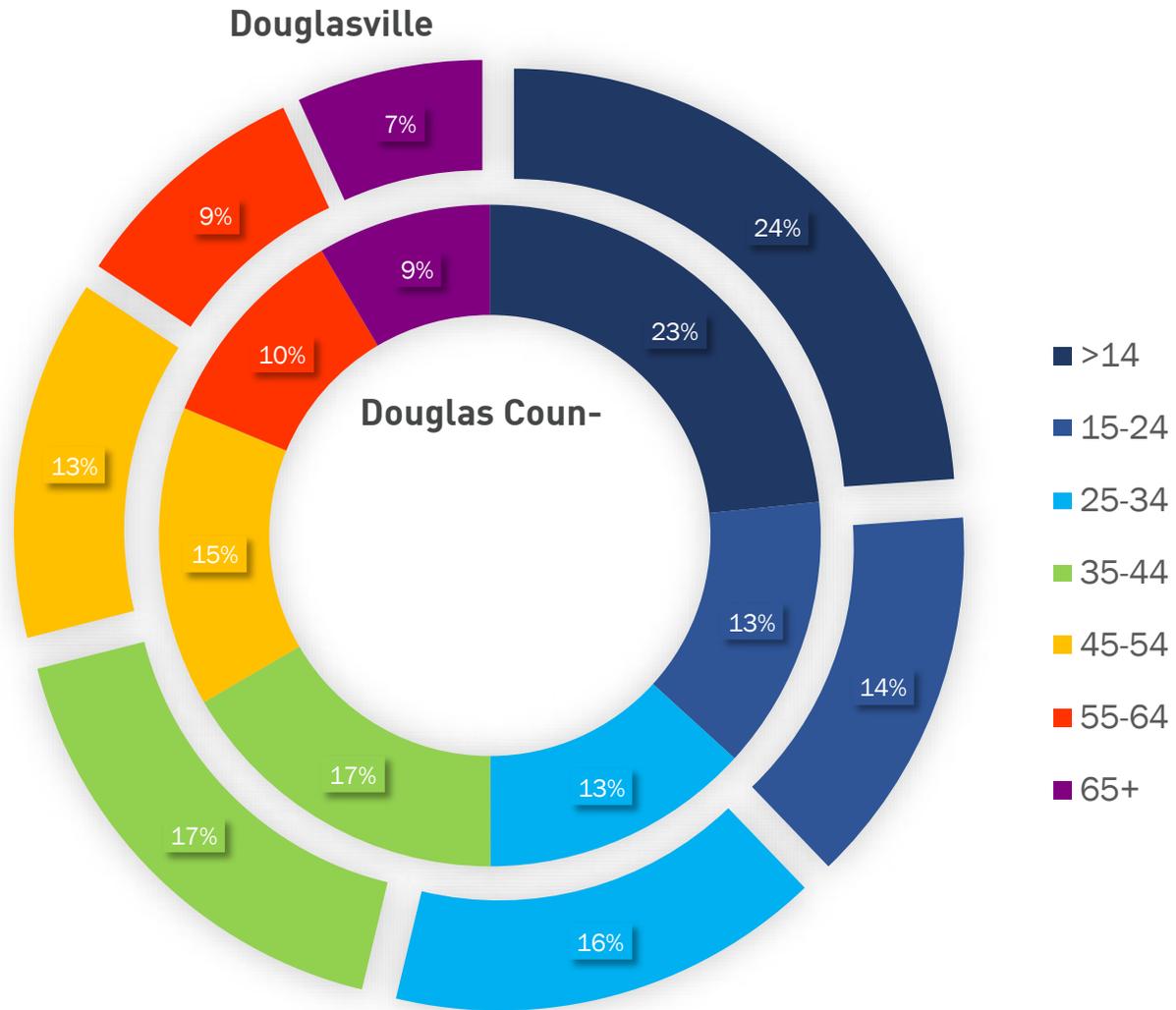
# RACE



Between 2000 and 2010 Douglasville saw a decrease in their population of White individuals. In turn, there was an increase in individuals of other races.

Source: U.S. Census American FactFinder Profile of General Population and Housing Characteristics (2000, 2010).

# AGE



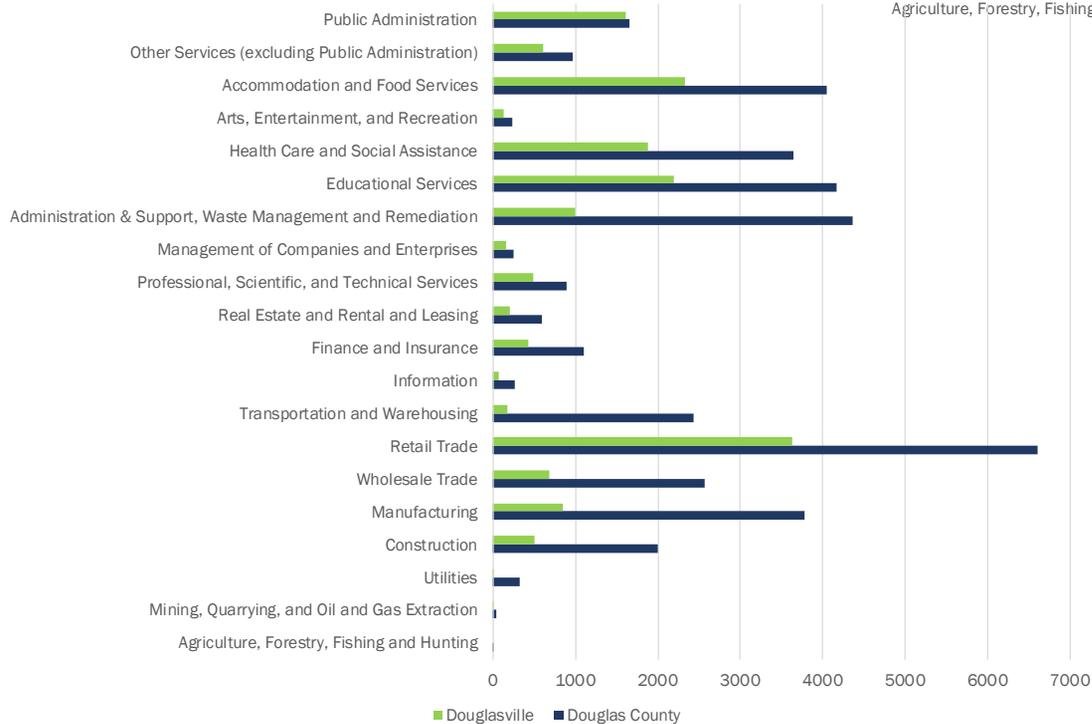
At the time of the 2010 Census, the age distributions in Douglasville and Douglas County were quite similar, though Douglasville has a slightly greater percentage of individuals under the age of 35. The median ages during this time were 33 in Douglasville and 35 in Douglas County.

Source: U.S. Census (2010).

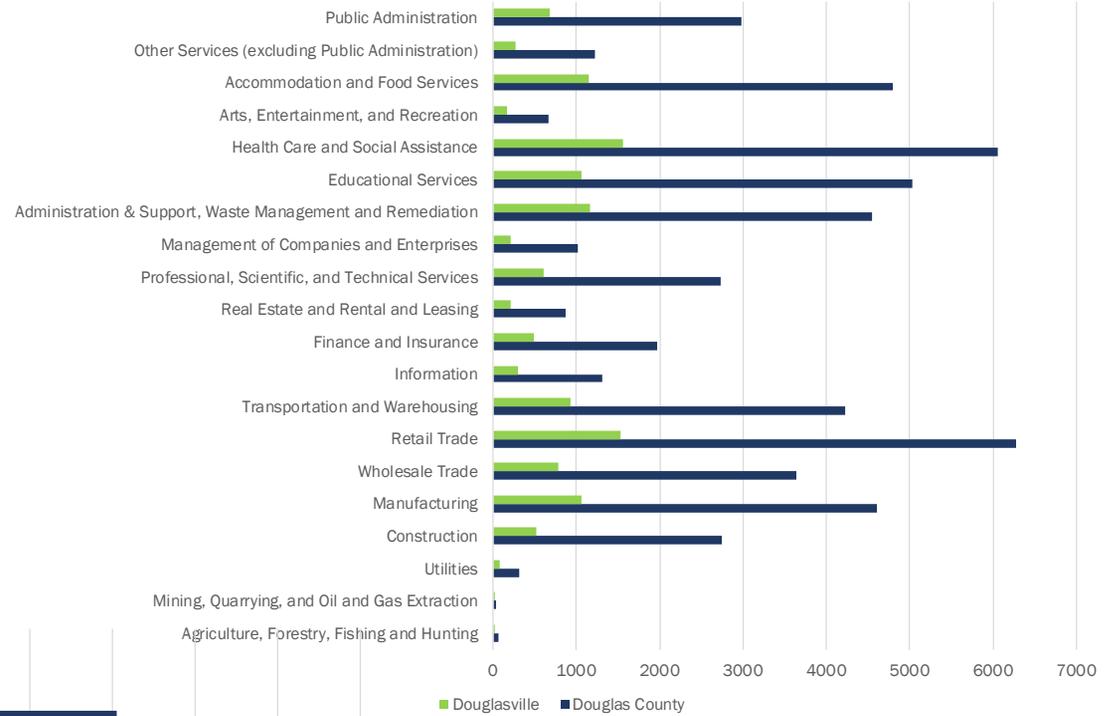


# EMPLOYMENT

## WORKPLACE AREA CHARACTERISTICS



## RESIDENT AREA CHARACTERISTICS

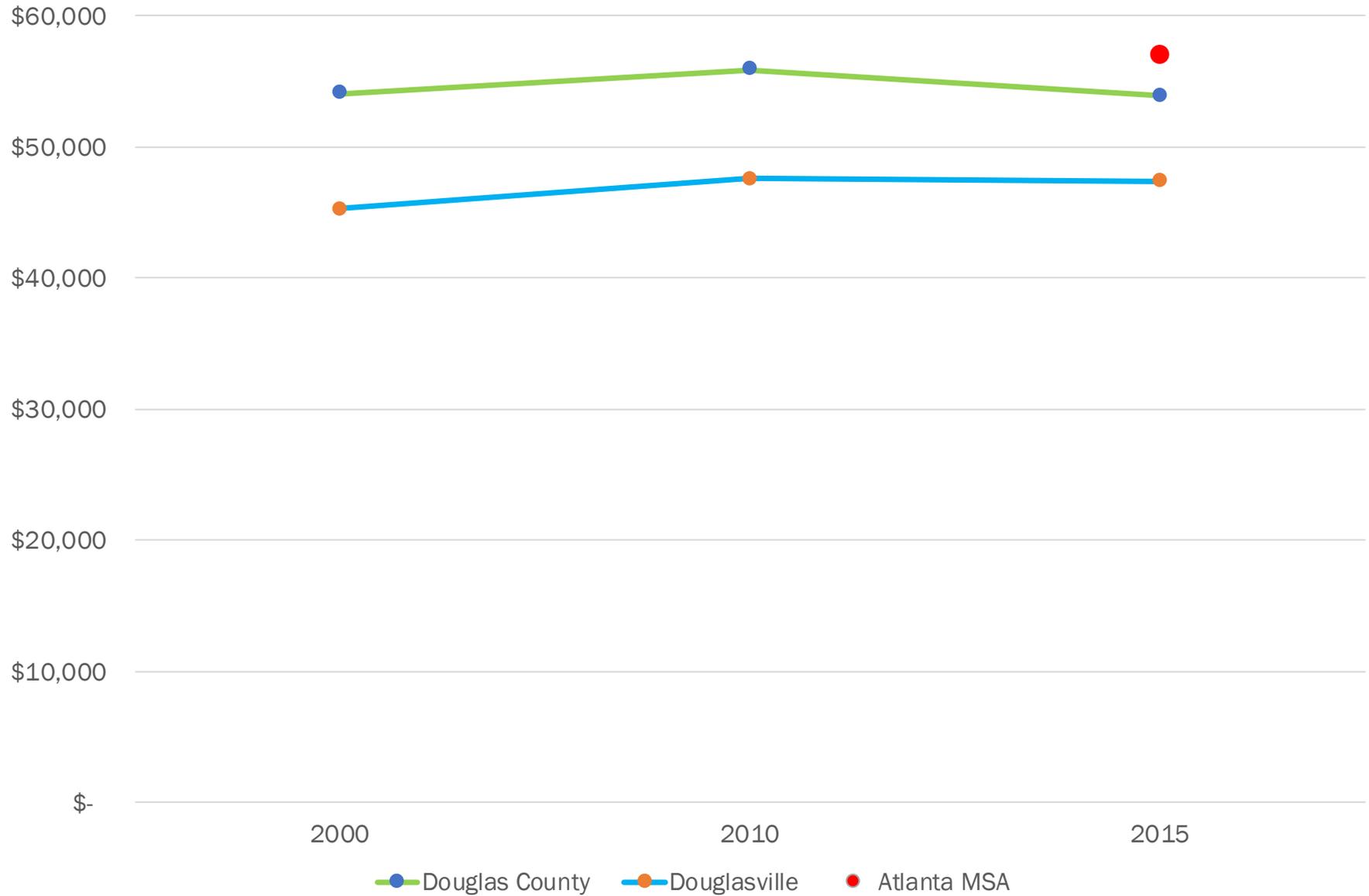


Resident Area Characteristics (RAC) describe the industry that Douglas and Douglasville residents do for a living. The most popular industries are Retail Trade and Health Care and Social Assistance.

Workplace Area Characteristics (WAC) describe the jobs that are available within a given study area. Most jobs in Douglas and Douglasville are available in Retail Trade.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis 2015.

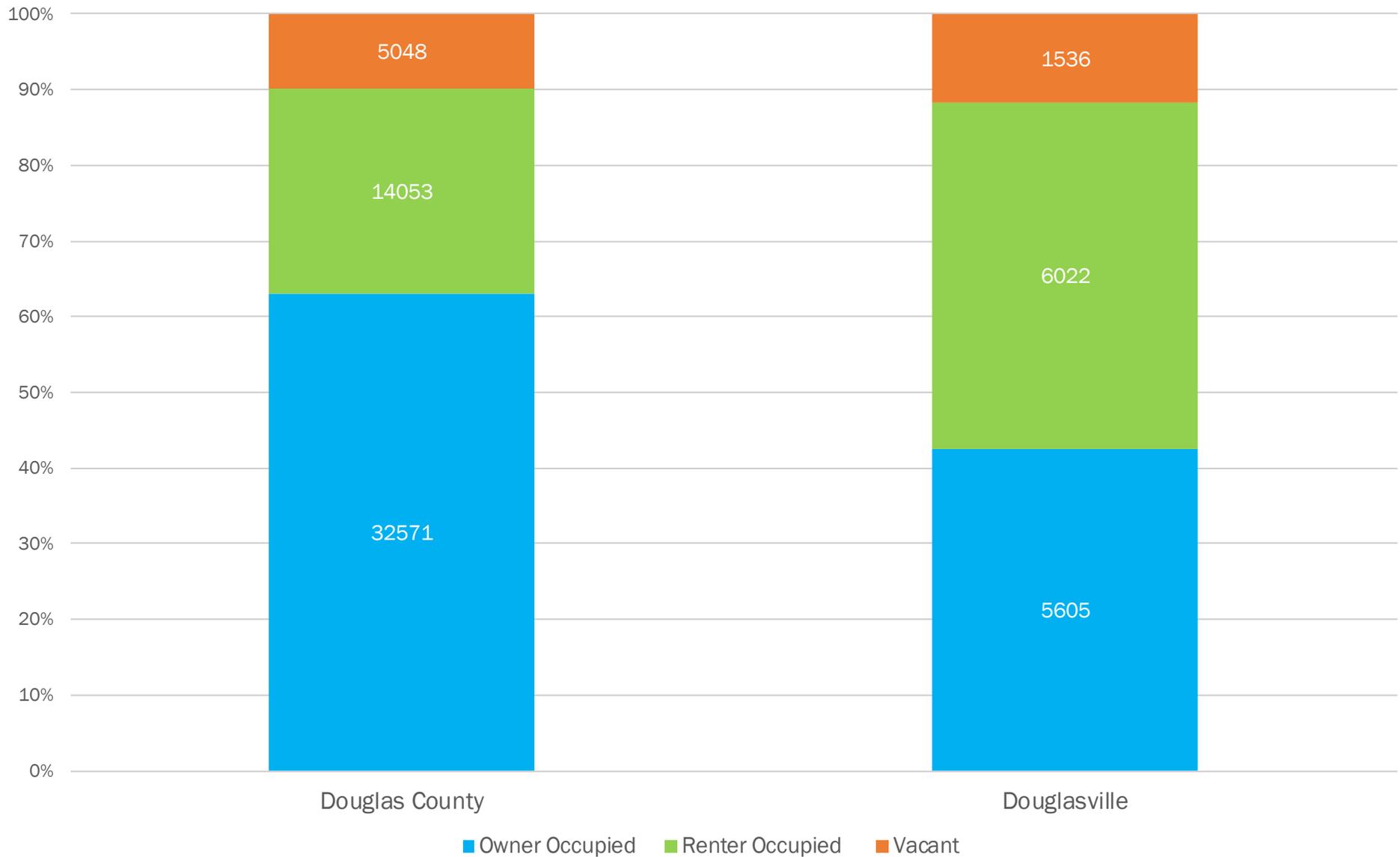
# INCOME



The median household income in both Douglas County and Douglasville have stayed relatively stable over the past 15 years around \$55,000 and \$47,000 respectively.

Source: U.S. Census 2000 & 2010. 2012-2016 American Community Survey 5-Year Estimates.

# HOUSING TRENDS



In 2010, just over 40% of the housing stock in the City of Douglasville was renter occupied, compared to 27% in Douglas County. Both Douglas County and Douglasville have vacancy rates near 10%.

Source: U.S. Census (2010).

# HOUSING VALUES

## Median Selected Monthly Owner Costs

\$1,302/MO

\$1,433/MO

## Median Home Value

\$121,300

Douglas County

\$134,000

City of Douglasville

## Median Monthly Rent

\$949/MO

\$929/MO

Source: U.S. Census American Communities Survey, Annual Population Estimate (2012-2016).

# Community Vision

THE COMMUNITY VISION PROVIDES THE LONG-TERM GOAL FOR DOUGLASVILLE'S FUTURE GROWTH. THE FOUNDATION IS BASED ON A REVIEWED AND UPDATED VISION FROM THE 2013 COMPREHENSIVE PLAN. THE PROCESS INCLUDED COMMUNITY INPUT, STAFF INPUT AND A REVIEW OF VISION STATEMENTS FROM RECENT PLANS.

- DOUGLASVILLE IS A UNIQUE BLEND OF SMALL-TOWN CHARM COUPLED WITH METROPOLITAN AMENITIES. WE OFFER THE IDEAL ENVIRONMENT FOR STARTUPS AND SMALL BUSINESSES, PROVIDING HIGH TECH CENTERS AND FORTUNE 500 COMPANIES THE INFRASTRUCTURE FOR GROWTH. THE STANDARD FOR SOUTHERN LIVING, DOUGLASVILLE IS THE PLACE WHERE INNOVATION MEETS OPPORTUNITY. DEDICATED TO EMPLOYEES, PLEASANT AND RESPONSIVE TO THE COMMUNITY AND COMMITTED TO ENHANCING THE QUALITY OF LIFE FOR BOTH VISITORS AND RESIDENTS ALIKE, DOUGLASVILLE IS THE PREMIER CITY IN THE NATION TO LIVE, WORK, PLAY, AND RAISE A FAMILY.

This vision aligns with the value proposition in the 2018 marketing study for the Douglas County Chamber of Commerce:

Located just 20 miles due west of downtown Atlanta and 20 miles northwest of the world's busiest airport, Douglas County, Georgia offers companies and residents easy access to big-city amenities in a diverse, affordable and safe small-town environment.

# Assets & Challenges

This section includes the assets and challenges and opportunities that Douglasville intends to address over the next five years. They are tied to the Vision Statement and are addressed with programs listed in the Community Work Program. Starting with the Assets and Challenges from 2013 Comprehensive Plan, input was gathered during the community engagement process to determine the assets and challenges for the next five years. Many are the same as 2013, but several new challenges have surfaced in the past 5 years.

## ASSETS

**LOCATION:** The City of Douglasville has an ideal location in the metro region, with good access to transportation, employment centers, and the Hartsfield Jackson Atlanta International Airport.

**DOWNTOWN DOUGLASVILLE/HISTORIC PRESERVATION:** The City of Douglasville has invested in preserving a sense of place through its historic downtown and established neighborhoods.

**ARBOR PLACE MALL/ECONOMIC AMENITIES & INFRASTRUCTURE/MEDICAL SERVICES/TECHNICAL EDUCATION/HIGHER EDUCATION/SENIOR SERVICES:** The City of Douglasville has developed metropolitan amenities, including access to medical and educational facilities, commercial and retail opportunities, senior services, and world class infrastructure to ensure the quality of life for residents and visitors.

**NATURAL RESOURCES:** The City of Douglasville has put in place the regulations to preserve its natural resources and environmentally sensitive features while planning for the type of growth and development the community desires.

**PEOPLE OF DOUGLASVILLE:** The strongest asset in the City of Douglasville are the families that live here, the employees that work here, and the entrepreneurs who have invested in this community.

# CHALLENGES

**WORKFORCE DEVELOPMENT:** The City of Douglasville needs to develop the skilled workforce to match available jobs by encouraging workforce training programs, improving transportation access to existing employers, and targeting industry sectors that are suited to local resources and regional assets.

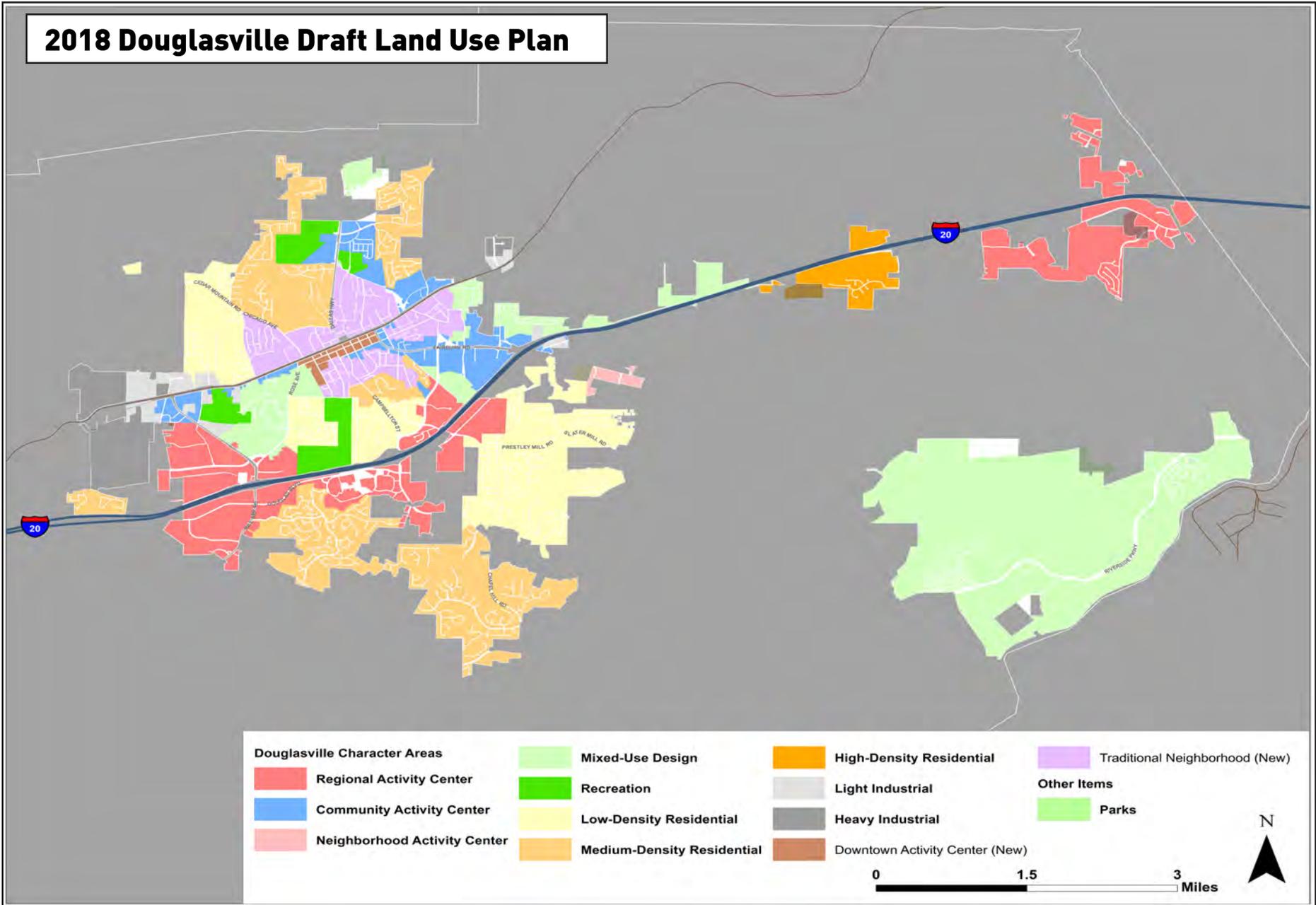
**GOVERNMENT COORDINATION:** Delivery of outcomes among various plans and programs will require coordination from multiple departments and agencies of the City of Douglasville and other government entities.

**BALANCED GROWTH & REDEVELOPMENT:** The city should ensure that it is directing development to the areas of the city where infrastructure is adequate to support future growth.

**ARBOR PLACE MALL:** The city should encourage improvements around Arbor Place Mall and the infrastructure that supports the Mall to maintain a thriving commercial center for the community.

# Future Land Use & Narrative

## 2018 Douglasville Draft Land Use Plan





The Future Land Use Map is a tool to implement the City of Douglasville’s vision and to address the challenges and improve the assets of the city. Ten existing and proposed future land uses have been classified and mapped. Guidelines and recommendations for each of these categories are described as follows:

Character Area	Description of Character and Predominant Land Uses	Existing Zoning Districts
<b>Regional Activity Center</b>	The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support a high intensity of development which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls, and varying densities of residential development.	R-6T, CG, DCD, R-2, R-6, O-I, (CN), (CSC), (O-D)
<b>Community Activity Center</b>	The purpose of the Community Activity Center (CAC) category is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas might include low to mid-rise office buildings and department stores.	CBD, CG, CN, R-6, DCD, IL, O-I, R-2, R-4, R-3, R-6T, (CSC)
<b>Neighborhood Activity Center</b>	The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for those areas include small offices, limited retail and grocery stores.	CG
<b>Mixed-Use Design</b>	The purpose of a mixed-use design concept is to encourage the best possible site plan and building arrangement under a unified plan of development. The concept benefits from better land utilization, economy in the provision of roads, utilities and flexibility in design. Approval of an overall concept plan provides an opportunity to assure that the new growth will be in accordance with the character of the neighborhood in which the development is located. The mixed-use design concept is intended to encourage ingenuity and resourcefulness in land planning, to assure the provision of park and recreation land, and facilities for the use of the occupants of the development. A mixed-use design concept is required to include at least two types of land use that are not otherwise allowed together or at least two types of residential density, in order to promote unique solutions to growth issues. A mixed-use design concept is intended to be a relatively large-scale project on a site of ten acres or more, except when contained entirely within a historic site or historic district may be located on a site of not less than five acres. The mixed-use design concept may include: commercial, residential, schools, recreation, open space, office and institutional.	DCD, CG, R-2, O-I, R-3, R-4, R-6, IL, (R-6T), (CN), IH

	<b>Recreation</b>	The purpose of a recreation designation is to acknowledge the need to preserve open space and land that will encourage the best possible environment for family use of passive and active recreational opportunities. This designation will also provide opportunities to enjoy and appreciate the performing arts and related activities that help to define our quality of life.	R-2, R-4, IL
	<b>Low-Density Residential</b>	This category would be established to protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor streets, and to protect the orderly future development of land in accordance with the land use plan for the City at a density of not more than two units per acre.	R-2, R-3, R-4, R-6T, (O-I), DCD
	<b>Medium-Density Residential</b>	This category would be established to protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on minor streets, to meet the needs and demands of single-, two-, three-, and four-family residences and to protect the orderly future development of land, all in accordance with the land use plan for the City at a density of not more than four units per acre. A minimum development site size of three acres and a minimum requirement that 50 percent of the units in the development be in single-family detached dwellings is intended to ensure compatibility with surrounding residential uses.	DCD, R-2, R-3, R-4, R-6, R-6, CG, O-I, (CN)
	<b>High-Density Residential</b>	This category would be established to protect and promote a suitable environment for family life and to encourage flexibility in meeting the needs of families, by permitting townhouse and multi-family dwellings in accordance with the land use plan for the City at a density of not more than six units per acre and development sites of at least two acres, and by permitting single-family detached residential dwellings at a density of no more than five units per acre.	R-6, R-2, DCD
	<b>Light Industrial</b>	All light industrial uses to include but not limited to warehouse, distribution, manufacturing, wholesale, transportation, terminals, processing plants, workshops, greenhouses, research, development, markets, auctions, and other ancillary uses.	IL, R-2, CG, R-4, IH
	<b>Heavy Industrial</b>	All light and heavy industrial uses to include but not limited to warehouse, distribution, manufacturing, wholesale, transportation, terminals, processing plants, workshops, greenhouses, research, development, markets, auctions, junkyards, lumberyards, building supplies, and other ancillary uses.	IH

## Proposed Character Areas

	<p><b>Downtown Activity Center</b></p>	<p>This area includes the core of downtown Douglasville. The purpose is to maintain a pedestrian-oriented center of the community, including history, culture and business that is attractive to visitors, commuters, and residents. Historic properties will be protected as an asset and rehabilitated when possible, and any new development should blend into the historic fabric of the area. Compatible infill development will focus on providing retail, office, hotels, and residential development targeted to a broad range of income levels. Pedestrian access and open space are encouraged. Streets will be pedestrian-oriented, with safe crossings, slowed traffic, and attractive amenities.</p>	<p>CBD, CG, CN, R-6, IL, O-I, R-2</p>
	<p><b>Traditional Residential</b></p>	<p>Located close to downtown, these neighborhoods have an architectural style, lot and street design typical of neighborhoods built before WWII. Homes are located on smaller lots with streets generally laid out on a grid system. There is a diversity of housing types and styles represented. Homes will maintain their original historic features, and historic properties will be identified and protected in a historic district. A well-established tree canopy, pocket parks, and a walkable or bikeable environment also define Traditional Neighborhoods.</p>	<p>DCD, R-2, R-3, R-4, R-6, R-6, CG, IL, O-I, (CN)</p>

# Transportation

## Douglas County Comprehensive Transportation Plan (CTP)

The 2008 Douglas County Comprehensive Transportation Plan (CTP) was the first Douglas County CTP to include the cities of Douglasville, Austell, and Villa Rica. The purpose of the plan was to create a guide for development over the following 25-year period by looking at current and future demands for transportation. In this plan, programs, policies, strategies, projects, schedules, responsibilities, needs, costs, and funding sources are identified to ensure needs will be met for the 25-year period. To meet the identified needs, the CTP outlines a set of goals and objectives listed below:

### GOAL: ENHANCE SAFETY AND MOBILITY FOR ALL TRAVELERS

- Objective: Incorporate multimodal facilities into transportation planning
- Objective: Provide safe, accessible, and efficient transportation facilities
- Objective: Prioritize and balance transportation projects with political and public support

### GOAL: PRESERVE AND PROTECT NEIGHBORHOOD INTEGRITY

- Objective: Preserve existing neighborhood characteristics and aesthetics
- Objective: Maintain consistency with comprehensive land use plans
- Objective: Implement density appropriate facilities

### GOAL: PRESERVE THE ENVIRONMENT

- Objective: Incorporate connectivity to greenways
- Objective: Identify priority environmental resources
- Objective: Sustain water quality
- Objective: Support alternative modes that reduce negative air quality impacts

### GOAL: PROMOTE ECONOMIC DEVELOPMENT

- Objective: Focus new developments in economically depressed areas
- Objective: Locate transportation facilities near economic development activities

### GOAL: ENCOURAGE PUBLIC INVOLVEMENT

- Objective: Provide updated information through various media in accessible locations
- Objective: Offer multiple opportunities for participation

Using the goals and objectives as guidance for project identification, the CTP identified 42 projects that fall into the spending categories of major, minor, safety, and bicycle/pedestrian projects. Within those categories are roadway capacity projects, new interchanges, bicycle parkways, and more. The project list is further broken down into the constrained, short-term, and long-term project lists. Below is the Constrained Project Action plan, which indicates the first set of projects that were addressed in Douglas County.

## Constrained Project Action Plan

PROJECT NUMBER	PROJECT TITLE	TYPE	EXISTING LANES	PLANNED LANES
DO-282A	Metro Arterial Connector – SR 92 Realignment Phase I - Underpass	Roadway Capacity	0	6
DO-282B	Metro Arterial Connector – SR 92 Realignment Phase II	Roadway Capacity	0	6
DO-282C	Metro Arterial Connector – SR 92 Realignment Phase III	Roadway Capacity	0	6
DO-220A	Lee Road: Segment 2	Roadway Capacity	2	4
DO-220B	Lee Road (including bridge over I-20 West)	Bridge Upgrade	2	4
DO-022	Lee Road – Widening – Bankhead to I-20 and Bankhead to County Line	Roadway Capacity	2	43135
CTP-4	I-20 West at SR 6	Signing/Striping	N/A	N/A
CTP-7	SR 5/Kings Highway/Central Church Road	Modify Intersection	4	4
CTP-8	US 78 at Post Road/Mann Road	Modify Intersection	2	2
CTP-15	Adaptive Traffic Signal Pilot Program – Chapel Hill Road/SR 5/CBD area	Roadway Operations	N/A	N/A

PROJECT NUMBER	PROJECT TITLE	TYPE	EXISTING LANES	PLANNED LANES
CTP-21	SR 5/Bill Arp Road	Modify Intersection	4	4
CTP-44	Chapel Hill Road operational improvements	Operational Improvements	N/A	N/A
CTP-45A	Timber Ridge Road Widening	Roadway Capacity	2	4
CTP-53	Stewarts Mill Road operational	Operational Improvements	N/A	N/A

# City of Douglasville Transportation Supplement to Douglas County Comprehensive Transportation Plan

## Relationship to the Douglas County Comprehensive Transportation Plan

After completion of the County CTP, the city of Douglasville had additional projects that it deemed important to provide connectivity within the City. The City of Douglasville Transportation Plan was provided as a supplement to the Douglas County Comprehensive Transportation Plan, providing details related to key transportation challenges and recommended projects within the city. The plan provided a prioritized project list of these projects.

Also, due to concerns with the potential impacts of the Douglas County CTP's recommendations for the Arbor Place Mall and Bright Star Road area, the Douglasville CTP provided an alternative set of projects that warranted further study. Several resolutions were passed by the Douglasville City Council addressing coordination between the City and County Plans.

## Purpose

Improve the ability for residents of Douglasville and surrounding Douglas County to move within, to/from, and through the City of Douglasville.

- Provides improvements geared towards efficient utilization of existing infrastructure and addition of infrastructure necessary to reduce traffic congestion and provide mobility for all users.
- Addresses various modes of transportation, including: automobile, bicycle, pedestrian, transit, and high occupancy vehicle (HOV) lanes.

## Identified Transportation Needs

**ROADWAY SAFETY AND CAPACITY** - Providing effective roadway transportation is important for a successful transportation system, particularly in areas heavily dependent on automobile travel.

**PEDESTRIAN AND BICYCLE** - A complete pedestrian network is necessary to provide connections for those who choose to leave their automobiles at home. This includes travelers for work, school, shopping, and recreational trips.

**TRANSIT AND HIGH OCCUPANCY VEHICLE (HOV) LANES** - Making effective use of transit and HOV opportunities increases transportation mode choice options. Reliance on alternative travel modes is important, as future year travel demands are anticipated to exceed those that can be readily accommodated on the roadway network.

## Key Challenges

**ENHANCING SAFETY** - Providing safe transportation facilities is important to reduce the toll of crash related injuries, fatalities, and property damage. Two key areas in which improvements can provide effective safety improvements include:

- SR 92 Railroad Grade Separation
- Congestion Reduction Along Well Traveled Roads

**PROVIDING MOBILITY WHILE RETAINING QUALITY OF LIFE IN DOWNTOWN DOUGLASVILLE** - Downtown Douglasville is the heart of the community and efforts to provide additional roadway capacity in this area must be sensitive to their impact on Downtown Businesses and the intrinsic qualities of the historic district. The key to maintaining the high quality of life within this area is by managing the volume of traffic that must use the downtown streets.

**PROVIDING EFFECTIVE ACCESS TO ARBOR PLACE MALL AREA** - The Arbor Place Mall area is an important employment center and a cornerstone of retail activity in Douglasville and Douglas County. Since the Mall development, additional retail development has occurred along Douglas Boulevard, Bill Arp Road (SR 5), and Chapel Hill Road. This center of activity has brought with it heavy volumes of traffic, particularly during the PM peak hour and on Saturdays. The Mall is served directly by Douglas Boulevard which extends east and west to Chapel Hill Road and Bill Arp Road (SR 5) and beyond. In addition to serving traffic to/from Arbor Place Mall, these roads are important through routes connecting residential communities to the north and south with I-20.

**PROVIDING ALTERNATIVES TO SINGLE OCCUPANT AUTOMOBILE TRAFFIC** - Travel via automobile is the most prevalent form of travel in Douglasville and Douglas County. The land use patterns, development density, and proximity of housing and employment contribute to the high proportion of travel made by automobile. Efforts such as the Downtown Douglasville Livable Centers Initiative (LCI) examined the potential for trip reduction through land

use modifications and development of alternative travel modes. Implementation of recommendations contained within that study can help reduce the impact and reliance on single occupant automobiles as a primary travel mode. In addition to land use modifications, proactively providing alternative mode travel options can reduce the reliance on single occupant automobile travel.

### Projects Recommended by City of Douglasville Supplement

Priority	Project	Type	Existing Lanes	Planned Lanes	Included in Douglas County CTP
1	SR 92 Realignment Phase 1 - Construct bridge under US 78 and Railroad	RR Grade Separation	0	6	Yes
2	SR 92 Realignment Phase 2 - Construct new road from Fairburn Road to US 78	Roadway Capacity	0	6	Yes
3	SR 92 Realignment Phase 3 - Construct new road from US 78 to Dallas Hwy.	Roadway Capacity	0	6	Yes
4	Bright Star Road Connector from Bright Star Road to Bill Arp Road (SR 5)	Roadway Capacity	0	2	Yes - As Committed Project
5	Operational Improvements along Chapel Hill Road from Douglas Blvd. to Central Church Road	Roadway Capacity	2/4	4	Yes
6	Widen Riverside Parkway from Sweetwater Creek to Thornton Road (SR6)	Roadway Capacity	2	4	Yes
7	Widen Chicago Ave. from Cedar Mountain Rd to West Strickland St	Roadway Capacity	2	4	Yes, but not as widening
8	Intersection Alignment SR 5 @ Rose Avenue	Modify Intersection	4	4	Yes
9	Widen Timber Ridge Road from Prestley Mill Road to Chapel Hill Road	Roadway Capacity	2	4	Yes
10	Widen Prestley Mill Road from Campbellton Street to Slater Mill Road	Roadway Capacity	2	3	Yes
11	I-20 HOV Lanes from Thornton Road (SR 6) to Bright Star Road	Freeway HOV	6	8	Yes
12	Improve intersection of Bill Arp Road (SR 5) at Douglas Blvd.	Modify Intersection	4	4	Yes



Priority	Project	Type	Existing Lanes	Planned Lanes	Included in Douglas County CTP
13	Western Bypass from Dallas Hwy. (SR 92) to Cave Springs Rd to N Flat Rock Rd to S Flat Rock Rd to Bright Star Road	Roadway Capacity	0/2	3	No
14	Widen Chapel Hill Road from Stewarts Mill Road to Central Church Road	Roadway Capacity	2	4	Yes
15	Arbor Place Mall Connector from Mall Ring Road to Heritage Valley Drive to Stewart Mill Road to Elizabeth Drive	Roadway Capacity	0/2	2	No
16	Widen Stewarts Mill Road from Chapel Hill Road to West Stewarts Mill Road	Roadway Capacity	2	4	Yes
17	Improve intersection of Maxham Road at Thornton Road	Modify Intersection	6	6	Yes
18	Widen Bill Arp Rd (SR5) from Kings Hwy. to I-20	Roadway Capacity	4	6	No
19	Widen Blairs Bridge Road from Mt. Vernon Road to Thornton Road and new location to North County Line Road	Roadway Capacity	2	3	Yes
20	Widen Riverside Parkway from Fairburn Road (SR92) to Sweetwater Creek	Roadway Capacity	2	4	Yes
21	Douglas Blvd. east extension from Prestley Mill Road to Midway Road	Roadway Capacity	0	2	No
22	Douglas Blvd. west extension from Bright Star Road to Post Road	Roadway Capacity	0	2	No
23	Mall Ring Road improvements	Modify Intersections	3	3	No



# Past Plans

Since the adoption of the 2013 Comprehensive Plan, Douglasville has conducted or participated in several local, planning efforts that help to address some of the needs identified in this plan. Most of these plans included community input during their development. In addition, they often concluded with policy recommendations and in some cases, implementable projects. The input, policies, and projects from these plans will serve as supplemental information for the Community Work Program. Below is a summary of the major previous plans and projects are completed or underway since 2013.

## DOUGLAS COUNTY COMMUNITY & ECONOMIC DEVELOPMENT STRATEGY

In 2017, Douglas County created the Community and Economic Development Strategy to foster greater economic vitality and prosperity for its residents. The vision statement is laid out as follows:

Douglas County is well known as a thriving business location, a destination for culture and nature lovers, and home to compassionate, collaborative people.

The plan has four pillars, which act as the foundation of the vision:

- I. CELEBRATE THE COMMUNITY: Douglas County celebrates its unique assets and shares its story with the world.
- II. INVEST WITH INTENTION: Douglas County makes purposeful investments that align with the community's vision, values, and targets.
- III. CULTIVATE TALENT: Douglas County nurtures its strong talent base with aligned educational programs and engaged employers.
- IV. BUILD BUSINESS SUCCESS: Douglas County has robust recruitment, business retention & expansion (BRE), and entrepreneurial programs that foster business success.

The strategy included three components: a competitive assessment; a brand research report; and a target cluster identification. To complete this project, they underwent a process of analysis, stakeholder engagement, and community feedback.

The competitive assessment benchmarked data for Douglas County's performance and economic position relative to other communities in the metro region, the state and the U.S. Additionally, included in the planning process were stakeholder interviews, focus groups and surveys. Their analysis is divided into four sections: context and drivers, SWOT analysis, deep dive, and survey results.

The context and drivers section speaks to the financial challenges Douglas County experienced after the great recession given that the primary sectors were Retail and Construction, which relied on consumer spending. Despite the financial challenges, Douglas County is rebounding with an amount of college educated individuals that exceeds the national average. Additionally, the primary job growth in Douglas County has been in the Manufacturing, Trade and Transportation, Financial Services, and Education and Health Services sectors, which all provide wages which exceed the county average.

The SWOT analysis and the deep dive distilled the information from the context and drivers section into six categories: economic and demographic dynamism; education and workforce; innovation and entrepreneurship; infrastructure; quality of place; and equity. Some key opportunities for Douglas County are its affordability for attracting prospective residents, the undeveloped land, the young talent pool, venture capital funds available in the Atlanta Metro region, the potential for downtown Douglasville, the Chattahoochee River frontage, and more. The economic fragility, the dependence on outside workers, inaccessible public transit, and other challenges in Douglas County were seen as threats to the economy and vibrancy of the County. Lastly, while there was minimal education and income inequality between Black residents and White residents, however, there was significant inequality between the County’s Hispanic population and its non-Hispanic population. Survey respondents noted that the number one priority for area leaders should be to improve transportation and invest in infrastructure to help improve its competitiveness as a place to do business.

TARGET CLUSTER	NICHE SECTORS
 <b>ADVANCED MANUFACTURING</b>	Aerospace
	Fabricated Metal & Machinery Manufacturing
	Food Processing
	Medical Device Manufacturing
 <b>PROFESSIONAL TECHNOLOGY SERVICES</b>	Back Office Support
	Data Centers
	Finance & Technology
 <b>MEDIA &amp; ENTERTAINMENT</b>	Digital Media, Advertising & Public Relations
	Film & Television Production
	Retail & Entertainment
	Outdoor Recreation

The target cluster identification report provides a more economically focused deep dive into who the economic development sectors currently are and who they could be. This report provides profiles for the different clusters, the global factors influencing those clusters, and past performance evaluation. Three target clusters identified were advanced manufacturing, professional technology services, and media and entertainment. These particular sectors were identified given their high-growth opportunities and their ability to contribute to the County’s resiliency. Regarding past performance, Government and Retail have historically been the largest clusters. However, according to the report, both sectors are declining. Three major growing clusters have been Back Office, Industrial Machinery, and Metalworking. Ultimately, the report concluded that while the employment in the County increased by 11%, the different clusters showed varied growth and decline between 2011 and 2017.

Lastly, to build on the successes of the County and to develop a succinct branding strategy, this strategic planning processes included a brand research report. This portion of the County Community and Economic Development Strategy addresses brand development questions of what is the County's local identity, and how does the County differ from its competitors in a meaningful way. The results of this report suggest that Douglas County needs to focus on who its primary target audiences are and how to use unified branding and messaging to engage those groups.

In 2017, Douglas County created the Community and Economic Development Strategy to establish a unified vision and direction for the County that results in greater economic vitality and prosperity for its residents. Through a series of community engagement strategies, the following vision for the County was determined:

- Douglas County is well known as a thriving business location, a destination for culture and nature lovers, and home to compassionate, collaborative people.

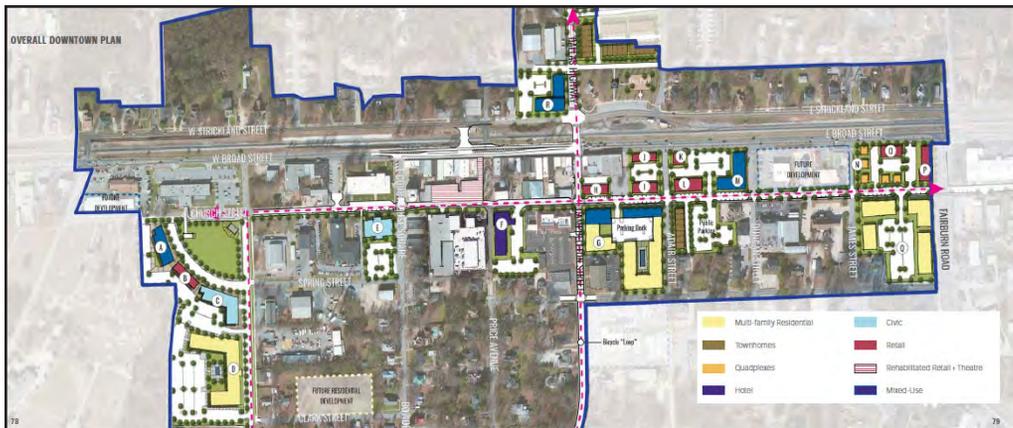
The plan has four foundational pillars, each with their own goal.

1. Celebrate the Community: Douglas County celebrates its unique assets and shares its story with the world.
  - Build community pride within Douglas County.
  - Share Douglas County's story with the rest of the world.
2. Invest with Intention: Douglas County makes purposeful investments that align with the community's vision, values, and targets.
  - Intentionally plan and invest in infrastructure that supports target cluster needs.
  - Dedicate resources to quality of life amenities that align with the community's vision and values.
3. Cultivate Talent: Douglas County nurtures its strong talent base with aligned educational programs and engaged employers.
  - Engage local businesses in workforce development and education initiatives.
  - Continue to develop world-class PK-12 and higher education programs.
  - Raise awareness of local job opportunities.
4. Build Business Success: Douglas County has robust recruitment, business retention & expansion, and entrepreneurial programs that foster business success.
  - Recruit target clusters to locate in Douglas County.
  - Support existing businesses through a robust business retention and expansion program.
  - Develop support systems for entrepreneurs and startups.

The target clusters identified as key sectors for economic development are advanced manufacturing, professional technology services, and media and entertainment.

# DOUGLASVILLE DOWNTOWN MASTER PLAN & 10-YEAR STRATEGIC PLAN

In 2017, the City of Douglasville adopted the Downtown Master Plan & 10-Year Strategic Plan. This plan built on past planning efforts to establish a vision and a set of goals based on community input for Downtown Douglasville. Recommendations were based on the physical conditions, regulatory conditions, a market study, real estate trends, and a public input process. The resulting goals included making downtown Douglasville a “place where residents and visitors want to be” through various land use and development, transportation, arts and culture, and economic development efforts. The land use and development recommendations section suggests rezoning some properties to allow for mixed use and to encourage redevelopment. The plan also includes recommendations to revise a zoning district, parking regulations, and residential districts to promote smaller lot sizes and ease development constraints. Purchasing and assembling parcels for future development was also recommended.



Design concepts and potential future uses of downtown lots in the Douglasville Downtown Master Plan & 10-Year Strategic Plan

Transportation recommendations included redesigning various corridors for easier navigation and better bicycle and pedestrian infrastructure. In addition to these redesigning projects, there are recommendations to fill in the gaps within the already existing infrastructure to create a more complete network. To promote more economic development, this plan recommended rebranding Church Street as “Main Street”, creating a Tax Allocation District, recruiting businesses, and promoting the renovation and redevelopment of historic buildings such as the old City Hall. Alongside economic development strategies, this plan recommended activating spaces

within downtown through playable art and a public art program.

Three priority projects that include some of the previously mentioned recommendations were identified as: constructing a town green with amphitheater at the former county jail site; Church Street streetscape project; and the Club Drive streetscape project. Addressed in these projects are acquiring and redeveloping key properties, rebranding Church Street as ‘Main Street’ and street scaping a key corridor to spark potential redevelopment.

The final section of the recommendations section is the action matrix. The action matrix broke down the key recommendations from the previous section into the short term to long term projects, and the required costs. Overall, this plan recommended \$42 million dollars in projects over a ten-year period.



To tie in the elements of land use, transportation, and housing, the last set of recommendations addressed urban design principles and protecting historic resources. Policies supporting urban design include requiring good urban design and architectural standards, preserving historic buildings, encouraging pocket parks and gardens, improving alley infrastructure, and more. The public facilities and spaces recommendations maintain that continued investment in the previously mentioned public infrastructure will be required as growth continues.

The recommendations outlined in this plan are accompanied by an action plan that provides priorities, funding strategies, and short term and long-term strategies to accomplish and implement these goals.

## SWEETWATER MASTER PLAN

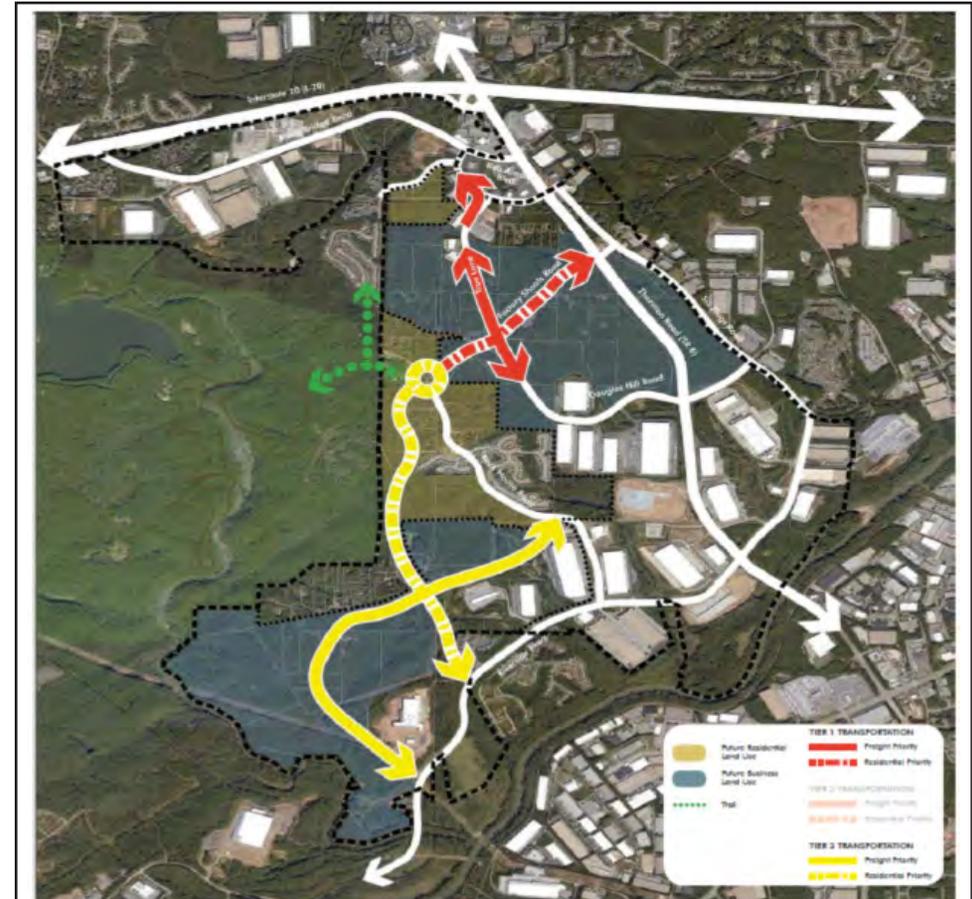
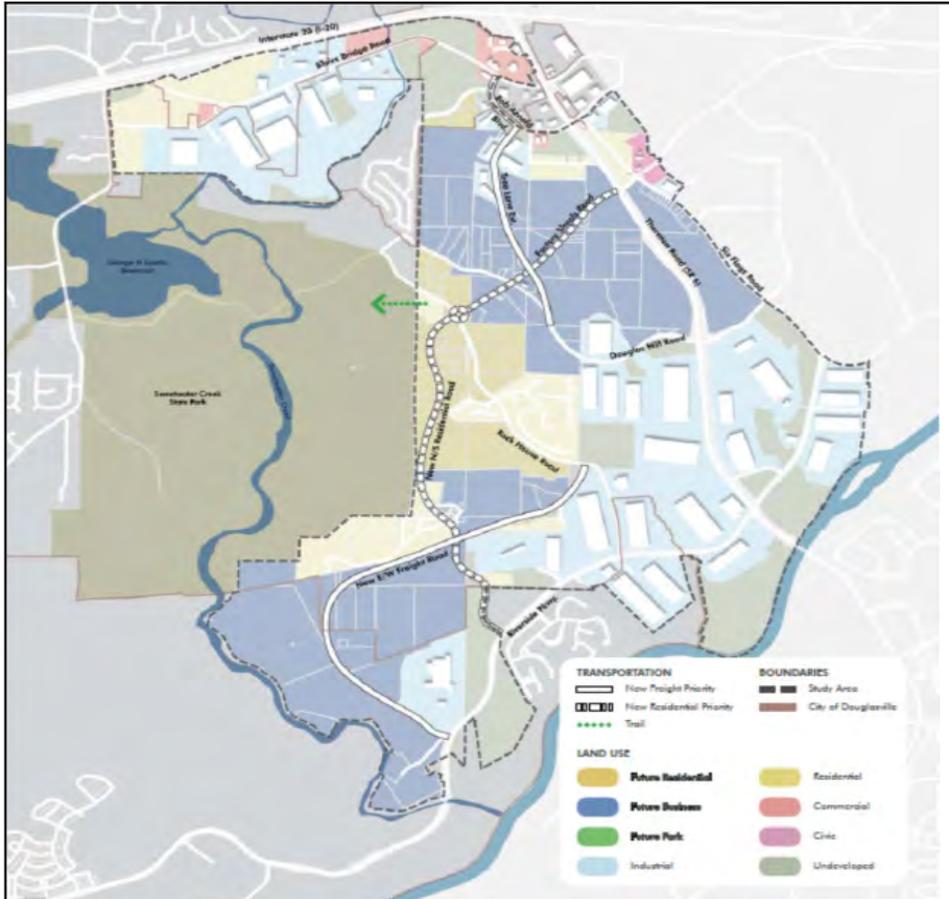
The Sweetwater Master Plan document outlines a plan to guide the development within the 3,700-acre study area, which includes Sweetwater Creek State Park, Cobb County, Chattahoochee River, and Interstate 20. The impetus for this study was to understand and strategically guide growth in the study area given its prime location for industrial uses, as an employment center, and given that it is already a Community Improvement District (CID). The plan includes an existing conditions assessment, a community vision, a market analysis, a master plan, and an implementation strategy.

When the assessment was performed in 2017, just over half of the land was undeveloped, a third was used for businesses, and the rest (12%) was left for residential. Two major arterial roads, four minor arterial roads, and other local roads fall within the study area for this plan. The community visioning sessions resulted in recognizing the need to find a more harmonious approach to business and residential colocation. Three main focus areas for finding that balance were emphasizing greenspace; addressing transportation concerns to reduce conflict between competing transportation modes; and fostering quality amenities to support residents and employees in the study area. Additionally, three priority development types that are compatible with the community vision were identified as residential, hospitality and retail, and industrial. From the community vision, the plan created concept plans that prioritizes a residential corridor mixed in with the businesses and industry.

The master plan segment of this document dives into the remedies for mediating between the different land uses. Two concepts are explored to fulfill the vision. Concept A creates two truck loops to support industrial development, and a new residential roadway that connects existing neighborhoods and future residential development. Additionally, it proposes land use changes that alter from the existing future land use map. Concept B builds off Concept A, but addresses the concerns about the long-term costs by altering the proposed railway systems.

To implement the master plan, another section covers prioritized action steps to begin the realization of this vision. The four priority action items are: establish technology district toolkit; amend zoning; adopt guiding land use policies; and promote economic impacts.





Concept B for the development of the Sweetwater study area.

## NORTH SIDE REDEVELOPMENT PLAN

This plan, still underway, defines the study area boundary of the North Side of Douglasville by taking into account the boundaries of census tracts, the designation of an Opportunity Zone, and the distance to the center of Downtown. Through an analysis of existing conditions, the plan highlights the following assets found in this community:

- A mixed-income group of residents
- Relatively high housing ownership
- A robust stock of affordable housing
- Direct access to Highway 92

- Direct adjacency to Downtown Douglasville
- Plentiful natural resources such as trees, streams, and attractive topographic features

The plan also identifies some negative trends, which revitalization work in the future should alleviate:

- Declining homeownership rates
- A large amount of rent burdened households
- 1/3 of homes are in fair or worse condition
- Concentrated poverty in many sections of the study area
- Aging infrastructure

RECOMMENDATIONS ARE FORTHCOMING.

## DOUGLASVILLE HIGHWAY 92 REALIGNMENT (2012 / Currently Under Construction)

This study was established as part of the ongoing work for the relocation of Highway 92.

### GOALS

- Make the new Highway 92 a multi-modal transportation corridor with greenway and mixed-use activity.
- Revitalize the neighborhoods that will be impacted by the relocation.
- Transform Dallas Highway into a complete street with connected surrounding streets that match the downtown area's character.

### RECOMMENDATIONS

- Build a linear park along Highway 92 with a new parallel trail and local road system.
- Under a regulation plan, connect multiple local neighborhood streets to form a more cohesive street grid.
- Increase the amount of green space and preserve local natural systems.
- Focus commercial development around village nodes, based around a 5-minute walk shed.

### STRATEGIES

- Adopt and enact an acquisition plan of property around Highway 92 with ranked priorities based on development potential.
- Utilize a broad funding strategy based around Tax Allocation Districts (TAD), Community Improvement Districts (CID), TIGER Grants, Community Development Block Grants (CDBG), Livable Centers Initiative (LCI), Georgia Department of Transportation (GDOT), and other funding sources.

# Community Work Program

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

2018 Douglasville Community Work Program									
	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/Agency	Funding Source
<b>Economic Development</b>									
1	Review the Douglas County Community & Economic Development Strategic Plan Target Cluster Strategies & Implementation Plan. Prioritize the goals and strategies listed in both sections that can be addressed over the next 5 yrs.	X					Staff Time	Planning Department / Development Organization	General Fund, Other/Unknown
2	Develop, maintain and advance an aggressive external marketing campaign for business recruitment by working with the City Development Authority (CDA) and its allies including the Douglas County Development Authority (DCDA), 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	Staff Time	Development Organization	General Fund, Other/Unknown
3	Participate on and advance the Douglas County Chamber of Commerce's existing Industries Committee.					X	Staff Time	Development Organization	General Fund, Other/Unknown
4	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	Staff Time	Mayor and City Council, Zoning Department, Planning Department, City Attorney's Office, Development Organization	General Fund
5	Link the commercial and industrial areas database with the development of a GIS system.				X		N/A	Mayor and City Council, Development Organization, GIS	General Fund, Other/Unknown
<b>Housing</b>									
1	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	N/A	Maintenance and Sanitation Department, Other Governmental Entity, Other Organizations	General Fund, Other/Unknown

## 2018 Douglasville Community Work Program

	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/Agency	Funding Source
2	Encourage downtown revitalization through repair of historic buildings.	X	X	X	X	X	N/A	Mayor and City Council, Community Development Department, Other Organizations	General Fund, Capital Budget
<b>Natural and Historic Resources</b>									
1	Identify problematic areas in the city for illegal dumping and waste disposal; create an inventory through GIS of identified sites and develop solutions to remedy violations.			X			Staff Time	Maintenance and Sanitation Department, Code Enforcement, City Attorney's Office	General Fund
2	Identify other sources of air pollution and take steps to reduce emissions through enforcement and encouragement.			X			Staff Time	Mayor and City Council, Planning Department	General Fund, Other/ Unknown
3	Create a task force that includes representatives from Douglas County government, the State government, the Douglasville-Douglas County Water and Sewer Authority, and the appropriate private property owners to identify the scenic views and sites under their respective ownership and develop strategies for their preservation/ protection.				X		N/A	Mayor and City Council, Planning Department, County Planning Department, Water and Sewer Authority, Other Governmental Entity	General Fund, Other/ Unknown
4	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				N/A	Maintenance and Sanitation Department, Other Governmental Entity	General Fund, Other/ Unknown
5	Revisit the Douglasville Historic Preservation Guidelines and District consider the expansion of the Residential District to include additional properties that have aged into eligibility.			X			Staff Time	Planning Department / Historic Preservation Commission	
<b>Parks and Recreation</b>									
1	Identify parcels for acquisition as future community parks and greenspace.				X		N/A	Mayor and City Council, Parks and Recreation Department, City Manager	Capital Budget, , Sales tax, Other Grant, Other Tax, Other/ Unknown

## 2018 Douglasville Community Work Program

	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/Agency	Funding Source
2	Prioritize and develop a time-line for the completion of the recommendations from the Douglasville Parks Master Plan.		X				N/A	Mayor and City Council, Parks and Recreation Department, City Manager	Capital Budget, , Sales tax, Other Grant, Other Tax, Other/ Unknown
<b>Public Facilities and Services</b>									
1	Develop a public facilities action plan for the City which should be updated every 1 to 3 years.				X		N/A	Mayor and City Council, City Manager	General Fund
2	Develop a public service action plan for the City which should be updated every 2 to 5 years.				X		N/A	Mayor and City Council, City Manager	General Fund
3	Establish Communication Committee to quantify policy and procedures for the department and its broadcast scope			X			N/A	Communications	General Fund
<b>Transportation</b>									
1	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	TBD in Upcoming CTP	Planning Department	General Fund, Capital Budget, Sales Tax, Grant in Aid, Other/ Unknown
2	Review and redefine parking requirements for different land uses and mixes in the revised Unified Development Ordinance.			X			N/A	Mayor and City Council, Engineering Department	General Fund
3	Update the Unified Development Ordinance with appropriate noise and visual abatement methods, including landscaped beams, trees, shrubbery, and other mechanisms to screen adjacent properties from the effects of traffic such as noise and emissions.			X			N/A	Mayor and City Council, Zoning Department, Planning Department, Engineering Department	General Fund
4	Revise the regulations in the Unified Development Ordinance to incentivize buried utilities, screening of utility junction boxes and context sensitive lighting poles (as appropriate) for new development.			X			N/A	Mayor and City Council, Maintenance and Sanitation Department, Engineering Department, Other Organizations	General Fund, Other/Unknown

## 2018 Douglasville Community Work Program

	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/Agency	Funding Source
<b>Planning /Land Use</b>									
1	After adoption of the UDC - update Character Area descriptions to reflect the newly created and/or modified zoning districts and development regulations.		X				N/A	Mayor and City Council & Planning Department	
2	After adoption of the UDC - Transition the Existing Zoning Districts Table to Zoning Compatibility Table to reflect the preferred UDC Zoning Districts for each Character Area.		X				N/A	Mayor and City Council & Planning Department	
3	Consider adopting an ordinance to require zoning consistency with the future land use map based on the Zoning Compatibility Table.			X			N/A	Mayor and City Council & Planning Department	
4	Revisit maximum density recommendations found within character area descriptions.			X			N/A	Mayor and City Council & Planning Department	
5	Prioritize and develop a time-line for the completion of the remaining Land Use, Transportation, Economic Development and Arts & Culture Recommendations from Section 3.0 of the Downtown Master Plan Study.	X					N/A	Planning Department	
6	Prioritize and develop a time-line for the completion of the land use recommendations from the Northside Study.	X					N/A	Planning Department	
7	Complete a small area study for the Arbor Place Mall Area: a. The Mall Site b. Douglas Boulevard Corridor c. Bright Starr Connector/Rose Avenue i. Revisit 2011 LCI recommendations for Douglas Place & Hwy 5/Rose Avenue					X	150 to 200 k	Mayor and City Council & Planning Department	
8	Review the Sweetwater Master Plan recommendations along the Blairs Bridge Road portion of the study to determine if the Regional Activity Center designation is consistent with the plan and the county's Workplace Center designation.			X				Planning Department / County Staff	

## 2018 Douglasville Community Work Program

	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/Agency	Funding Source
9	Coordinate with county and chamber staff to implement the transportation recommendations in Concept A or B.				X			Planning Department / County Staff	
10	Determine the need for a study similar to the Sweetwater Master Plan along the Douglasville portions of Riverside Parkway.				X			Mayor and City Council & Planning Department	

# Appendix A:

# Community Engagement

## Community Input Opportunities

The Douglasville Comprehensive Plan Update process was guided by a Steering Committee comprised of citizens, local business owners, elected officials and Riverdale staff. The Steering Committee provided direction and feedback at key points in the process, and all meetings were open to the public. There were additional opportunities for public participation at community meetings, as well as the regularly scheduled City Council meetings where the plan was discussed. Meetings were advertised through local media outlets and on the city's social media sites.

### City Council Hearings

2017 - Monday August  <b>28</b> Public Kick Off	Thursday August  <b>30</b> Second Public Hearing	Day Month  <b>XX</b> City Council
--	---	--

### Steering Committee Meetings

Tuesday March  <b>27</b> Steering Committee	Thursday April  <b>26</b> Steering Committee	Thursday May  <b>24</b> Steering Committee	Tuesday June  <b>26</b> Steering Committee
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### Public Engagement

Tuesday June  <b>12</b> Public Open	Thursday July  <b>19</b> Public Open
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# COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **City of Douglasville**

RC: **ARC**

Submittal Type: **Comp Plan Update**

Preparer:  RC  Local Government  Consultant:

Cover Letter Date: **10/15/18**

Date Submittal Initially Received by RC: **10/15/18**

Explain Unusual Time-lags or Other Anomalies, when present:

*Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.*

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**



**Rochelle Robinson**  
Mayor

**Marcia Hampton**  
City Manager

**Vicki L. Acker**  
City Clerk

**City Council**

Mark E. Adams  
Dr. LaShun Burr-Danley  
Sam Davis  
Michael J. Miller, Esq.  
Terry S. Miller  
Richard S. Segal  
Coach Chris Watts

September 5, 2018

Atlanta Regional Commission  
229 Peachtree Street, NE  
Suite 100  
Atlanta, GA 30303

RE: Comprehensive Plan Update Submittal

The City of Douglasville has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Michelle Wright, Planning Manager, at 678-449-3052 or [wrightm@douglasvillega.gov](mailto:wrightm@douglasvillega.gov).

Sincerely,

Rochelle Robinson  
Mayor  
City of Douglasville

/RR  
Enclosures

# The City of Douglasville, Georgia Comprehensive Plan Update 2018



This document was prepared by the Atlanta Regional Commission using funds provided by the State of Georgia.

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# Acknowledgments

## Mayor and City Council

Rochelle Robinson, Mayor  
Richard S. Segal, Mayor Pro Tem, Ward 5  
Terry S. Miller, Ward 1  
Michael J. Miller, Esq., Ward 2 Post 1  
Mark Adams, Ward 2 Post 2  
Dr. LaShun Burr-Danley, Ward 3 Post 1  
Sam Davis, Ward 3 Post 2  
Coach Chris Watts, Ward 4

## Comprehensive Plan Steering Committee

Eric Blackwell  
Judge Caldwell  
Ed Carlton  
Marilyn Clark  
Chris Davis  
Jim Favret  
Fabie Green  
Sandra Harvey  
Helena Hudson  
Brian Keel  
Sabine Kelley  
Terry Miller\*\*  
Nycole Miller  
Teresa Noles  
Teresa Phillip  
Chris Pumphrey\*  
Sara Ray\*  
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Kelly Robinson\*\*  
Aaron Ruffin\*\*\*  
Gil Shearouse  
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## City of Douglasville Staff

Michelle Wright

## Atlanta Regional Commission Staff

Sidney Douse  
Allison Duncan  
Elizabeth Sandlin

\*Denotes Economic Development Professional serving on the Steering Committee

\*\*Denotes Elected Official serving on the Steering Committee

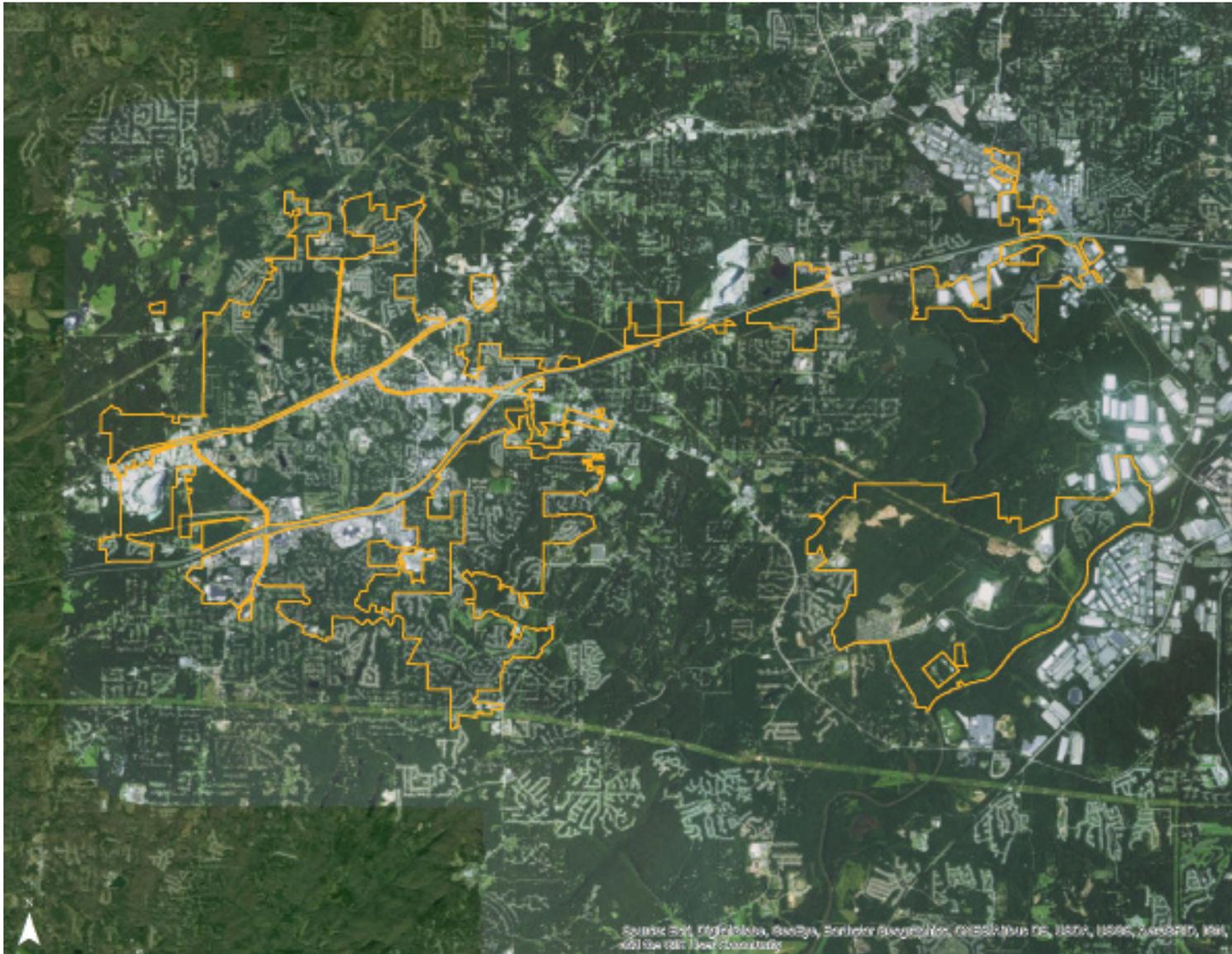
\*\*\*Denotes Douglas County or Douglasville Staff serving on the Steering Committee

# Introduction

The Georgia Department of Community Affairs has laid out required elements of the Comprehensive Plan. All communities must complete a Community Goals section, list Needs & Opportunities, and write a Community Work Program. The following five elements are only required for some communities: Capital Improvements, Land Use, Economic Development, Transportation, and Housing. The Capital Improvements element is only required for communities that assess impact fees; Douglas County and Douglasville do not assess impact fees and do not need to complete this element. While most metro Atlanta communities are not required to complete an Economic Development element as they are not included as Georgia Job Tax Credit Tier 1 Communities, these issues are considered here and recommendations regarding economic development can be found throughout the document. The Land Use element is required for all communities that have zoning. As both Douglas County and Douglasville have zoning, this element includes a Future Land Use Map & Narrative. Communities within an MPO, including Douglas County and Douglasville, are required to complete the Transportation element. This involves recommendations from the Douglas County Comprehensive Transportation Plan as well as other issues identified during the process. Douglas County and Douglasville must also complete the Housing element as they are designated as Community Development Block Grant Communities.

While Douglas County and Douglasville have separate Comprehensive Plans, the development of the plan was as a combined plan update process. The Steering Committee was made up of representatives from both communities, and public meetings were advertised to those who live and work in Douglas County and Douglasville. The Comprehensive Plan includes data and demographics from both communities, as the information is relevant to addressing issues in the County and the City.

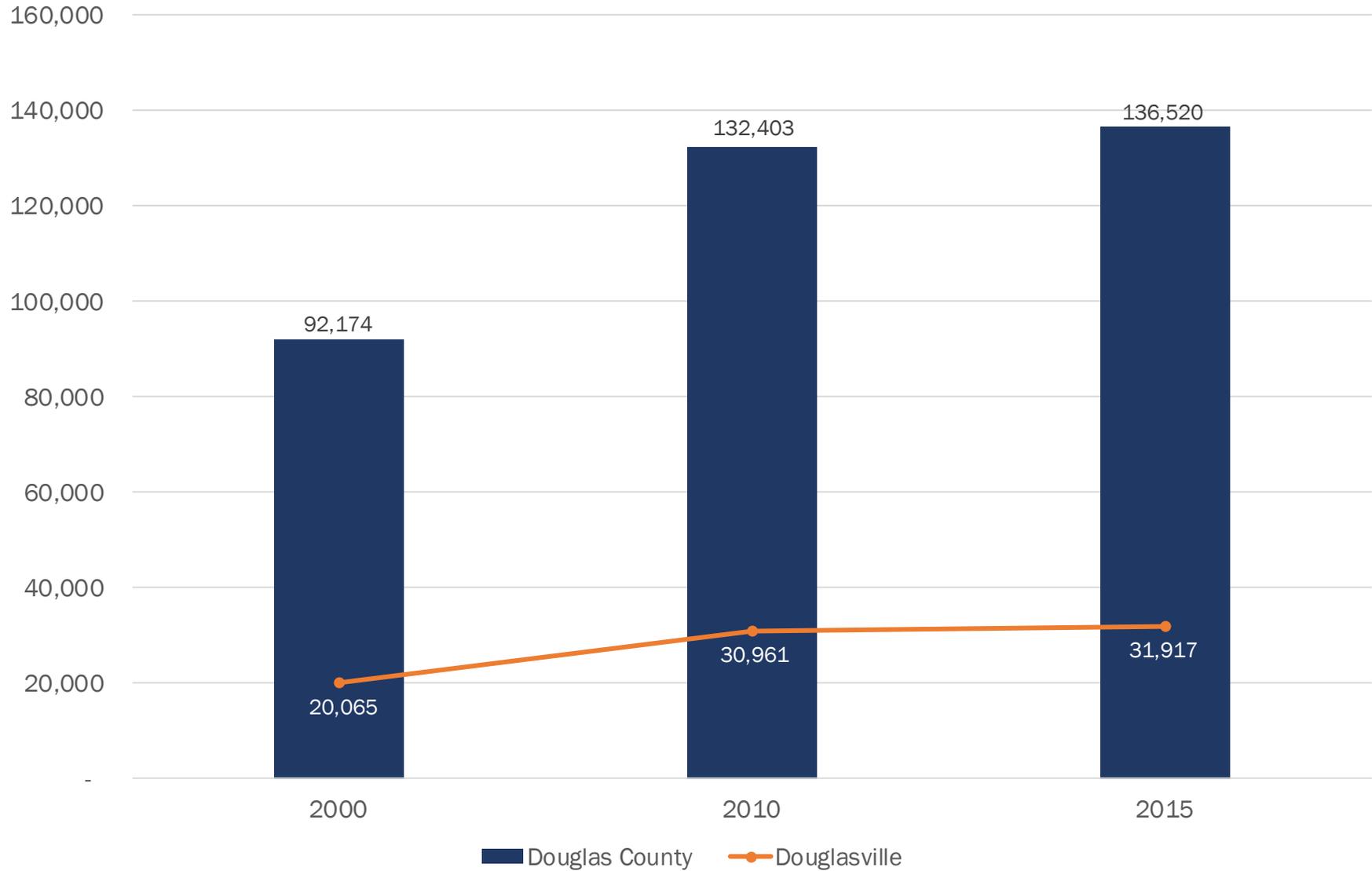
# Data & Demographics



Douglasville, Douglas County, Georgia



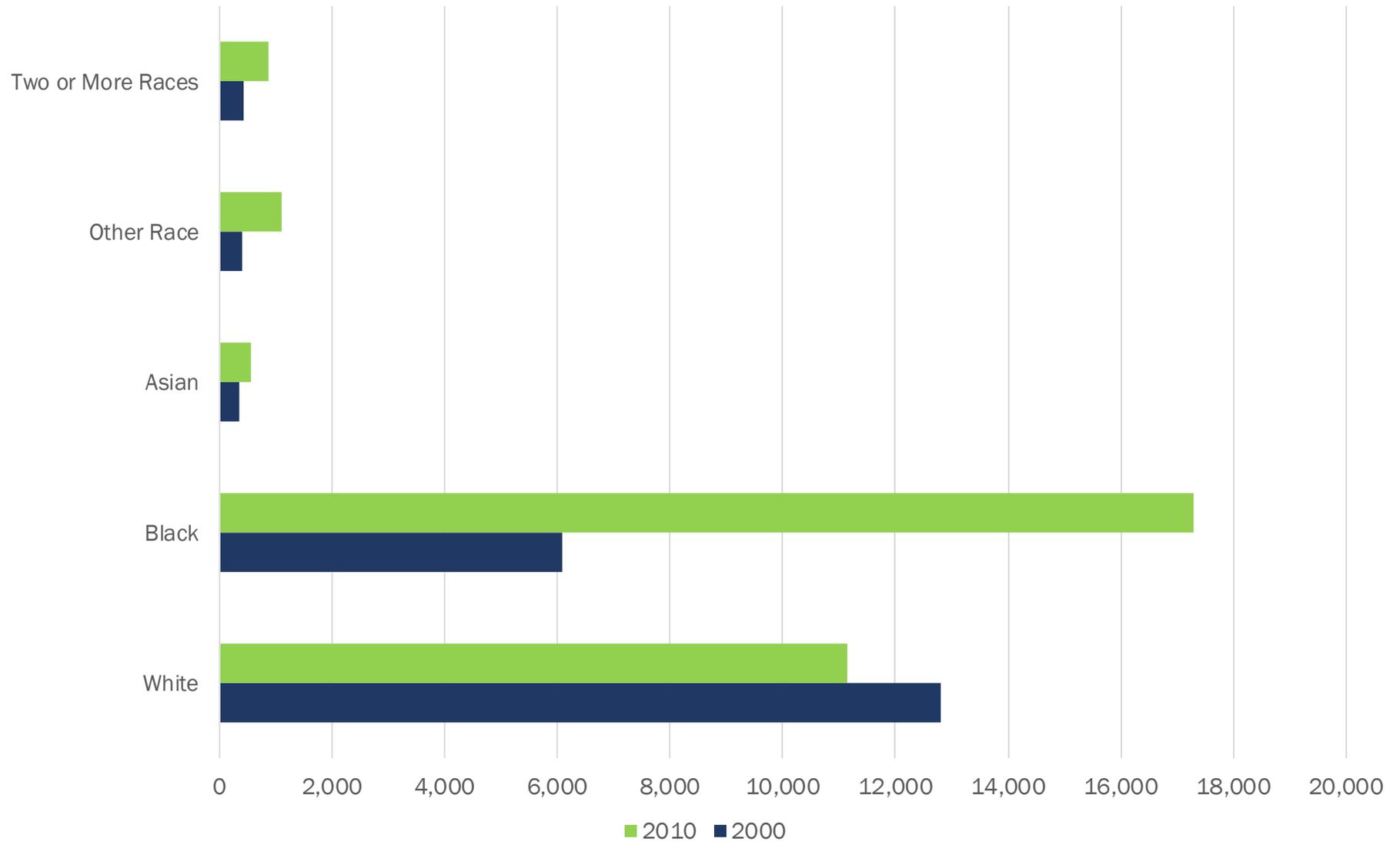
# POPULATION



Both Douglas County and Douglasville have experienced population growth over the past fifteen years. According to ARC’s population forecasts, in 2040, Douglas County is projected to see an increase in their population size by 60,000 people.

Source: U.S. Census (2000 & 2010), American Communities Survey, Annual Population Estimate (2012-2016).

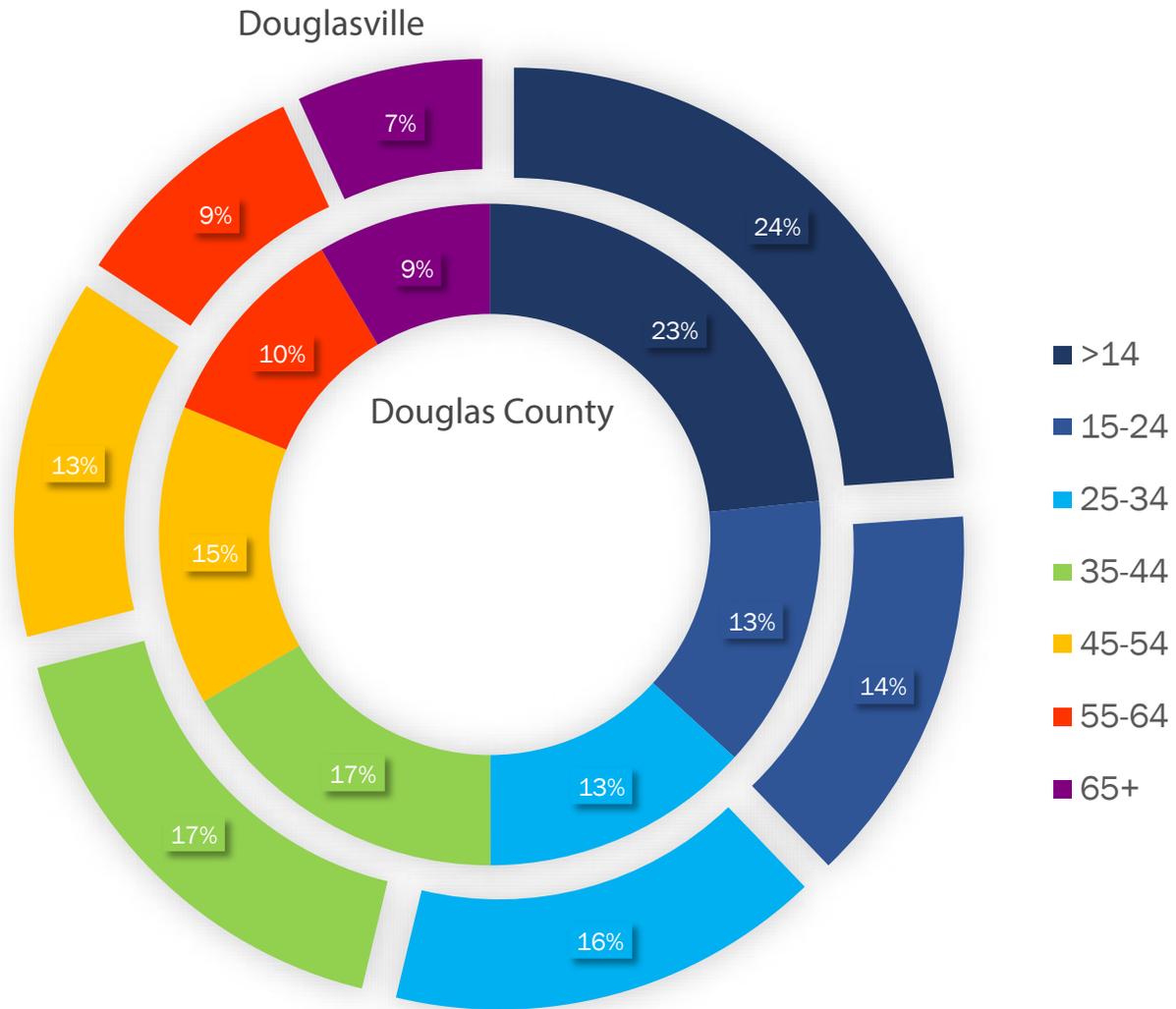
# RACE



Between 2000 and 2010 Douglasville saw a decrease in their population of White individuals. In turn, there was an increase in individuals of other races.

Source: U.S. Census American FactFinder Profile of General Population and Housing Characteristics (2000, 2010).

# AGE

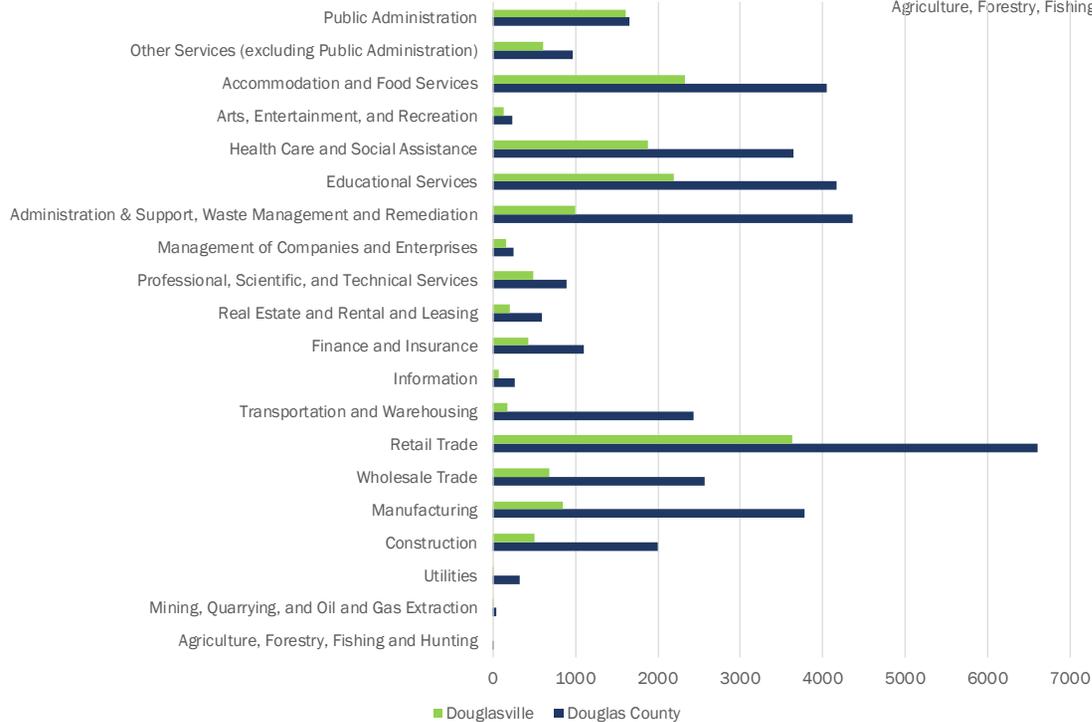


At the time of the 2010 Census, the age distributions in Douglasville and Douglas County were quite similar, though Douglasville has a slightly greater percentage of individuals under the age of 35. The median ages during this time were 33 in Douglasville and 35 in Douglas County.

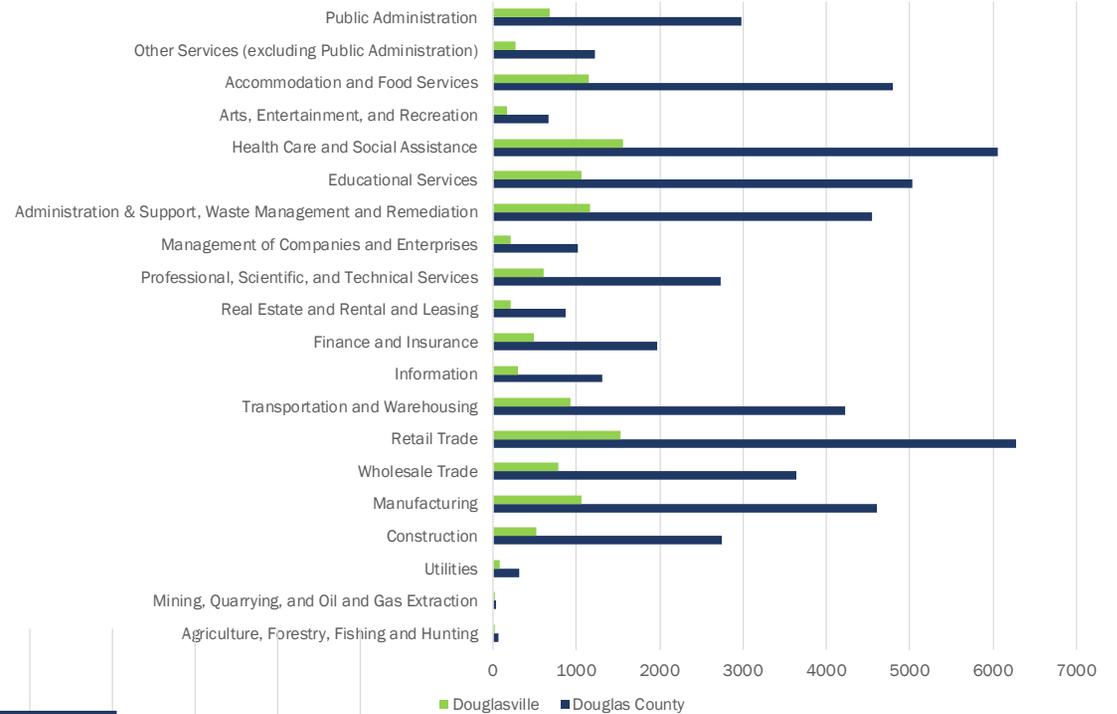
Source: U.S. Census (2010).

# EMPLOYMENT

## WORKPLACE AREA CHARACTERISTICS



## RESIDENT AREA CHARACTERISTICS

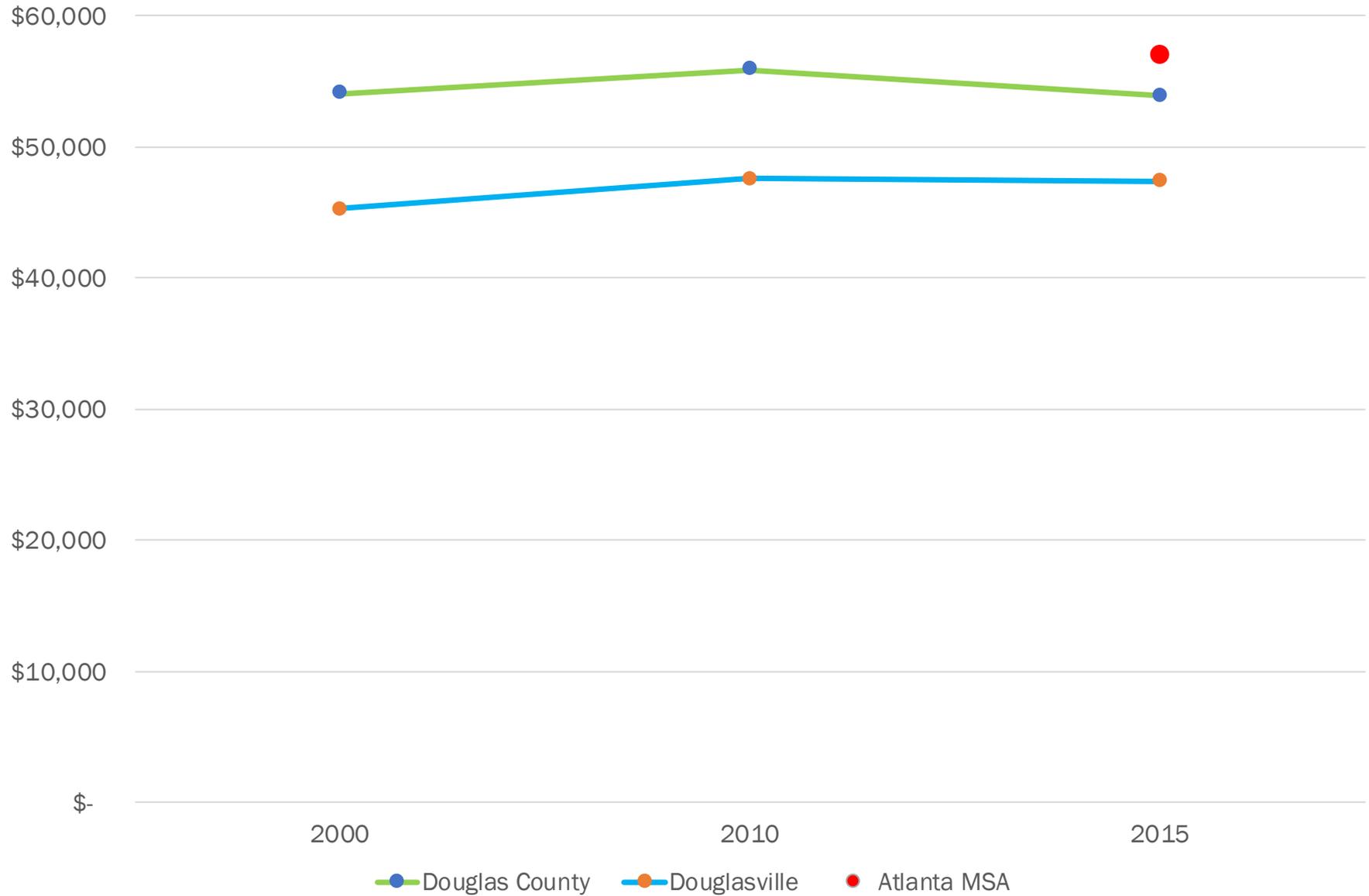


Resident Area Characteristics (RAC) describe the industry that Douglas and Douglasville residents do for a living. The most popular industries are Retail Trade and Health Care and Social Assistance.

Workplace Area Characteristics (WAC) describe the jobs that are available within a given study area. Most jobs in Douglas and Douglasville are available in Retail Trade.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis 2015.

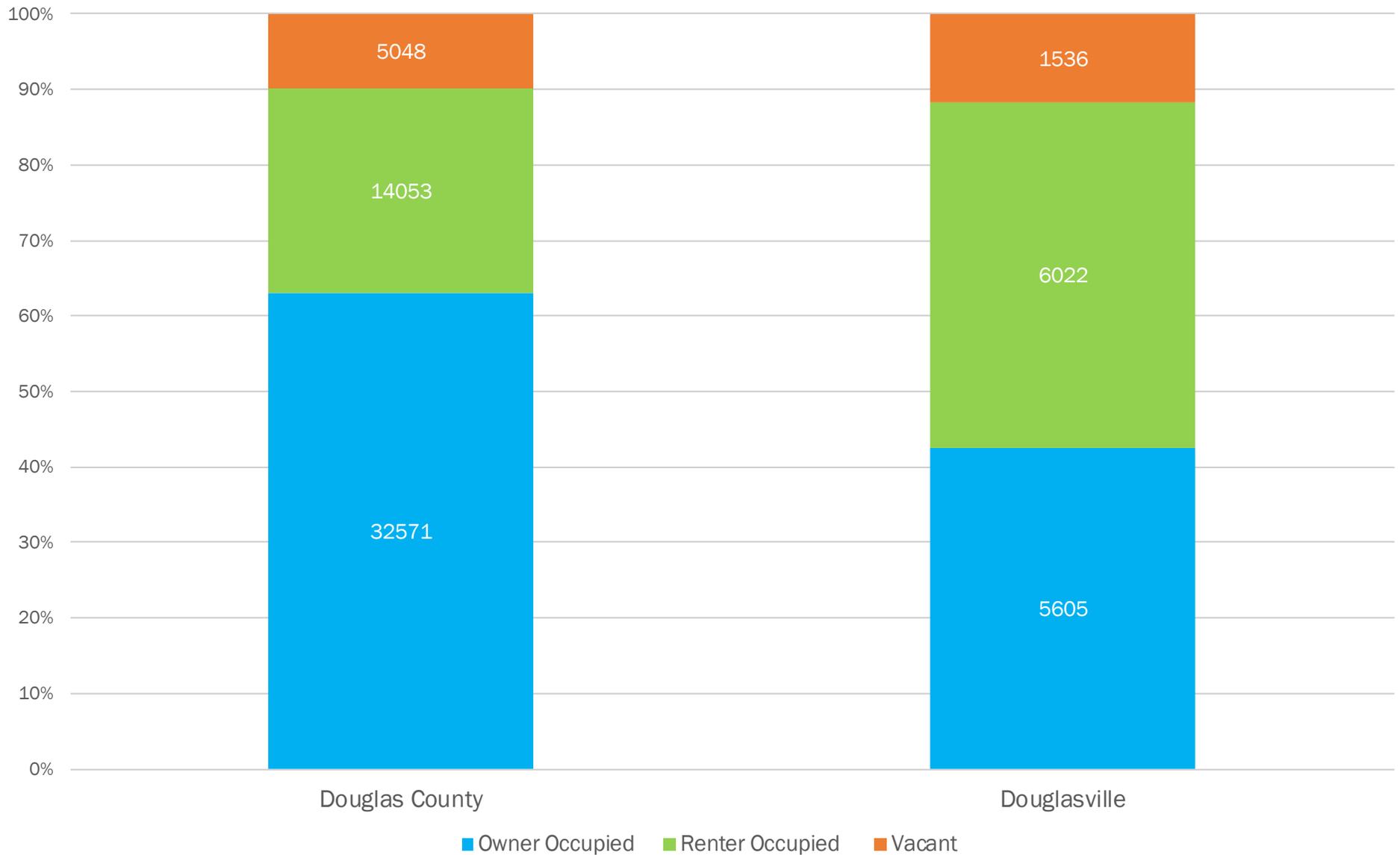
# INCOME



The median household income in both Douglas County and Douglasville have stayed relatively stable over the past 15 years around \$55,000 and \$47,000 respectively.

Source: U.S. Census 2000 & 2010. 2012-2016 American Community Survey 5-Year Estimates.

# HOUSING TRENDS



In 2010, just over 40% of the housing stock in the City of Douglasville was renter occupied, compared to 27% in Douglas County. Both Douglas County and Douglasville have vacancy rates near 10%.

Source: U.S. Census (2010).

# HOUSING VALUES

## Median Selected Monthly Owner Costs

\$1,302/MO

\$1,433/MO

## Median Home Value

\$121,300

Douglas County

\$134,000

City of Douglasville

## Median Monthly Rent

\$949/MO

\$929/MO

# Community Vision

THE COMMUNITY VISION PROVIDES THE LONG-TERM GOAL FOR DOUGLASVILLE'S FUTURE GROWTH. THE FOUNDATION IS BASED ON A REVIEWED AND UPDATED VISION FROM THE 2013 COMPREHENSIVE PLAN. THE PROCESS INCLUDED COMMUNITY INPUT, STAFF INPUT AND A REVIEW OF VISION STATEMENTS FROM RECENT PLANS.

- DOUGLASVILLE IS A UNIQUE BLEND OF SMALL-TOWN CHARM COUPLED WITH METROPOLITAN AMENITIES. WE OFFER THE IDEAL ENVIRONMENT FOR STARTUPS AND SMALL BUSINESSES, PROVIDING HIGH TECH CENTERS AND FORTUNE 500 COMPANIES THE INFRASTRUCTURE FOR GROWTH. THE STANDARD FOR SOUTHERN LIVING, DOUGLASVILLE IS THE PLACE WHERE INNOVATION MEETS OPPORTUNITY. DEDICATED TO EMPLOYEES, PLEASANT AND RESPONSIVE TO THE COMMUNITY AND COMMITTED TO ENHANCING THE QUALITY OF LIFE FOR BOTH VISITORS AND RESIDENTS ALIKE, DOUGLASVILLE IS THE PREMIER CITY IN THE NATION TO LIVE, WORK, PLAY, AND RAISE A FAMILY.

This vision aligns with the value proposition in the 2018 marketing study for the Douglas County Chamber of Commerce:

Located just 20 miles due west of downtown Atlanta and 20 miles northwest of the world's busiest airport, Douglas County, Georgia offers companies and residents easy access to big-city amenities in a diverse, affordable and safe small-town environment.



# Assets & Challenges

This section includes the assets and challenges and opportunities that Douglasville intends to address over the next five years. They are tied to the Vision Statement and are addressed with programs listed in the Community Work Program. Starting with the Assets and Challenges from 2013 Comprehensive Plan, input was gathered during the community engagement process to determine the assets and challenges for the next five years. Many are the same as 2013, but several new challenges have surfaced in the past 5 years.

## ASSETS

**LOCATION:** The City of Douglasville has an ideal location in the metro region, with good access to transportation, employment centers, and the Hartsfield Jackson Atlanta International Airport.

**DOWNTOWN DOUGLASVILLE/HISTORIC PRESERVATION:** The City of Douglasville has invested in preserving a sense of place through its historic downtown and established neighborhoods.

**ARBOR PLACE MALL/ECONOMIC AMENITIES & INFRASTRUCTURE/MEDICAL SERVICES/TECHNICAL EDUCATION/HIGHER EDUCATION/SENIOR SERVICES:** The City of Douglasville has developed metropolitan amenities, including access to medical and educational facilities, commercial and retail opportunities, senior services, and world class infrastructure to ensure the quality of life for residents and visitors.

**NATURAL RESOURCES:** The City of Douglasville has put in place the regulations to preserve its natural resources and environmentally sensitive features while planning for the type of growth and development the community desires.

**PEOPLE OF DOUGLASVILLE:** The strongest asset in the City of Douglasville are the families that live here, the employees that work here, and the entrepreneurs who have invested in this community.

# CHALLENGES

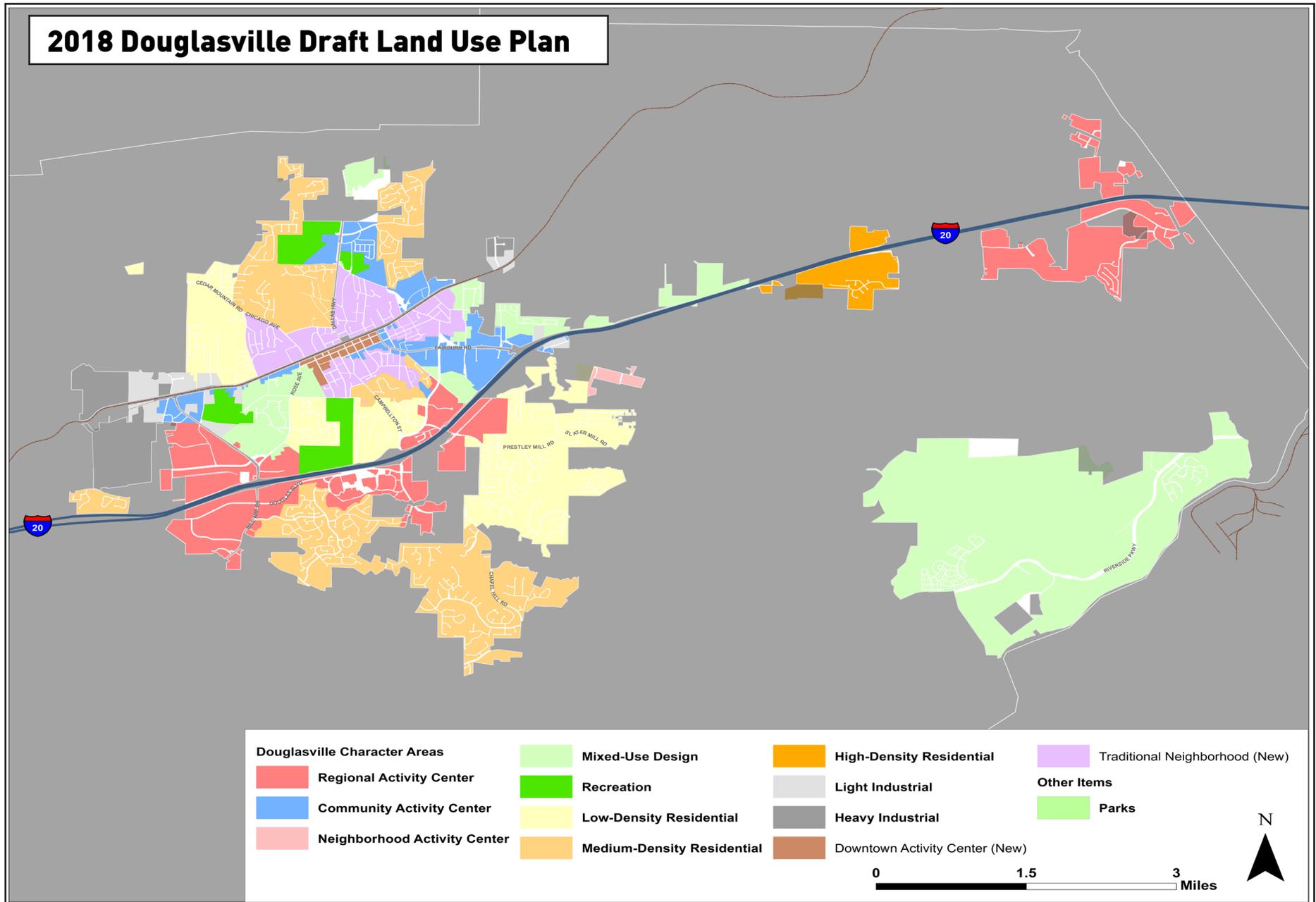
**WORKFORCE DEVELOPMENT:** The City of Douglasville needs to develop the skilled workforce to match available jobs by encouraging workforce training programs, improving transportation access to existing employers, and targeting industry sectors that are suited to local resources and regional assets.

**GOVERNMENT COORDINATION:** Delivery of outcomes among various plans and programs will require coordination from multiple departments and agencies of the City of Douglasville and other government entities.

**BALANCED GROWTH & REDEVELOPMENT:** The city should ensure that it is directing development to the areas of the city where infrastructure is adequate to support future growth.

**ARBOR PLACE MALL:** The city should encourage improvements around Arbor Place Mall and the infrastructure that supports the Mall to maintain a thriving commercial center for the community.

# Future Land Use & Narrative



The Future Land Use Map is a tool to implement the City of Douglasville’s vision and to address the challenges and improve the assets of the city. Ten existing and proposed future land uses have been classified and mapped. Guidelines and recommendations for each of these categories are described as follows:

Character Area	Description of Character and Predominant Land Uses	Existing Zoning Districts
<b>Regional Activity Center</b>	The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support a high intensity of development which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls, and varying densities of residential development.	R-6T, CG, DCD, R-2, R-6, O-I, (CN), (CSC), (O-D)
<b>Community Activity Center</b>	The purpose of the Community Activity Center (CAC) category is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas might include low to mid-rise office buildings and department stores.	CBD, CG, CN, R-6, DCD, IL, O-I, R-2, R-4, R-3, R-6T, (CSC)
<b>Neighborhood Activity Center</b>	The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for those areas include small offices, limited retail and grocery stores.	CG
<b>Mixed-Use Design</b>	The purpose of a mixed-use design concept is to encourage the best possible site plan and building arrangement under a unified plan of development. The concept benefits from better land utilization, economy in the provision of roads, utilities and flexibility in design. Approval of an overall concept plan provides an opportunity to assure that the new growth will be in accordance with the character of the neighborhood in which the development is located. The mixed-use design concept is intended to encourage ingenuity and resourcefulness in land planning, to assure the provision of park and recreation land, and facilities for the use of the occupants of the development. A mixed-use design concept is required to include at least two types of land use that are not otherwise allowed together or at least two types of residential density, in order to promote unique solutions to growth issues. A mixed-use design concept is intended to be a relatively large-scale project on a site of ten acres or more, except when contained entirely within a historic site or historic district may be located on a site of not less than five acres. The mixed-use design concept may include: commercial, residential, schools, recreation, open space, office and institutional.	DCD, CG, R-2, O-I, R-3, R-4, R-6, IL, (R-6T), (CN), IH

	<b>Recreation</b>	The purpose of a recreation designation is to acknowledge the need to preserve open space and land that will encourage the best possible environment for family use of passive and active recreational opportunities. This designation will also provide opportunities to enjoy and appreciate the performing arts and related activities that help to define our quality of life.	R-2, R-4, IL
	<b>Low-Density Residential</b>	This category would be established to protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor streets, and to protect the orderly future development of land in accordance with the land use plan for the City at a density of not more than two units per acre.	R-2, R-3, R-4, R-6T, (O-I), DCD
	<b>Medium-Density Residential</b>	This category would be established to protect and promote a suitable environment for family life, to discourage any use which would generate other than residential traffic on minor streets, to meet the needs and demands of single-, two-, three-, and four-family residences and to protect the orderly future development of land, all in accordance with the land use plan for the City at a density of not more than four units per acre. A minimum development site size of three acres and a minimum requirement that 50 percent of the units in the development be in single-family detached dwellings is intended to ensure compatibility with surrounding residential uses.	DCD, R-2, R-3, R-4, R-6, R-6, CG, O-I, (CN)
	<b>High-Density Residential</b>	This category would be established to protect and promote a suitable environment for family life and to encourage flexibility in meeting the needs of families, by permitting townhouse and multi-family dwellings in accordance with the land use plan for the City at a density of not more than six units per acre and development sites of at least two acres, and by permitting single-family detached residential dwellings at a density of no more than five units per acre.	R-6, R-2, DCD
	<b>Light Industrial</b>	All light industrial uses to include but not limited to warehouse, distribution, manufacturing, wholesale, transportation, terminals, processing plants, workshops, greenhouses, research, development, markets, auctions, and other ancillary uses.	IL, R-2, CG, R-4, IH
	<b>Heavy Industrial</b>	All light and heavy industrial uses to include but not limited to warehouse, distribution, manufacturing, wholesale, transportation, terminals, processing plants, workshops, greenhouses, research, development, markets, auctions, junkyards, lumberyards, building supplies, and other ancillary uses.	IH

## Proposed Character Areas

	<p><b>Downtown Activity Center</b></p>	<p>This area includes the core of downtown Douglasville. The purpose is to maintain a pedestrian-oriented center of the community, including history, culture and business that is attractive to visitors, commuters, and residents. Historic properties will be protected as an asset and rehabilitated when possible, and any new development should blend into the historic fabric of the area. Compatible infill development will focus on providing retail, office, hotels, and residential development targeted to a broad range of income levels. Pedestrian access and open space are encouraged. Streets will be pedestrian-oriented, with safe crossings, slowed traffic, and attractive amenities.</p>	<p>CBD, CG, CN, R-6, IL, O-I, R-2</p>
	<p><b>Traditional Residential</b></p>	<p>Located close to downtown, these neighborhoods have an architectural style, lot and street design typical of neighborhoods built before WWII. Homes are located on smaller lots with streets generally laid out on a grid system. There is a diversity of housing types and styles represented. Homes will maintain their original historic features, and historic properties will be identified and protected in a historic district. A well-established tree canopy, pocket parks, and a walkable or bikeable environment also define Traditional Neighborhoods.</p>	<p>DCD, R-2, R-3, R-4, R-6, R-6, CG, IL, O-I, (CN)</p>

# Transportation

## Douglas County Comprehensive Transportation Plan (CTP)

The 2008 Douglas County Comprehensive Transportation Plan (CTP) was the first Douglas County CTP to include the cities of Douglasville, Austell, and Villa Rica. The purpose of the plan was to create a guide for development over the following 25-year period by looking at current and future demands for transportation. In this plan, programs, policies, strategies, projects, schedules, responsibilities, needs, costs, and funding sources are identified to ensure needs will be met for the 25-year period. To meet the identified needs, the CTP outlines a set of goals and objectives listed below:

### GOAL: ENHANCE SAFETY AND MOBILITY FOR ALL TRAVELERS

- Objective: Incorporate multimodal facilities into transportation planning
- Objective: Provide safe, accessible, and efficient transportation facilities
- Objective: Prioritize and balance transportation projects with political and public support

### GOAL: PRESERVE AND PROTECT NEIGHBORHOOD INTEGRITY

- Objective: Preserve existing neighborhood characteristics and aesthetics
- Objective: Maintain consistency with comprehensive land use plans
- Objective: Implement density appropriate facilities

### GOAL: PRESERVE THE ENVIRONMENT

- Objective: Incorporate connectivity to greenways
- Objective: Identify priority environmental resources
- Objective: Sustain water quality
- Objective: Support alternative modes that reduce negative air quality impacts

### GOAL: PROMOTE ECONOMIC DEVELOPMENT

- Objective: Focus new developments in economically depressed areas
- Objective: Locate transportation facilities near economic development activities

### GOAL: ENCOURAGE PUBLIC INVOLVEMENT

- Objective: Provide updated information through various media in accessible locations
- Objective: Offer multiple opportunities for participation

Using the goals and objectives as guidance for project identification, the CTP identified 42 projects that fall into the spending categories of major, minor, safety, and bicycle/pedestrian projects. Within those categories are roadway capacity projects, new interchanges, bicycle parkways, and more. The project list is further broken down into the constrained, short-term, and long-term project lists. Below is the Constrained Project Action plan, which indicates the first set of projects that were addressed in Douglas County.

## Constrained Project Action Plan

PROJECT NUMBER	PROJECT TITLE	TYPE	EXISTING LANES	PLANNED LANES
DO-282A	Metro Arterial Connector – SR 92 Realignment Phase I - Underpass	Roadway Capacity	0	6
DO-282B	Metro Arterial Connector – SR 92 Realignment Phase II	Roadway Capacity	0	6
DO-282C	Metro Arterial Connector – SR 92 Realignment Phase III	Roadway Capacity	0	6
DO-220A	Lee Road: Segment 2	Roadway Capacity	2	4
DO-220B	Lee Road (including bridge over I-20 West)	Bridge Upgrade	2	4
DO-022	Lee Road – Widening – Bankhead to I-20 and Bankhead to County Line	Roadway Capacity	2	43135
CTP-4	I-20 West at SR 6	Signing/Striping	N/A	N/A
CTP-7	SR 5/Kings Highway/Central Church Road	Modify Intersection	4	4
CTP-8	US 78 at Post Road/Mann Road	Modify Intersection	2	2
CTP-15	Adaptive Traffic Signal Pilot Program – Chapel Hill Road/SR 5/CBD area	Roadway Operations	N/A	N/A



PROJECT NUMBER	PROJECT TITLE	TYPE	EXISTING LANES	PLANNED LANES
CTP-21	SR 5/Bill Arp Road	Modify Intersection	4	4
CTP-44	Chapel Hill Road operational improvements	Operational Improvements	N/A	N/A
CTP-45A	Timber Ridge Road Widening	Roadway Capacity	2	4
CTP-53	Stewarts Mill Road operational	Operational Improvements	N/A	N/A

# City of Douglasville Transportation Supplement to Douglas County Comprehensive Transportation Plan

## Relationship to the Douglas County Comprehensive Transportation Plan

After completion of the County CTP, the city of Douglasville had additional projects that it deemed important to provide connectivity within the City. The City of Douglasville Transportation Plan was provided as a supplement to the Douglas County Comprehensive Transportation Plan, providing details related to key transportation challenges and recommended projects within the city. The plan provided a prioritized project list of these projects.

Also, due to concerns with the potential impacts of the Douglas County CTP's recommendations for the Arbor Place Mall and Bright Star Road area, the Douglasville CTP provided an alternative set of projects that warranted further study. Several resolutions were passed by the Douglasville City Council addressing coordination between the City and County Plans.

## Purpose

Improve the ability for residents of Douglasville and surrounding Douglas County to move within, to/from, and through the City of Douglasville.

- Provides improvements geared towards efficient utilization of existing infrastructure and addition of infrastructure necessary to reduce traffic congestion and provide mobility for all users.
- Addresses various modes of transportation, including: automobile, bicycle, pedestrian, transit, and high occupancy vehicle (HOV) lanes.

## Identified Transportation Needs

**ROADWAY SAFETY AND CAPACITY** - Providing effective roadway transportation is important for a successful transportation system, particularly in areas heavily dependent on automobile travel.

**PEDESTRIAN AND BICYCLE** - A complete pedestrian network is necessary to provide connections for those who choose to leave their automobiles at home. This includes travelers for work, school, shopping, and recreational trips.

**TRANSIT AND HIGH OCCUPANCY VEHICLE (HOV) LANES** - Making effective use of transit and HOV opportunities increases transportation mode choice options. Reliance on alternative travel modes is important, as future year travel demands are anticipated to exceed those that can be readily accommodated on the roadway network.

## Key Challenges

**ENHANCING SAFETY** - Providing safe transportation facilities is important to reduce the toll of crash related injuries, fatalities, and property damage. Two key areas in which improvements can provide effective safety improvements include:

- SR 92 Railroad Grade Separation
- Congestion Reduction Along Well Traveled Roads

**PROVIDING MOBILITY WHILE RETAINING QUALITY OF LIFE IN DOWNTOWN DOUGLASVILLE** - Downtown Douglasville is the heart of the community and efforts to provide additional roadway capacity in this area must be sensitive to their impact on Downtown Businesses and the intrinsic qualities of the historic district. The key to maintaining the high quality of life within this area is by managing the volume of traffic that must use the downtown streets.

**PROVIDING EFFECTIVE ACCESS TO ARBOR PLACE MALL AREA** - The Arbor Place Mall area is an important employment center and a cornerstone of retail activity in Douglasville and Douglas County. Since the Mall development, additional retail development has occurred along Douglas Boulevard, Bill Arp Road (SR 5), and Chapel Hill Road. This center of activity has brought with it heavy volumes of traffic, particularly during the PM peak hour and on Saturdays. The Mall is served directly by Douglas Boulevard which extends east and west to Chapel Hill Road and Bill Arp Road (SR 5) and beyond. In addition to serving traffic to/from Arbor Place Mall, these roads are important through routes connecting residential communities to the north and south with I-20.

**PROVIDING ALTERNATIVES TO SINGLE OCCUPANT AUTOMOBILE TRAFFIC** - Travel via automobile is the most prevalent form of travel in Douglasville and Douglas County. The land use patterns, development density, and proximity of housing and employment contribute to the high proportion of travel made by automobile. Efforts such as the Downtown Douglasville Livable Centers Initiative (LCI) examined the potential for trip reduction through land

use modifications and development of alternative travel modes. Implementation of recommendations contained within that study can help reduce the impact and reliance on single occupant automobiles as a primary travel mode. In addition to land use modifications, proactively providing alternative mode travel options can reduce the reliance on single occupant automobile travel.

### Projects Recommended by City of Douglasville Supplement

Priority	Project	Type	Existing Lanes	Planned Lanes	Included in Douglas County CTP
1	SR 92 Realignment Phase 1 - Construct bridge under US 78 and Railroad	RR Grade Separation	0	6	Yes
2	SR 92 Realignment Phase 2 - Construct new road from Fairburn Road to US 78	Roadway Capacity	0	6	Yes
3	SR 92 Realignment Phase 3 - Construct new road from US 78 to Dallas Hwy.	Roadway Capacity	0	6	Yes
4	Bright Star Road Connector from Bright Star Road to Bill Arp Road (SR 5)	Roadway Capacity	0	2	Yes - As Committed Project
5	Operational Improvements along Chapel Hill Road from Douglas Blvd. to Central Church Road	Roadway Capacity	2/4	4	Yes
6	Widen Riverside Parkway from Sweetwater Creek to Thornton Road (SR6)	Roadway Capacity	2	4	Yes
7	Widen Chicago Ave. from Cedar Mountain Rd to West Strickland St	Roadway Capacity	2	4	Yes, but not as widening
8	Intersection Alignment SR 5 @ Rose Avenue	Modify Intersection	4	4	Yes
9	Widen Timber Ridge Road from Prestley Mill Road to Chapel Hill Road	Roadway Capacity	2	4	Yes
10	Widen Prestley Mill Road from Campbellton Street to Slater Mill Road	Roadway Capacity	2	3	Yes
11	I-20 HOV Lanes from Thornton Road (SR 6) to Bright Star Road	Freeway HOV	6	8	Yes
12	Improve intersection of Bill Arp Road (SR 5) at Douglas Blvd.	Modify Intersection	4	4	Yes

Priority	Project	Type	Existing Lanes	Planned Lanes	Included in Douglas County CTP
13	Western Bypass from Dallas Hwy. (SR 92) to Cave Springs Rd to N Flat Rock Rd to S Flat Rock Rd to Bright Star Road	Roadway Capacity	0/2	3	No
14	Widen Chapel Hill Road from Stewarts Mill Road to Central Church Road	Roadway Capacity	2	4	Yes
15	Arbor Place Mall Connector from Mall Ring Road to Heritage Valley Drive to Stewart Mill Road to Elizabeth Drive	Roadway Capacity	0/2	2	No
16	Widen Stewarts Mill Road from Chapel Hill Road to West Stewarts Mill Road	Roadway Capacity	2	4	Yes
17	Improve intersection of Maxham Road at Thornton Road	Modify Intersection	6	6	Yes
18	Widen Bill Arp Rd (SR5) from Kings Hwy. to I-20	Roadway Capacity	4	6	No
19	Widen Blairs Bridge Road from Mt. Vernon Road to Thornton Road and new location to North County Line Road	Roadway Capacity	2	3	Yes
20	Widen Riverside Parkway from Fairburn Road (SR92) to Sweetwater Creek	Roadway Capacity	2	4	Yes
21	Douglas Blvd. east extension from Prestley Mill Road to Midway Road	Roadway Capacity	0	2	No
22	Douglas Blvd. west extension from Bright Star Road to Post Road	Roadway Capacity	0	2	No
23	Mall Ring Road improvements	Modify Intersections	3	3	No



# Past Plans & Projects

Since the adoption of the 2013 Comprehensive Plan, Douglasville has conducted or participated in several local, planning efforts that help to address some of the needs identified in this plan. Most of these plans included community input during their development. In addition, they often concluded with policy recommendations and in some cases, implementable projects. The input, policies, and projects from these plans will serve as supplemental information for the Community Work Program. Below is a summary of the major previous plans and projects are completed or underway since 2013.

## DOUGLAS COUNTY COMMUNITY & ECONOMIC DEVELOPMENT STRATEGY

In 2017, Douglas County created the Community and Economic Development Strategy to foster greater economic vitality and prosperity for its residents. The vision statement is laid out as follows:

Douglas County is well known as a thriving business location, a destination for culture and nature lovers, and home to compassionate, collaborative people.

The plan has four pillars, which act as the foundation of the vision:

- I. CELEBRATE THE COMMUNITY: Douglas County celebrates its unique assets and shares its story with the world.
- II. INVEST WITH INTENTION: Douglas County makes purposeful investments that align with the community's vision, values, and targets.
- III. CULTIVATE TALENT: Douglas County nurtures its strong talent base with aligned educational programs and engaged employers.
- IV. BUILD BUSINESS SUCCESS: Douglas County has robust recruitment, business retention & expansion (BRE), and entrepreneurial programs that foster business success.

The strategy included three components: a competitive assessment; a brand research report; and a target cluster identification. To complete this project, they underwent a process of analysis, stakeholder engagement, and community feedback.

The competitive assessment benchmarked data for Douglas County's performance and economic position relative to other communities in the metro region, the state and the U.S. Additionally, included in the planning process were stakeholder interviews, focus groups and surveys. Their analysis is divided into four sections: context and drivers, SWOT analysis, deep dive, and survey results.

The context and drivers section speaks to the financial challenges Douglas County experienced after the great recession given that the primary sectors were Retail and Construction, which relied on consumer spending. Despite the financial challenges, Douglas County is rebounding with an amount of college educated individuals that exceeds the national average. Additionally, the primary job growth in Douglas County has been in the Manufacturing, Trade and Transportation, Financial Services, and Education and Health Services sectors, which all provide wages which exceed the county average.

The SWOT analysis and the deep dive distilled the information from the context and drivers section into six categories: economic and demographic dynamism; education and workforce; innovation and entrepreneurship; infrastructure; quality of place; and equity. Some key opportunities for Douglas County are its affordability for attracting prospective residents, the undeveloped land, the young talent pool, venture capital funds available in the Atlanta Metro region, the potential for downtown Douglasville, the Chattahoochee River frontage, and more. The economic fragility, the dependence on outside workers, inaccessible public transit, and other challenges in Douglas County were seen as threats to the economy and vibrancy of the County. Lastly, while there was minimal education and income inequality between Black residents and White residents, however, there was significant inequality between the County’s Hispanic population and its non-Hispanic population. Survey respondents noted that the number one priority for area leaders should be to improve transportation and invest in infrastructure to help improve its competitiveness as a place to do business.

TARGET CLUSTER	NICHE SECTORS
 <b>ADVANCED MANUFACTURING</b>	Aerospace
	Fabricated Metal & Machinery Manufacturing
	Food Processing
	Medical Device Manufacturing
 <b>PROFESSIONAL TECHNOLOGY SERVICES</b>	Back Office Support
	Data Centers
	Finance & Technology
 <b>MEDIA &amp; ENTERTAINMENT</b>	Digital Media, Advertising & Public Relations
	Film & Television Production
	Retail & Entertainment
	Outdoor Recreation

The target cluster identification report provides a more economically focused deep dive into who the economic development sectors currently are and who they could be. This report provides profiles for the different clusters, the global factors influencing those clusters, and past performance evaluation. Three target clusters identified were advanced manufacturing, professional technology services, and media and entertainment. These particular sectors were identified given their high-growth opportunities and their ability to contribute to the County’s resiliency. Regarding past performance, Government and Retail have historically been the largest clusters. However, according to the report, both sectors are declining. Three major growing clusters have been Back Office, Industrial Machinery, and Metalworking. Ultimately, the report concluded that while the employment in the County increased by 11%, the different clusters showed varied growth and decline between 2011 and 2017.

Lastly, to build on the successes of the County and to develop a succinct branding strategy, this strategic planning processes included a brand research report. This portion of the County Community and Economic Development Strategy addresses brand development questions of what is the County's local identity, and how does the County differ from its competitors in a meaningful way. The results of this report suggest that Douglas County needs to focus on who its primary target audiences are and how to use unified branding and messaging to engage those groups.

In 2017, Douglas County created the Community and Economic Development Strategy to establish a unified vision and direction for the County that results in greater economic vitality and prosperity for its residents. Through a series of community engagement strategies, the following vision for the County was determined:

- Douglas County is well known as a thriving business location, a destination for culture and nature lovers, and home to compassionate, collaborative people.

The plan has four foundational pillars, each with their own goal.

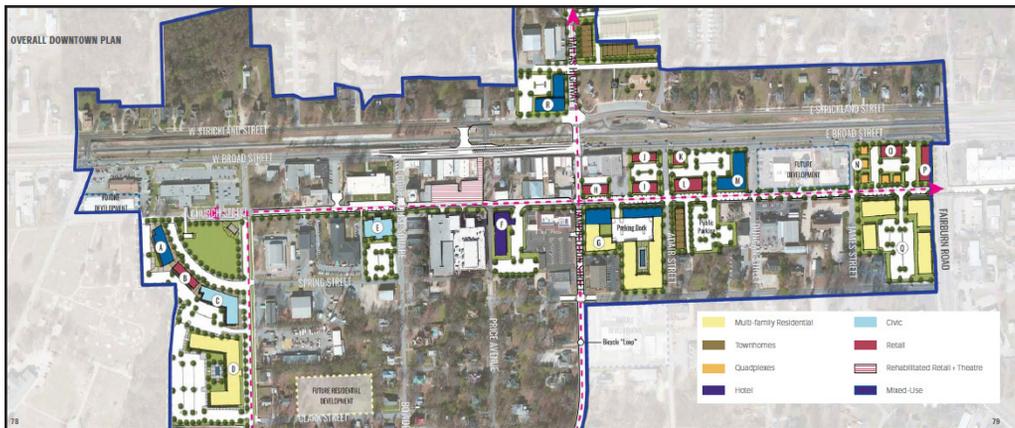
1. Celebrate the Community: Douglas County celebrates its unique assets and shares its story with the world.
  - Build community pride within Douglas County.
  - Share Douglas County's story with the rest of the world.
2. Invest with Intention: Douglas County makes purposeful investments that align with the community's vision, values, and targets.
  - Intentionally plan and invest in infrastructure that supports target cluster needs.
  - Dedicate resources to quality of life amenities that align with the community's vision and values.
3. Cultivate Talent: Douglas County nurtures its strong talent base with aligned educational programs and engaged employers.
  - Engage local businesses in workforce development and education initiatives.
  - Continue to develop world-class PK-12 and higher education programs.
  - Raise awareness of local job opportunities.
4. Build Business Success: Douglas County has robust recruitment, business retention & expansion, and entrepreneurial programs that foster business success.
  - Recruit target clusters to locate in Douglas County.
  - Support existing businesses through a robust business retention and expansion program.
  - Develop support systems for entrepreneurs and startups.

The target clusters identified as key sectors for economic development are advanced manufacturing, professional technology services, and media and entertainment.



# DOUGLASVILLE DOWNTOWN MASTER PLAN & 10-YEAR STRATEGIC PLAN

In 2017, the City of Douglasville adopted the Downtown Master Plan & 10-Year Strategic Plan. This plan built on past planning efforts to establish a vision and a set of goals based on community input for Downtown Douglasville. Recommendations were based on the physical conditions, regulatory conditions, a market study, real estate trends, and a public input process. The resulting goals included making downtown Douglasville a “place where residents and visitors want to be” through various land use and development, transportation, arts and culture, and economic development efforts. The land use and development recommendations section suggests rezoning some properties to allow for mixed use and to encourage redevelopment. The plan also includes recommendations to revise a zoning district, parking regulations, and residential districts to promote smaller lot sizes and ease development constraints. Purchasing and assembling parcels for future development was also recommended.



Design concepts and potential future uses of downtown lots in the Douglasville Downtown Master Plan & 10-Year Strategic Plan

Transportation recommendations included redesigning various corridors for easier navigation and better bicycle and pedestrian infrastructure. In addition to these redesigning projects, there are recommendations to fill in the gaps within the already existing infrastructure to create a more complete network. To promote more economic development, this plan recommended rebranding Church Street as “Main Street”, creating a Tax Allocation District, recruiting businesses, and promoting the renovation and redevelopment of historic buildings such as the old City Hall. Alongside economic development strategies, this plan recommended activating spaces

within downtown through playable art and a public art program.

Three priority projects that include some of the previously mentioned recommendations were identified as: constructing a town green with amphitheater at the former county jail site; Church Street streetscape project; and the Club Drive streetscape project. Addressed in these projects are acquiring and redeveloping key properties, rebranding Church Street as ‘Main Street’ and street scaping a key corridor to spark potential redevelopment.

The final section of the recommendations section is the action matrix. The action matrix broke down the key recommendations from the previous section into the short term to long term projects, and the required costs. Overall, this plan recommended \$42 million dollars in projects over a ten-year period.



To tie in the elements of land use, transportation, and housing, the last set of recommendations addressed urban design principles and protecting historic resources. Policies supporting urban design include requiring good urban design and architectural standards, preserving historic buildings, encouraging pocket parks and gardens, improving alley infrastructure, and more. The public facilities and spaces recommendations maintain that continued investment in the previously mentioned public infrastructure will be required as growth continues.

The recommendations outlined in this plan are accompanied by an action plan that provides priorities, funding strategies, and short term and long-term strategies to accomplish and implement these goals.

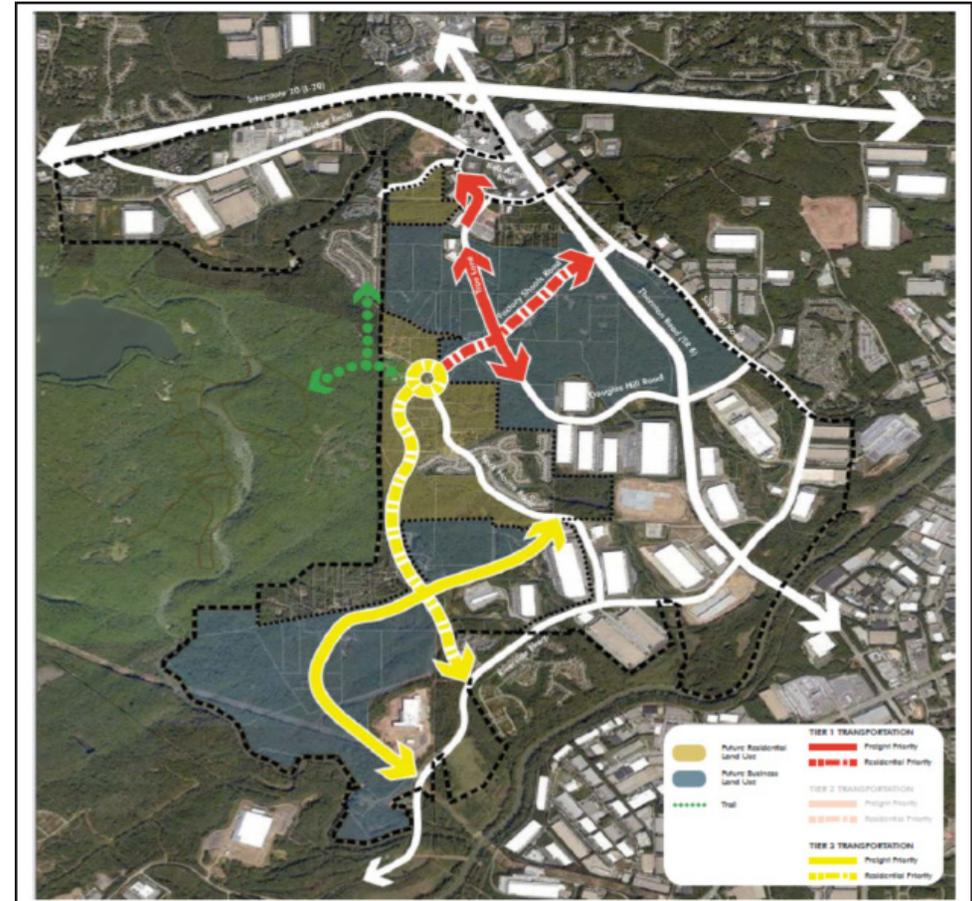
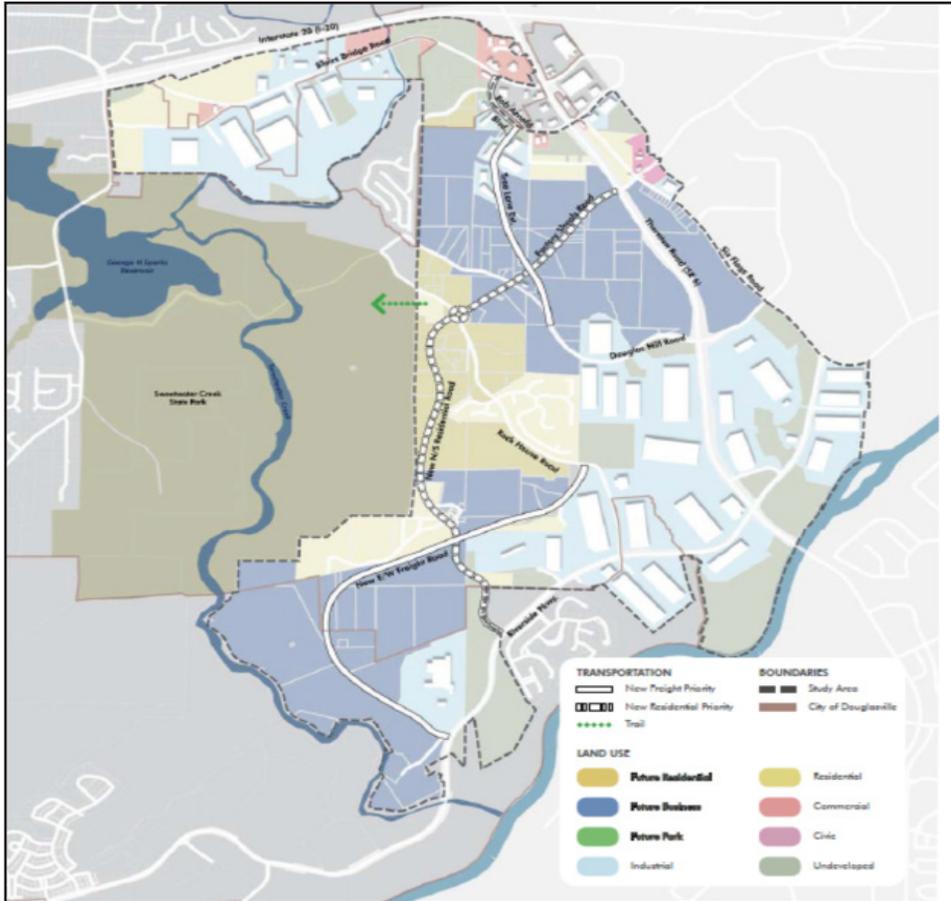
## SWEETWATER MASTER PLAN

The Sweetwater Master Plan document outlines a plan to guide the development within the 3,700-acre study area, which includes Sweetwater Creek State Park, Cobb County, Chattahoochee River, and Interstate 20. The impetus for this study was to understand and strategically guide growth in the study area given its prime location for industrial uses, as an employment center, and given that it is already a Community Improvement District (CID). The plan includes an existing conditions assessment, a community vision, a market analysis, a master plan, and an implementation strategy.

When the assessment was performed in 2017, just over half of the land was undeveloped, a third was used for businesses, and the rest (12%) was left for residential. Two major arterial roads, four minor arterial roads, and other local roads fall within the study area for this plan. The community visioning sessions resulted in recognizing the need to find a more harmonious approach to business and residential colocation. Three main focus areas for finding that balance were emphasizing greenspace; addressing transportation concerns to reduce conflict between competing transportation modes; and fostering quality amenities to support residents and employees in the study area. Additionally, three priority development types that are compatible with the community vision were identified as residential, hospitality and retail, and industrial. From the community vision, the plan created concept plans that prioritizes a residential corridor mixed in with the businesses and industry.

The master plan segment of this document dives into the remedies for mediating between the different land uses. Two concepts are explored to fulfill the vision. Concept A creates two truck loops to support industrial development, and a new residential roadway that connects existing neighborhoods and future residential development. Additionally, it proposes land use changes that alter from the existing future land use map. Concept B builds off Concept A, but addresses the concerns about the long-term costs by altering the proposed railway systems.

To implement the master plan, another section covers prioritized action steps to begin the realization of this vision. The four priority action items are: establish technology district toolkit; amend zoning; adopt guiding land use policies; and promote economic impacts.



Concept B for the development of the Sweetwater study area.

## NORTH SIDE REDEVELOPMENT PLAN

This plan, still underway, defines the study area boundary of the North Side of Douglasville by taking into account the boundaries of census tracts, the designation of an Opportunity Zone, and the distance to the center of Downtown. Through an analysis of existing conditions, the plan highlights the following assets found in this community:

- A mixed-income group of residents
- Relatively high housing ownership
- A robust stock of affordable housing
- Direct access to Highway 92
- Direct adjacency to Downtown Douglasville
- Plentiful natural resources such as trees,

streams, and attractive topographic features

The plan also identifies some negative trends, which revitalization work in the future should alleviate:

- Declining homeownership rates
- A large amount of rent burdened households
- 1/3 of homes are in fair or worse condition
- Concentrated poverty in many sections of the study area
- Aging infrastructure

RECOMMENDATIONS ARE FORTHCOMING.

## DOUGLASVILLE HIGHWAY 92 REALIGNMENT (2012 / Currently Under Construction)

This study was established as part of the ongoing work for the relocation of Highway 92.

### GOALS

- Make the new Highway 92 a multi-modal transportation corridor with greenway and mixed-use activity.
- Revitalize the neighborhoods that will be impacted by the relocation.
- Transform Dallas Highway into a complete street with connected surrounding streets that match the downtown area's character.

### RECOMMENDATIONS

- Build a linear park along Highway 92 with a new parallel trail and local road system.
- Under a regulation plan, connect multiple local neighborhood streets to form a more cohesive street grid.
- Increase the amount of green space and preserve local natural systems.
- Focus commercial development around village nodes, based around a 5-minute walk shed.

### STRATEGIES

- Adopt and enact an acquisition plan of property around Highway 92 with ranked priorities based on development potential.
- Utilize a broad funding strategy based around Tax Allocation Districts (TAD), Community Improvement Districts (CID), TIGER Grants, Community Development Block Grants (CDBG), Livable Centers Initiative (LCI), Georgia Department of Transportation (GDOT), and other funding sources.
- Adopt a form based code and street regulation plan to govern both design, land use, and density.

# UNIFIED DEVELOPMENT ORDINANCE

The City of Douglasville is in the process of composing a concise and user-friendly Unified Development Ordinance (UDO) to replace out-of-date land use regulations. After reviewing the existing zoning ordinance and the official zoning map, recommendations for potential revisions were made. The major recommendations include the consolidation of all zoning and development related regulations into one UDO for ease of use, restructuring of the document so that there is one section for each district that includes the purpose, permitted uses, and lot and building standards, and updating the graphics from the current ordinance. The project team studied newer, innovative procedures as well as regulation and design standards, and will continue to examine the City's other codes to identify potential inconsistencies. The new UDO is scheduled to be adopted in December 2018.

# Community Work Program

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

2018 Douglasville Community Work Program									
	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/Agency	Funding Source
<b>Economic Development</b>									
1	Review the Douglas County Community & Economic Development Strategic Plan Target Cluster Strategies & Implementation Plan. Prioritize the goals and strategies listed in both sections that can be addressed over the next 5 yrs.	X					Staff Time	Planning Department / Development Organization	General Fund, Other/Unknown
2	Develop, maintain and advance an aggressive external marketing campaign for business recruitment by working with the City Development Authority (CDA) and its allies including the Douglas County Development Authority (DCDA), 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	Staff Time	Development Organization	General Fund, Other/Unknown
3	Participate on and advance the Douglas County Chamber of Commerce's existing Industries Committee.					X	Staff Time	Development Organization	General Fund, Other/Unknown
4	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	Staff Time	Mayor and City Council, Zoning Department, Planning Department, City Attorney's Office, Development Organization	General Fund
5	Link the commercial and industrial areas database with the development of a GIS system.				X		N/A	Mayor and City Council, Development Organization, GIS	General Fund, Other/Unknown
<b>Housing</b>									
1	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	N/A	Maintenance and Sanitation Department, Other Governmental Entity, Other Organizations	General Fund, Other/Unknown

## 2018 Douglasville Community Work Program

	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/Agency	Funding Source
2	Encourage downtown revitalization through repair of historic buildings.	X	X	X	X	X	N/A	Mayor and City Council, Community Development Department, Other Organizations	General Fund, Capital Budget
3	Revise, as needed other ordinances and codes that relate to housing, such as the building regulations and subdivision regulations, to reflect the recommendations of the LCI Supplemental Study and New Horizons Planning Study.	X	X	X			Staff Time	Community Development Department	General Fund
4	Identify all parcels in the City that would provide opportunities for flexibility due to unusual shape or undersized lot configuration; develop recommendations for the development of mini-parks for those parcels that absolutely cannot be developed.			X	X	X	Staff Time	Community Development Department	General Fund
5	Prioritize the development of new cultural institutions in Douglasville, including a performing arts center, art museum, concert hall, and history museum. Undertake a feasibility study to ascertain resources required to construct and support the top candidate.	X	X	X	X	X	Staff Time/ Consultant costs TBD based on project	Community Development Department/ Consultants	General Fund, Other/ Unknown
<b>Natural and Historic Resources</b>									
1	Identify problematic areas in the city for illegal dumping and waste disposal; create an inventory through GIS of identified sites and develop solutions to remedy violations.			X			Staff Time	Maintenance and Sanitation Department, Code Enforcement, City Attorney's Office	General Fund
2	Identify other sources of air pollution and take steps to reduce emissions through enforcement and encouragement.			X			Staff Time	Mayor and City Council, Planning Department	General Fund, Other/ Unknown
3	Create a task force that includes representatives from Douglas County government, the State government, the Douglasville-Douglas County Water and Sewer Authority, and the appropriate private property owners to identify the scenic views and sites under their respective ownership and develop strategies for their preservation/ protection.				X		N/A	Mayor and City Council, Planning Department, County Planning Department, Water and Sewer Authority, Other Governmental Entity	General Fund, Other/ Unknown



## 2018 Douglasville Community Work Program

	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/Agency	Funding Source
4	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				N/A	Maintenance and Sanitation Department, Other Governmental Entity	General Fund, Other/ Unknown
5	Revisit the Douglasville Historic Preservation Guidelines and District consider the expansion of the Residential District to include additional properties that have aged into eligibility.			X			Staff Time	Planning Department / Historic Preservation Commission	
<b>Parks and Recreation</b>									
1	Identify parcels for acquisition as future community parks and greenspace.				X		N/A	Mayor and City Council, Parks and Recreation Department, City Manager	Capital Budget, , Sales tax, Other Grant, Other Tax, Other/ Unknown
2	Prioritize and develop a time-line for the completion of the recommendations from the Douglasville Parks Master Plan.		X				N/A	Mayor and City Council, Parks and Recreation Department, City Manager	Capital Budget, , Sales tax, Other Grant, Other Tax, Other/ Unknown
<b>Public Facilities and Services</b>									
1	Develop a public facilities action plan for the City which should be updated every 1 to 3 years.				X		N/A	Mayor and City Council, City Manager	General Fund
2	Develop a public service action plan for the City which should be updated every 2 to 5 years.				X		N/A	Mayor and City Council, City Manager	General Fund
3	Establish Communication Committee to quantify policy and procedures for the department and its broadcast scope			X			N/A	Communications	General Fund
<b>Transportation</b>									
1	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	TBD in Upcoming CTP	Planning Department	General Fund, Capital Budget, Sales Tax, Grant in Aid, Other/ Unknown

## 2018 Douglasville Community Work Program

	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/Agency	Funding Source
2	Review and redefine parking requirements for different land uses and mixes in the revised Unified Development Ordinance.			X			N/A	Mayor and City Council, Engineering Department	General Fund
3	Update the Unified Development Ordinance with appropriate noise and visual abatement methods, including landscaped beams, trees, shrubbery, and other mechanisms to screen adjacent properties from the effects of traffic such as noise and emissions.			X			N/A	Mayor and City Council, Zoning Department, Planning Department, Engineering Department	General Fund
4	Revise the regulations in the Unified Development Ordinance to incentivize buried utilities, screening of utility junction boxes and context sensitive lighting poles (as appropriate) for new development.			X			N/A	Mayor and City Council, Maintenance and Sanitation Department, Engineering Department, Other Organizations	General Fund, Other/Unknown
<b>Planning /Land Use</b>									
1	After adoption of the UDC - update Character Area descriptions to reflect the newly created and/or modified zoning districts and development regulations.		X				N/A	Mayor and City Council & Planning Department	General Fund
2	After adoption of the UDC - Transition the Existing Zoning Districts Table to Zoning Compatibility Table to reflect the preferred UDC Zoning Districts for each Character Area.		X				N/A	Mayor and City Council & Planning Department	General Fund
3	Consider adopting an ordinance to require zoning consistency with the future land use map based on the Zoning Compatibility Table.			X			N/A	Mayor and City Council & Planning Department	General Fund
4	Revisit maximum density recommendations found within character area descriptions.			X			N/A	Mayor and City Council & Planning Department	General Fund
5	Prioritize and develop a time-line for the completion of the remaining Land Use, Transportation, Economic Development and Arts & Culture Recommendations from Section 3.0 of the Downtown Master Plan Study.	X					N/A	Planning Department	General Fund
6	Prioritize and develop a time-line for the completion of the land use recommendations from the Northside Study.	X					N/A	Planning Department	General Fund

## 2018 Douglasville Community Work Program

	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/Agency	Funding Source
7	Complete a small area study for the Arbor Place Mall Area: a. The Mall Site b. Douglas Boulevard Corridor c. Bright Starr Connector/Rose Avenue i. Revisit 2011 LCI recommendations for Douglas Place & Hwy 5/Rose Avenue					X	150 to 200 k	Mayor and City Council & Planning Department	General Fund
8	Review the Sweetwater Master Plan recommendations along the Blairs Bridge Road portion of the study to determine if the Regional Activity Center designation is consistent with the plan and the county's Workplace Center designation.			X			Staff Time	Planning Department / County Staff	General Fund
9	Coordinate with county and chamber staff to implement the transportation recommendations in Concept A or B.				X		Staff Time	Planning Department / County Staff	General Fund
10	Determine the need for a study similar to the Sweetwater Master Plan along the Douglasville portions of Riverside Parkway.				X		Staff Time	Mayor and City Council & Planning Department	General Fund

# Appendix A:

# Community Engagement

## Community Input Opportunities

The Douglasville Comprehensive Plan Update process was guided by a Steering Committee combined with citizens and elected officials from Douglasville and Douglas County. Both plan updates were conducted simultaneously since the jurisdictions share multiple boundaries and corridors. The committees, comprised of citizens, local business owners, elected officials and staff, provided direction and feedback at key points in the process, and all meetings were open to the public. There were additional opportunities for public participation at community meetings, as well as the regularly scheduled City Council meetings where the plan was discussed. Meetings were advertised through local media outlets and on the city's social media sites.

### City Council Hearings

2017 - Monday August  <b>28</b> Public Kick Off	Thursday August  <b>30</b> Second Public Hearing	Day Month  <b>XX</b> City Council
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### Steering Committee Meetings

Tuesday March  <b>27</b> Steering Committee	Thursday April  <b>26</b> Steering Committee	Thursday May  <b>24</b> Steering Committee	Tuesday June  <b>26</b> Steering Committee
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### Public Engagement

Tuesday June  <b>12</b> Public Open	Thursday July  <b>19</b> Public Open
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# Community Input Techniques

During the plan update process a variety of techniques were used to gather community input. Most activities were first conducted at the Steering Committee Meetings. After the results and process feedback from the Steering Committee, the techniques were refined for the Public Meetings.

Below is a summary of the techniques and activities used:

(All meetings were conducted in an open house format. Presentations were also used at the beginning of the Steering Committee meeting and in the middle of the Public Meetings )

## Round 1 - First half of Steering Committee Meetings & Public Meeting #1

- What Brings You Here – Dots were placed on participant homes or business, to gain a sense of the geographic representation from throughout the community.
- Comprehensive Plan Overview – A board described the Comprehensive Plan Update process and DCA Regulations
- Data and Demographics - Information was presented as a snapshot of current population, housing, income and employment characteristics. Trends for the future were also included.
- What is the Vision – This activity stated a revised Vision Statement for both the City and the County. A draft of the Vision statement from the County Chamber of Commerce was also included. Participants were asked if they support the vision and what would they change.
- Needs and Challenges – Participants were asked to review the Needs and Challenges from the 2013 Comprehensive Plans. They were asked whether or not they were still relevant and what should be added in 2018.
- Land Use and Development Exercise – This activity identified areas of special attention within the community. Where are the areas that participants didn't want to see change, and where are the areas that they felt improvements were needed.
- Community Work Program – The Short Term Work Program from 2013 was shared with participants. Space was provided for comment on these items and to provide new items that they would like to see undertaken in the next 5 years.

**DOUGLASVILLE THE VISION**

This information is based on the Assets and Challenges from the 2013 City of Douglasville Comprehensive Plan.

Douglasville blends small-town charm and metropolitan amenities. Our business-friendly climate is the ideal environment for startups, small business, tech centers and Fortune 500 companies. Dedicated and responsive to the community, Douglasville is committed to enhancing the quality of life for visitors and residents alike. The standard for southern living, Douglasville is the place where innovation meets opportunity.

I Vote YES for this Vision:

I Vote NO for this Vision:

Suggestions for Changes to the Vision:

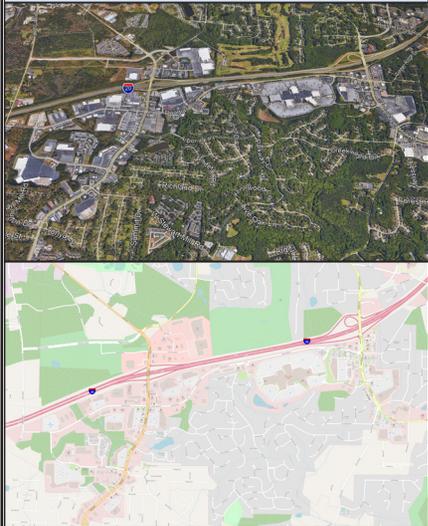
**DOUGLASVILLE ASSETS & CHALLENGES**

ASSETS	AGREE	DISAGREE	COMMENTS
<b>LOCATION:</b> The City of Douglasville has an ideal location in the metro region, with good access to transportation, employment centers, and the Hartsfield Jackson Atlanta International Airport.			
<b>DOWNTOWN DOUGLASVILLE / HISTORIC PRESERVATION:</b> The City of Douglasville has invested in preserving a sense of place through its historic downtown and established neighborhoods.			
<b>ARBOR PLACE MALL / ECONOMIC AMENITIES &amp; INFRASTRUCTURE / EDUCATION / SENIOR SERVICES:</b> The City of Douglasville has developed metropolitan amenities, including access to medical and educational facilities, commercial and retail opportunities, senior services, and world class infrastructure to ensure the quality of life for residents and visitors.			
<b>NATURAL RESOURCES:</b> The City of Douglasville has put in place the regulations to preserve its natural resources and environmentally sensitive features while planning for the type of growth and development the community desires.			
<b>PEOPLE OF DOUGLASVILLE:</b> The strongest asset in the City of Douglasville are the families that live here, the employees that work here, and the entrepreneurs who have invested in this community.			

**WHAT ELSE?**

**Land Use / Development Exercise**

**Arbor Place Mall & Surrounding Area**



**Let Us Know Any of the Following:**

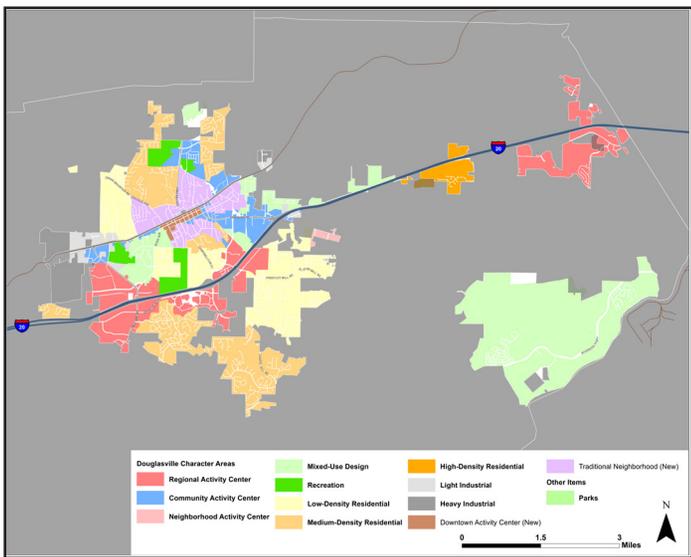
- What concerns do you have for this area?
- What land use / development changes would you like to see?
- What would you like to see here in 20 years?

Mark on the aerial, the map or the comment section.

Comments

## Round 2 - Second Half of Steering Committee Meetings & Public Meeting #2

- What Brings You Here – Dots were placed on participant homes or business, to gain a sense of the geographic representation from throughout the community.
- Comprehensive Plan Overview – A board described the Comprehensive Plan Update process and DCA Regulations
- Data and Demographics - Information was presented as a snapshot of current population, housing, income and employment characteristics. Trends for the future were also included.
- What is the Vision – This activity stated a revised Vision Statement for both the City and the County. A draft of the Vision statement from the Chamber of Commerce was also included. Participants were asked if they support the vision and what would they change.
- Future Land Use Map Exercise – Feedback was collected on the Future Land Use Map and designations. A brief description of each future land use designation was included. Participants were asked to share any ideas that they had about the purpose, uses that should be included or excluded, preferred building type and scale, or potential changes to the boundaries.
- Community Work Program Priority Allocation – This exercise allowed participants to allocate funding to various types of projects in the Community Work Program according to their priorities by placing “planning dollars” into the appropriate boxes.
- Lee Road Study – Douglas County Staff & Consultants shared information on the Lee Road Study that was underway during the plan update process.



**REGIONAL ACTIVITY CENTER**  
The purpose of the Regional Activity Center (RAC) is to provide for a high density of development which serves a regional market. Typical land uses include high-rise office buildings, regional retail, and shopping centers of substantial development.

**COMMUNITY ACTIVITY CENTER**  
The purpose of the Community Activity Center (CAC) is to provide for medium density development which serves a neighborhood market. Typical land uses include office buildings and department stores.

**NEIGHBORHOOD ACTIVITY CENTER**  
The purpose of the Neighborhood Activity Center (NAC) is to provide for low to medium density development which serves a neighborhood market. Typical land uses include retail, limited retail, and grocery stores.

**MIXED-USE DESIGN**  
The purpose of mixed-use design is to encourage the best possible use of land and building development within a certain plan of development. The concept involves a mix of land uses, including residential, commercial, and recreational. It is designed to create a vibrant, walkable community that provides a variety of amenities and services within a short distance of each other. This type of development is ideal for areas with high transit ridership and is designed to be pedestrian-friendly. The mixed-use design concept is intended to encourage a mix of uses and to provide a variety of amenities and services within a short distance of each other.

**DOWNTOWN ACTIVITY CENTER**  
This area includes the core of downtown Douglasville. The program is to maintain a pedestrian-oriented center of the community, including historic, cultural, and business uses. It is designed to be a vibrant, walkable community that provides a variety of amenities and services within a short distance of each other. This type of development is ideal for areas with high transit ridership and is designed to be pedestrian-friendly. The downtown activity center is intended to encourage a mix of uses and to provide a variety of amenities and services within a short distance of each other.

**TRADITIONAL NEIGHBORHOOD**  
Located close to downtown, these neighborhoods have an architectural style, lot and street design typical of neighborhoods built before 1945. Homes are based on smaller lots with more generous lot and street frontages. Homes are typically single-story with a variety of architectural styles and are often surrounded by mature trees. These neighborhoods are designed to be walkable and provide a variety of amenities and services within a short distance of each other.

**RECREATION**  
The purpose of a recreation designation is to acknowledge the need to preserve open space and to encourage the development of recreational facilities. This designation is intended to encourage a mix of uses and to provide a variety of amenities and services within a short distance of each other. This type of development is ideal for areas with high transit ridership and is designed to be pedestrian-friendly. The recreation area is intended to encourage a mix of uses and to provide a variety of amenities and services within a short distance of each other.

**LOW-DENSITY RESIDENTIAL**  
This designation is intended to encourage the development of single-family detached homes on lots of one acre or more. This type of development is ideal for areas with high transit ridership and is designed to be pedestrian-friendly. The low-density residential area is intended to encourage a mix of uses and to provide a variety of amenities and services within a short distance of each other.

**MEDIUM-DENSITY RESIDENTIAL**  
This designation is intended to encourage the development of single-family detached homes on lots of one-half acre or more. This type of development is ideal for areas with high transit ridership and is designed to be pedestrian-friendly. The medium-density residential area is intended to encourage a mix of uses and to provide a variety of amenities and services within a short distance of each other.

**HIGH-DENSITY RESIDENTIAL**  
This designation is intended to encourage the development of multi-family residential units on lots of one-half acre or more. This type of development is ideal for areas with high transit ridership and is designed to be pedestrian-friendly. The high-density residential area is intended to encourage a mix of uses and to provide a variety of amenities and services within a short distance of each other.

**LIGHT INDUSTRIAL**  
This designation is intended to encourage the development of light industrial uses, including manufacturing, distribution, and service uses. This type of development is ideal for areas with high transit ridership and is designed to be pedestrian-friendly. The light industrial area is intended to encourage a mix of uses and to provide a variety of amenities and services within a short distance of each other.

**HEAVY INDUSTRIAL**  
This designation is intended to encourage the development of heavy industrial uses, including manufacturing, distribution, and service uses. This type of development is ideal for areas with high transit ridership and is designed to be pedestrian-friendly. The heavy industrial area is intended to encourage a mix of uses and to provide a variety of amenities and services within a short distance of each other.

REGIONAL ACTIVITY CENTER	
COMMUNITY ACTIVITY CENTER	
NEIGHBORHOOD ACTIVITY CENTER	S
MIXED-USE DESIGN	T
DOWNTOWN ACTIVITY CENTER	N
TRADITIONAL NEIGHBORHOOD	E
RECREATION	M
LOW-DENSITY RESIDENTIAL	O
MEDIUM-DENSITY RESIDENTIAL	C
HIGH-DENSITY RESIDENTIAL	
LIGHT INDUSTRIAL	
HEAVY INDUSTRIAL	

**TELL US YOUR PRIORITIES**

The Commission on the Future of Douglasville is currently conducting a public hearing on the Comprehensive Plan for Douglasville, Georgia. We are interested in your input on the following issues:

Natural and Historic Resources	Economic Development	Housing	Transportation	Parks and Recreation	Land Use	Facilities and Utilities
<ul style="list-style-type: none"> <li>Identify natural areas, historic resources, and other resources that should be preserved and protected.</li> <li>Identify areas that should be developed for commercial, industrial, or other uses.</li> <li>Identify areas that should be developed for residential or other uses.</li> <li>Identify areas that should be developed for recreational or other uses.</li> </ul>	<ul style="list-style-type: none"> <li>Identify areas that should be developed for commercial, industrial, or other uses.</li> <li>Identify areas that should be developed for residential or other uses.</li> <li>Identify areas that should be developed for recreational or other uses.</li> </ul>	<ul style="list-style-type: none"> <li>Identify areas that should be developed for commercial, industrial, or other uses.</li> <li>Identify areas that should be developed for residential or other uses.</li> <li>Identify areas that should be developed for recreational or other uses.</li> </ul>	<ul style="list-style-type: none"> <li>Identify areas that should be developed for commercial, industrial, or other uses.</li> <li>Identify areas that should be developed for residential or other uses.</li> <li>Identify areas that should be developed for recreational or other uses.</li> </ul>	<ul style="list-style-type: none"> <li>Identify areas that should be developed for commercial, industrial, or other uses.</li> <li>Identify areas that should be developed for residential or other uses.</li> <li>Identify areas that should be developed for recreational or other uses.</li> </ul>	<ul style="list-style-type: none"> <li>Identify areas that should be developed for commercial, industrial, or other uses.</li> <li>Identify areas that should be developed for residential or other uses.</li> <li>Identify areas that should be developed for recreational or other uses.</li> </ul>	<ul style="list-style-type: none"> <li>Identify areas that should be developed for commercial, industrial, or other uses.</li> <li>Identify areas that should be developed for residential or other uses.</li> <li>Identify areas that should be developed for recreational or other uses.</li> </ul>

**Douglas County**

**Douglasville**

**Housing**

**Parks & Recreation**

**Economic Development**

**Facilities & Utilities**

**Transportation**

**Land Use**

**Natural & Historic Resources**

# Public Hearings - Douglasville

**CITY OF DOUGLASVILLE**  
**CITY COUNCIL REGULAR MEETING**  
Agenda - FINAL-REVISED



**TUESDAY, SEPTEMBER 04, 2018**  
**6:00 PM**  
**Conference Center, 6700 Church Street**

- Call To Order**  
Mayor Rochelle Robinson
- Invocation**  
Dr. Minister Noah Jones, Chapel Hill Christian Academy, The Marwick Light Christian Ministries
- Pledge of Allegiance**  
Mayor Pro Tem Richard Segal
- Announcements - Presentations**
- Minutes Approval**
  - Minutes of the special meeting legislative work session and executive session of August 16, 2018 and the regular meeting of August 20, 2018.
- Public Safety Committee - Chairman Sam Davis**
  - Item 20-18-42 - Hold a public hearing to consider a request for a change in agent outlet manager for the alcoholic beverages license for the retail package sale of wine and malt beverages at the following establishment:  
Licensee: The Kruger Company  
DBA: Kruger wine  
Location: 3879 Chapel Hill Road  
Current Agent Outlet Manager: James A. Whitson  
Proposed Agent Outlet Manager: Michael Riggs  
The required fees have been paid into the Finance Department.
- Community & Economic Development Committee - Chairman Richard Segal**
  - Item 21-18-29 - Appoint an individual to serve as the Post 4 member of the Development Authority of the City of Douglasville to fill an unexpired term, expiring July 23, 2022.

City of Douglasville      Page 1      Printed on 8/14/2018

Regular Meeting      Agenda - FINAL-REVISED      September 4, 2018

- Item 21-18-29 - Appoint an individual to serve as the Post 7 member of the Development Authority of the City of Douglasville to fill an unexpired term, expiring July 23, 2019.
- Planning & Development Committee - Chairman Mark Adams**
  - Item 22-18-64 - Hold a public hearing and authorize the Mayor to transmit to the Atlanta Regional Commission and the Department of Community Affairs, the City of Douglasville update of its Comprehensive Plan.
  - Item 22-18-65 - Hold a public hearing and consider a request for a variance to reduce the required 100-foot side yard setback in Subsection 4.3.2(1) A, Table 4-2 of the Zoning Ordinance for a variance of 15 feet, for a remodeling requirement of 85 feet on the northwest side of a lot of 1.86 to area 48805 S. Hallbrook Road in Land Lot 190, District 2, Section 5, Parcel 104 and 105. Application by F. Shah Jackson.
  - Item 22-18-86 - Consider a request for final plat approval for the purpose of subdivision into 8 lots, for 2.73 acres at Chicago Avenue in Land Lot 193, District 2, Section 05, Parcel C7. Application by Larry Hines.
- Parks & Recreation Committee - Chairman Chris Watts**
- Finance Committee - Chairman Mark Adams**
- Information Technology Committee - Chairman Terry Miller**
- Maintenance & Sanitation Committee - Chairman Mike Miller**
- Transportation Committee - Chairwoman LaShun B. Darley**
  - Motion to remove from the table Item 27-18-16.
  - Item 27-18-16 - Tabled from August 20, 2018 - Authorize the Mayor to sign an agreement with the Douglas County Board of Commissioners for the resurfacing of Case Springs Road an approximate distance of 2.473 linear feet and South Hallbrook Road an approximate distance of 1.303 linear feet as part of Douglas County's 2018 SPLOST Resurfacing Program.
  - Item 27-17-87 - Authorize the Mayor to sign a construction contract with the qualified low bidder of Prime Foundation, LLC in the amount of \$70,750.50 for the Couplet Terrace road resurfacing project.
  - Item 27-18-19 - Authorize the Mayor to sign a construction contract with the qualified low bidder of Prime Foundation, LLC in the amount of \$151,140.00 for the Public Safety Community Center parking lot expansion project.
- Personnel & Organization Committee - Chairman Richard Segal**
  - Item 28-18-14 - Authorize payment of expenses for registration cost and reasonable travel expenses for Councilman Terry Miller and Councilman Sam Davis to attend the 2018 annual conference for the National League of Cities in amounts consistent with those established in the Administration Ordinance for pre-approved training events.

City of Douglasville      Page 2      Printed on 8/14/2018

# Public Hearings - Douglas County

**AGENDA**  
**DOUGLAS COUNTY BOARD OF COMMISSIONERS**  
**Tuesday, December 5, 2017**  
**10:00 AM - CITIZENS HALL**

**COMMISSION MEETING**

**CALL TO ORDER**

**INVOCATION** - Benny Waldrop, Chief Appraiser

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**  
Public Comment allows the board the opportunity to listen to the public.

**PRESENTATIONS**

- Recognition of Shuronda Richardson, Douglas County School Bus Driver, for her heroic actions.
- ACCG - Presentation of the Health and Wellness Grant

**APPROVAL OF MINUTES**

- Commission Meeting Minutes of November 21, 2017.
- Work Session Minutes of November 20, 2017.
- Executive Session Minutes of November 20, 2017.

**PUBLIC HEARING**

- 2018 Proposed Budget

**CONSENT AGENDA**

- Authorization to fully fund the 2017 Retirement at the required/recommended level of \$6.1 million, and amend the budget.
- Authorization to approve Tax Exempt Financing for Columbia Gardens Apartments and authorize the Chairman to sign all related documents.
- Authorization to approve temporary contracts with Tim MacMillan, Talia Nurse, Jerry Pittman, and Rita McDuffie for Juvenile Public Defender services subject to final legal review.
- Authorization to accept a grant from Atlanta Regional Commission for the Transportation Voucher program for the period November 1, 2017 through June 30, 2018 and authorize the Chairman to sign all required documents.
- Approval of the former bid-off of the Douglas County Comprehensive Land Use Plan update for 2018 as required by the Georgia Department of Community Affairs and Atlanta Regional Commission.

City of Douglasville      Page 2      Printed on 8/14/2018

**CITY OF DOUGLASVILLE**  
**CITY COUNCIL REGULAR MEETING**  
Agenda



**MONDAY, OCTOBER 16, 2017**  
**6:00 PM**  
**Conference Center, Auditorium, 6700 Church Street**

- Call To Order**  
Mayor Rochelle Robinson
- Invocation**  
Heather Com of City Manager's Office
- Pledge of Allegiance**  
Mayor Pro Tem Larry Yodanis
- Announcements - Presentations**
  - Presentation by Mayor Rochelle Robinson of a proclamation declaring the month of October, 2017, as Domestic Violence Awareness Month in the City of Douglasville, to Teresa Smith, Executive Director of SHANE Haven.
- Minutes Approval**
  - Minutes of the legislative work session of September 26, 2017 and the regular meeting of October 2, 2017.
- Consent Agenda**
  - Item 20-17-32 - Authorize the Mayor to sign a Service Agreement for Building Automation System with Trane U.S. Inc. for heating and air conditioning services at the City of Public Safety and Municipal Court Building.  
Public Safety Committee / Chairman Samuel Davis
  - Item 20-17-33 - Authorize the Mayor to sign a contract with Megall Training Systems, Inc. for purchase of supplies to the Police Department gun range.  
Public Safety Committee / Chairman Samuel Davis
  - Item 21-17-32 - Appoint Philip Skak from the Development Authority of the City of Douglasville to serve on the Urban Redevelopment Agency.  
Community & Economic Development Committee - Chairman Mark Adams

City of Douglasville      Page 1      Printed on 10/16/2017

Regular Meeting      Agenda      October 16, 2017

- Item 21-17-33 - Appoint Shandon Purnborton from the City of Douglasville's Downtown Development Authority to serve on the Urban Redevelopment Agency.  
Community & Economic Development Committee - Chairman Mark Adams
- Item 21-17-34 - Authorize the Mayor to sign a Sponsorship Agreement with Google, Inc. to present the 2017 Georgia Gravity Games.  
Community & Economic Development Committee - Chairman Mark Adams
- Item 22-17-57 - Adopt a resolution to update the City of Douglasville Comprehensive Plan and create a plat/CD/County Plan, meeting with Douglas County and the Atlanta Regional Commission.  
Planning & Development Committee - Chairman Mark Adams
- Public Safety Committee - Chairman Sam Davis**
- Community & Economic Development Committee - Chairman Mark Adams**
- Planning & Development Committee - Chairman Mark Adams**
  - Item 22-17-58 - Consider a request for revised plat approval for Sunset Hospitality Group for the purpose of a division of property to create a lot being 2.0 acres at 3270 THORNTON RD. in Land Lot 679, District 18, Section 2, Parcel 01. Application by Trish Peak, Shil Thornton Home LLC.
  - Item 22-17-69 - Consider a request for revised plat approval for Presley Place for the purpose of reobasing a property line between Lots 2 & 3, for 6.797 acres at 523 & 523 PRESLEY PLACE in Land Lot 79, District 1, Section 5, Parcel 46 & 47. Application by Kayton Hudson Schwartz.
  - Item 22-17-60 - Consider a request for revised plat approval for Ruby Riley for the purpose of adding 0.612 acres to Tract 1, for a total of 3.166 acres at a vacant lot of CAMP ST. in Land Lot 20, District 1, Section 6, Parcel 108. Application by Ruby Riley.
  - Item 22-17-61 - Consider a petition to annex 35.84 acres at SUMMER LAKE RD in Land Lot 166, District 1, Section 5, Parcel 2. Application by HOOKER HVERSIBOE, LLC.
  - Item 22-17-62 - Hold a public hearing and consider a request for a change in zoning L-1C (Light Industrial with conditions/County) and R-A (Residential Agriculture/County) to DC2 (Design Concept Development) with a base zone of L, Light Industrial District for 35.84 acres at SUMMER LAKE RD in Land Lot 166, District 1, Section 5, Parcel 2. Application by HOOKER HVERSIBOE, LLC.
  - Item 22-17-63 - Consider a request for an amendment to the City of Douglasville's Public Land Use Plan from Commerce Center (County) to Mixed-Use Design for 35.84 acres at SUMMER LAKE RD in Land Lot 166, District 1, Section 5, Parcel 2. Application by HOOKER HVERSIBOE, LLC.
  - Item 22-17-64 - Consider a petition to annex 0.90 acres at 2620 BRIGHT STAR RD in Land Lot 163, District 2, Section 5, Parcel 2. Application by ST. BRIGHT STAR III, LLC.

City of Douglasville      Page 2      Printed on 10/16/2017

**AGENDA**  
**DOUGLAS COUNTY BOARD OF COMMISSIONERS**  
**Thursday, August 30, 2018**  
**10:00 AM - Board Room**

**WORK SESSION**

**CALL TO ORDER**

**PUBLIC COMMENT**  
Public Comment allows the board the opportunity to listen to the public.

**PRESENTATIONS**

- A presentation and hearing of the joint City of Douglasville and Douglas County Comprehensive land use plan.  
(Ron Roberts)

**APPROVAL OF MINUTES**

- Commission Meeting Minutes of August 21, 2018.
- Work Session Minutes of August 20, 2018.
- Executive Session Minutes of August 20, 2018.

**COUNTY ADMINISTRATOR BUSINESS**

**BUSINESS ITEMS**

- Authorization to issue an Invitation to Bid for construction of restroom/concession facilities at Bill App and Fairplay Parks to be funded through 2018 SPLOST funds as recommended by the Parks and Recreation Oversight Committee. (Gary Duke)
- Authorization to sign a Memorandum of Understanding between Goodwill of North Georgia and the Douglas County Public Libraries for the purpose of supporting the efforts of Goodwill of North Georgia Career Connector and Career Services, and enhancing the Douglas County Library System outreach goals for patron services and job search support. (Lindy Moore)
- Authorization to approve the basic graphic design and color palette for Connect Douglas. (Gary Watson)
- Authorization to approve a contract with The Collaborative Firm in the amount not to exceed \$50,000 for Phase II Branding and public outreach efforts for Connect Douglas for the remainder of 2018 as recommended by the Transportation Committee. (Gary Watson)
- Authorization to approve an agreement with Energy Solutions Southeast LLC for the E-911 generator maintenance in the amount of \$975.00 and authorize the Chairman to sign all related documents. (Greg Whitaker)

City of Douglasville      Page 2      Printed on 10/16/2017



# Steering Committee #1 - March 27



Atlanta Regional Commission

Douglas County and City of Douglasville Comprehensive Plan  
Steering Committee Meeting #1  
Douglasville Conference Center  
March 27, 2018

## AGENDA

1. Welcome and Introductions
2. Presentation on Plan Process, Data & Demographics
3. Interactive Exercise on Assets and Challenges
4. Land Use Overview and Discussion
5. Questions and Next Steps

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229 Peachtree St, NE | Suite 100  
Atlanta, Georgia 30303



Douglas County & City of Douglasville  
Joint Comprehensive Plan Update  
Steering Committee Meeting  
Sign In Sheet  
Tuesday, March 27, 2018, 6:00 p.m.

Name	Organization	Email Address
Zijah Jamal	Atlanta West Jewelry	AtlantaWestJewelry@gmail.com
Quettia Pro		whittscrew@gmail.com
Fabie Holloway		fabregreen@bellsouth.net
Nyden Miller	DDA	nydenmiller@gmail.com
TERRY MILLER	CITY COUNCIL	
Rodette Robinson	Mayor	
Romana Jackson		
Chris Humphrey	Den Both	cpumphrey@doubgobooks.com

# Steering Committee #2 - April 26



Atlanta Regional Commission

Douglas County and City of Douglasville Comprehensive Plan  
Steering Committee Meeting #2  
Douglasville Conference Center  
April 26, 2018

## AGENDA

1. Welcome and Introductions
2. Interactive Exercise on Vision and Goals
3. Existing and Underway Plans
4. Feedback Activity
5. Questions and Next Steps

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Atlanta, Georgia 30303



Douglas County & City of Douglasville  
Joint Comprehensive Plan Update  
Steering Committee Meeting  
Sign In Sheet  
Thursday, April 26, 2018, 6:00 p.m.

Name	Organization	Email Address
Jim Sumner	City of Douglasville/Facets	Jim.Sumner@facets.com
ED CARTON	CITIZEN	edcarton13@gmail.com
Roy SPARKS	CITIZEN	
Jeff Watson	CITIZEN	WatsonJeff@gaail.com
Brian Keel	DDWSA	bkeel@ddwsa.com
Sabine Kelley	Citizen Alumni Community	sabine_kelley@bellsouth.net
Chris Pumpkins	Dev. Auth	cpumpkins@develop.douglas.com
David Caldwell	Magnate of Citizen	Waldwell@cardouglas.com

# Steering Committee #2 - April 26



Douglas County & City of Douglasville  
 Joint Comprehensive Plan Update  
 Steering Committee Meeting  
 Sign In Sheet  
 Thursday, April 26, 2018, 6:00 p.m.

Name	Organization	Email Address
Michelle Wright	City of Douglasville	wrightm@dcgov.org
Ron Roberts	Douglas County	
Jim FAVROT	CITY OF Douglasville	Swimzlc@gmail.com
Erie Blacknell	Citizen's Academy	eblacknell@gmail.com
Marilyn Clark	New Horizons (New North Side)	mission4god03@gmail.com
Gil Shearouse	WSA	gshearouse@dcsc.org
Elena Hudson	DDA	hhelenahudson@gmail.com

# Steering Committee #3 - May 24



Atlanta Regional Commission

Douglas County and City of Douglasville Comprehensive Plan  
Steering Committee Meeting #2  
Douglasville Conference Center  
May 24, 2018

## AGENDA

1. Welcome and Introductions
2. Recap of Previous Steps
  - a. Vision
  - b. Issues and Opportunities
  - c. Summaries of Past Plans
3. Community Work Program Interactive Exercise
4. Upcoming Meetings
  - a. Public Open House – June 12, 2018 at 6:00 p.m.
  - b. Steering Committee – June 26, 2018 at 6:00 p.m.
  - c. Public Open House – June 19, 2018 at 6:00 p.m.
5. Questions

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Douglas County & City of Douglasville  
Joint Comprehensive Plan Update  
Steering Committee Meeting  
Sign In Sheet  
Thursday, May 24, 2018, 6:00 p.m.

Name	Organization	Email Address
Michelle Wright	City of Douglasville	wrightm@ douglasville.ga.gov
TERESA WOLES	DLP&Z	teresa.woles@john.com
Rox Roberts	Douglas County	
Barbara Caldwell	Magistrate Ct.	
Sim FAVRET	city of Douglasville	
Sabine Kelley	Douglas County	
Sara Ray	DC Chamber	ray@dcchamberga.com
Larry Watson	THE Watson Foundation	lwatson@lwf.org
TERRY MILLER	Douglasville city council	
Jim Summersell	Douglasville/Jacks	
G. J. Shearouse	WSA	gshearouse@wsa.com
Brian Keel	WSA	bkeel@wsa.com
Elena Hudson	DDS	h.hudson@dds.com

ED CARLTON CITIZEN



# Steering Committee #4 - June 26



Atlanta Regional Commission

City of Douglasville & Douglas County Comprehensive Plan  
Joint Steering Committee Meeting  
June 26, 2018, 6:00 PM

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## AGENDA

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1. Welcome and Overview
2. Presentation of Draft Comprehensive Plan
3. Questions and Next Steps

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Atlanta, Georgia 30303

# Public Meeting #1 - June 12



Atlanta Regional Commission

Douglas County and City of Douglasville Comprehensive Plan  
Public Meeting #1  
Douglasville Conference Center  
June 12, 2018, 6:00 PM

## AGENDA

### Open House Activities

The activities for this open house are designed to engage the community and gather feedback to inform the Comprehensive Plan Update. There will be additional opportunities for public feedback and comment throughout this process. The deadline to have the Comprehensive Plan Update completed is October 31, 2018.

- **What Brings You Here** – Please place a dot on your home or business, so we can have a sense of the geographic representation from throughout the community.
- **Comprehensive Plan Overview** – What are the elements of a local comprehensive plan? This board describes the information that will be included in the plan updates for Douglas County and the City of Douglasville.
- **Data and Demographics** - Information is presented as a snapshot of current population, housing, income and employment characteristics. Trends for the future are also included.
- **What is the Vision** – This activity states revised Vision statements for both the City and the County. A draft of the Vision statement from the Chamber of Commerce is also included. Do you support the vision? What would you change?
- **Needs and Challenges** – The City's and County's Comprehensive Plans included a public engagement process designed to solicit open and honest opinions from residents and business owners. These boards summarize the feedback received during that process and provide the opportunity for you to respond. Do you think these issues are still relevant? What else is on your mind?
- **Land Use and Development Exercise** – This activity will be used to identify areas of special attention within the community. Where are the areas that you don't want to see change, and where are the areas that you feel need to be improved?
- **Community Work Program** – The Short Term Work Program identifies activities that the local government will undertake to implement their comprehensive plan. Items in blue and gold are examples of previous items identified in the 2013 comprehensive plan. In the space in green, identify new items you would like to see undertaken in the next 5 years.

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Douglas County & City of Douglasville  
Joint Comprehensive Plan Update  
Public Meeting #1  
Sign In Sheet  
Tuesday, June 12, 6:00 p.m.

Name	Organization	Email Address
Richard Segal	Douglasville	segalr@ douglasvillega.gov
Ron Roberts	Douglas County	
Newell Ray	Douglas City	whittscrew@gmail.com
Nancy Maxwell	Douglas Co.	
John Stone	Do. Co	
Elaine Stone	Do. Co.	
Jim Favre	Douglasville	swindc@gmail.com
Marilyn Clark	Douglasville	mission4god03@gmail.com
* Pascal Nameix	Douglasville	pnameix@gmail.com
* Jeff Champion	Douglasville	chamj1964@aol.com
June Keen	GA + Citizens Advisory Douglasville	junebugkeen@att.net
Krista Taming	Douglas County	ktaming@co.douglas.ga.us
TERESA NOCES	Douglas County	teresanosces@yahoo.com

# Public Meeting #1 - June 12



Douglas County & City of Douglasville  
 Joint Comprehensive Plan Update  
 Public Meeting #1  
 Sign In Sheet  
 Tuesday, June 12, 6:00 p.m.

Name	Organization	Email Address
TERRY MILLER	CITY OF DOUGLASVILLE	
Barbara Kilduff	MRDA Magistrate	
Jasmine Kelley	Citrus Academy	
Sanity Okie	Douglas County BOC	
* ED. CARLTON	THE COMMITTEE	
* Anthony Britz	Citizen	1805school@ape@gmail.com
Dr. Roman	Douglas County	
Michelle Colvin	City of Douglasville	





# Public Meeting #2 - July 19



Atlanta Regional Commission

Douglas County and City of Douglasville Comprehensive Plan  
Public Meeting #2  
Douglasville Conference Center  
July 19, 2018, 6:00 PM

## AGENDA

### Open House Activities

The activities for this open house are designed to engage the community and gather feedback to inform the Comprehensive Plan Update. There will be additional opportunities for public feedback and comment throughout this process. The deadline to have the Comprehensive Plan Update completed is October 31, 2018.

- **What Brings You Here** – Please place a dot on your home or business, so we can have a sense of the geographic representation from throughout the community.
- **Comprehensive Plan Overview** – What are the elements of a local comprehensive plan? This board describes the information that will be included in the plan updates for Douglas County and the City of Douglasville.
- **Data and Demographics** - Information is presented as a snapshot of current population, housing, income and employment characteristics. Trends for the future are also included.
- **Future Land Use Map Exercise** – Provide feedback on the Future Land Use Map and designations. A brief description of each future land use designation is included. Share any ideas that you have about the purpose, uses that should be included or excluded, preferred building type and scale, or potential changes to the boundaries.
- **Community Work Program** – The Short Term Work Program identifies activities that the local government will undertake to implement their comprehensive plan. This exercise allows you to allocate funding to various types of projects in the Community Work Program according to your priorities by placing “planning dollars” into the appropriate boxes.
- **Lee Road Study** – Douglas County Staff & Consultants will share information on the Lee Road Study currently underway.

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Douglas County & City of Douglasville  
Joint Comprehensive Plan Update  
Public Meeting #2  
Sign In Sheet  
Thursday, July 19, 6:00 p.m.

Name	Organization	Email Address
Richard Segal	City of Douglasville	
Robin Naneix		naneix@aol.com
Gil Shearouse	WSA	
Jim Fawcett	Douglasville zoning	
Sara Ray	DC Chamber	
Caile Moore	Custom Plastics & More	
Jennifer Dupond	Citizen	irongirljenn@me.com
Daphne Simmons	Citizen: County	daphnesimmons@ BELLSOUTH.NET
David Nye	Citizen	David.A.Nye@gmail.com
Christina Kirby	Citizen	ckirby9222@gmail.com
Richard Nichols	Citizen	richard@artondisk.com
PATTY WENCK	WENCK TRAVEL	patty@wencktravel.com
ED CARLTON	CITIZEN	edcarlton13@gmail.com

# Public Meeting #2 - July 19



Douglas County & City of Douglasville  
 Joint Comprehensive Plan Update  
 Public Meeting #2  
 Sign In Sheet  
 Thursday, July 19, 6:00 p.m.

Name	Organization	Email Address
Brantley, HB	H. Russell (Comm) SPACE Ventures	hbrantley@hjrussell.com
TERESA NOLES	P&Z-D.C.	teresanoles@gahou.com
Mike S.	none	n/a
Margie Janny Cole	—	—
Maif Clark	New Horizon (North Side)	mission4gid03@gmail.com
Tessie Knight	New Horizon	knightentess@gmail.com
Eddie Charham	None	WCha100157@aol.com
Liz Manno	DC Sentinel	liz@douglascounty-sentinel.com
Jylene Wilson Jenkins		jlwjenkins@yehou.com
Phil Skates	City of Douglasville	skatesp@douglasvillega.gov
Elizabeth Holbrook		dachair@comcast.net
Gina Jackson Keenan		N/A
Dmitri Billups		dwbillups@yathoo.com



Douglas County & City of Douglasville  
 Joint Comprehensive Plan Update  
 Public Meeting #2  
 Sign In Sheet  
 Thursday, July 19, 6:00 p.m.

Name	Organization	Email Address
Shannon Belletti	Belletti Photography	
Sabine Kelley	Citizen Academy Alumni Group	
David Milner		
Harry Smith Bessie Smith		bes409@att.net
Jim Sumner-Bell	Jacks	jimsumnerbell@rcbs.com
Harr		
Lynn Johns		
John Rogers	New Horizon	
REGINA ROGERS	NEW Horizon	
Dr. Kenneth Rogers	Douglas County GA	
Patricia Johnson		
Anna Watson		
Daniel Kochan	Seasons 4	dank@seasons4.net

# Public Meeting #2 - July 19

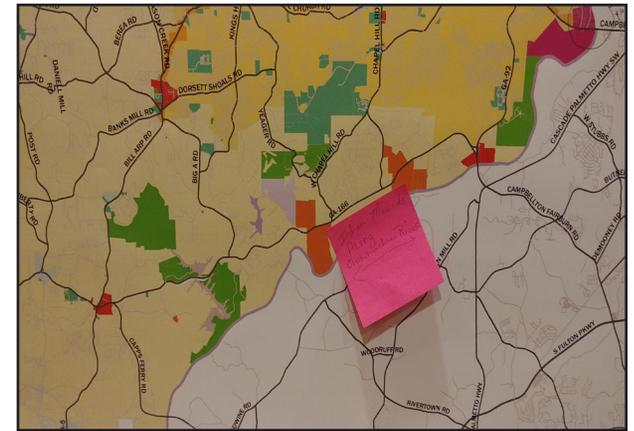
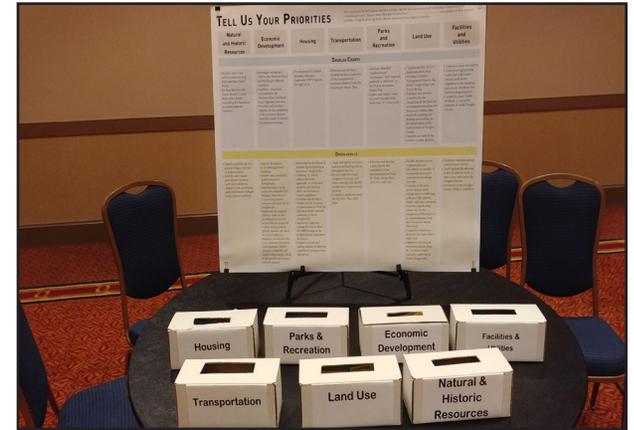
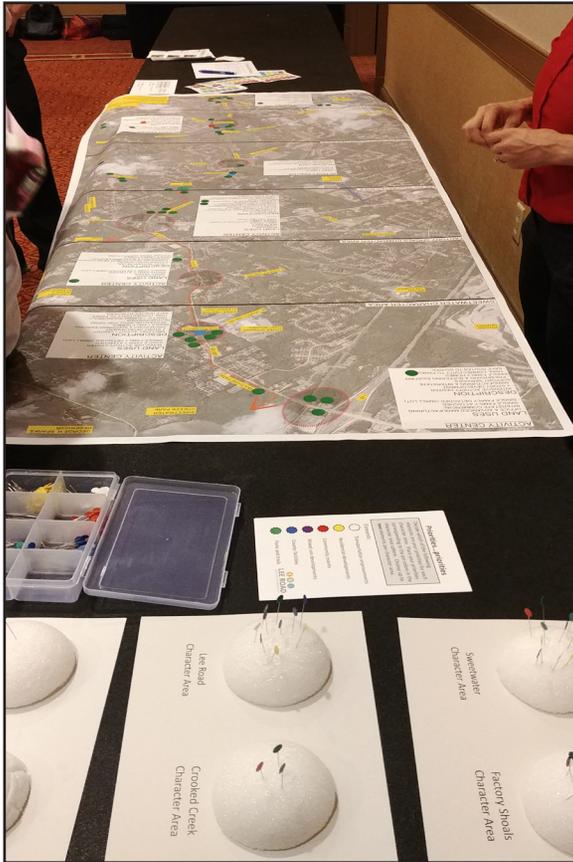


Douglas County & City of Douglasville  
 Joint Comprehensive Plan Update  
 Public Meeting #2  
 Sign In Sheet  
 Thursday, July 19, 6:00 p.m.

Name	Organization	Email Address
Sandy Gamble	Douglas Chamber	gamble@douglascountyga.com
Bry Lindsey		bunton740@yahoo.com
Jimmy Lindsey		
Mattie Hubbard	New Horizons	mattylinhubbard@gmail.com
Alicia Mylner		alicia@atlantast.com
Chris Kumphog	Dev. Auth	ckumphog@developdouglas.com
Prince R. Williams		
Tiffany Stewart-Sterley	Douglas County	



# Public Meeting #2 - July 19



Douglasville 2018 Report of Accomplishments - Economic Development										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	Comments
Items from 2013 Plan										Add to Comments Section				
Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)		
1	Develop, maintain and advance an aggressive external marketing campaign for business recruitment by working with the City Development Authority (CDA) and its allies including the Douglas County Development Authority (DCDA), 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	N/A	Development Organization	General Fund, Other/Unknown					This item is on-going and will continue to the next work program.
2	Participate on and advance the Douglas County Chamber of Commerce's existing Industries Committee.	X	X	X	X	X	N/A	Development Organization	General Fund, Other/Unknown					This item is on-going and will continue to the next work program.
3	Encourage the City Development Authority and Douglas County Chamber of Commerce to continue to provide volunteer committees for smaller businesses. Seminars, workshops, brochures, and other resources for small businesses	X	X	X	X	X	N/A	Development Organization	General Fund					This is an on-going, routine function of government and will be removed from the work program.
4	Encourage communication and assistance from the CDA, DCDA and Chamber of Commerce so vital information for businesses is readily available.	X	X	X	X	X	N/A	Development Organization, Chamber of Commerce	General Fund					This is an on-going, routine function of government and will be removed from the work program.
5	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	N/A	Development Organization, Chamber of Commerce	General Fund	Completed				
6	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	N/A	Development Organization, Chamber of Commerce	General Fund, Other/Unknown	Completed				

Douglasville 2018 Report of Accomplishments - Economic Development										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	Comments
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
7	Continue active communications with the business and industrial community.	X	X	X	X	X	N/A	Mayor and City Council, Zoning Department, Planning Department, Building Department, Code Enforcement, Finance Department, City Attorney's Office, Development Organization	General Fund, Other/Unknown				This is an on-going, routine function of government and will be removed from the work program.	
8	Work with the local economic and industrial organizations to estimate the future needs of the commercial sectors.	X	X	X	X	X	N/A	Development Organization	General Fund, Other/Unknown				This is an on-going, routine function of government and will be removed from the work program.	
9	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	N/A	Mayor and City Council, Zoning Department, Development Organization, Chamber of Commerce	General Fund	Completed				
10	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 roads within residential concentrations without compromising the integrity of individual neighborhoods and subdivisions. Continuous with annexation	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, Development Organization	General Fund	Completed				
11	Coordinate transportation and thoroughfare planning with land use planning so that efficient and ordered linkages between uses can be developed.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, Development Organization	General Fund	Completed				
12	Involve adjacent governments when developing changes and modifications to local land use codes and ordinances, in order to seek to maintain positive communications.	X	X	X	X	X	N/A	Zoning Department, County Planning Department, Development Organization	General Fund	Completed				
13	Assess the size and level of training of government staffing to ensure it is sufficient for current and future needs and is based on a growth mode.	X	X	X	X	X	\$1,500/annually	Mayor and City Council, Zoning Department, Planning Department, Development Organization	General Fund				This is an on-going, routine function of government and will be removed from the work program.	

Douglasville 2018 Report of Accomplishments - Economic Development										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	Comments
Items from 2013 Plan										Add to Comments Section				
Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)		
14	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	N/A	Mayor and City Council, Finance Department, City Manager	General Fund	Completed				
15	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	N/A	Mayor and City Council, Zoning Department, Planning Department, City Attorney's Office, Development Organization	General Fund		This is an on-going function and has been transferred to the new work program			
16	Link the commercial and industrial areas database with the development of a GIS system.	X	X	X	X	X	N/A	Mayor and City Council, Development Organization, GIS	General Fund, Other/Unknown			This item will be transferred to the new work program.	The City has traditionally relied on the County for GIS services. The City is evaluating in-house GIS and looking at different software programs.	
17	Identify what constitutes quality industrial development, with this identification considering potential tax revenues, service expenditures, and quality of worker, environmental effects of industries, and other factors.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, Finance Department, Development Organization	General Fund, Other/Unknown				This is an on-going, routine function of government and has been removed from the work program.	
18	Perform a fiscal impact analysis on each large development application.	X	X	X	X	X	N/A	Planning Department, Development Organization	General Fund, Other/Unknown				This is an on-going, routine function of government and has been removed from the work program.	
19	Work with the CDA to estimate the future needs of the industrial sectors.	X	X	X	X	X	N/A	Development Organization, Consultant	General Fund	Completed				
20	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	N/A	Mayor and City Council, County Planning Department, Development Organization, Other Governmental Entity	General Fund, Other/Unknown	Completed				
21	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 educations system.)	X	X	X	X	X	N/A	Development Organization	General Fund, Other/Unknown				This item has been removed from the Community Work Program. This is no longer a community priority.	

Douglasville 2018 Report of Accomplishments - Economic Development										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	Comments
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
22	Continue to support the Cultural Arts Council and the possible future development of cultural institutions in Douglas County such as a performing arts center, art museum, concert hall, history museum, and other institutions	X	X	X	X	X	N/A	Mayor and City Council, Development Organization, ~Community Development Department, Chamber of Commerce, City Manager	General Fund, Other/Unknown				This is an on-going, routine function of government and has been removed from the work program.	
23	Continue to support and participate in cultural events, programs, and organizations	X	X	X	X	X	N/A	Mayor and City Council, Parks and Recreation Department, Community Development Department, Chamber of Commerce	General Fund, Other/Unknown				This is an on-going, routine function of government and has been removed from the work program.	
24	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	N/A	Maintenance and Sanitation Department, Other Governmental Entity, Other Organizations	General Fund, Other/Unknown				This is an on-going, routine function of government and has been removed from the work program.	This item duplicates an item in Natural and Historic Resources.
25	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	N/A	Mayor and City Council, Community Development Department, Other Organizations	General Fund, Other/Unknown				This is an on-going, routine function of government and has been removed from the work program.	
26	Encourage downtown revitalization through repair of historic buildings.	X	X	X	X	X	N/A	Mayor and City Council, Community Development Department, Other Organizations	General Fund, Capital Budget			This is an on-going function and has been transferred to the new work program under the Housing section.		
27	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.	X	X	X	X	X	N/A	Other Organizations, City Manager, Convention and Visitors Bureau	Other Tax	Completed				
28	A tourism committee shall make recommendations for incentives to attract tourism-related industries to Douglasville	X	X	X	X	X	N/A	-Community Development Department, Convention and Visitors Bureau, Other Organizations, City Manager	Other Tax	Completed				
29	Identify and market key properties and sites that offer infill and adaptive reuse opportunities for economic development.	X	X	X	X	X	N/A	Development Organization	General Fund	Completed				



Douglasville 2018 Report of Accomplishments - Economic Development										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	Comments
	Action	Items from 2013 Plan					Add to Comments Section							
		2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
30	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	N/A	Development Organization	General Fund	Completed				
31	Develop a business park program that will allow for the marketing of permitted buildings and sites to industrial and office prospects.	X	X	X	X	X	N/A	Development Organization	General Fund	Completed				
32	Develop and implement an economic development strategic plan for the CDA that identifies goals, objectives, action items, responsible parties and time lines for economic development	X	X	X	X	X	N/A	Development Organization	General Fund	Completed				
33	Create and maintain an inventory of existing industrial and office properties available in Douglasville for new and expanding industries	X	X	X	X	X	N/A	Development Organization	General Fund	Completed				
34	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	N/A	Development Organization	General Fund	Completed				
35	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 DCDA, 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	N/A	Development Organization	General Fund, Other/Unknown				This is an on-going, routine function of government and has been removed from the work program.	

Douglasville 2018 Report of Accomplishments - Housing										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	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	N/A	Mayor and City Council, Zoning Department, Planning Department, Building Department, Building Department, City Attorney's Office	General Fund	Completed				
2	Continue to strictly enforce the codes applicable to residential property and develop other mechanisms to ensure compliance.	X	X	X	X	X	N/A	Building Department, Code Enforcement	General Fund		This item is on-going and has been revised in the next work program.			Revised in the Community Work Program to read: Revise, as needed other ordinances and codes that relate to housing, such as the building regulations and subdivision regulations, to reflect the recommendations of the LCI Supplemental Study and New Horizons Planning Study.
3	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	N/A	Mayor and City Council, Zoning Department, Planning Department, City Attorney's Office	General Fund	Completed				
4	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	N/A	Building Department, Code Enforcement	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
5	Continue to review and revise, as needed, the residential section of the zoning code to include requirements and incentives to encourage attractive design and design coordination.	X	X	X	X	X	N/A	Mayor and City Council, Zoning Department, Planning Department, Building Department, Building Department, City Attorney's Office	General Fund	Completed				
6	Maintain code enforcement efforts in neighborhoods.	X	X	X	X	X	N/A	Building Department	General Fund	Completed				

Douglasville 2018 Report of Accomplishments - Housing										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
7	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	N/A	Mayor and City Council, Zoning Department, Planning Department, City Attorney's Office	General Fund, Other Grant, Other Tax		This is on-going and was revised in the new work program. This item also duplicates a similar initiative in Land Use.			Revised in the Community Work Program to read: Identify all parcels in the City that would provide opportunities for flexibility due to unusual shape or undersized lot configuration; develop recommendations for the development of mini-parks for those parcels that absolutely cannot be developed.
8	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	N/A	Building Department	General Fund	Completed				
9	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	N/A	Mayor and City Council, Zoning Department, Planning Department, City Attorney's Office	General Fund	Completed				
10	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	N/A	GIS	General Fund	Completed				
11	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	N/A	Mayor and City Council, Maintenance and Sanitation Department, City Attorney's Office, Code Enforcement	General Fund	Completed				

Douglasville 2018 Report of Accomplishments - Housing										Status					Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)		
Items from 2013 Plan										Add to Comments Section					
Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)			
12	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	N/A	Maintenance and Sanitation Department, Other Governmental Entity, Other Organizations	General Fund, Other/Unknown				This is an on-going, routine function of government and has been removed from the work program.		
13	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	N/A	Maintenance and Sanitation Department, Other Governmental Entity	General Fund, Other/Unknown	Completed					
14	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	N/A	Code Enforcement	General Fund				This is an on-going, routine function of government and has been removed from the work program.		
15	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	N/A	Mayor and City Council, Community Development Department, Chamber of Commerce, Cultural Arts Council	General Fund, Other/Unknown			This item is on-going and has been revised in the new work program.	New priorities for cultural facilities have been identified, including a new amphitheater. The staff is working with elected officials to prioritize next steps. This item was revised in the new Work Program: Prioritize the development of new cultural institutions in Douglasville, including a performing arts center, art museum, concert hall, and history museum. Undertake a feasibility study to ascertain resources required to construct and support the top candidate.		
16	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	N/A	Mayor and City Council, Parks and Recreation Department, Community Development Department, Cultural Arts Council	General Fund				This is an on-going, routine function of government and has been removed from the work program.		
17	Create a housing team to participate in the Georgia Initiative for Community Housing.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, Community Development Department	General Fund	Completed					

Douglasville 2018 Report of Accomplishments - Housing										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
Action	Items from 2013 Plan						Add to Comments Section							
	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)		
18	Apply for funding to address the limited water and sewer capacity issues, along with the aging infrastructure in the north and west Douglasville.	X	X	X	X	X	N/A	Mayor and City Council, Community Development Department, City Manager	General Fund				This is an on-going, routine function of government and has been removed from the work program	
19	Apply for funding to provide down payment assistance or homeowner rehabilitation funding to eligible low-income and moderate-income households.	X	X	X	X	X	N/A	Mayor and City Council, Community Development Department, City Manager	General Fund				This item has been removed from the Community Work Program.	This is no longer a priority of the community.
20	Encourage the development of loft apartment housing in downtown Douglasville as approved in the Zoning Ordinance.	X	X	X	X	X	N/A	Planning Department, Community Development Department, Other Governmental Entity	General Fund	Completed				
21	Develop friendly Planning and Zoning Codes that will address housing and homelessness.	X	X	X	X	X	N/A	Mayor and City Council, Zoning Department, Planning Department, ~Community Development Department	General Fund	Completed				

Douglasville 2018 Report of Accomplishments - Land Use										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	Prepare and periodically update the future land use map.		X			X	N/A	Planning Department	General Fund	Completed				This item was completed in 2018 as a part of the Comprehensive Plan update.
2	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	N/A	Mayor and City Council, Zoning Department, Planning Department	General Fund		This is on-going and was revised in the new Work Program.			Revised to read: Review and reconcile incompatible zoning and land use designation to create conformity with adopted policies.
3	Develop and periodically update a Capital Improvements Plan as part of an overall update to the Comprehensive Plan.		X			X	N/A	Mayor and City Council, Planning Department, Maintenance and Sanitation Department, Consultant, City Manager	General Fund	Completed				This item was completed in 2018.
4	Identify spot zoning applications and other rezoning requests which are not in conformity with the Comprehensive Plan and prevent their approval.	X	X	X	X	X	N/A	Mayor and City Council, Zoning Department, Planning Department	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
5	Consider in the plan review process such zoning issues as buffering, setbacks, bulk, density, height, and other elements.	X	X	X	X	X	N/A	Zoning Department, Building Department	General Fund				This item is an on-going, routine function of government and has been removed from the work program.	
6	Consider the effect of terrain when looking at buffering.	X	X	X	X	X	N/A	Zoning Department, Engineering Department	General Fund				This item is on-going and routine and has been removed from the Work Program.	
7	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	N/A	Zoning Department	General Fund	Completed				This item was completed in 2018.
8	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	N/A	Mayor and City Council, Planning Department, Parks and Recreation Department	General Fund		This item is on-going and was revised in the new work program. This item also duplicates a similar initiative in Housing.			Revised in the Community Work Program to read: Identify all parcels in the City that would provide opportunities for flexibility due to unusual shape or undersized lot configuration; develop recommendations for the development of mini-parks for those parcels that absolutely cannot be developed.
9	Modify site plan review requirements and procedures, as needed, to incorporate innovative commercial site design concepts.	X	X	X	X	X	N/A	Engineering Department	General Fund		This item is on-going and has been revised in the new Work Program.			Revised in the Community Work Program to read: Modify site plan review requirements and procedures, as needed, to incorporate innovative commercial site design concepts to reflect the recommendations of the LCI Supplemental Study and New Horizons Planning Study.
10	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	N/A	Mayor and City Council, Zoning Department, City Attorney's Office	General Fund				This is an ongoing, routine function of government and has been removed from the work program.	

Douglasville 2018 Report of Accomplishments - Land Use										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
11	Determine the distribution of sensitive lands and natural and historic resources through an assessment using GIS technology.		X			X	N/A	GIS	General Fund		This item is on-going and has been revised in the new Work Program. This is similar to an item in Natural and Historic Resources.			Revised to read: Create an inventory of environmentally sensitive areas, including historic and cultural resources as a GIS database for the City.
12	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	TBD	Mayor and City Council, Planning Department, City Manager	General Fund, Capital Budget, Other/Unknown				This is an ongoing, routine function of government and has been removed from the work program.	
13	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	N/A	Mayor and City Council, Zoning Department, Planning Department	General Fund				This is an on-going, routine function of government and has been removed from the work program.	

Douglasville 2018 Report of Accomplishments - Natural & Historic Resources										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	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	N/A	Mayor and City Council, Building Department, Engineering Department	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
2	Coordinate and enhance, where necessary, local ordinances related to and affecting 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	N/A	Zoning Department, Planning Department	General Fund	Completed				
3	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	N/A	Mayor and City Council, Zoning Department, Planning Department, City Attorney's Office	General Fund	Completed				
4	Enforce land use regulations related to development within watersheds, aquifers, groundwater recharge areas, and open space zones.	X	X	X	X	X	N/A	Mayor and City Council, Zoning Department, Engineering Department	General Fund	Completed.				
5	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	N/A	Mayor and City Council, Engineering Department, Code Enforcement, Water and Sewer Authority, Other Governmental Entity	General Fund, Other/Unknown				This is an on-going, routine function of government and has been removed from the work program.	
6	Work with local commercial and industrial concerns to ensure the proper disposal of wastes	X	X	X	X	X	N/A	Mayor and City Council, Maintenance and Sanitation Department, Code Enforcement	General Fund				This is an on-going, routine function of government and has been removed from the work program.	



Douglasville 2018 Report of Accomplishments - Natural & Historic Resources										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
7	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	N/A	Mayor and City Council, Engineering Department, Water and Sewer Authority	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
8	Work with the WSA on 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	N/A	Planning Department, Engineering Department, Water and Sewer Authority	General Fund, Other/Unknown				This is an on-going, routine function of government and has been removed from the work program.	
9	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	N/A	Mayor and City Council, Zoning Department, Planning Department, Engineering Department, City Attorney's Office	General Fund	Completed			This item was completed in 2018.	
10	Enforce the zoning code and all other codes and ordinances related to development suitability.	X	X	X	X	X	N/A	Code Enforcement, Building Department	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
11	Identify and ensure the protection of strategic areas with the objective of creating natural refuges, reserves, or a nature center.	X	X	X	X	X	N/A	Planning Department, Parks and Recreation Department	Capital Budget, Revenue Bonds, General Obligation Bonds, Other Grant, Other/Unknown				This is an on-going, routine function of government and has been removed from the work program.	
12	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	N/A	Maintenance and Sanitation Department, Code Enforcement, City Attorney's Office	General Fund				This item has been removed from the Community Work Program. Solid waste is a function undertaken by County government.	

Douglasville 2018 Report of Accomplishments - Natural & Historic Resources										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
Items from 2013 Plan										Add to Comments Section				
Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)		
13	Investigate and pursue claims of illegal dumping and waste disposal through an environmental protection mechanism in local government	X	X	X	X	X	N/A	Maintenance and Sanitation Department, Code Enforcement	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
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	N/A	Maintenance and Sanitation Department	General Fund				This is an on-going, routine function of government and has been removed from the work program.	This item duplicates and item in Economic Development.
15	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	N/A	Maintenance and Sanitation Department, Other Governmental Entity	General Fund	Completed.				
16	Develop a strong local educational effort through schools and community service organizations which targets litter and its effects.	X	X	X	X	X	\$1,000/annually	Maintenance and Sanitation Department, Local School System	General Fund	Completed.				
17	Encourage the modification of land use and development patterns to allow these transportation alternatives to become viable modes.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
18	Identify other sources of air pollution and take steps to reduce emissions through enforcement and encouragement.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department	General Fund				This is an on-going, routine function of government and has been removed from the work program.	

Douglasville 2018 Report of Accomplishments - Natural & Historic Resources										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
Items from 2013 Plan										Add to Comments Section				
Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)		
19	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	N/A	Mayor and City Council, Planning Department, County Planning Department, Water and Sewer Authority, Other Governmental Entity	General Fund, Other/Unknown				This is an on-going, routine function of government and has been removed from the work program.	
20	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	N/A	Mayor and City Council, Planning Department	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
21	Coordinate local governmental activities related to the environment with ARC, EPD, and EPA.	X	X	X	X	X	N/A	Planning Department, Engineering Department	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
22	Encourage a detailed local history to be taught in the local school curriculum.	X	X	X	X	X	N/A	Historic Organization	General Fund				This is no longer a community priority and has been removed from the work program.	
23	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	N/A	GIS	General Fund	Completed				
24	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	N/A	Maintenance and Sanitation Department, Other Governmental Entity	General Fund, Other/Unknown		This item is on-going and will continue to the next work program.			

Douglasville 2018 Report of Accomplishments - Parks & Recreation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	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				\$2,400	Mayor and City Council, Building Department, Parks and Recreation Department	General Fund, Capital Budget, Sales Tax, Other Tax, Other/Unknown	Completed				
2	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	N/A	Mayor and City Council, Finance Department, Parks and Recreation Department, Consultant, City Manager	General Fund, Capital Budget, Impact Fees, Sales Tax, Loan, Other Tax, Service Charge or User Fee, Other/Unknown	Completed				
3	Upgrade current facilities or develop new facilities as needed as part of an overall recreational facilities plan.	X	X				TBD	Mayor and City Council, Building Department, Engineering Department, Parks and Recreation Department, Consultant, City Manager	General Fund, Capital Budget, Impact Fees, Revenue Bond, General Obligation Bonds, Sales Tax, Grant in Aid, Other Grant, Other Tax, Other/Unknown	Completed				
4	Select and acquire land to maintain for open space and natural preserves or request donations to organizations such as the Nature Conservancy.	X	X	X	X	X	Acquired 137 acres in 2007	Mayor and City Council, Planning Department, Parks and Recreation Department, City Manager	General Fund, Capital Budget, Sales Tax, Other Grant, Other Tax, Other/Unknown				This item has been removed from the work program.	The city's priority is on community parks rather than nature preserves.
5	Draw a distinction between active and passive uses in any facility or service planning and assure that adequate areas are set aside for each. (Make this a part of an overall recreational facilities plan.)	X	X	X	X	X	N/A	Mayor and City Council, Parks and Recreation Department, City Manager	General Fund	Completed				
7	Distinguish between organized versus un-organized activities and facilities when planning for parks.	X	X	X	X	X	N/A	Parks and Recreation Department	General Fund	Completed				
8	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	N/A	Mayor and City Council, Planning Department, Parks and Recreation Department, City Manager	General Fund				This is an on-going, routine function of government and has been removed from the work program.	

Douglasville 2018 Report of Accomplishments - Parks & Recreation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
Item	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
9	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	N/A	Mayor and City Council, Planning Department, Parks and Recreation Department, City Manager	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
10	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	N/A	Mayor and City Council, Parks and Recreation Department	General Fund	Completed				
11	Review recreation programs periodically for consistency, as part of an overall recreational facilities plan.	X	X	X	X	X	N/A	Mayor and City Council, Parks and Recreation Department, Other Organizations, Consultant	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
12	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	N/A	Mayor and City Council, Community Development Department, Development Organization, Chamber of Commerce, Convention and Visitors Bureau	General Fund, Sales Tax, Other/Unknown	Completed				
13	Assign to the Douglasville Convention and Visitors Bureau a tourism committee for the establishment and maintenance of contacts with key members of the tourism industry, the Georgia Department of Industry, Trade, and Tourism (ITT) and others.	X	X	X	X	X	N/A	Mayor and City Council, ~Community Development Department, Convention and Visitors Bureau	General Fund, Other/Unknown	Completed				
14	Make recommendations for incentives to attract tourism-related industries to Douglasville and Douglas County.	X	X	X	X	X	N/A	Mayor and City Council, Community Development Department, Convention and Visitors Bureau	General Fund, Other/Unknown				This is an on-going routine function of government and has been removed from the work program.	

Douglasville 2018 Report of Accomplishments - Parks & Recreation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
15	Update the 2013 Comprehensive Plan for Parks and Recreation to reflect accomplished projects and changed priorities in the City.					X	N/A	Mayor and City Council, Planning Department, Parks and Recreation Department, City Manager	General Fund	Completed				
16	Consider the development of other sources and means of funding for these public improvements.				X	X	N/A	Mayor and City Council, City Manager	General Fund, Capital Budget, Revenue Bond, General Obligation Bonds, Sales Tax, Grant in Aid, Other Grant, Loan, Other Tax, Service Charge or User Fee, Special Assessment,	Completed				
17	Start development of additional property to be acquired for future Parks.					X	N/A	Mayor and City Council, Parks and Recreation Department, City Manager	Capital Budget, Impact Fees, Sales tax, Other Grant, Other Tax, Other/Unknown				This item has been revised in the new work program. This item revised to read: Identify parcels for acquisition as future community parks and greenspace.	
18	Utilize the updated version of the 2013 Comprehensive Plan for Parks and Recreation in planning for and initiating new recreation activities.				X	X	\$5,000	Mayor and City Council, Parks and Recreation Department, City Manager	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
19	Expand the Indoor Activities program by developing and conducting various community awareness programs						N/A	Parks and Recreation Department	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
20	Maintain and update Tennis Complexes	X	X	X	X	X	\$360,000	Mayor and City Council, Parks and Recreation Department, City Manager, Other Organizations, Consultant	General Fund, Capital Budget, Revenue Bond, Sales Tax, Other Grant, Other Tax, Other/Unknown				This is an on-going, routine function of government and has been removed from the work program.	
21	Maintain Park Security backup by the Police Department	X	X	X	X	X	N/A	Police Department	General Fund	Completed				

Douglasville 2018 Report of Accomplishments - Public Facilities & Services										Status					Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	Add to Comments Section	
Items from 2013 Plan										(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)		
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source						
1	Develop a public facilities action plan for the City which should be updated every 1 to 3 years.				X	X	N/A	Mayor and City Council, City Manager	General Fund				This is an on-going, routine function of government and has been removed from the work program.		
2	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	N/A	Mayor and City Council, Maintenance and Sanitation Department, Building Department, Engineering Department	General Fund	Completed					
3	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	N/A	Mayor and City Council, Maintenance and Sanitation Department, Building Department, Engineering Department	General Fund	Completed					
4	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	N/A	Mayor and City Council, Building Department, Engineering Department	General Fund				This is an on-going, routine function of government and has been removed from the work program.		
5	Develop a public service action plan for the City which should be updated every 2 to 5 years.			X		X	N/A	Mayor and City Council, City Manager	General Fund				This is an on-going, routine function of government and has been removed from the work program.		
7	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	N/A	Mayor and City Council, Planning Department, Building Department, County Planning Department, Other Governmental Entity, Local School System, City Manager	General Fund				This is an on-going, routine function of government and has been removed from the work program.		
8	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	N/A	Mayor and City Council, Maintenance and Sanitation Department, City Manager	General Fund				This is an on-going, routine function of government and has been removed from the work program.		
9	Identify needs and issues within the community that can be address with cable TV programming and media services.	X	X	X	X	X	N/A	Mayor and City Council, Communications	General Fund	Completed					
10	Plan programming to address topics of interest and need for the citizens and public at large.	X	X	X	X	X	N/A	Communications	General Fund	Completed					
11	Develop programming that promotes the City and its departments and their functions.	X	X	X	X	X	N/A	Mayor and City Council, Communications	General Fund	Completed					
12	Provide a media vehicle for the public to find out critical, timely, and general information about their government.	X	X	X	X	X	N/A	Communications	General Fund	Completed					

Douglasville 2018 Report of Accomplishments - Public Facilities & Services										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
13	Provide a media vehicle for the public to find out critical, timely, and general information about the community.	X	X	X	X	X	N/A	Communications	General Fund	Completed				
14	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	N/A	Mayor and City Council, Chamber of Commerce, Communications	General Fund	Completed				
15	Link CITI TV and its media resources with other governmental agencies to exchange ideas and develop additional resources.	X	X	X	X	X	N/A	Communications	General Fund	Completed				
16	Participate in a support capacity on community boards, committees, and organizations as deemed beneficial and advantageous.	X	X	X	X	X	N/A	Communications	General Fund	Completed				
17	Determine community needs and awareness issues to address in programming content.	X	X	X	X	X	N/A	Communications	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
18	Create monthly programming that informs, educates, and entertains the general public.	X	X	X	X	X	N/A	Communications	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
19	Continuously evaluate programming and revise program design, content, and production needs.	X	X	X	X	X	N/A	Communications	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
20	Maintain program scheduling on daily, weekly, and monthly basis.	X	X	X	X	X	N/A	Communications	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
21	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	N/A	Mayor and City Council, Communications	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
22	Seek to provide additional media resource tools to the public to get timely messages to the citizens	X	X	X	X	X	N/A	Communications	General Fund				This is an on-going, routine function of government and has been removed from the work program.	
23	Create a social media platform to distribute and manage volumes of information to the general public.	X	X	X	X	X	N/A	Communications	General Fund				This is an on-going, routine function of government and has been removed from the work program.	



Douglasville 2018 Report of Accomplishments - Public Facilities & Services										Status					Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)		
Items from 2013 Plan										Add to Comments Section					
Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)			
24	Update social media forms, such as Facebook, on a daily basis.	X	X	X	X	X	N/A	Communications	General Fund				This is an on-going, routine function of government and has been removed from the work program.		
25	Continually monitor other media sources available for the City to incorporate into an outreach and distribution plan.	X	X	X	X	X	N/A	Communications	General Fund				This is an on-going, routine function of government and has been removed from the work program.		
26	Establish communications with vital resources within Business district.	X	X	X	X	X	N/A	Chamber of Commerce, Communications	General Fund				This is an on-going, routine function of government and has been removed from the work program.		
27	Maintain communications with Business district.	X	X	X	X	X	N/A	Chamber of Commerce, Communications	General Fund				This is an on-going, routine function of government and has been removed from the work program.		
28	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	N/A	Communications	General Fund				This is an on-going, routine function of government and has been removed from the work program.		
29	Establish Communication Committee to quantify policy and procedures for the department and its broadcast scope	X	X	X	X	X	N/A	Communications	General Fund		This item is on-going and will continue to the next work program.				
30	Determine future growth needs for department, staffing, and resources available to the community	X	X	X	X	X	N/A	Mayor and City Council, Communications	General Fund	Completed					

Douglasville 2018 Report of Accomplishments - Public Utilities										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	Ensure the development and maintenance of adequate water and wastewater facilities through representation on the WSA Board of Directors.	X	X	X	X	X	N/A	Mayor and City Council, Water and Sewer Authority	General Fund, Capital Budget, Other Tax, Service Charge or User Fee				This is an ongoing, routine function of government and has been removed from the work program.	
2	Work with the WSA to monitor activities which would affect 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	N/A	Mayor and City Council, Water and Sewer Authority	General Fund, Other Tax, Other/Unknown				This is an ongoing, routine function of government and has been removed from the work program.	
3	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	N/A	Mayor and City Council	General Fund	Completed				
4	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	N/A	Mayor and City Council, Zoning Department, Engineering Department, Water and Sewer Authority	General Fund, Other/Unknown	Completed				
5	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	N/A	Mayor and City Council, Water and Sewer Authority, Maintenance and Sanitation Department, Other Organizations	General Fund, Other/Unknown	Completed				
6	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.	X	X	X	X	X	N/A	Mayor and City Council, Water and Sewer Authority, Other Governmental Entity, Other Organizations, City Manager	General Fund, Other/Unknown				This is an ongoing, routine function of government and has been removed from the work program.	

Douglasville 2018 Report of Accomplishments - Public Utilities										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
Item #	Action	Items from 2013 Plan					Add to Comments Section							
		2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
7	Work with the Atlanta Regional Commission to coordinate water quality issues.	X	X	X	X	X	N/A	Mayor and City Council, Water and Sewer Authority, Engineering Department	General Fund, Other/Unknown				This is an ongoing, routine function of government and has been removed from the work program.	
8	Encourage the WSA to continue its requirements for sewer lines to be placed in developments that have sewerage services available.	X	X	X	X	X	N/A	Mayor and City Council, Building Department, Engineering Department, Water and Sewer Authority, Other Organizations	General Fund, Other/Unknown	Completed				
9	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	N/A	Mayor and City Council, Maintenance and Sanitation Department, Other Governmental Entity, City Manager	General Fund, Service Charge or User Fee, Other/Unknown				This is an ongoing, routine function of government and has been removed from the work program.	
10	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 identified by local officials as having environmental or other land use limitations.	X	X	X	X	X	N/A	Mayor and City Council, Maintenance and Sanitation Department, Other Governmental Entity, Other Organizations, City Manager	General Fund, Service Charge or User Fee, Other/Unknown				This item is ongoing and routine and has been removed from the work program.	
11	Develop additional regulations at the local level to deal with solid waste issues not covered in current ordinances.	X	X	X	X	X	N/A	Mayor and City Council, Maintenance and Sanitation Department, City Attorney's Office	General Fund				This item has been removed from the Community Work Program.	Douglas County manages issues related to solid waste inside the city of Douglasville.
12	Direct the applicable City government staff (Maintenance and Sanitation) to develop contact with their counterparts throughout the region.	X	X	X	X	X	N/A	Maintenance and Sanitation Department	General Fund	Completed				
13	Participate in regional committees and task forces regarding solid waste disposal.	X	X	X	X	X	N/A	Mayor and City Council, Maintenance and Sanitation Department	General Fund	Completed				

Douglasville 2018 Report of Accomplishments - Public Utilities										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
Items from 2013 Plan										Add to Comments Section				
Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)		
14	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	N/A	Mayor and City Council, Maintenance and Sanitation Department, Code Enforcement	General Fund				This item is ongoing and routine and has been removed from the work program.	
15	Consider additional services from cable television operators such as interactive TV, public access channel services, and more local control.	X	X	X	X	X	N/A	Mayor and City Council, City Attorney's Office, Communications	General Fund				This item is ongoing and routine and has been removed from the work program.	
16	Participate in the Douglas County Utility Committee.	X	X	X	X	X	N/A	Mayor and City Council, Maintenance and Sanitation Department	General Fund	Completed				

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
1	Work toward the timely completion of City transportation projects currently on the regional Transportation Improvements Program (TIP).	X	X	X	X	X	N/A	Planning Department	General Fund, Capital Budget, Sales Tax, Grant in Aid, Other/Unknown				This is an ongoing, routine function of government and will be removed from the work program.	
2	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	Cost included in an overall annual budget annually for transportation planning	Mayor and City Council, Planning Department	General Fund, Other/Unknown				This item is an ongoing, routine function of government and will be removed from the work program.	
3	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	N/A	Mayor and City Council, Planning Department	General Fund, Capital Budget, Sales Tax, Grant in Aid, Other/Unknown				This is an ongoing, routine function of government and will be removed from the work program.	
4	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	N/A	Planning Department	General Fund, Capital Budget, Sales Tax, Grant in Aid, Other/Unknown		This item is on-going and will continue to the next work program.			
5	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	N/A	Planning Department, Maintenance and Sanitation Department, Other Organizations	General Fund, Capital Budget, Other Grant, Other/Unknown				This is an ongoing, routine function of government and will be removed from the work program.	

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
6	Participate in various state and inter-regional meetings regarding alternative	X	X	X	X	X	N/A	Planning Department	General Fund	Completed				
7	Participate in the planning and continuing study of commuter rail presently sponsored by Georgia DOT's Office of Intermodal Programs.	X	X	X	X	X	N/A	Planning Department	General Fund	Completed				
8	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	N/A	Mayor and City Council, Planning Department	General Fund, Other/Unknown	Completed				
9	Investigate the economic, social, and land use implications of the benefits of commuter rail through Douglasville.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department	General Fund	Completed				
10	Continue to support park and ride lots, which are easily accessible to the citizens of the City.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, County Planning Department, Other Organizations	General Fund	Completed				

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
11	Encourage carpooling, ridesharing and high occupancy vehicle lanes.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, County Planning Department, Other Organizations	General Fund	Completed				
12	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, multi-use paths, sidewalks, and other pedestrian paths.	X	X	X	X	X	N/A	Planning Department, County Planning Department, Other Organizations	General Fund	Completed				
13	Encourage the inclusion of bicycle planning in the development process, with establishment of paths, lanes and appurtenances to accommodate cyclists.	X	X	X	X	X	N/A	Mayor and City Council, Zoning Department, Planning Department	General Fund	Completed				
14	Continue to improve pedestrian safety with a program of sidewalks, signing and markings, and pedestrian signals in congested areas.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, Maintenance and Sanitation Department	General Fund	Completed				
15	Continue to work with State and Federal agencies to implement sidewalk and pedestrian planning with transportation projects.	X	X	X	X	X	N/A	Planning Department	General Fund				This item is an ongoing, routine function of government and will be removed from the work program.	

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
16	Encourage the planning of all modes of transportation to connect with transit opportunities.	X	X	X	X	X	N/A	Planning Department	General Fund				This item is an ongoing, routine function of government and will be removed from the work program.	
17	Encourage the extension of the Advanced Traffic Management System (ATMS) to Douglasville and Douglas County.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department	General Fund	Completed				
18	Encourage High Occupancy Vehicle (HOV) lanes to be developed in Douglasville and Douglas County on Interstate 20.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department	General Fund	Completed				
19	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	N/A	Mayor and City Council, Planning Department	General Fund	Completed				
20	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	N/A	Planning Department, Maintenance and Sanitation Department	General Fund	Completed				



Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
21	Provide 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	N/A	Maintenance and Sanitation Department	General Fund	Completed				
22	Include safety aspects in transportation project planning, development, and implementation.	X	X	X	X	X	N/A	Planning Department, Maintenance and Sanitation Department, County Planning Department	General Fund	Completed				
23	Coordinate with Georgia DOT, ARC, and various state and federal agencies regarding transportation.	X	X	X	X	X	N/A	Planning Department	General Fund				This is an ongoing, routine function of government and will be removed from the work program.	
24	Develop coordinated transportation planning in Douglasville that forecasts future needs, identifies and evaluates effective alternatives, and has a thorough knowledge of projects and regulations.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, Other Governmental Entity	General Fund	Completed				

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
25	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.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, Other Governmental Entity	General Fund	Completed				
26	Coordinate City of Douglasville transportation planning efforts with those of other local governments in the Atlanta Region through the TCC.	X	X	X	X	X	N/A	Planning Department, Other Governmental Entity	General Fund	Completed				
27	Encourage the development of innovative techniques for the planning, design, and financing of needed transportation facilities.	X	X	X	X	X	N/A	Planning Department, Other Governmental Entity	General Fund	Completed				
28	Encourage citizen participation in the transportation planning process.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, Other Governmental Entity	General Fund	Completed				
29	Maintain and improve informed representation on the TCC and regional transportation management systems task forces.	X	X	X	X	X	N/A	Planning Department, Other Governmental Entity	General Fund	Completed				

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
30	Establish and maintain contact with the Georgia DOT regarding transportation projects and funding, and actively to pursue projects.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department	General Fund	Completed				
31	Review transportation plans with contiguous counties to ensure coordination of transportation planning, improvements and status of various projects.	X	X	X	X	X	N/A	Planning Department, Other Governmental Entity	General Fund	Completed				
32	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	N/A	Mayor and City Council, Zoning Department, Planning Department, Building Department, Engineering Department	General Fund				This item is an ongoing, routine function of government and will be removed from the work program.	
33	Encourage developments to plan for access and proper circulation prior to subdivision of land during the initial planning process.	X	X	X	X	X	N/A	Mayor and City Council, Engineering Department	General Fund				This is an ongoing, routine function of government and will be removed from the work program.	
34	Ensure a new development complies with proper planning and engineering principles regarding safety of access and proper street geometry.	X	X	X	X	X	N/A	Mayor and City Council, Engineering Department	General Fund	Completed				

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
35	Review on-street parking and loading throughout the City periodically and insure their proper management.	X	X	X	X	X	N/A	Engineering Department	General Fund				This is an ongoing, routine function of government and will be removed from the work program.	
36	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	N/A	Mayor and City Council, Engineering Department	General Fund		This item is ongoing and has been revised and included in the new work program.		Revised to read: Review and redefine parking requirements for different land uses and mixes in the revised Unified Development Ordinance.	
37	Continue to consider the effect of new development on the local transportation system when making land use decisions. Require impact statements for rezoning or new development applications that set forth the anticipated change on the local transportation system.	X	X	X	X	X	N/A	Mayor and City Council, Zoning Department, Planning Department, Engineering Department	General Fund, Impact Fees	Completed				
38	Continue to require that the acceptance of a street into the City's street system occur only if that street's construction standards meet City street requirements	X	X	X	X	X	N/A	Mayor and City Council, Engineering Department	General Fund	Completed				

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
39	Develop a plan that would address the SR 92 Relocation Project for the effected communities.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, City Manager	General Fund	Completed				
40	Utilize appropriate noise and visual abatement methods, including landscaped beams, trees, shrubbery, and other mechanisms to screen adjacent properties from the effects of traffic such as noise and emissions.	X	X	X	X	X	N/A	Mayor and City Council, Zoning Department, Planning Department, Engineering Department	General Fund		This item is ongoing and has been revised in the new work program.			Revised to read: Update the Unified Development Ordinance with appropriate noise and visual abatement methods, including landscaped beams, trees, shrubbery, and other mechanisms to screen adjacent properties from the effects of traffic such as noise and emissions.
41	Incorporate the Bicycle and Pedestrian Plan within the Transportation and Thoroughfare Plan.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, Other Governmental Entity	General Fund	Completed				
42	Encourage Georgia DOT consideration of Local/Express lanes for development along I-20.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, Other Governmental Entity	General Fund	Completed				
43	Coordinate zoning, land use regulations, and development ordinances with the Transportation and Thoroughfare Plan to avoid traffic and residential conflicts and to encourage cycling and walking.	X	X	X	X	X	N/A	Mayor and City Council, Zoning Department, Planning Department, Engineering Department	General Fund	Completed				

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
Action	Items from 2013 Plan					Add to Comments Section								
	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)		
44	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.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department	General Fund				This item is an ongoing, routine function of government and will be removed from the work program.	
45	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	N/A	Planning Department, Engineering Department	General Fund				This is an ongoing, routine function of government and will be removed from the work program.	
46	Discourage strip commercial development along arterials and encourage concentrated nodal commercial development to minimize traffic congestion.	X	X	X	X	X	N/A	Mayor and City Council, Zoning Department, Planning Department, Engineering Department	General Fund				This item is ongoing and routine and has been removed from the work program.	
47	Plan and develop commercial areas to be more efficient and pedestrian friendly and to accommodate bicycle traffic.	X	X	X	X	X	N/A	Mayor and City Council, Zoning Department, Planning Department, Engineering Department	General Fund				This is an ongoing, routine function of government and will be removed from the work program.	

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
48	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	N/A	Zoning Department, Planning Department	General Fund	Completed				
49	Consider access from the arterial road system when planning for government buildings and other public facilities.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, Engineering Department	General Fund				This is an ongoing, routine function of government and will be removed from the work program.	
50	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, 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	N/A	Mayor and City Council, Planning Department, Other Governmental Entity, City Manager	General Fund				This item is an ongoing, routine function of government and will be removed from the work program.	
51	Coordinate the Comprehensive Plan and the local Transportation and Thoroughfare Plan.	X	X	X	X	X	N/A	Planning Department	General Fund	Completed				

Douglasville 2018 Report of Accomplishments - Transportation										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	Comments
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
52	Plan street and other transportation improvements in such a way that land use, environmental, and other impacts become part of the local review process	X	X	X	X	X	N/A	Mayor and City Council, Zoning Department, Planning Department, Engineering Department	General Fund				This item is ongoing and routine and has been removed from the work program.	
53	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	N/A	Mayor and City Council, Zoning Department, Planning Department, Engineering Department	General Fund	Completed				
54	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	N/A	Mayor and City Council, Planning Department, Engineering Department	General Fund				This item is an ongoing, routine function of government and will be removed from the work program.	
55	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	N/A	Mayor and City Council, Maintenance and Sanitation Department, Engineering Department	General Fund				This is an ongoing, routine function of government and will be removed from the work program.	



Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
56	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	N/A	Maintenance and Sanitation Department, Engineering Department	General Fund	Completed				
57	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	N/A	Mayor and City Council, Planning Department, Maintenance and Sanitation Department	General Fund	Completed				
58	Consider and include applicable elements of the Comprehensive Plan in future plans and improvements to the City's transportation system.					X	X	N/A	Mayor and City Council, Planning Department	General Fund	Completed			
59	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	N/A	Mayor and City Council, Planning Department, Finance Department, City Manager	General Fund, Other/Unknown	Completed				

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
60	Seek to identify costs of transportation projects, and match funding with phasing and implementation time frames	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, Maintenance and Sanitation Department, Finance Department	General Fund, Other/Unknown	Completed				
61	Seek to identify new and creative ways to fund and implement transportation projects with local and non-local funds.	X	X	X	X	X	N/A	Planning Department, Finance Department, City Manager	General Fund, Other/Unknown	Completed				
62	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	N/A	Mayor and City Council, Planning Department, Finance Department, City Manager	General Fund, Capital Budget, Other/Unknown	Completed				
63	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	N/A	Mayor and City Council, Maintenance and Sanitation Department, Finance Department	General Fund, Capital Budget, Other/Unknown	Completed				

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
64	Conduct public hearings to identify citizen concerns and issues regarding transportation.		X			X	\$1,000/annually	Mayor and City Council, Planning Department, City Manager	General Fund	Completed				
65	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	N/A	Mayor and City Council, Chamber of Commerce, Other Governmental Entity, City Manager	General Fund				This is an ongoing, routine function of government and will be removed from the work program.	
66	Encourage regional efforts of transportation communication at the Georgia DOT and ARC.	X	X	X	X	X	N/A	Mayor and City Council, Planning Department, City Manager	General Fund	Completed				
67	Develop a roadside maintenance and improvement program, which will better, maintain and improve the appearance of the roadside.	X	X	X	X	X	N/A	Mayor and City Council, Maintenance and Sanitation Department, City Manager	General Fund, Other/Unknown	Completed				
68	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	N/A	Mayor and City Council, Planning Department, Maintenance and Sanitation Department	General Fund, Capital Budget, Other Grant, Other/Unknown	Completed				

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
69	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	N/A	Mayor and City Council, Maintenance and Sanitation Department, Engineering Department, Other Organizations	General Fund, Other/Unknown		This item is ongoing and has been revised in the new work program.			Revised to read: Revise the regulations in the Unified Development Ordinance to incentivize buried utilities, screening of utility junction boxes and context sensitive lighting poles (as appropriate) for new development.
70	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	N/A	Mayor and City Council, Planning Department	General Fund	Completed				
71	Coordinate the transportation plan with the land use section of the Comprehensive Plan.	X	X	X	X	X	N/A	Planning Department	General Fund	Completed				
72	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	N/A	Mayor and City Council, Zoning Department, Planning Department, Maintenance and Sanitation Department, Other Governmental Entity, City Manager	General Fund, Other/Unknown				This item is an ongoing, routine function of government and will be removed from the work program.	

Douglasville 2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity the City of Douglasville Intends to undertake)	
	Items from 2013 Plan									Add to Comments Section				
	Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)	
73	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	N/A	Mayor and City Council, Planning Department	General Fund, Sales Tax				This is an ongoing, routine function of government and will be removed from the work program.	

Resolution Number RES-2018-69

## **RESOLUTION**

**WHEREAS**, the State of Georgia enacted the Georgia Planning Act of 1989, which requires each local government to prepare and implement a comprehensive plan; and

**WHEREAS**, on November 5, 2018, the City of Douglasville adopted its Comprehensive Plan – as revised in accordance with reviews and comments by the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA) – which enabled it to maintain its status as a Qualified Local Government (QLG); and

**WHEREAS**, the City of Douglasville in calendar 2017 began work to revise and update its Comprehensive Plan, with this work proceeding throughout the first 10 months of calendar 2018 and with it including public hearings and activities by a Stakeholders Group; and

**WHEREAS**, the City of Douglasville submitted a Draft Comprehensive Plan to ARC and DCA for their review and comments; and

**WHEREAS**, changes identified by DCA and ARC were provided to the City of Douglasville, and these changes subsequently were incorporated into the 2018 proposed Comprehensive Plan; and

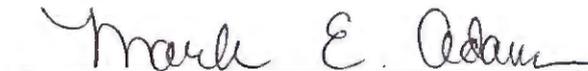
**WHEREAS**, on October 25, 2018, ARC notified the City of Douglasville in writing, that the proposed update of its Comprehensive Plan is now in compliance with the Minimum Standards and Procedures for Local Comprehensive Planning and that once DCA has received notification from ARC that the City of Douglasville had adopted this updated plan, DCA, will send official notification to the local government that its QLG status has been extended.

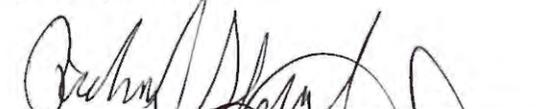
**NOW, THEREFORE, BE IT RESOLVED** by Mayor and members of the Council of the City of Douglasville that the 2018 updated Comprehensive Plan for the City of Douglasville is hereby adopted.

**BE IT FURTHER RESOLVED** by the Mayor and members of the Council of the City of Douglasville that the Georgia Department of Community Affairs and the Atlanta Regional Commission be notified of this adoption.

**SO RESOLVED** this 5<sup>th</sup> day of November, 2018.

  
\_\_\_\_\_  
Councilmember

  
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Councilmember

  
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Councilmember

  
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Councilmember

  
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Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

DELIVERED TO MAYOR 11 / 5 / 2018 CITY CLERK WCA

RECEIVED FROM MAYOR 11 / 5 / 2018 CITY CLERK WCA