

Resolution 18-302

## **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 6, 2018, Douglas County 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, Douglas County 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, Douglas County 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 Douglas County, and these changes subsequently were incorporated into the 2018 proposed Comprehensive Plan; and

WHEREAS, ARC has notified Douglas County in writing on October 16<sup>th</sup>, 2018 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 Douglas County 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 Madam Chair and members of the Board of Commissioners of Douglas County that the 2018 updated Comprehensive Plan for Douglas County is hereby adopted.

BE IT FURTHER RESOLVED by Madam Chair and members of the Board of Commissioners of Douglas County that the Georgia Department of Community Affairs and the Atlanta Regional Commission be notified of this adoption.

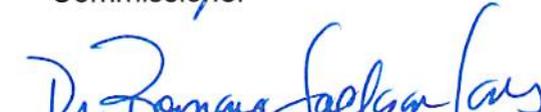
SO RESOLVED this 6<sup>th</sup> day of November, 2018.

  
Commissioner

  
Commissioner

  
Commissioner

  
Commissioner

  
Madam Chair

Attest:  
  
City Clerk    County Clerk

DELIVERED TO MADAM CHAIR \_\_\_\_\_, 20\_\_ CITY CLERK \_\_\_\_\_

RECEIVED FROM MADAM CHAIR \_\_\_\_\_, 20\_\_ CITY CLERK \_\_\_\_\_

# Douglas County, Georgia Comprehensive Plan Update



Adopted November 6, 2018

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

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# Acknowledgments

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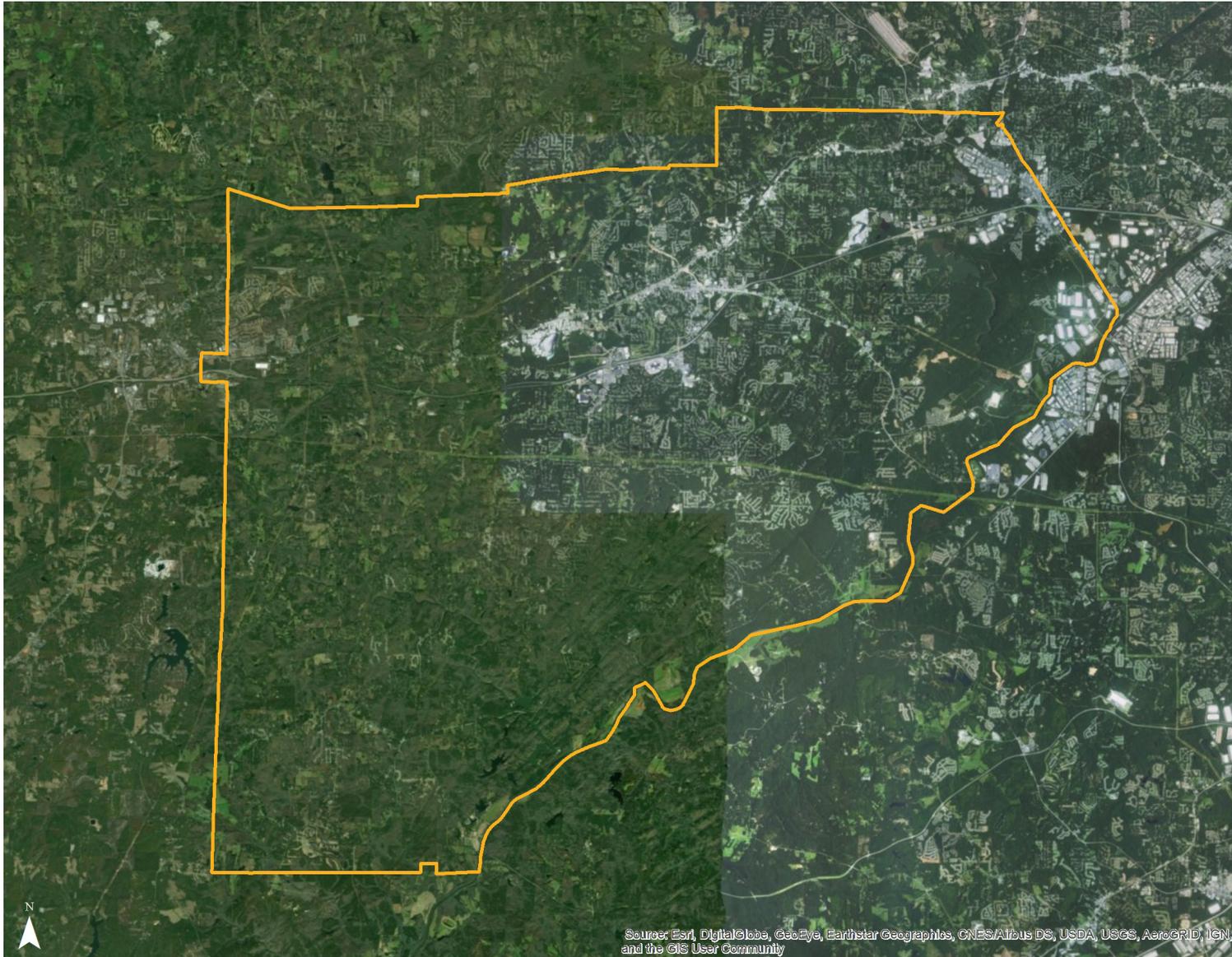
\*\*\*Denotes Douglas County or Douglasville Staff serving on the Steering Committee

# 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.

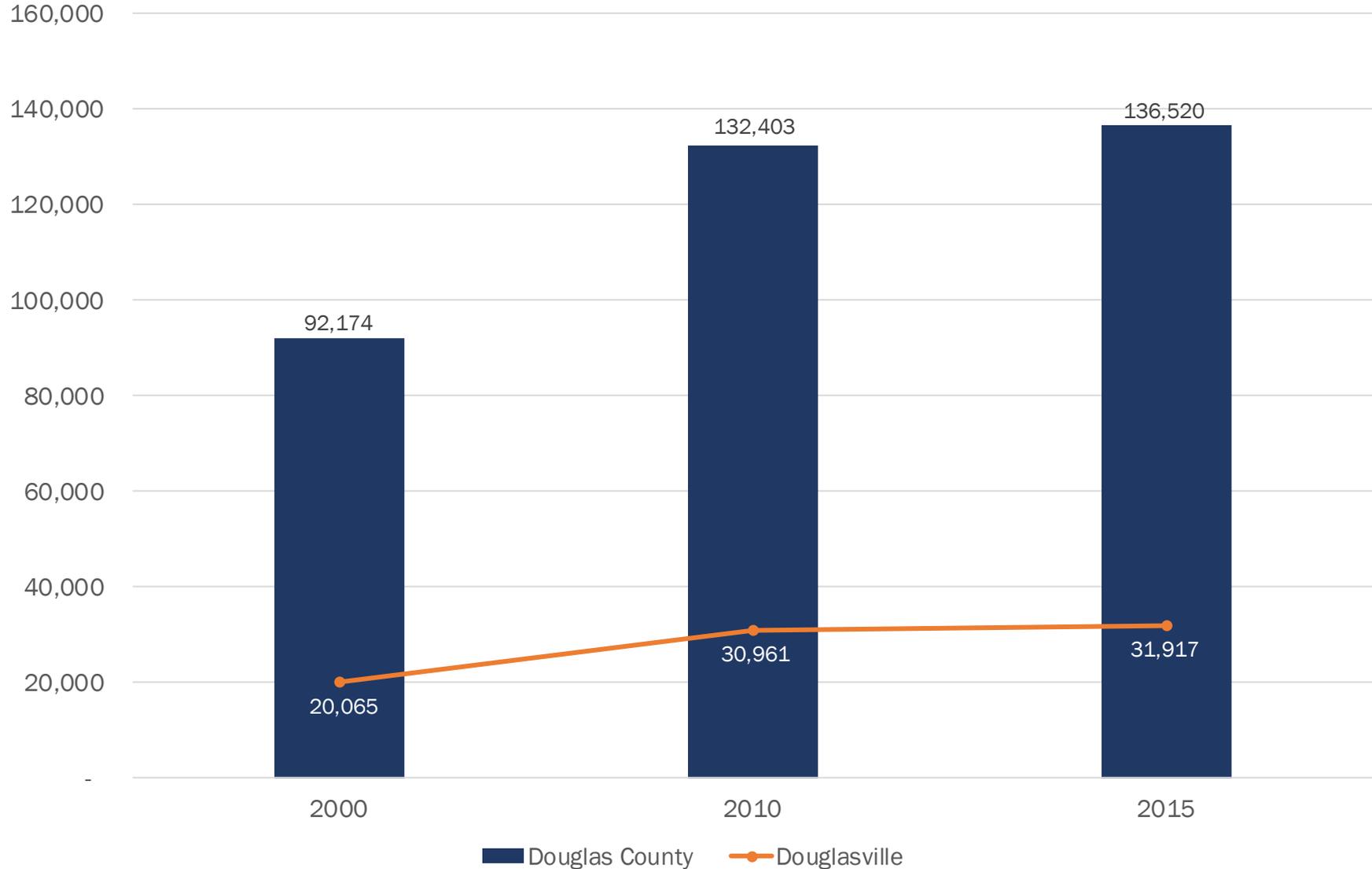
While Douglas County and Douglasville have separate Comprehensive Plans, the development of the plan was as a combined plan update process. The Steering Committee was made up of representatives from both communities, and public meetings were advertised to those who live and work in Douglas County and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



Douglas County, Georgia

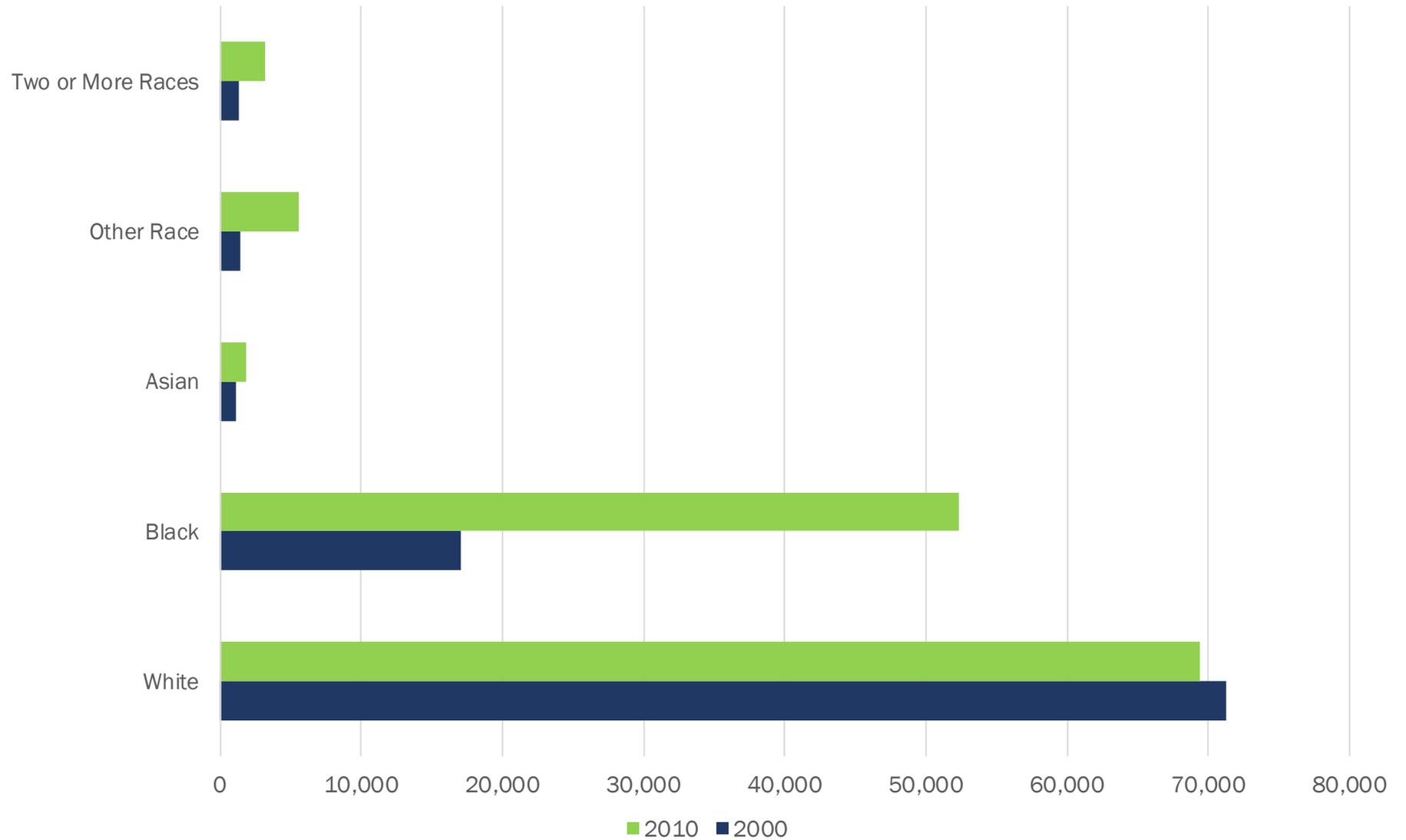
# Population



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).

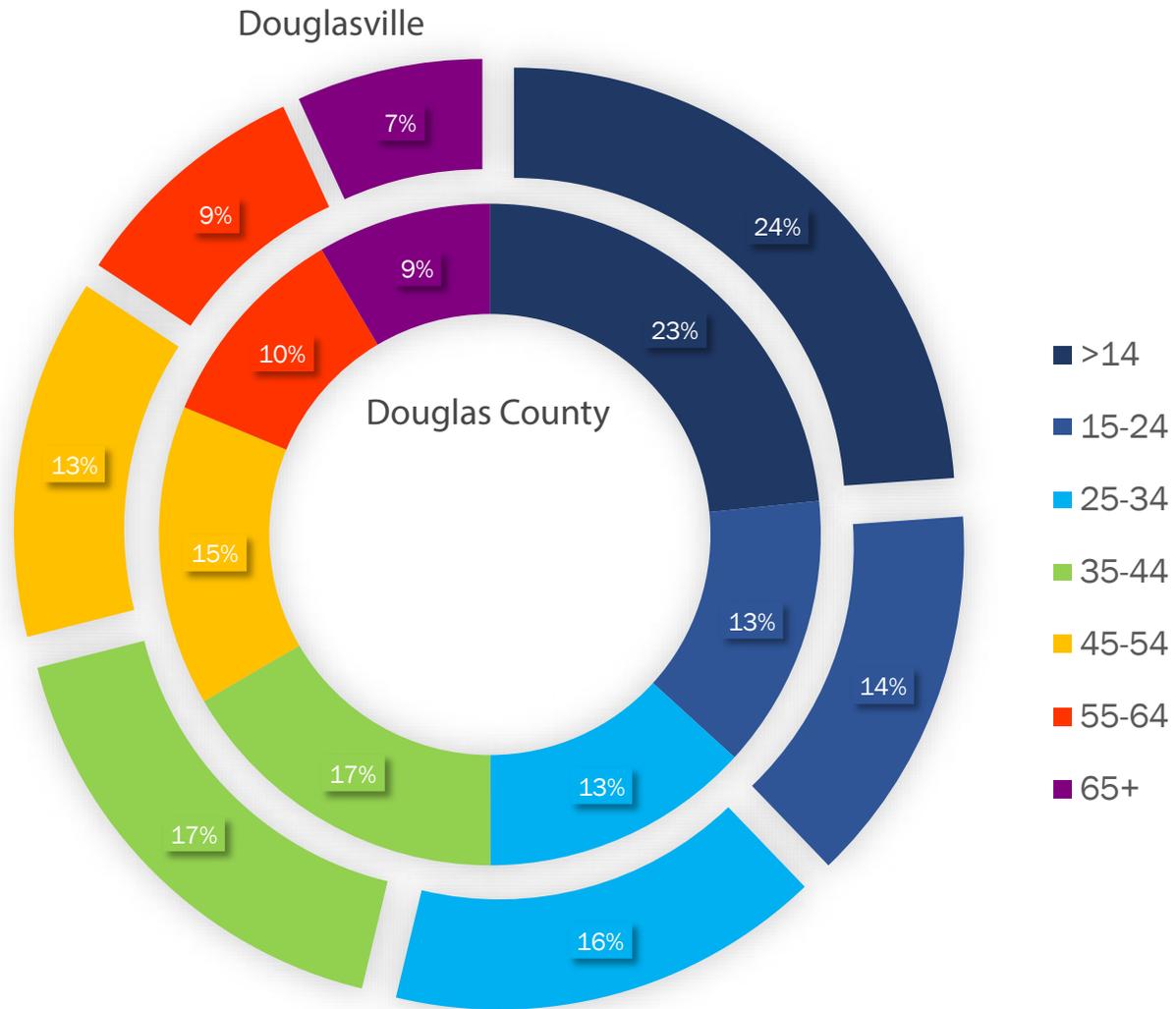
# Race



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).

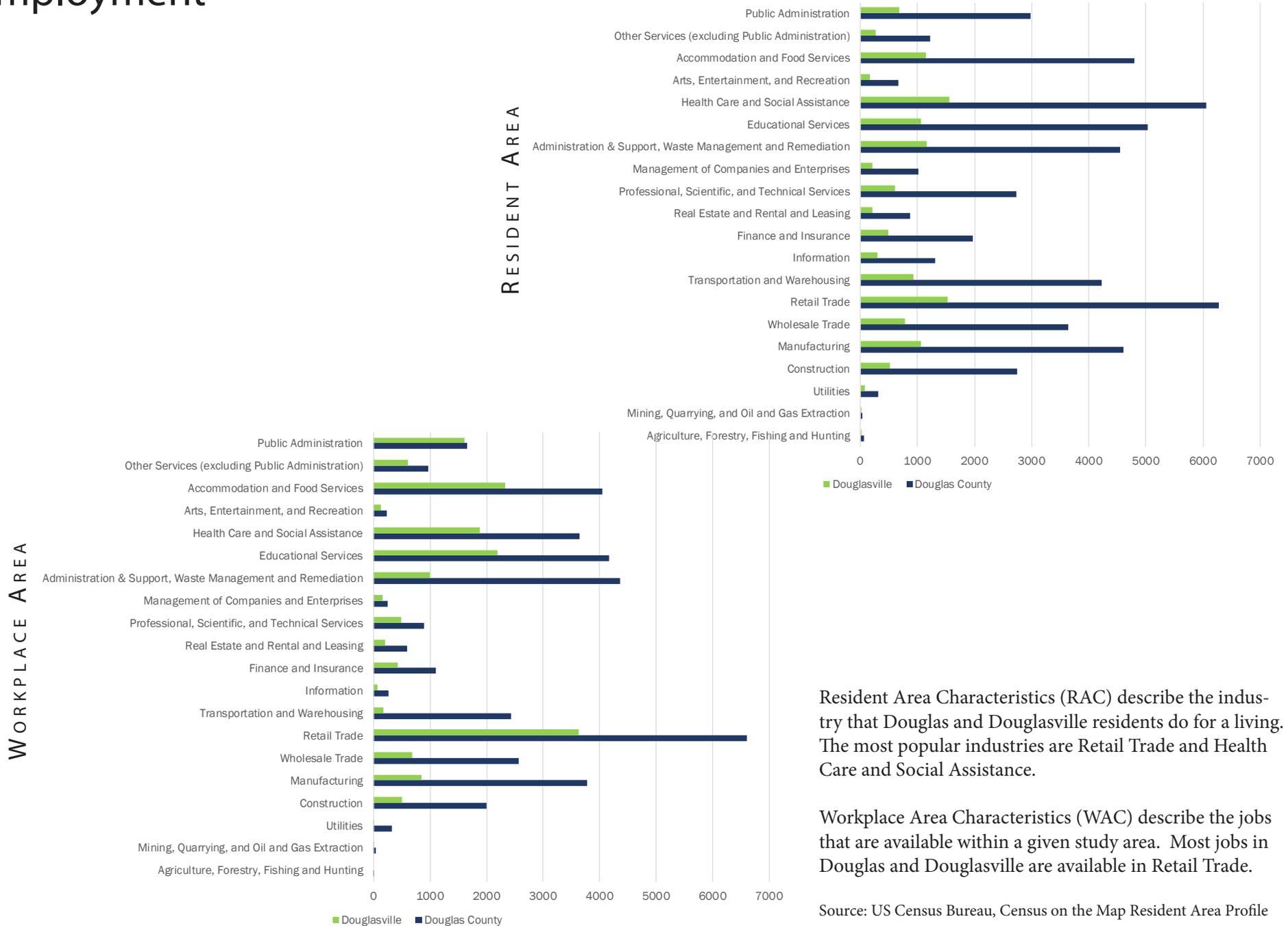
# Age



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

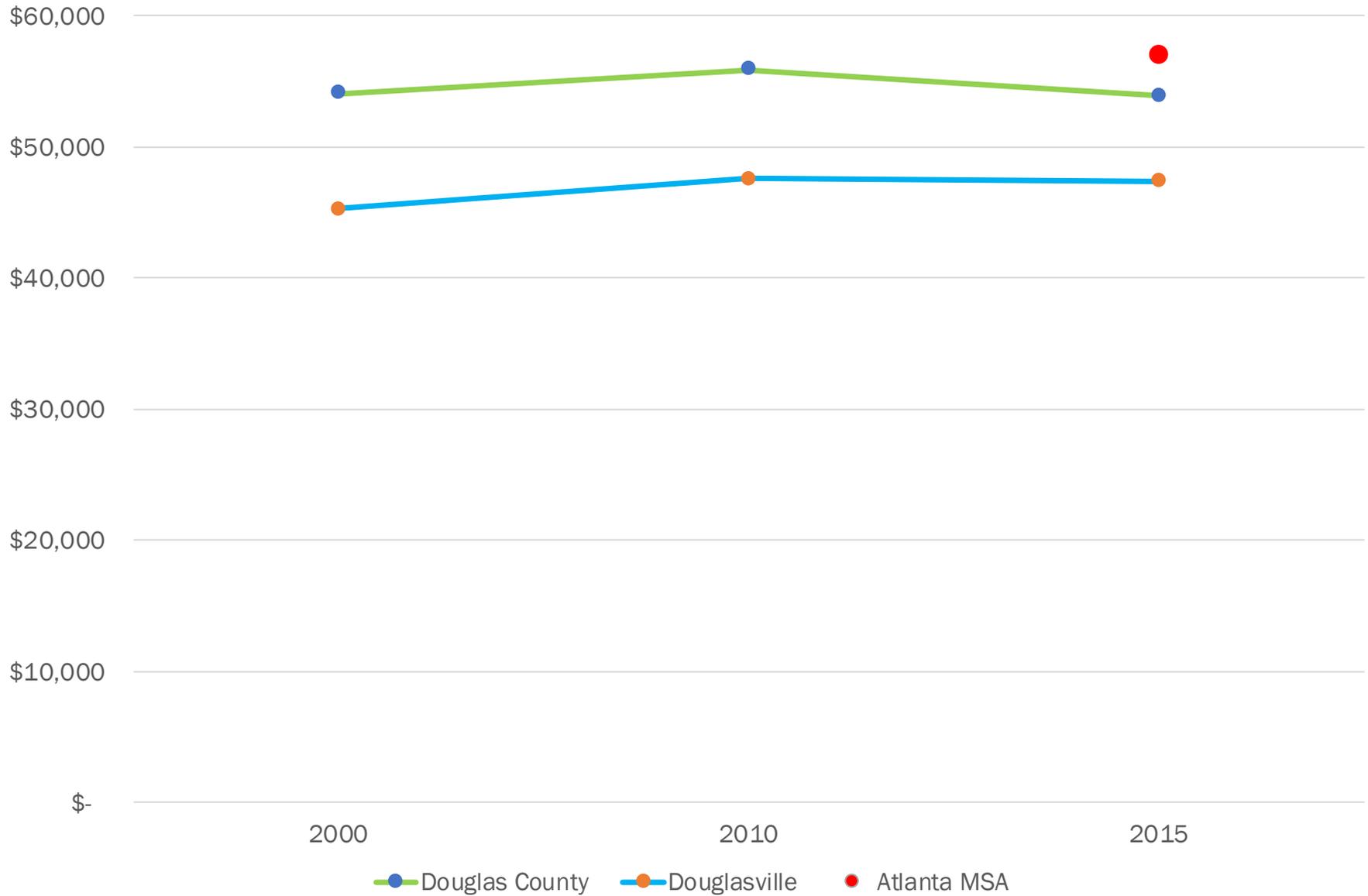


Resident Area Characteristics (RAC) describe the industry that Douglas and Douglasville residents do for a living. The most popular industries are Retail Trade and Health Care and Social Assistance.

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.

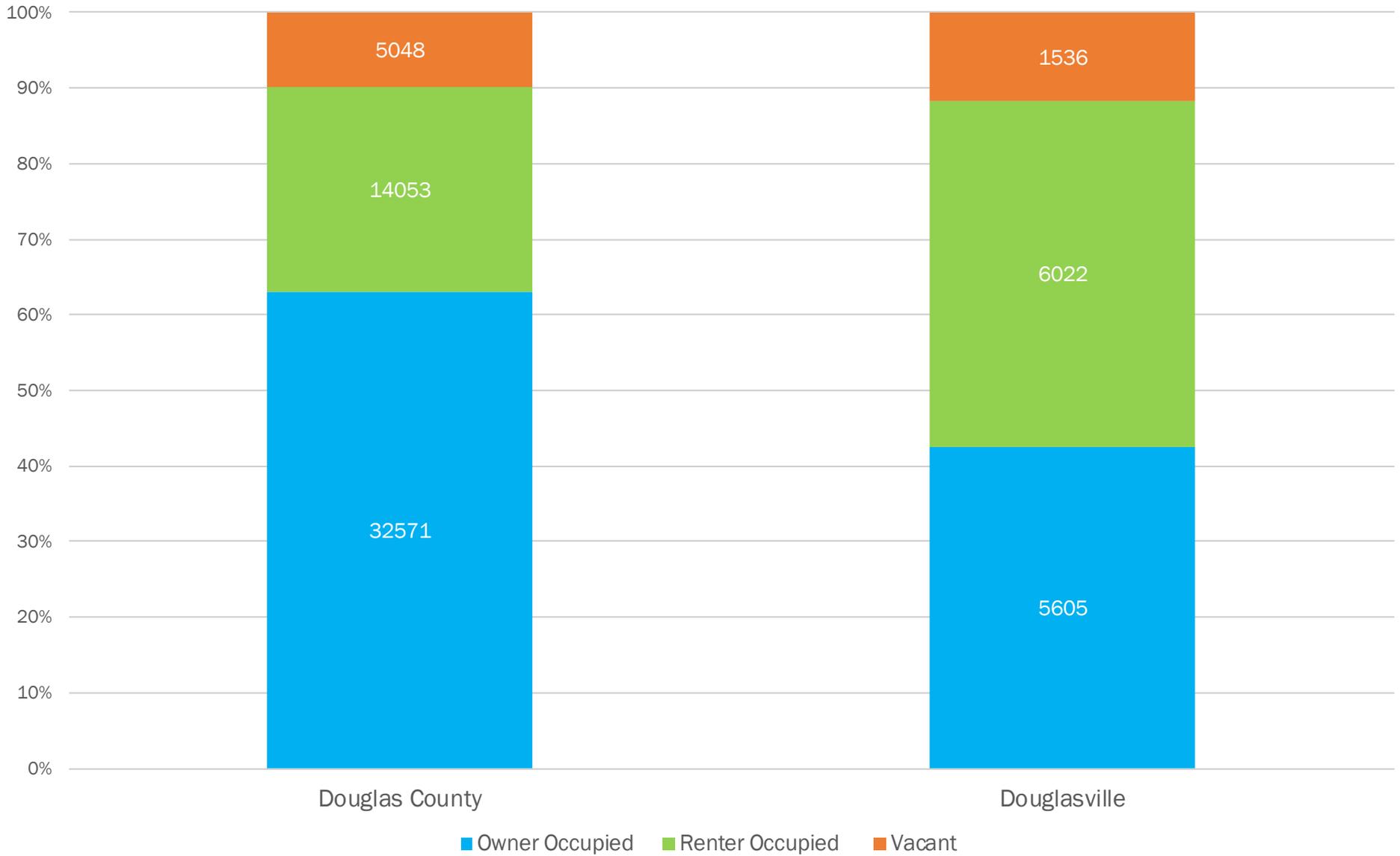
# Income



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 Douglas County'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.

Douglas County is a place of history, heritage and diversity that values family, culture and education. Responsible, transparent and accountable government maintains public facilities and programs through a solid and reasonable tax base. Communication with citizens, governments, and community partners will preserve the legacy of Douglas County as an attractive place to raise a family, conduct business and invest in the future.

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 Douglas County 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:** Douglas County has an ideal location in the metro region, with good access to transportation, employment centers, and the Hartsfield Jackson Atlanta International Airport.

**WATER RESOURCES:** Douglas County has put in place appropriate growth mechanisms to ensure water quantity and quality, and planned for conservation of land in areas that conserve water supply and groundwater recharge.

**GROWING CULTURE/RECREATION AREAS:** Douglas County residents benefit from access to excellent opportunities for Arts, Culture and Recreational Pursuits in their community.

**SMALL TOWN CHARACTER/REGIONAL SHOPPING MALL:** The cities and community centers in Douglas County create opportunities for metropolitan amenities in while preserving small town character.

**VARIED HOUSING CHOICES:** In addition to preserving its existing neighborhoods, Douglas County provides options for a variety of housing choices for individuals and families of diverse incomes and age groups.

## CHALLENGES

**WORKFORCE DEVELOPMENT:** Douglas County needs to encourage job growth to provide opportunities for residents within the county and mitigate the need for commute trips outside of the county. Also, Douglas County 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.

**PRESERVE RURAL AREAS WHILE ALLOWING FOR GROWTH:** Douglas County will continue to plan for areas of growth and areas of conservation to balance livability and environmental quality now and in the future.

**PROVISION OF SENIOR SERVICES:** Douglas County needs to improve provisions for senior services.

# Future Land Use & Narrative

## Urban Design Goals

### Overview

Urban design refers to the dynamic relationship of land uses and how they are connected within the built environment. More specifically, urban design strategies determine the configuration of buildings, massing and density, the appearance and character of places, open spaces, parks and plazas, transportation networks (pedestrian and automotive), as well as the relationships among land uses and the linkages within the community as a whole. Ultimately, urban design is about creating a sense of place that achieves the community's desired vision.

At the scale of “the village or center,” urban design elements such as lighting, signage, landscaping, street furniture and architectural guidelines, create the visual character and identity of a place, making it recognizable and distinct from other areas. When applied within a comprehensive system of connected streets, sidewalks, greenways, and open space, urban design has the power to transform intersections into walkable districts, and subdivisions into neighborhoods.

At the scale of “the county,” urban design focuses on the linkages between communities and their relationships to one another. Thus, at the level of a comprehensive plan, urban design strategies focus less on the visual appearance of buildings and streets and more on the organization of neighborhoods, commercial areas and open spaces and their connectivity to one another within a larger framework.

### Architectural Themes

A carefully developed set of design guidelines can be an ideal tool for bringing visual and spatial unity to an existing or developing area. Design guidelines should respond both to the conditions of the built environment and to the expressed goals of the community. In areas featuring a well-defined concentration of mostly historic structures, design guidelines can focus on restoring the buildings to a dominant or common period of their past. In new communities, or in communities whose historic character is not a priority, design guidelines can foster a particular atmosphere or image by creating an entirely new look. Communities that have adopted this rather extreme approach, such as Helen, Georgia, often feature an architectural style that has no historic precedent but creates visual unity. The building stock of many communities—including Douglas—falls somewhere in the middle, combining traditional storefronts and residences with later construction which may differ considerably in terms of form and function. These conditions present a challenge to the development of comprehensive design guidelines, but the task is not an impossible one.

Douglas is typical of communities that possess a diminished stock of historic structures, but have expressed a desire to project an image that respects the community's overall desire to preserve its small town feel. Situations vary, but a common approach is to research, identify, and restore the area's remaining landmarks to their original appearance or to their appearance during a unifying, influential period. The materials, proportions, and character-defining details of this influential period then become the basis for design standards for the area as a whole. New construction is then executed in forms and materials that are compatible with an overall theme in order to create a visually unified area "signature."

### Comprehensive Plan Context

There are a variety of ways to achieve the County's vision for the future. From an urban design standpoint, the key is to avoid dispersed development projects that are unrelated to one another and exist in isolation at random locations. Instead, by focusing appropriate development within distinct character areas, corridors and centers and arranging these areas within a comprehensive circulation system that incorporates multiple modes of transportation.

As a first step in creating an appropriate development atmosphere, the County has developed "Community Character Areas." In the context of the Comprehensive Plan, urban design through distinct character areas describes a classification of development patterns, their distinct differences and their relationship to one another as the County continues to grow.

### Quality of New Development

All new public buildings, institutional buildings, residential and non-residential private developments should be characterized by high-quality architectural design and construction and should reflect Douglas County's unique community image and character. These types of improvements help us create an identity or sense of place for the business community and will ultimately set Douglas County apart from other communities and provide our residents and businesses a reason for investing in Douglas County.

### Residential Development

The Comprehensive Plan anticipates that Douglas County will continue to be primarily a single-family low-density residential community, and that its neighborhoods and subdivisions be enhanced as important community assets. To address diversity and special housing needs within the county, transitional areas have been designated to accommodate and incorporate medium density and mixed housing types. New residential development should reflect the overall quality and character of the Douglas County community vision, and compatibility as an integral part of the surrounding neighborhoods and character areas.

Considerations in evaluating new residential development should include:

- Compatibility with adjacent and nearby uses;

- The availability of public services and facilities;
- The character of the landscape;
- The continuity of local roads, walkways, pathways and opens spaces;
- Protection from traffic and other undesirable impacts.

The County’s adopted Unified Development Code outlines several quality enhancements for new residential construction, such as the developments of open space, recreational amenities and sidewalks in every subdivision over 25 units, landscaping requirements and a minimum house size. The UDC also encourages master planned and open spaced subdivisions whenever possible. These developments would utilize innovative techniques such as traditional neighborhood design, human scale development and pedestrian linkages. All quality objectives within the plan aim to create a “sense of place” within communities.

The following additional enhancements that would further the development of communities should be added whenever possible:

- Internal multi-use trail system should be incorporated into the design of large residential developments to increase bicycle and pedestrian accessibility to schools, public facilities, employment and shopping areas and parks and open spaces, and connected where possible to the County’s Planned Trail System.
- Site planning within new residential development should include the use of effective and attractive buffers to protect residential areas from adjacent arterial roadways and non-residential developments
- An ”anti-monotony” code should be considered for major subdivisions to promote diversity among housing products, densities and site development characteristics.

The designation of land for residential uses recognizes the need to provide land for support services to the individuals living in the area. Uses such as schools, parks and churches are compatible with the residential designations. However, in introducing such additional related uses into these residential environments, it is intended that they be designed, located and maintained with full and complete regard for the surrounding residential environment. In addition, to ensure that quality is an integral component in residential development, infrastructure should be adequate to support residents’ needs.

### Non-Residential Development

The Comprehensive Plan promotes high quality commercial and business development with Douglas County during the next 20 years emphasizing non-residential in order to enhance the County’s tax base, create new jobs, and provide convenient shopping opportunities for local residents.

Commercial and other non-residential uses have been separated into several character areas according to intensity, locational requirements and land use compatibility.

By establishing these guidelines the County proposes to encourage several important public and private objectives:

- Improve the quality of physical alterations to commercial corridors and village centers.
- Enhance the quality of the pedestrian experience along a commercial corridor and within a village by providing a pleasant shopping experience for business patrons.
- Enhance economic investment for business and property owners.
- Protect, preserve or create neighborhood communities and architectural character.
- Promote community awareness of the physical environment.
- Encourage flexible and individual creativity rather than anonymous uniformity.

Commercial corridors often lack a sense of organizational structure, and this confusion reflects poorly on the community. Retail and service establishments should be designed to resemble town squares of varying intensities. The “Main Street” concepts incorporating internal circulation patterns for both automobiles and people surrounding public spaces such as small pocket parks, squares, and plazas should be encouraged. “Main Streets” are envisioned as a collection of retail shops, specialty shops and private offices along tree-lined sidewalks that promote and a sense of identify. Villages should become centers for community interaction where you would “usually run into someone you know, or the friends of someone you know while hanging around there.” Commercial strip development is discouraged in all areas of the county.

Workplace and Commerce Centers should be developed as self-sustainable town centers that provide multi-services to its residents and employees. A sense of entry or arrive should be created at primary entryways into the development. Building placement, landscaping, gates, entry monuments, specialty lighting and other design elements can be used to create this design effect. These are large-scaled employment generators that should be designed to create pleasant work and play environments with an integrated design and circulation plan.

### Design Guidelines

The guidelines presented in this section are intended to enhance the value of public and private properties by promoting a distinctive architectural design quality and to help ensure that new buildings blend in with the natural character of the landscape, the semi-rural character of Douglas County, and the overall intent of the designated character areas.

## Site Design

Site design of commercial development is one of the most critical aspects of a successful project. Development proposals will be reviewed with respect to their response to physical characteristics of the site and to the contextual influences of the surrounding area. Both the physical site characteristics and contextual influences should be considered early and throughout design development:

Environmental—existing vegetation, topographic features, minimally undisturbed natural areas, and drainage.

Visual—view sheds, view corridors and primary views from on-site and off-site.

The patterns, character and scale of existing and planned development in the immediate area.

Potential connections and other relationships with adjoining development—i.e., pedestrian access points, shared driveways, off street vehicular connections, open space systems and landscape buffers and service corridors.

Perimeter open spaces and buffer zones to provide for a smooth transition to lower intensity uses.

All building frontages and sides of buildings oriented to the street or other public areas should incorporate a combination of arcades, pedestrian level display windows, storefronts, and entrances.

Linear “strip” development must incorporate variation in building height, building mass, roof pitch, and changes in wall planes in order to mitigate the linear effect of a development. Particular attention should be made to building design when the building is adjacent to residential property or within any public view.

## Materials

Materials such as brick, stone, glass and clapboard should be encouraged as the dominant exterior cladding. These materials should be used on all four sides of new public and non-residential buildings.

Concrete block, sheet metal and stucco may be considered as accent features; however, these should not be used as predominate building materials.

Earthtones in red, buff, cream, white, and gray color ranges should be encouraged on the exteriors of new buildings.

A single building or development or multiple buildings within a development must maintain a consistent style/architectural theme. Architectural design, building materials, colors; forms, roof style and detailing should all work together to express a harmonious and consistent dosing. This includes all “pads” within retail development as well as gasoline pump canopies or other accessory structures.

Accessory buildings or structures, which are not compatible and consistent with the materials and design of the main building, are discouraged.

In an effort to encourage development that embraces energy and resource conservation, the County has expedited permitting and inspections for builders on the following types of projects: LEED, EarthCraft, EnergyStar, WaterSense, and projects that incorporate solar energy elements.

### Public Spaces

Development of a project of greater than 5 acres should include a publicly accessible outdoor space, such as a pedestrian plaza, pavilion or courtyard. A water feature, fountain, sculpture, or other art features may be considered in lieu of a larger outdoor space. Amenities such as specialty paving, specialty lighting and street furniture are required throughout the development.

### Infrastructure

All developments should provide safe and pleasant vehicle and pedestrian circulation patterns. The County requires sidewalks along all rights of way to encourage interconnectivity between land uses.

Shared driveways, internal vehicular circulation system linking properties and linkages of interior pedestrian systems to adjoining sites are encouraged.

Trees can define the character of a roadway corridor and unify the diverse elements that make up the corridor's visual experience. Trees and natural vegetation should be used extensively throughout the development.

Ensure that at least some part of the development of a site contributes to the liveliness of the street.

Buildings placed along sidewalks shall have windows and doors facing the street, and should incorporate other architectural features.

### Parking

Alternatives to traditional street-side parking are encouraged when site conditions allow it (side, rear, courtyard, etc.). In shopping centers, buildings shall be placed along the sidewalk so that at least 15% of the building has "street" presence.

While off-street parking is essential for all but the smallest commercial projects, screening and buffering techniques can be used to effectively hide such areas and soften the visual effects associated with vast wastelands of asphalt.

By delineating the edge of a project, landscaping actually serve to increase a projects visibility and hence its viability in the competitive setting of the corridor.

Commercial developments are encouraged not to exceed parking requirements within the UDC and to seek opportunities and incorporate features intended too reduce the dependence on the automobile (i.e. enhanced accessibility to transit and pedestrian connectivity).

# Future Land Use

## Development Patterns

These “Community Character Areas” are intended to ensure compatible and unified development within specified areas of the county. The Character Area Map is broken into the following Community Character Areas:

- Rural Places
- Suburban Living
- Urban Residential
- Transitional Corridor
- County Crossroad
- Neighborhood Village Center
- Community Village Center
- Mixed Use Corridor
- Workplace Center
- Commerce Corridor
- Intensive Industrial
- Public/ Institutional
- Resort Mixed Use
- Parks/ Recreation/ Conservation

As described in the next section, these Community Character Areas define the overall land use characteristics in generalized areas of the County, such as density, land use, economic development, natural and historic resources and types of community facilities. In addition, as outlined on the land use table, each character area identifies associated zoning districts for each character area. Character area designations and characteristics are designed to guide zoning decisions.

Douglas County staff, the Planning Commission, the Board of Commissioners, and other boards in reviewing specific proposals for new development and major renovation proposals should use the outlined “Quality of Development Guidelines” and “Character Area Standards”. Architects, property owners, and developers should also use the guidelines as a reference as they prepare plans for projects for the Douglas community. These guidelines cannot predict the unique potential and/or constraints for each project. Thus, the following guidelines are intended to establish a general direction and a base level of development quality and compatibility with surrounding areas.

It is recommended that Douglas County adopt a two-step growth management strategy that begins with the effort to define the character of a place (Community Character Areas) and ends with establishing the regulatory measures (such as adopted design guidelines by area, zoning districts or overlays) required to protect that character.

In order to get to step 2 the County should engage in developing urban design plans for individual nodes and corridors within the county. Typically, a natural outcome of an urban design plan is the recommendation to formulate design guidelines and implement regulatory controls to speak to specific development characteristics such as site planning, massing, scale, and density. This can be achieved several ways, one of which is to add the requirement for a concept plan for all applications during the rezoning process. Another method is the use of zoning overlay districts that supplement current zoning provisions and safeguard the designated area from development patterns that perpetuate sprawl. By implementing this type of control measure, Douglas County can continue to support Community Character Areas and Development Patterns

This Plan provides pro-growth policies while remaining confident about maintaining its desired character and pride of place. At a later time the County might consider an Architectural Review Committee to review, monitor and work with developers, architects and builders in implementing the guidelines.

### Character Area Categories

The intent of the Land Use Element is to identify the most desirable pattern of land use in Douglas. This pattern is represented on the Future Land Use Plan map, which indicates areas appropriate to the various land use categories. These use categories are defined in this Section. The plan map is a representation of the Comprehensive Plan’s goals and policies and, to a great extent, reflects current development patterns and trends, as well as current zoning approvals. The map designations indicate the predominant type of land use in the general areas identified. Guiding concepts for future land use in Douglas include:

- Ensure that future land use and development decisions are consistent with long range planning goals and policies and that such decisions promote social and economic well-being.
- Implement a land use plan that articulates a physical policy for a compact urban area and assures the availability of infrastructure concurrent with development that achieves the desires of the community’s vision.

- Encourage and promote clean, high tech industrial development that strengthens the economic base of the community and minimizes air and water pollution.
- Promote development that is pedestrian-oriented, community centered and minimizes vehicular trips.

## Character Area Map

The Character Area map is a representation of the plan's goals and policies and indicates where various types of land uses are permitted. The plan map designations indicate predominant types of land uses, which are described below.

The Character Area Map was developed to illustrate the most desirable pattern of land use in Douglas. The Character Area Map was developed taking into consideration the land use patterns illustrated on the County's Existing Land Use Plan Map, the Current Zoning Map, approved PUDs and other developments, topographic characteristics, natural resource sensitivity, the availability of infrastructure, and needs demonstrated by residential and employment forecasts. The needs and goals for each of the other chapters within the Comprehensive Plan were also used in development of the Character Area Map.

### Interpretation

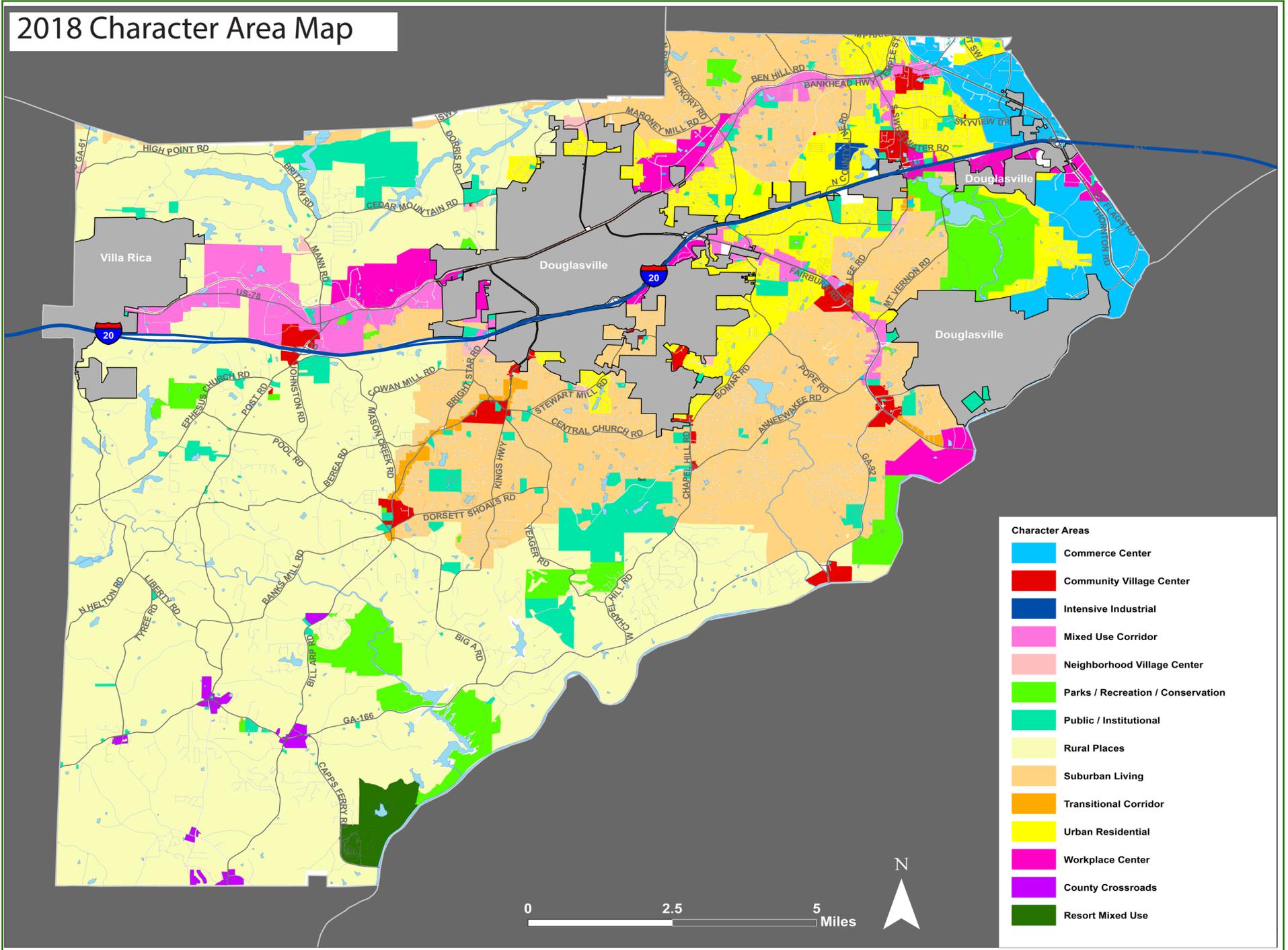
The plan is developed with the concept that the Character Area Map and the text are to be used as an integrated whole, with the map being a graphic representation of the text.

Interpretation of the Character Area Map is a process, which rests on the goals and policies expressed in the text. The land use designations on the map, both in terms of overall definition and intensity of land use types, require that policies and intent statements regulating the development and location of each land use type be evaluated and applied in the process of plan implementation.

Plan implementation is carried out through the application of regulations such as the Unified Development Code and through projects and programs outlined in the STWP. The Board of Commissioners administers it with input from the Planning Commission and planning staff. The procedure, once the plan is adopted, will involve checks for plan and ordinance consistency as part of the review for issuance of subdivision approvals and development and building permits.

If a specific land use or development project is proposed for an area but is not consistent with the designated use or density on the Future Land Use Plan map, it cannot be approved. The initial contact for plan interpretation begins with the Douglas Development Services Development. It is at this point that the proposal is evaluated for its conformity and compliance with the Comprehensive Plan and functional plans. In the event a use or development proposal is inconsistent with the Character Area Map or Comprehensive Plan policies, an applicant may file for a Comprehensive Plan Amendment in accordance with the amendment procedures contained in the UDC.

# 2018 Character Area Map



# Character Area Descriptions

The following chart serves as a quick reference for Character Area descriptions. A more detailed discussion, including implementation strategies and photos of representative development patterns, is included on subsequent pages.

Character Area	Description of Character and Predominate Land Uses	Community Facilities	Zoning Districts	Master Planned Developments (MPDs)
Rural Places	Outlying rural areas with active farming and scattered single-family housing on large lots. Preservation of sensitive natural resources. Commercial Activity Centers within this area will be designated as Crossroads Village Centers. Commercial development should only be developed as designated on the FLUM and within master planned developments.	Typically lacks public water & sewer is not planned. Very low level of services planned due to low-density nature of the area.	AG, RA, Designated Dog River Basin Area, and Bear Creek Overlay, County Crossroads	Single-family, equestrian oriented and open space and master planned developments. Small integrated commercial as designated.
Suburban Living	Areas located outside identified centers that are experiencing a high volume of residential growth, primarily single-family houses. All non-residential development will be within designated corridors or master planned developments. Commercial Activity Centers will be designated as NVCs.	Public water available. Public sewer available or planned. Local public facilities.	R-LD, R-MD	Single-family and duplex, MPD with limited institutional uses & neighborhood commercial. Limited Community Commercial with a special use permit.
Urban Residential	Urbanized and growth oriented areas experiencing growth pressures and potential compatibility issues. This character area is a transition from potential commercial and high-density pressure from growing activity centers. Various types of residential dwellings, mixed-use developments, and transitional corridors. Commercial activity centers would include NVC, CVC, and Transitional Corridors.	Public water & sewer. Regional public facilities.	R-LD, R-MD, R-D, R-TC, R-MF, R-MH	MPD featuring mixed housing uses, neighborhood commercial. Community Commercial with a special use permit.

	Character Area	Description of Character and Predominate Land Uses	Community Facilities	Zoning Districts	Master Planned Developments (MPDs)
	Transitional Corridor	This corridor is designed to allow for transition from residential uses to compatible non-residential uses along major arterials or along roadways where major transportation improvements are planned. This corridor is restrictive in order to allow a smooth transition to surrounding residential. Size, parking, and appearance standards apply to this district.	Linear transitional areas along major transportation corridors.	OI-L, C-N, C-C (limited)	Due to the linear nature of this corridor, and the potential abutment to single-family residential neighborhoods, master planned developments are not typically appropriate.
	County Crossroads	A County Crossroads is a small, restricted commercial node located at existing "crossroads" within the rural places character area.	Located with the Rural Places Character Area. Use of existing commercial areas.	C-N, OI-L Max 3,000 SF	n/a
	Neighborhood Village Center	Located at key crossroad intersections. Small-scaled neighborhood commercial with access and size restrictions.	Public water & sewer may be available. Good transportation access.	C-N, OI-L	Mixed-use MPD encouraged. "Main Street" style mixed-use encouraged.
	Community Village Center	Higher intensity of commercial activity intended to serve more than one neighborhood, uses such as retail, office, and services.	Public water & sewer may be available. Arterial access. Regional public facilities.	OI-L, C-N, C-C, C-G (limited)	Mixed-use MPD encouraged. "Main Street" style mixed-use encouraged.
	Mixed Use Corridor	Designed as a redevelopment corridor for existing commercial/light industrial corridors, or new emerging corridors. Light industrial and heavy highway commercial uses are allowed only within the Bankhead Highway Redevelopment Area.	Public water & sewer may be available. Arterial access. Potential rail corridor access. Regional public facilities.	OI-L, C-N, C-C, C-G, C-H, LI, LI-R, R-MD, R-TC	Mixed-use and master planned developments are highly encouraged within this district. Additional design and site restrictions apply.

Character Area	Description of Character and Predominate Land Uses	Community Facilities	Zoning Districts	Master Planned Developments (MPDs)
Workplace Center	Intensive commercial retail and services, office, and high tech development along major highway corridors that are considered major employment generators with an emphasis on landscaping and aesthetics. Integrated office parks are highly encouraged. Residential developments are also encouraged to be integrated into the overall design.	Public water & sewer available or planned in the near future. Arterial access. Rail access. Regional public facilities.	OI-L, OI-H, C-C, C-G, C-R, LI-R, R-MD, R-TC	Urban design characteristics and unity are major characteristics within planned developments.
Commerce Center	Industrial/office park development, employment generators, and interstate-oriented commercial development.	Public water & sewer. Major transportation access.	OI-L, OI-H, C-C, C-G, C-H, C-R, LI, LI-R	Mixed commercial and industrial uses are the preferred method of development.
Intensive Industrial	Large scaled and high intensity users that have potential negative impacts on residential uses.	Major transportation access.	HI	Usually stand alone use, but could be incorporated within an industrial park.
Resort Mixed Use	Designed to promote a mix of low-density amenities as part of a compact master planned community that compliments that rural environment of Douglas County.	Public water and sewer available or planned in the near future.	RA	Low density master planned developments with limited mix of uses
Public/ Institutional	This designation includes sites and facilities in public ownership for such uses as medical, educational, cultural, governmental, administrative and protective services, and cemeteries.	Public water and sewer generally required for most uses.	n/a	n/a
Parks/ Recreation/ Conservation	The Parks/Recreation/Open Space land use classification is for those areas within the County that has been developed for park or recreation use or is designated open space.	Public water and sewer may be available, but not a requirement.	n/a	n/a

# Rural Places

Much of Douglas County’s identity is tied to its rural and small town heritage. Although large-scale farms are not a major use within the county, many smaller homestead and “estate farms” still exist. Two major farms have been identified in the south end of the county, and are included in this category. In addition, areas of sensitive natural resources require additional protection. The intent of the Rural Places Character Area is to provide a residential-agricultural community, which benefits from its scenic rural landscape with much of its identity based on its agrarian past while accommodating residential growth and very limited “County Crossroads” type commercial.

## Implementation Strategies

- Retain and conserve the rural character in the area
- Protect sensitive natural resources areas
- Encourage and accommodate the further development of estates and mini farms that is consistent with growth policies of the County and that blend into the overall fabric of the County
- Adopt a policy to provide a lower level of service to these areas, in terms of transportation and sewer improvements in order to maintain and protect rural character

Primary Land Uses
<ul style="list-style-type: none"> <li>• Large homesteads on individual lots</li> <li>• Large Lot Single Family Home Subdivisions</li> <li>• Equestrian and Golf Club Communities</li> <li>• Master Planned Developments with an overall density of 1 unit per 3 acres (except within the Dog River Watershed Overlay area)</li> </ul>

Compatible Zoning Districts
AG, RA, Designated Dog River Basin Area, and Bear Creek Overlay, County Crossroads



# County Crossroads

County Crossroads are very small commercial areas that currently exist along historic crossroads in the county that have developed over the years to serve local needs. These areas are located in the rural area of the county. Due to the rural nature and single-family orientation of the surrounding area, crossroad hamlets are envisioned to be localized service providers that provide limited local convenience goods and services to the adjacent single-family rural environment.

A County Crossroad is a small commercial area that provides very limited services to the adjacent population at existing crossroads locations. This character area encompasses outlying areas of the county where public water may or may not be available; but sewer is not available or planned.

## Implementation Strategies

- Preserve existing retail/service providers within the rural places character area
- Allow limited expansion within existing crossroads areas at existing intersections within the character area on a case-by-case basis
- Convenience retailers and service providers under 3,000 square feet that shall be no more intense than neighborhood commercial zoning (NC)
- Primary guideline is that any commercial development should be compatible with surrounding residential properties and developed to serve a very limited immediate service area

Primary Land Uses
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- |   |
|---|
| <ul style="list-style-type: none"><li>• Existing service commercial uses in rural areas</li></ul> |
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Compatible Zoning Districts
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C-N, OI-L Max 3,000 SF
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# Suburban Living

As Douglas County continues to experience growth in both residential and commercial development, areas meant for traditional subdivision and commercial growth to serve nearby residents are necessary. The intent of this character area is to channel growth pressures to areas that are suitable in terms of land use patterns and infrastructure investment, and to areas that have a more “suburban” feel. This character area also includes older established neighborhoods, and could include appropriate senior housing. Commercial nodes within this character area include existing county crossroads and neighborhood village centers.

Neighborhood commercial villages, as described under “commercial character areas,” are located at the intersections of major roads, and should be compatible with existing land uses through size, appearance and buffering. Special care should be taken to eliminate any negative impacts, such as lighting, parking, and traffic. Large-scale commercial development is not appropriate within this character area. Public services and facilities are offered at a higher level of service to accommodate a denser population. Water and sewer are either existing or planned within this character area.

## Implementation Strategies

- Retain and conserve the existing sound housing stock.
- Promote residential development that fosters a sense of community and provides essential mobility, recreation and open space.
- Accommodate upscale executive housing to meet the market demand.
- Provide for areas of innovative development, such as golf, master planned and traditional communities in appropriate locations.
- Stabilize and protect the essential characteristics of residential environments, including natural features.

Primary Land Uses
<ul style="list-style-type: none"> <li>• Single Family Homes on individual lots</li> <li>• Traditional Single Family Home Subdivisions</li> <li>• Equestrian and Golf Club Communities</li> <li>• Master Planned and Open Space Developments</li> <li>• Senior Housing Developments</li> <li>• Small Assisted Living Facilities</li> <li>• Limited Commercial Development</li> <li>• County Crossroads</li> <li>• Neighborhood Village Centers</li> </ul>

Compatible Zoning Districts
R-LD, R-MD



# Urban Residential

Areas designated as Urban Residential are located primarily within areas that are currently experiencing growth pressures, such as outside of Douglasville and within areas that public water & sewer and major transportation investment exists or are planned. This character area will serve as a transitional area from the higher density and commercial uses as planned by the City of Douglasville, while protecting existing and planned single-family neighborhoods. Compatibility issues of the surrounding area, and specifically established neighborhoods should be a primary policy determination of the type of new development that is approved. Minimum lot size varies by type of unit and whether public water and sewer serves the lot. Commercial activity centers that are appropriate include neighborhood and community villages and transitional corridors that are designed to serve the adjacent population. Master Planned developments of mixed housing and integrated development are highly encouraged within this area to further the transition from the City of Douglasville. Public Services and Facilities are provided to serve a denser population.

## Implementation Strategies

- Accommodate a variety of housing types suit the variety of Douglas County lifestyles and income levels.
- Allow for the conversion of sites to more intensive residential use when appropriate.
- Ensure compatibility between established single family and newer medium density development.
- Provide and maintain a supply of developable land throughout the urban area for residential and other supportive urban uses, as demand warrants and service capabilities permit.
- Encourage locating residential development where full urban services, public facilities, and routes of public transportation are available.
- Permit, in certain sections of the County, multi-family housing developments which are consistent with growth policies of the County and which blend into the overall fabric of the County.
- Develop residential areas that utilize innovative urban design principles that encourage community, pedestrian linkages and mixed-use environments.

Primary Land Uses
<ul style="list-style-type: none"> <li>• All housing types</li> <li>• Commercial</li> <li>• Neighborhood Village Centers</li> <li>• Community Village Centers</li> <li>• Transitional Corridors</li> <li>• Commercial Districts</li> </ul>

Compatible Zoning Districts
R-LD, R-MD, R-D, R-TC, R-ME, R-MH



# Neighborhood Village Center

Neighborhood Village Centers are places where small-scaled commercial uses, such as a bank, grocery store, drug store, cleaner, and gas station, are arranged in a village-like setting that might include a neighborhood park, pedestrian circulation and public spaces. Thus, a neighborhood village center is envisioned as a compact assortment of convenience-oriented retail stores and services to address the demands of nearby residents in less urbanized parts of the county. From an urban design perspective, sidewalks are important circulation features in Neighborhood Centers, but even more important is the scale of the roads that serve these areas. Given its small scale and emphasis on small stores, a Neighborhood Center would be overwhelmed by wide thoroughfares carrying high-speed traffic and instead should rely on more modestly scaled roadways and tree-lined streets. Adaptive re-use of existing structures and buildings is encouraged as a focal point.

## Implementation Strategies

- A neighborhood village center should utilize the “Main Street” feel featuring specialty retail and personal services within a walkable and intimate environment.
- Mix of Uses—The use of low intensity office, services, retail, and integrated residential are all part of the integrated village center. Residential use is seen as utilizing vertical portions other parts of the integrated site, and should not occupy more than 20% of the overall village.
- Convenience Grocery Stores with gasoline sales or any other business with gasoline sales should meet the following locational standards, unless specifically approved by the BOC.
  - Only one such business within a commercial development
  - No more than two such businesses within a ¼ mile proximity to any 4-way intersection (measured from edge of right-of-way)
- Buildings should be clustered one and two stories and should respect the predominate scale of development in the surrounding area by designing with elements of similar scale and providing a gradual transition to any larger scaled masses proposed.
- Building Design—centers of up to 10,000 square feet, featuring small retail, services and professional offices up to 6,000 square feet.
- Urban design elements such as pedestrian lights, consistent signage, and landscaping contribute to the quaint character of Neighborhood Centers

and create a sense of place in what may have once been little more than a crossroads.

- Encourage the use of coordinated and identified elements such as awnings, varying shingle styles or other natural materials, archways and façade landscaping.

Primary Land Uses
<ul style="list-style-type: none"> <li>• Small-scaled grocery stores, bakeries, cafes and small retail shops</li> <li>• Personal services, such as laundromats, dry cleaners, barber/beauty shops, and video rental</li> <li>• Professional services such as lawyers, accountants, physicians and dentists</li> <li>• Small churches. Community services</li> </ul>

Compatible Zoning Districts
C-N, OI-L



## Transitional Corridor

Areas suitable for designation as Transitional Corridors are those originally developed for single-family homes that have or will become impacted by adjacent multi-laned thoroughfares and commercial encroachment and may no longer be suitable primarily for residential use. In the past, individual properties have been rezoned and converted in a way that has often been disruptive from an urban design sense: parking lots have replaced front lawns; houses have been remodeled unprofessionally, resulting in structures with incoherent design elements; signage has often been out of proportion to the structure and use advertised.

In order to propose an orderly, safe and aesthetic transition, properties within designated transitional corridors can be considered for nonresidential use at intensity compatible with surrounding residential areas that maintain the essential residential “look” and feel of the area. Designation of this corridor is meant to encourage public and private investment that will promote vitality, activity and safety in the area, by controlling aesthetics, site planning and limiting non residential uses that will not overly impact existing residential neighborhoods adjacent to the site.

Transitional Corridors are located along a number of major thoroughfares that have been or are scheduled for widening, notably including portions of Highway 5.

### Implementation Strategies

- The new use should be compatible with the residential structure and the adjoining neighborhood and should not pose nuisance problems with nearby residential and/or office uses. Generally, light office use and small neighborhood services are compatible with houses.
- The new use should be compatible with the adjoining neighborhood and should not pose nuisance problems with nearby residential and/or office uses.
- The conversion's remodeling should be architecturally compatible with the neighborhood and must upgrade or at least be consistent with the basic architecture of the structure.
- Business hours should be limited to normal daytime hours.

- New building design should take into consideration the unique qualities and the dominant character of the surrounding area.
- New occupancies in converted houses should be limited to one business enterprise (with one business entrance) for structures under 2,000 square feet of gross leasable area. This will help eliminate overcrowding, proliferation of signs, elimination of landscaping, excessive on-site parking and parking overflow onto the street.
- The building must be compatible with the location, design, landscaping and other significant characteristics of public and private open space in relation to the site and adjacent properties.
- The architectural integrity and compatibility with surrounding properties, including siting, massing, proportion, scale, materials, colors, details, façade treatment, lighting and signage.
- Signs should be consistent with the form and materials of the building.
- Illuminated signs are not permitted when adjacent to existing residential uses.
- Mechanical equipment must be screened from public view and sited so as not to cause noise impacts on adjacent properties.
- Trash and garbage enclosures must be provided in rear yard areas.
- The location and adequacy of off-street parking requirements. Vehicular circulation must take place on site; backing into the street is not allowed.
- When possible, parking should be placed in the rear or side of the structure.
- When parking must be placed in the front of the structure, parking areas should be kept out of the minimum setback if possible and screened from view.
- Landscaping must be installed in areas not designated for parking and circulation. Parking areas must have landscaping and be screened from public view

# Transitional Corridor

## Primary Land Uses

- Existing residential dwelling units.
- Commercial services within converted residential dwelling units.
- Limited mix of selected retail uses that are considered “low impact.”
- Infill commercial and residential that is compatible in look, density and mass to surrounding development.
- Senior Living Facilities.
- Small churches and community facilities

## Compatible Zoning Districts

OI-L, C-N, C-C (limited)



# Community Village Center

Typically located at the convergence of major transportation corridors, Commercial Village Centers are envisioned, as places where a compatible mixture of higher intensity uses are located, such as larger scaled shopping centers, professional offices and services. Mixed-use developments that combine residential, commercial, service and recreational uses integrated and linked together by a comprehensive circulation system are encouraged in these nodes. Community village centers include shopping and service facilities that offer a wide variety of goods and services, including both convenience goods for neighborhood residents and shopping goods for a market area consisting of several neighborhoods. Whereas someone might live near a neighborhood village center but work outside the county, the commercial village concept includes a variety of housing options, employment opportunities, businesses, office, retail shops, services, well-placed parks, plazas and open spaces that create a community where it is possible to live, work and play. Land use components coexist as part of a collective approach to creating communities that are safe, attractive, and convenient for pedestrians and motorists alike. Natural and historic resources within community village centers should be enhanced and preserved as a means of defining a distinct identity or sense of place. Improved connections to natural assets, both pedestrian and vehicular, particularly from existing and developing higher density residential communities will tie the village together. A Community village center should create a focal point for its surrounding neighborhoods.

## Implementation Strategies

- Buildings should be designed to conform to architectural standards and oriented in close proximity to each other to facilitate walking instead of driving.
- The design of a building that occupies a pad or portion of a building within a planned project or shopping center should share similar design characteristics and design vocabulary. Precise replication is not desirable, instead utilizing similar colors, materials and textures as well as repeating patterns; rhythms and proportions found within the architecture of other buildings in the center can be utilized to achieve unity.
- Building Type. It is encouraged that buildings be two level connected spaces and a mix of overall uses.
- Taller buildings or portions of a building should be located internally to a site with buildings stepping down in height as they reach the edges of the site that are adjoined by smaller scaled development.
- Mix of uses, including integrated residential. The residential portion of the development should not be more than 35% of the overall development and should be totally integrated into the design in materials and circulation matters. Mixed use projects that feature vertical integration (such as ground floor retail with living units above), with an emphasis on greater street presence.
- The development of urban public parks, plazas and other open space should be integrated into the overall design.
- Community facilities such as schools, branch libraries, and government services, pocket parks and plazas serve as anchors for community village centers and help to create identity.
- Outdoor dining areas are encouraged and when part of the development program, should be used to activate plazas, the edges of open space, building frontages and street frontages. Outdoor dining areas should be oriented away from off-site uses that are sensitive to noise or nighttime activity.
- To permit, in certain sections of the County, multi-family housing developments which are consistent with growth policies of the County and which blend into the overall fabric of the County
- Develop residential areas that utilize innovative urban design principles that encourage community, pedestrian linkages and mixed-use environments.
- Access is provided through a comprehensive system of streets, sidewalks and greenways that intersect at key locations and connect residential areas to commercial uses.
- Parking should be conveniently located with the same pull-right-up, walk-in and walkout convenience of traditional shopping centers, while at the same allowing for the buildings and design features to be in the forefront.
- Ground floor pedestrian traffic patterns, compatibility with adjacent street front uses and compatibility with any proposed residential uses or residential uses within the vicinity.
- Parking should be located to the rear or sides of the development whenever possible.
- Transportation Circulation. Whereas transportation efforts in a neighborhood village center might focus on traffic calming measures along “Main Street,” a community village center presents greater challenges related to coordinating a variety of alternative transportation opportunities

# Community Village Center

## Primary Land Uses

- Shopping Centers containing an anchor such as a grocery or large drug store.
- Small office complexes such as “office condominiums”, financial institutions with drive-thru facilities, places of worship, full service restaurants and medical/dental clinics.
- Small residential component, such as lofts, or residences above ground level office or retail.
- Community gathering spaces and institutional uses, such as libraries, churches and community centers.
- Entertainment and cultural arts should be a major focus of investment in the village.

## Compatible Zoning Districts

OI-L, C-N, C-C, C-G (limited)



## Mixed Use Corridor

The mixed-use corridor is a special designated corridor to encompass an existing working commercial and light industrial corridor that will be going through transitional use and continued development as transportation improvements are made. Mixed-use developments incorporating commercial and office uses fronting major commercial corridors of the community, and light industrial along the Bankhead Highway Corridor.

This corridor relies on major transportation access, particularly from interstates or major arterials, including rail access. Similarly, the provision of adequate public services in the form of water, sewer, and power are critical to the functionality of these areas. This corridor is intended to create a pleasant, hazard-and-nuisance-free environment and does not create either appreciable nuisance or hazard to other property, individuals, or the public in general. The purpose of this corridor is the creation of an inviting commercial and mixed-use area. “How does my particular building work in the street, and what elements can I add to create an inviting and pleasant environment.”

These corridors are envisioned as destinations for expanded interstate trade opportunities, small business opportunities and would accommodate higher densities in order to create a synergy between retail, office, industry, other commercial uses and medium density residential. Development of a wide range of housing choices can be important to ensuring the viability of these corridors. Such a mix would enable people to live in close proximity to their workplace. The intent of the mixed-use corridor designation is to provide a variety of tracts for heavy commercial uses, light industrial and employment uses that are limited to office and business parks, distribution/service, light industrial, high-technology and research, wholesaling companies and similar businesses that have no significant impacts on the environment. When located at the perimeter of a Future Land Use Map Commerce Corridor area, uses that are lower in intensity and scale to ensure minimal impact to adjacent properties is required.

From an urban design standpoint, the most critical element in creating a visually appealing mixed-use corridor is the enforcement of appropriate development standards to ensure adequate site plans and landscaping. Buffers are critical between incompatible uses and guidelines that address signage and lighting will help to mitigate the negative impacts of a high concentration of commercial uses.

### Implementation Strategies

- Mix of Uses: Corridors are suitable for office buildings, research and development, research and development activities, restrictive industrial, warehousing, and light manufacturing which will not have an adverse impact upon the environmental quality of the village. Mixed use projects that feature vertical integration (such as ground floor retail with living units above), with an emphasis on greater street presence.
- Make entrances obvious and welcoming. Main entrances should be oriented to the street or internal plaza and pedestrian ways.
- Restricted light industrial should be located off of secondary roads or industrial park developments whenever possible.
- The number of restaurants with a drive through, car washes, automobile repair/service, or gasoline sales (combined or not combined with another business) is limited in number to a total of one per 10 acres or portions therefore.
- Drive through windows, menu boards, equipment and associated stacking lanes should be located to minimize impacts on adjacent residential areas and should be adequately screened from public view and view of adjacent sites.
- Parking: Decks should be “wrapped” by retail or residential uses”. The providing of parking in an adjoining development manner among owners and developers of adjoining properties should be encouraged.
- Roadway & Streetscapes—the use of street trees, landscaped medians and improved lighting for safety and aesthetics.
- The parking or storage of trucks, trailers, or containers is prohibited within the minimum front setback.
- Accessory, temporary, outdoor storage of retail goods in containers may be considered in limited applications, and only when the following items are addressed:
  - Landscape setbacks are maintained;
  - Parking is maintained;
  - Views are blocked with walls or other acceptable method to the County;
  - Noise and fire concerns are addressed;
  - Access is maintained; and
  - The type of container is acceptable to the County.

# Mixed Use Corridor

## Primary Land Uses

- Light industrial (only within the Bankhead Highway Corridor).
- Hotels and mixed residential uses.
- Medical and dental offices.
- Auto oriented services and repair shops.
- Highway type commercial, except for large land consumers such as car dealerships and mini warehouses

## Compatible Zoning Districts

OI-L, C-N, C-C, C-G, C-H, LI, LI-R, R-MD, R-TC



## Workplace Center

Considered major employment centers utilizing a mixture of commercial, office and some residential uses, these character areas are located primarily along major transportation connections. Corridor housing would provide a customer base for offices, café, restaurants, and retail uses located on the corridor, and also enhance the safety of the corridors by maintaining a continuous population base in a location that is typically unpopulated in the evening hours.

From an urban design standpoint, the most critical element in creating a visually appealing workplace center is the enforcement of appropriate development standards to ensure adequate site plans and landscaping. Buffers are critical between incompatible uses and guidelines that address signage and lighting will help to mitigate the negative impacts of a high concentration of commercial uses. Vast amounts of parking and loading/ unloading areas should be screened from view. Where possible the parking areas should be distributed to two or more sides of the business to “visually scale down” the size of the parking lot. Inter-parcel access between sites should be used whenever possible. Grouping or “clustering” of shops with commingled parking, landscaping and pedestrian areas is encouraged.

### Implementation Strategies

- Workplace centers should be designed as a coordinated whole, and integrated into surrounding character of the center. Office and industrial parks are encouraged
- A sense of entry or arrive must be created at primary entryways into the development. Building placement, landscaping, gates, entry monuments, specialty lighting and other design elements can be used to create this design effect.
- Buildings should be designed to conform to architectural standards and oriented in close proximity to each other to facilitate walking instead of driving.
- The design of a building that occupies a pad or portion of a building within a planned project or shopping center should share similar design characteristics and design vocabulary. Precise replication is not desirable, instead utilizing similar colors materials and textures as well as repeating patterns, and rhythms and proportions found within the architecture of other buildings in the center can be utilized to achieve unity.

- A transition from low buildings at the site perimeter to larger and taller structures on the interior of the site is encouraged.
- Use lighting to draw attention to window displays, signs, and store information and buildings architectural details.
- Signage should be consistent in scale with other signs within the corridor/ center, and that complement a building’s architecture.
- Pedestrian scaled signs should be used with fonts and colors that are legible.
- Where parking structures have a strong relationship to the street or other pedestrian areas, the lower level of the structure should be activated with pedestrian related improvements, and storefronts or alternative uses and enhanced landscape treatment to soften the structure. Other sides of parking structures should also be landscaped with increasing intensity the more visible the parking structure is from surrounding uses.
- Workplace centers should include pedestrian spaces scaled with respect to the size and demands of the particular use. The space should incorporate landscaping, shaded areas and seating opportunities for customers and employees.
- Parking: Decks should be “wrapped” by retail or residential uses”. The providing of parking in an adjoining development manner among owners and developers of adjoining properties should be encouraged.

# Workplace Center

## Primary Land Uses

- “Showplace” operations such as offices and research facilities, sales and show rooms, medical complexes.
- Comprehensive and cohesive unified projects that integrate commercial, office and residential uses.
- High rise office buildings.
- Retail, dining, personal business and professional services that support the employment base and local residents.
- Major Commercial shopping, including department stores and “big box” uses that is integrated into the overall design of the complex.
- Warehouse, distribution and wholesaling businesses when transportation facilities are sufficient.
- Light industrial uses within planned centers.
- Convention hotels, motels.

## Compatible Zoning Districts

OI-L, OI-H, C-C, C-G, C-R, LI-R, R-MD, R-TC



# Commerce Center

Under normal circumstances, certain types of industrial uses and major employment generators may place heavy demands on public facilities or cause significant impacts on the environment. The industrial uses allowed within the County are not intended to create such problems or demands. The intent of the Commerce Center is to provide a variety of tracts for industrial and employment uses that are limited to office and business parks, warehouse centers, distribution/service, large scaled commercial, light industrial, high-technology and research, wholesaling companies and similar businesses that have no significant impacts on the environment. Developments using planned development concepts are encouraged, such as business parks, campus settings and commercial/industrial mixed-use projects. When located at the perimeter of a Character Area Map Commerce Center area, uses that are lower in intensity and scale to ensure minimal impact to adjacent properties is required. In addition, certain commercial uses such as car dealerships, truck terminals and car washes require careful site planning to minimize curb cuts and reduce the perception of parking as the primary use.



## Implementation Strategies

- The building design and landscaping of any new development should be of a high quality and of an appearance that will enhance and be compatible with the character of the surrounding area.
- All developments should be designed with internal pedestrian circulation patterns. Sidewalks are required and should be identified in the design phase and provided for the design process. These include linkages to individual buildings, neighboring properties and parking. Inter-parcel site access and shared driveways are desirable between similar uses.

Primary Land Uses
<ul style="list-style-type: none"> <li>• Highway Commercial” type uses that are integrated into an overall design, such as sales and show rooms, storage garages, car and mobile home dealers.</li> <li>• Large scaled light and general industrial uses, office buildings and parks.</li> </ul>

Compatible Zoning Districts
OI-L, OI-H, C-C, C-G, C-H, C-R, LI, LI-R

# Intensive Industrial

This area is established to provide for intensive industrial uses such as landfills, quarries, and other industrial uses that are potential public nuisances, are identified as environmentally hazardous or are potentially dangerous to health, safety or general welfare of the county. These manufacturing and industrial uses impact the surrounding environment differently than other industrial uses due to transportation requirements, waste storage and disposal, and chemical byproducts from production and processing. Such uses require a special consideration in order to be located anywhere in the County.

## Implementation Strategies

- The building design and landscaping of any new development should be of a high quality and of an appearance that will enhance and be compatible with the character of the surrounding area.
- All developments should be designed with internal pedestrian circulation patterns. Sidewalks are required and should be identified in the design phase and provided for the design process. These include linkages to individual buildings, neighboring properties and parking. Inter-parcel site access and shared driveways are desirable between similar uses.



Primary Land Uses
<ul style="list-style-type: none"> <li>• Professional Office to support industrial uses</li> <li>• Warehouse</li> <li>• Light Industrial/Manufacturing</li> <li>• Heavy Industrial/ Manufacturing</li> <li>• Technology</li> <li>• Data Centers</li> </ul>

Compatible Zoning Districts
LI, LI-R



# Parks/ Recreation/ Conservation

The Parks/Recreation/Open Space character area classification is for those areas within the County that has been developed for park or recreation use or is designated open space. The recreation and park areas illustrated on the map include neighborhood, community and regional parks, recreation facilities and golf courses. Not all developed or needed open space areas are indicated on the Character Area map. Open space is required in all zoning Master Plans submitted to the County and is required in other developments when necessary to address recreational and aesthetic concerns, or to create a buffer between different land uses, or as required by the Unified Development Code.

## Implementation Strategies

- Ensure the preservation of the quality and ecological health of environmental resources
- Encourage the development of parks and open space in the planning and permitting of new developments
- Recreational areas will balance the need to conserve sensitive areas and wildlife resources.
- Encourage the installation of public art in parks and recreation areas that is appropriate to the context of the area.
- Coordinate with property owners, where appropriate, to create voluntary conservation mechanisms for natural resources on private property.

Primary Land Uses
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| <ul style="list-style-type: none"> <li>• Preservation of Environmentally Sensitive Areas</li> <li>• Greenway Trails</li> <li>• Active and Passive Recreation Areas</li> <li>• Land Conservation</li> <li>• Wildlife Habitat</li> <li>• Public Art</li> </ul> |
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Compatible Zoning Districts
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n/a
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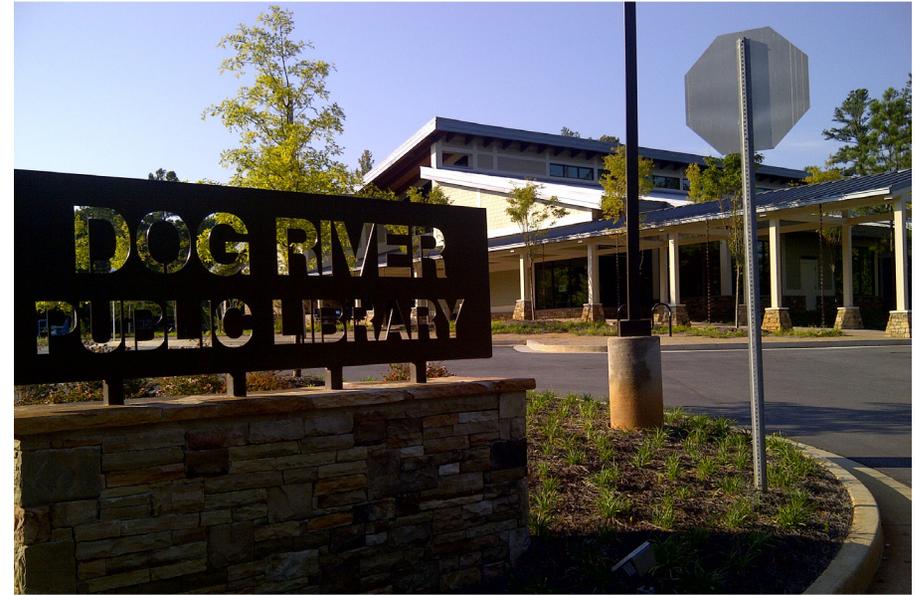
## Public/ Institutional

This designation includes sites and facilities in public ownership for such uses as medical, educational, cultural, governmental, administrative and protective services, and cemeteries. Churches, though institutional in character, are not singled out in this category; rather, they are included within the categories of surrounding properties.

### Implementation Strategies

- Ensure that the siting of new institutional facilities is compatible with adjacent land uses. Give consideration to potential noise, nuisance and other issues that may impact otherwise single traditional neighborhoods.
- Provide for adequate transportation infrastructure to meet the needs of facilities, including during peak demand and on weekends, if the facility is heavily used beyond traditional commuting hours.
- Encourage shared parking arrangements, where appropriate.
- Adequately plan for the development of sites that will build out as campuses, or other multi-phased projects.

Primary Land Uses
<ul style="list-style-type: none"> <li>• Public Infrastructure</li> <li>• Government Facilities</li> <li>• Schools and other Educational Institutions</li> <li>• Religious Institutions</li> <li>• Medical Facilities, including Hospitals</li> </ul>
Compatible Zoning Districts
n/a



## Resort Mixed Use

The Resort Mixed Use area is a special designation for a limited area of development within the rural portion of the County. Recognizing the growth in the outdoor economy for the State of Georgia, this character area supports limited non-residential uses in the areas of recreation, agritourism and hospitality. Capitalizing on the County's rural heritage and environmentally sensitive resources, this character area supports the growth of uses that will contribute to the economic viability of rural areas without compromising the character of surround agricultural and low density residential uses. In instances of potential conflict, preservation of agricultural, forestry, and low density rural residential uses should predominate. Consideration of the protection of existing natural and cultural resources in the area supersede the demand for any new development that may arise because of this area. Because of the limited infrastructure available in this area, expansion of water, sewer, and transportation networks should be thoughtfully planned and constrained to supporting the uses of this character area, rather than promoting sprawl in areas where it would not be appropriate. The design of new transportation improvements should respect the context of the area. Greater connectivity through multi-use paths would support the recreational nature of the Resort Mixed Use Character Area.

### Implementation Strategies

- Development of the Resort Mixed Use Character Area should be contained to a defined site and should proceed in accordance with an approved master plan.
- Flexibility of site design that respects the context of the area and is compatible with agricultural, forestry, and low density rural residential uses is encouraged.
- Appropriate uses should support the economic development of recreational, agritourism, and hospitality industry in the area without crossing into uses that are more appropriately located in the Neighborhood Village Center, Community Village Center, Workplace Center, or Commerce Center.
- Expansion of infrastructure should be sensitive to the context of the area and design to constrain new development to a defined site.
- Preservation of existing natural and cultural resources can enhance the vitalizing of the Resort Mixed Use Area and contribute to the preservation of the surrounding Rural Places.

### Primary Land Uses

- Hospitality uses, including lodging, dining and conference facilities constrained to a defined site and for the support of the master planned development
- Recreation uses, including boating, biking, trails and sport shooting
- Equestrian facilities and uses
- Residential uses compatible with surrounding rural residential character

### Compatible Zoning Districts

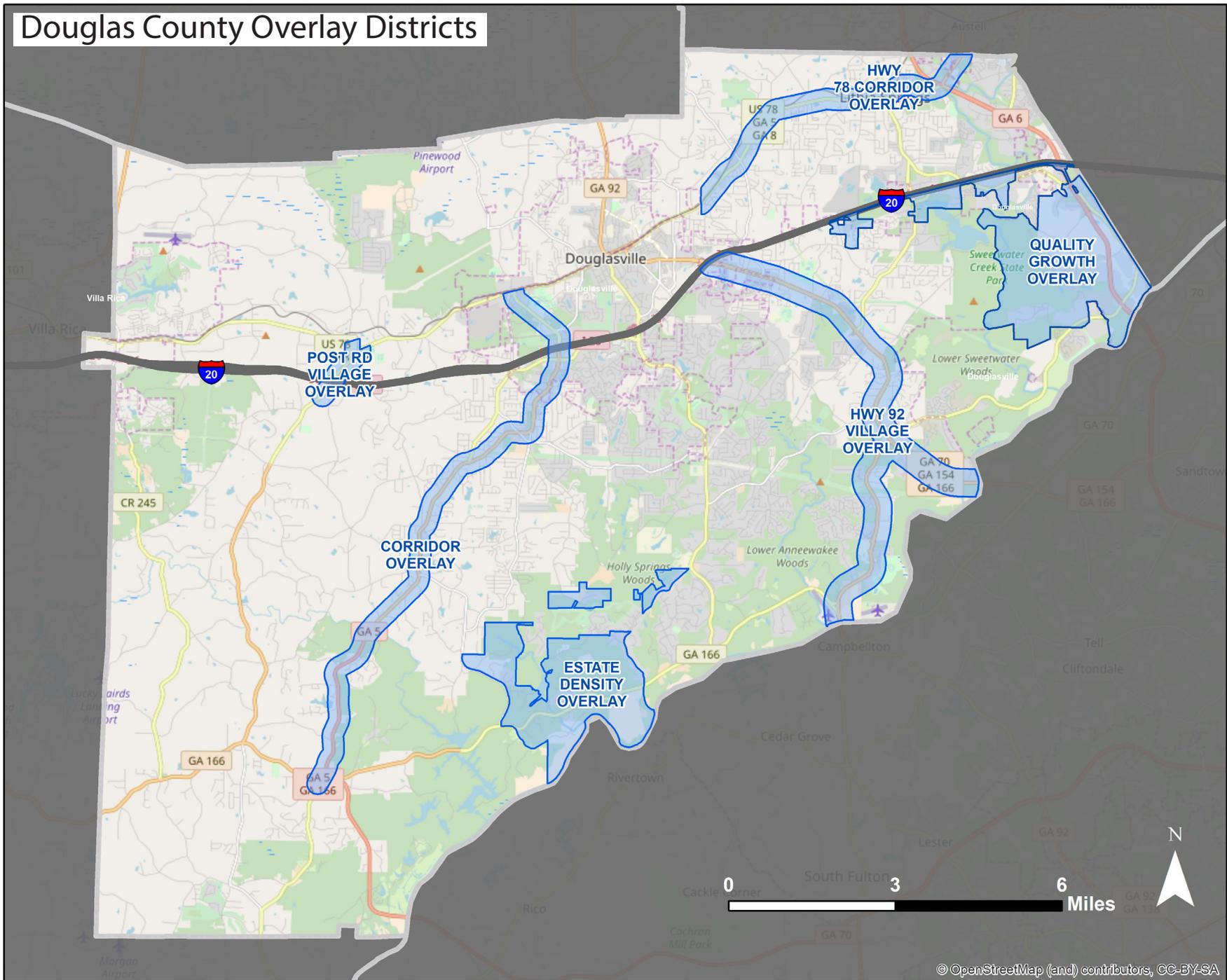
RA, Mixed Master Planned Community



In addition to the Character Areas included on the Future Land Use Map, Douglas County has established several overlay districts that provide an additional set of regulations over the base zoning districts. The “base” (or underlying) zoning district remains in place but the overlay adds additional provisions that override specific provisions of the base zoning district. Some of the major overlay districts are summarized below:

Overlay District	Description
O-ED Estate Density Overlay District	The O-ED overlay district is established to protect and promote a suitable environment for rural or “large lot suburban” family life, agriculture including the raising of livestock and poultry, and the development of natural resources and other uses requiring extensive areas of land. This overlay district is required to protect the future development of land in accordance with the comprehensive plan of the county.
O-QGD Quality Growth Development Overlay	The O-QGD Quality Growth Development Overlay District is established to promote high quality development in areas of the county that are largely undeveloped but in the path of rapid, substantial residential, commercial, or industrial development that is anticipated will radically change the character of the lands within the District boundaries. This District is designed to encourage high quality development by establishing restrictions and standards to protect the natural environment, promote optimum development, and so that investment values will be maximized and will not be endangered by unsightly, undesirable, or incompatible developments springing up on adjacent properties in the foreseeable future. The O-QGD includes the Sweetwater Master Plan Study Area.
Highway 92 Village Overlay	This overlay encourages a mixture of prominently sited office/institutional, commercial establishments, civic or community buildings and housing types to provide a balanced mix of activities and public spaces to support and encourage development as outlined in the Highway 92 LCI Plan.
Post Road Village Overlay	The Post Road Village Overlay serves as a development standard for the intersection of Post and I-20. This development standard provides for a uniform landscape and design theme along these roads. The specific design and land use policies are a comprehensive plan for the Post Road area. The Post Road Village Overlay calls for a pattern of commercial and office buildings constructed in eighteenth and nineteenth century architectural styles.
Highway 78 Corridor Overlay	The district’s overall character will be accomplished through enhancement of commercial growth through unity of design and quality architecture and the creation of visual interest through landscape and architectural features. Design standards are intended to ensure coordinated design of building exteriors in order to promote visual congruence, positively impact adjacent properties, and produce buildings that augment the character and appearance of the area.

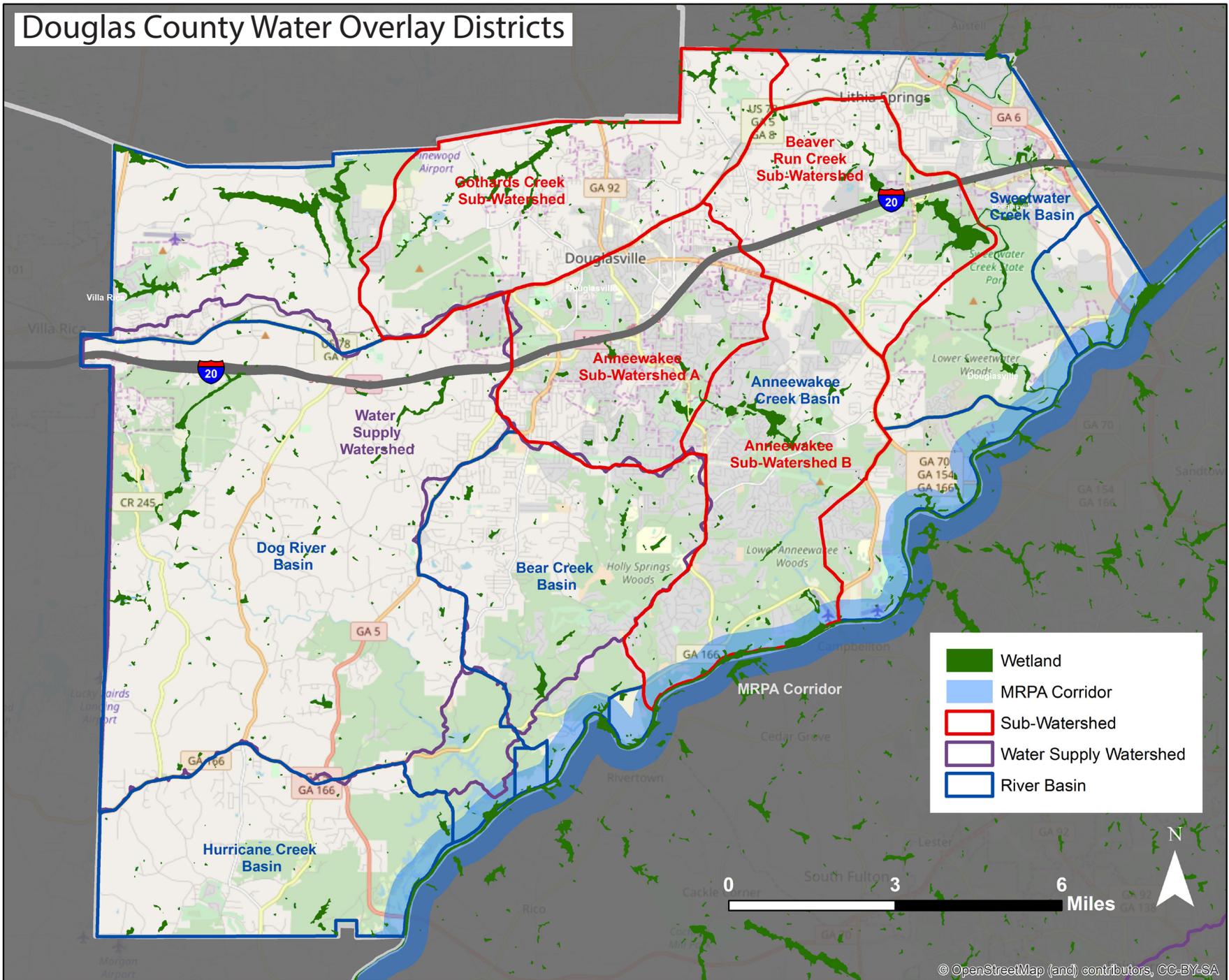
# Douglas County Overlay Districts



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Overlay District	Description
O-EO Watershed Protection Overlay	The purpose of the O-EO Watershed Protection Overlay District is to establish measures to protect the quality and quantity of the present and future water supply of Douglas County, as well as the City of East Point and jurisdictions downstream from Douglas County; to minimize the transport of pollutants and sediment to the water supply; and to maintain the yield of water supply watersheds.
O-WP Wetlands Protection Overlay	The O-WP Wetlands Protection Overlay District is established to promote the protection of wetlands in Douglas County, which are indispensable, fragile natural resources with significant development constraints due to flooding, erosion, and soils limitations. Furthermore, they provide habitat areas for fish, wildlife, and vegetation; water quality maintenance and pollution control; flood control; erosion control; opportunities for study and education; and open space and recreational opportunities.
Metropolitan River Protection Act	The Chattahoochee River in Douglas County has been part of the Chattahoochee River Corridor since the Metropolitan River Protection Act was amended in 1998 to extend the Corridor to the Downstream limits of Douglas and Fulton counties. The Corridor extends for 2000 feet from the banks of the Chattahoochee. The Act required ARC to adopt a Plan to protect the Corridor, and all development within the Corridor would be subject to the requirements of that plan. The adopted plan, the Chattahoochee Corridor Plan, established three sets of standards for protection of the river and Corridor lands. All applicable standards must be met for a proposed project to be consistent with the Plan. These standards include limitations on land disturbance and impervious surfaces based on land conditions, undisturbed buffers and impervious setbacks along the river and certain tributary streams; and restrictions in the 100-year and 500-year floodplains of the River.

# Douglas County Water Overlay Districts



# Transportation

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
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

# Past Plans

Since the adoption of the 2013 Comprehensive Plan, Douglas County 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 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.

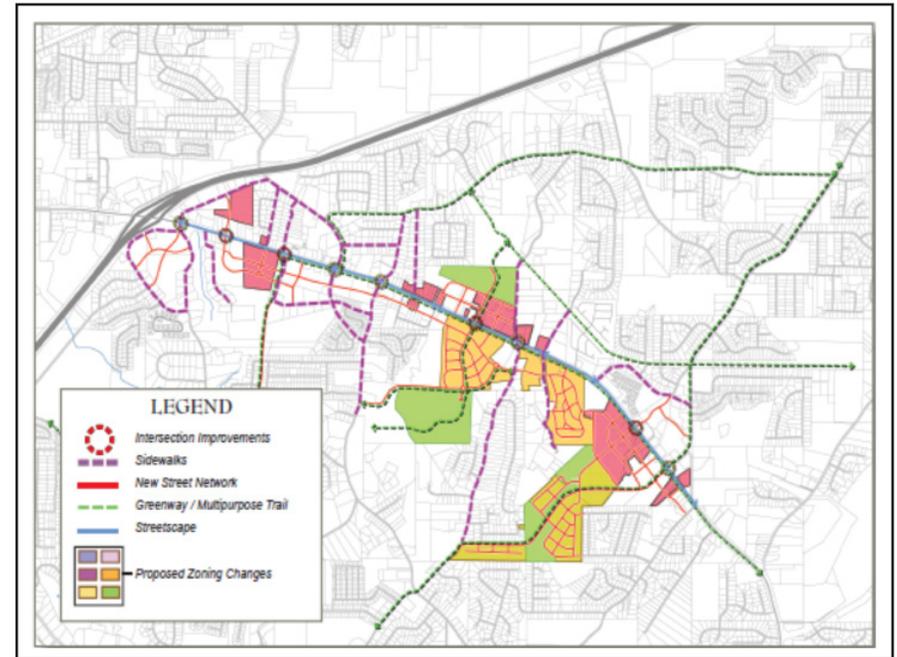
1. Celebrate the Community: Douglas County celebrates its unique assets and shares its story with the world.
  - Build community pride within Douglas County.
  - Share Douglas County's story with the rest of the world.
2. Invest with Intention: Douglas County makes purposeful investments that align with 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.

# Highway 92 LCI

In 2008, Douglas County underwent a Livable Centers Initiative study for the Highway 92 corridor. The purpose of the LCI projects are to improve livability through multimodal and mixed-use development alongside robust policy recommendations. The 6 main project priorities in the 2008 LCI study were pedestrian enhancements and streetscape; a new street network; intersections; transit; open space, trails and greenways; and land use. Additionally, the recommendations are categorized into three distinct locations: The Lee Road Intersection; The Bomar Road Intersection; and The Hillcrest Drive/Midway Road Intersections.

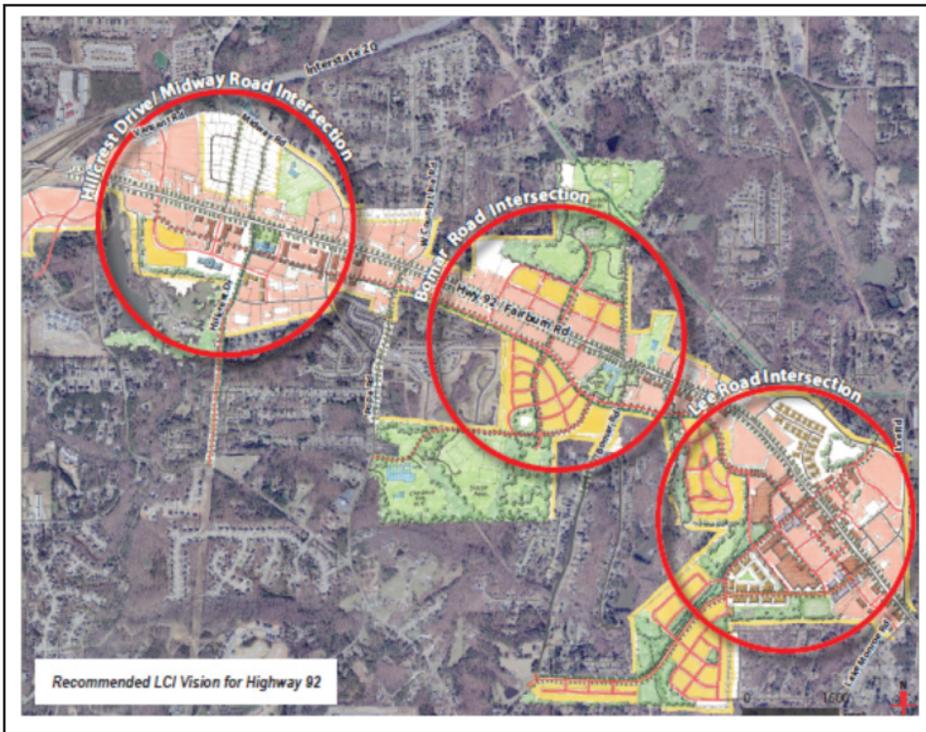
During the time of this plan the Lee Road intersection area was experiencing significant new development. The corridor development required a collective vision to ensure that green spaces were considered where development



occurred. The recommendations first included a series of new commercial development, connectivity features, a local access street, residential uses, new master-planned urban neighborhoods and streetscaping.

The Bomar Road Intersection is the middle section along the Highway 92 corridor and is where many of the schools are located. This section lacked the proper connectivity facilities such as sidewalks to make the areas adjacent to the schools pedestrian friendly. Similar to the Lee Road intersection, the recommendations for this intersection focus on guiding development to be a pedestrian oriented mixed-use corridor. This plan recommends redeveloping the Cagle property, a primely located property, as residential to help establish neighborhood connectivity to the schools. Additionally, it's recommended that two new street networks and new sidewalks be developed.

The final location was the Hillcrest Drive and Midway Road Intersection Area where the development pattern was primarily auto-oriented.



Imagining the potential of this area led to the suggested redevelopment of a new city municipal building, new sidewalks, road connections, and an area with maximized connectivity in this historically car dependent section.

In addition to the three primary development nodes, this plan recommended an overall street connectivity framework, design standards, and development guidelines. Included after the recommendations section is an implementation plan and a set of priorities. To build on the previously mentioned development strategies, the 2009 supplemental study aimed to further the visioning process and priority setting for the original study. A strategy is outlined to pursue high visibility and short time frame projects first which will be funded by some of the following sources: Transportation Investment Generating Economic Recovery (TIGER), Transportation Enhancement Grants, a Community Improvement District, SPLOST funding, and Impact fees.

## Lee Road Extension

In 2011, Douglas County embarked on a planning process to extend Lee Road from its existing end at Highway 92 through Pope Road as a four-lane boulevard. The purposes of this extension, which is part of the Highway 92 LCI, were to facilitate economic development along the corridor, reduce congestion, support a walkable corridor, provide improved connectivity, and provide access to key land parcels. This corridor has been identified as suitable for the development of a variety of housing types within walking distance of activity centers. The Lee Road Extension is seen as a priority project within the LCI vision of creating walkable, mixed-use centers along Highway 92. The plan notes the official designation of this area as an Economically Depressed Area (EDA), and points toward the potential of the corridor as an economically diverse activity center.

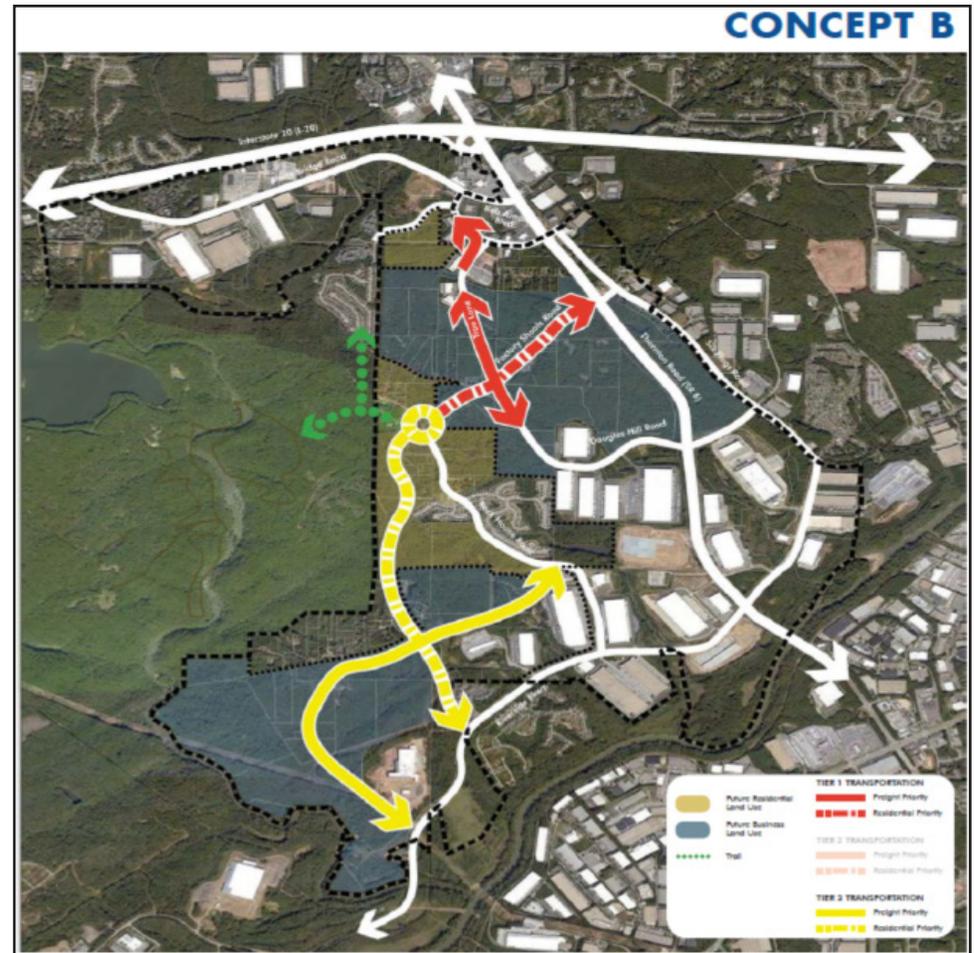
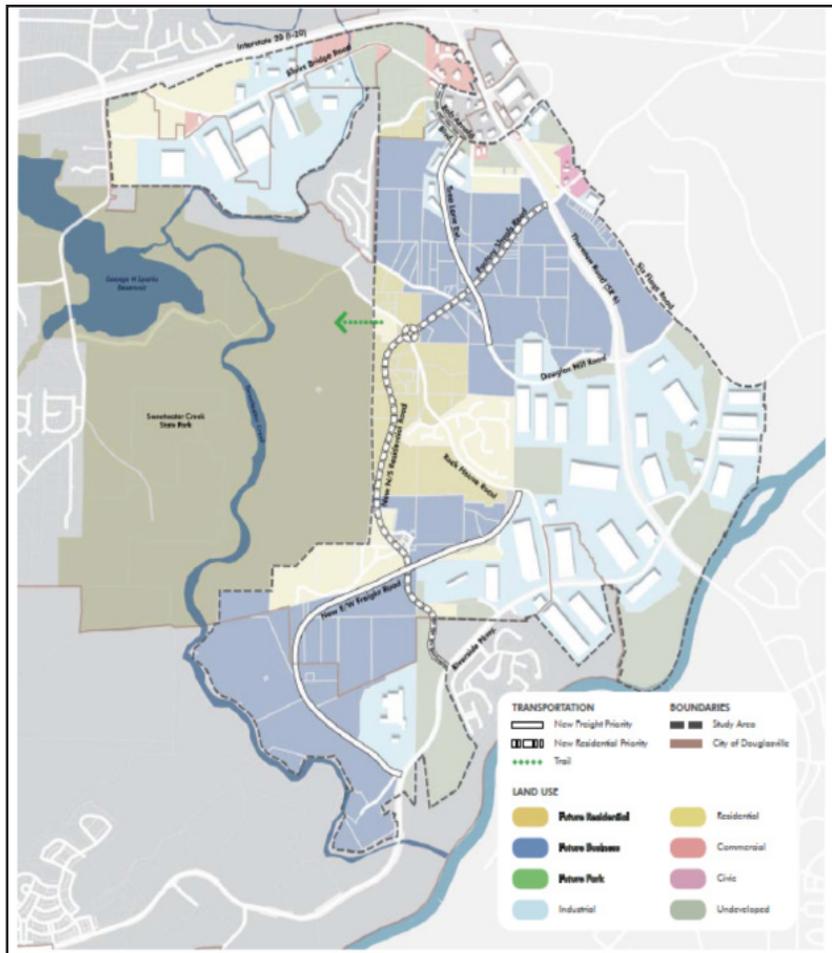
## Sweetwater Master Plan

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

# 2018 Douglas County Community Work Program

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

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
<b>Natural and Historic Resources</b>									
1	Work with the Chattahoochee Hill Country Alliance to continue the development of a multi-county greenway system	X	X	X	X	X	\$200,000.00	P&Z, Parks and Rec./ DCDOT	Local, Private, SPLOST
2	Douglas County will work with the Water District, the Douglasville-Douglas County Water and Sewer Authority, and other jurisdictions in the County to implement the requirements of the 2017 Water Resource Management Plan	X	X	X	X	X	Staff Time	P&Z	Local

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
<b>Community Facilities - Libraries</b>									
1	Create a task force to investigate the feasibility of withdrawing from the West Georgia Regional Library System to form a Douglas County Public Library System		X	X			Staff Time	Library	Local
2	Construct/ renovate a library to replace/ upgrade the existing facility on Selman Drive, including compliance with ADA accessibility and state of the art resources.			X	X	X	\$8,000,000.00	Library	Bond/ Local/ State
3	Create an outreach librarian position to increase promotion of the libraries throughout Douglas County and to serve as liaison between libraries and schools/ daycares/community groups.				X	X	\$40,000 annual salary	Library	Local
4	Renovate Selman Branch and Lithia Springs Branch with updated furniture, additional wiring, additional shelving, paint, and reconfigure office spaces to more effectively and efficiently serve the public				X	X	\$1,000,000.00	Library	Local/ State

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
5	Investigate the introduction of a materials collection agency, Unique Management Services to collect outstanding fines over \$50 and items that have been long overdue	X	X	X			\$10 per patron referred to collections	Library	Local
<b>Community Facilities - Solid Waste</b>									
1	Consider expansion of MSW Transfer Station				X	X	Unknown	SWD	Landfill Enterprise Fund - General Fund
2	Update Comprehensive Solid Waste Plan		X	X	X		\$25,000	SWD	Landfill Enterprise Fund
3	Expansion of the Field Services Facility re: Heavy Equipment Repair	X	X	X			\$300,000.00	SWD	Landfill Enterprise Fund - General Fund
<b>Parks and Recreation</b>									
1	Identify “neighborhood,” “community” and “regional parkland as identified in the Park & Recreation Master Plan	X	X	X			Staff Time	Parks and Rec	General Fund
<b>Planning and Zoning</b>									
1	Develop Hwy 92 LCI Implementation Plan	X	X				\$100,000	P&Z	Local/ ARC
2	Pursue installation of Hwy 92 Multi-Purpose Trail	X	X	X	X	X	\$3,000,000	P&Z, DCDOT	Federal/ State/ Local

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
3	Develop Corridor Management Plan for the South Douglas Scenic Byway	X	X	X			\$5,000	P&Z	Local/ ARC
4	Update Unified Development Code update				X		\$200,000	P&Z	Local
5	Work with Douglasville and ARC staff to determine if the Sweetwater Master Plan is eligible for LCI status or additional ARC program support.	X	X				\$9,800	P&Z	Local/ ARC
6	Freight Cluster Study		X	X			\$250,000	P&Z	Local/ State/ ARC
7	Bankhead West Study			X	X		\$200,000	P&Z	SPLOST
8	Prioritize and develop a time-line for the completion of the remaining land use and transportation recommendations from the Lee Road Extension Study.	X	X				Staff Time	P&Z, DCDOT	Local
9	Conduct a review of the UDC to determine if it would be more efficient to reduce the number of overlay district regulations and add those regulations to existing or new zoning districts.	X	X	X			Staff Time	P&Z	Local

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
10	Along the Highway 78 corridor between Douglasville and Villa Rica - Review the buffer requirements for the MUC and WC Character Areas where they abut the residential character areas.		X				Staff Time	P&Z	Local
<b>Transportation</b>									
1	Begin the Bomar Rd Connector/ Lee Rd Extension Project (Inner Southern Arc)	X	X	X	X	X	\$15,000,000.00	DOT	Local/ Federal
2	Traffic Control Center and Advanced Traffic Management System Expansion (SR 92, US 78, Chapel Hill Rd)	X	X	X	X	X	\$700,000	DOT	Local/ Federal
3	SR 5 Advanced Traffic Management System Expansion	X	X	X	X	X	\$870,000.00	DOT	Local/ Federal
4	Chattahoochee Hill Country Trail System Phase 2 (Boundary Waters Park to Sweetwater Creek State Park)	X	X	X	X	X	\$12,000,000	DOT	Local/ Federal
5	Safe Routes to School sidewalks as provided in the CTP.	X	X	X	X	X	\$1,500,000.00	DOT	Local/ Federal
6	Expand ridesharing opportunities and marketing, including continued participation in Commute Connections	X	X	X	X	X	\$500,000	DOT, DCR	Local

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
7	SR 92 Relocation, All Phases	X	X	X	X	X	\$80,000,000.00	DOT, City of Douglasville	Federal/ State/ Local
8	Lee Road Widening Project Construction	X	X	X	X	X	\$16,000,000	DOT	Federal/ State/ Local
9	Post Road Bridge at Dog River	X	X	X	X	X	\$3,500,000.00	DOT	State/ Federal
10	Maxham Rd from SR 6 to Tree Terrace Access Management and Operational Improvements Project	X	X	X	X	X	\$1,320,000	DOT	Local/ State
11	Stewart Mill Rd at Reynolds Rd Intersection Improvement Project	X	X	X	X	X	\$1,000,000.00	DOT	Local/ State
12	SR 166 at SR 92/SR 70 Intersection Improvement Project	X	X	X	X	X	\$3,000,000	DOT	Federal/ State/ Local
13	Dorris Rd/Bakers Bridge Rd at Sweetwater Church Rd Intersection Improvement Project	X	X	X	X	X	\$1,500,000.00	DOT, Paulding County DOT	Local/ State
14	Dorris Rd at Cedar Mtn Rd Intersection Improvement Project	X	X	X	X	X	\$500,000	DOT, Private	Local/ Private
15	SR 166 at Post Rd Intersection Improvement Project	X	X	X	X	X	\$5,000,000.00	DOT	Federal/ State/ Local
16	South Chapel Hill Rd Operational and Safety Improvements	X	X	X	X	X	\$2,800,000	DOT	Local
17	SR 5 at Alexander Pkwy	X	X	X	X	X	\$1,000,000	DOT	Local/ State
18	Bright Star Rd at John West Rd	X	X	X	X	X	\$500,000	DOT	Local
<b>Economic Development</b>									
1	Develop Community Gateway Signs		X	X	X		\$20,000	P&Z	Local

#	Action	2019	2020	2021	2022	2023	Estimated Cost	Responsible Department/ Agency	Funding Source
2	Prepare Overlay Districts for Lee Road and Chapel Hill Road	X	X	X			\$5,000 annually	P&Z	Local
3	Develop a Master Plan for Capps Ferry Road			X	X		\$50,000	Development Authority	Development Authority/ Local
4	Industrial Land Acquisition	X	X	X	X	X	\$500,000	Development Authority	Development Authority
5	Develop Streetscape Plan for Highway 166		X	X			n/a	P&Z/ ARC	Local
6	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	P&Z/ Development Authority	Local

# Appendix A: Community Engagement

## Community Input Opportunities

The Douglas County Comprehensive Plan Update process was guided by a Steering Committee combined with citizens and elected officials from the county and the city of Douglasville. 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 Board of Commissioners meetings where the plan was discussed. Meetings were advertised through local media outlets and on the county's social media sites.

## Board of Commissioners Hearings

2017 - Monday August  <b>28</b> Public Kick Off	Thursday August  <b>30</b> Second Public Hearing	Tuesday November  <b>6</b> Board of Commissioners
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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
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## Public Meetings

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 County and the City. 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.

DOUGLAS COUNTY

## THE VISION

This information is based on the Vision from the 2013 Douglas County Comprehensive Plan.

Douglas County is a place of history, heritage and diversity that values family, culture and education. Responsible, transparent and accountable government maintains public facilities and programs through a solid and reasonable tax base. Communication with citizens, governments, and community partners will preserve the legacy of Douglas County as an attractive place to raise a family, conduct business and invest in the future.

I Vote YES for this Vision:	I Vote NO for this Vision:
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Suggestions for Changes to the Vision:

DOUGLAS COUNTY

## ASSETS & CHALLENGES

This information is based on the Assets & Challenges from the 2013 Douglas County Comprehensive Plan.

ASSETS	AGREE	DISAGREE	COMMENTS
LOCATION: Douglas County has an ideal location in the metro region, with good access to transportation, employment centers, and the Hartsfield Jackson Atlanta International Airport.			
WATER RESOURCES: Douglas County has put in place appropriate growth mechanisms to ensure water quantity and quality, and planned for conservation of land in areas that conserve water supply and groundwater recharge.			
GROWING CULTURE/RECREATION AREAS: Douglas County residents benefit from access to excellent opportunities for Arts, Culture and Recreational Pursuits in their community.			
SMALL TOWN CHARACTER/REGIONAL SHOPPING MALL: The cities and community centers in Douglas County create opportunities for metropolitan amenities in while preserving small town character.			
VARIED HOUSING CHOICES: In addition to preserving its existing neighborhoods, Douglas County provides options for a variety of housing choices for individuals and families of diverse incomes and age groups.			

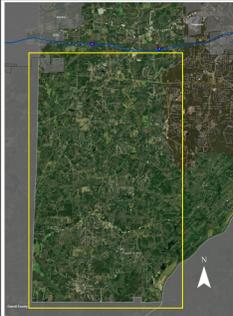
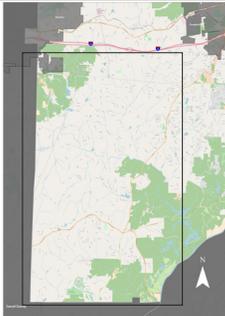
### WHAT ELSE?

DOUGLAS COUNTY

## Land Use / Development Exercise

Let Us Know Any of the Following:  
 • What concerns do you have for this area?  
 • What would you like to see here in 20 years?  
 Mark on the aerial the map or the comment section.

West Douglas County

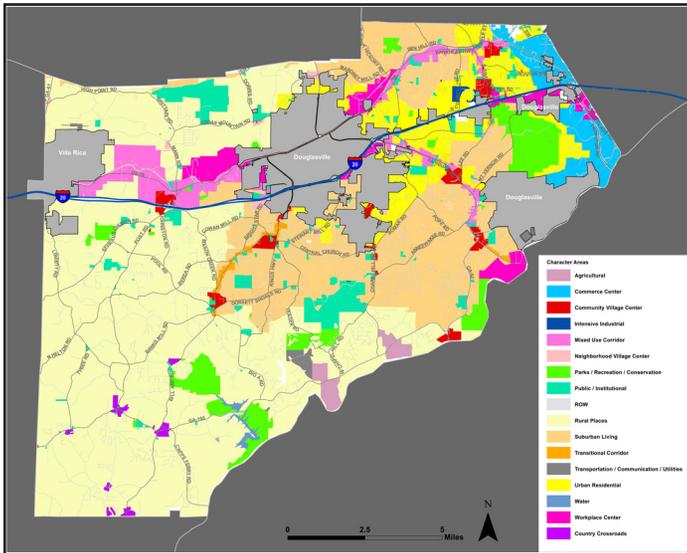



Comments

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

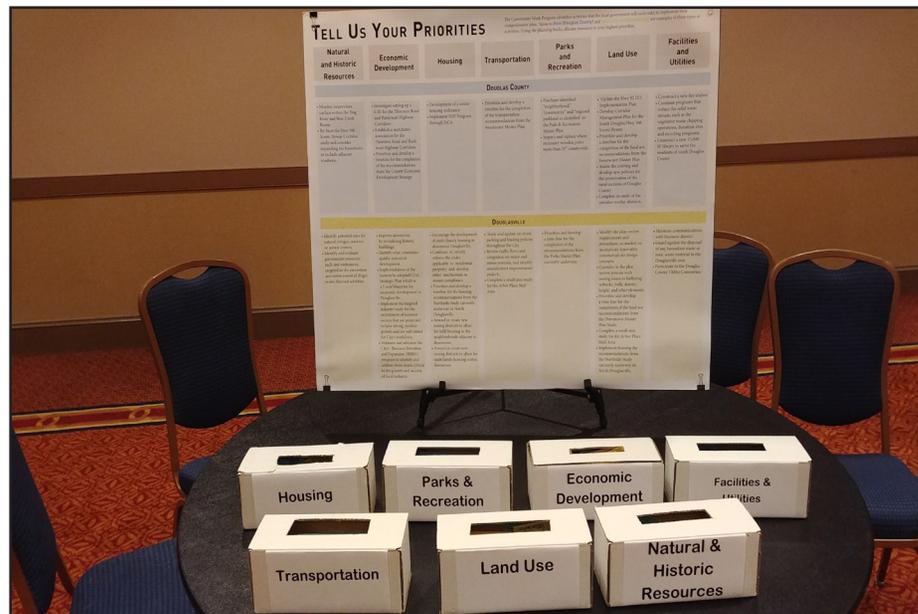
- What Brings You Here – Dots were placed on participant homes or business, to gain a sense of the geographic representation from throughout the community.
- Comprehensive Plan Overview – A board described the Comprehensive Plan Update process and DCA Regulations
- Data and Demographics - Information 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 County and the City. 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.



Character Area	Description	Key Features
<b>RURAL PLACES</b>	Highly rural areas with scattered and scattered single-family housing on large lots. Properties are generally well-maintained. Commercial Activity Centers with the same lot size and character as the surrounding rural areas. Commercial development should be limited to the edge of the rural places and other major planned developments.	<ul style="list-style-type: none"> <li>Typically includes public water &amp; sewer in planned. Very low level of services planned due to low density nature of the area.</li> <li>High density agriculture around farm open space and major planned developments. Small neighborhood commercial as an adjunct.</li> </ul>
<b>SUBURBAN LIVING</b>	Areas with medium density residential areas that are experiencing a high volume of residential growth around major thoroughfares. Commercial Activity Centers with the same lot size and character as the surrounding suburban areas. Commercial development should be limited to the edge of the suburban living areas and other major planned developments.	<ul style="list-style-type: none"> <li>Public water available. Public sewer available or planned. Land public facilities.</li> <li>Public transit and design. RDU with limited expansion use in neighborhood commercial. Community Center with special use permit.</li> </ul>
<b>URBAN RESIDENTIAL</b>	Areas with medium density residential areas that are experiencing a high volume of residential growth around major thoroughfares. Commercial Activity Centers with the same lot size and character as the surrounding urban residential areas. Commercial development should be limited to the edge of the urban residential areas and other major planned developments.	<ul style="list-style-type: none"> <li>Public water &amp; sewer. Regional public facilities.</li> <li>RDU with limited expansion use in neighborhood commercial. Community Center with special use permit.</li> </ul>
<b>TRANSITIONAL CORRIDOR</b>	Areas with medium density residential areas that are experiencing a high volume of residential growth around major thoroughfares. Commercial Activity Centers with the same lot size and character as the surrounding transitional corridor areas. Commercial development should be limited to the edge of the transitional corridor areas and other major planned developments.	<ul style="list-style-type: none"> <li>Public water &amp; sewer may be available. Aerial access. Potential rail corridor access. Regional public facilities.</li> <li>Other design characteristics and major character with planned development.</li> </ul>
<b>COUNTY CROSSROADS</b>	Areas with medium density residential areas that are experiencing a high volume of residential growth around major thoroughfares. Commercial Activity Centers with the same lot size and character as the surrounding county crossroads areas. Commercial development should be limited to the edge of the county crossroads areas and other major planned developments.	<ul style="list-style-type: none"> <li>Located within the Rural Places Character Area. Use of existing commercial areas.</li> </ul>
<b>NEIGHBORHOOD VILLAGE CENTER</b>	Areas with medium density residential areas that are experiencing a high volume of residential growth around major thoroughfares. Commercial Activity Centers with the same lot size and character as the surrounding neighborhood village center areas. Commercial development should be limited to the edge of the neighborhood village center areas and other major planned developments.	<ul style="list-style-type: none"> <li>Public water &amp; sewer may be available. Aerial access. Potential rail corridor access. Regional public facilities.</li> <li>Other design characteristics and major character with planned development.</li> </ul>
<b>COMMUNITY VILLAGE CENTER</b>	Areas with medium density residential areas that are experiencing a high volume of residential growth around major thoroughfares. Commercial Activity Centers with the same lot size and character as the surrounding community village center areas. Commercial development should be limited to the edge of the community village center areas and other major planned developments.	<ul style="list-style-type: none"> <li>Public water &amp; sewer may be available. Aerial access. Potential rail corridor access. Regional public facilities.</li> <li>Other design characteristics and major character with planned development.</li> </ul>
<b>MIXED USE CORRIDOR</b>	Areas with medium density residential areas that are experiencing a high volume of residential growth around major thoroughfares. Commercial Activity Centers with the same lot size and character as the surrounding mixed use corridor areas. Commercial development should be limited to the edge of the mixed use corridor areas and other major planned developments.	<ul style="list-style-type: none"> <li>Public water &amp; sewer may be available. Aerial access. Potential rail corridor access. Regional public facilities.</li> <li>Other design characteristics and major character with planned development.</li> </ul>
<b>WORKPLACE CENTER</b>	Areas with medium density residential areas that are experiencing a high volume of residential growth around major thoroughfares. Commercial Activity Centers with the same lot size and character as the surrounding workplace center areas. Commercial development should be limited to the edge of the workplace center areas and other major planned developments.	<ul style="list-style-type: none"> <li>Public water &amp; sewer may be available. Aerial access. Potential rail corridor access. Regional public facilities.</li> <li>Other design characteristics and major character with planned development.</li> </ul>
<b>COMMERCE CENTER</b>	Areas with medium density residential areas that are experiencing a high volume of residential growth around major thoroughfares. Commercial Activity Centers with the same lot size and character as the surrounding commerce center areas. Commercial development should be limited to the edge of the commerce center areas and other major planned developments.	<ul style="list-style-type: none"> <li>Public water &amp; sewer. Major transportation access.</li> <li>Other design characteristics and major character with planned development.</li> </ul>
<b>INTENSIVE INDUSTRIAL</b>	Areas with medium density residential areas that are experiencing a high volume of residential growth around major thoroughfares. Commercial Activity Centers with the same lot size and character as the surrounding intensive industrial areas. Commercial development should be limited to the edge of the intensive industrial areas and other major planned developments.	<ul style="list-style-type: none"> <li>Major transportation access.</li> <li>Other design characteristics and major character with planned development.</li> </ul>

Character Area	Description
<b>RURAL PLACES</b>	Highly rural areas with scattered and scattered single-family housing on large lots. Properties are generally well-maintained. Commercial Activity Centers with the same lot size and character as the surrounding rural areas. Commercial development should be limited to the edge of the rural places and other major planned developments.
<b>SUBURBAN LIVING</b>	Areas with medium density residential areas that are experiencing a high volume of residential growth around major thoroughfares. Commercial Activity Centers with the same lot size and character as the surrounding suburban areas. Commercial development should be limited to the edge of the suburban living areas and other major planned developments.
<b>URBAN RESIDENTIAL</b>	Areas with medium density residential areas that are experiencing a high volume of residential growth around major thoroughfares. Commercial Activity Centers with the same lot size and character as the surrounding urban residential areas. Commercial development should be limited to the edge of the urban residential areas and other major planned developments.
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<b>COUNTY CROSSROADS</b>	Areas with medium density residential areas that are experiencing a high volume of residential growth around major thoroughfares. Commercial Activity Centers with the same lot size and character as the surrounding county crossroads areas. Commercial development should be limited to the edge of the county crossroads areas and other major planned developments.
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# 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**

1. **Call To Order**  
Mayor Rochelle Robinson
2. **Invocation**  
Jr. Minister Noah Jones, Chapel Hill Christian Academy, The Marvelous Light Christian Ministries
3. **Pledge of Allegiance**  
Mayor Pro Tem Richard Segal
4. **Announcements - Presentations**
5. **Minutes Approval**
  - A. Minutes of the special meeting, legislative work session and executive session of August 16, 2018 and the regular meeting of August 20, 2018.
6. **Public Safety Committee - Chairman Sam Davis**
  - A. Item 20-18-42 - Hold a public hearing to consider a request for a change in agent/owner manager for the alcoholic beverages license for the retail package sale of wine and malt beverages at the following establishment:  
Licensee: The Kruger Company  
DBK, Kruger #002  
Location: 3875 Chapel Hill Road  
Current Agent/Owner Manager: James A. Whitten  
Proposed Agent/Owner Manager: Michael Riggs  
The requested fees have been paid into the Finance Department.
7. **Community & Economic Development Committee - Chairman Richard Segal**
  - A. Item 21-18-08 - Appoint an individual to serve as the first member of the Development Authority of the City of Douglasville to fill an unexpired term, expiring July 23, 2019.

City of Douglasville      Page 1      Printed on 9/4/2018

Regular Meeting      Agenda - FINAL-REVISED      September 4, 2018

- B. Item 21-18-29 - Appoint an individual to serve as the first member of the Development Authority of the City of Douglasville to fill an unexpired term, expiring July 23, 2019.
8. **Planning & Development Committee - Chairman Mark Adams**
  - A. 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.
  - B. Item 22-18-69 - Hold a public hearing and consider a request for a variance to reduce the required 100-foot side yard setback in Subdivision 4.02(1) A, Table 4-2 of the Zoning Ordinance for a variance of 15 feet, for a remaining requirement of 85 feet on the northwest side of a lot of 1.85 +/- acres at 800 S. Flat Rock Road in Land Lot 190, District 2, Section 5, Parcels 104 and 105. Application by F. Shan Jackson.
  - C. Item 22-18-68 - Consider a request for final plat approval for the purpose of subdivision into 16 lots, for 2.75 acres at Chicago Avenue in Land Lot 193, District 2, Section 10, Parcel 20. Application by Larry Nease.
9. **Parks & Recreation Committee - Chairman Chita Watts**
10. **Finance Committee - Chairman Mark Adams**
11. **Information Technology Committee - Chairman Terry Miller**
12. **Maintenance & Sanitation Committee - Chairman Mike Miller**
13. **Transportation Committee - Chairwoman LaShun B. Denley**
  - A. Motion to remove from the table Item 21-18-16.
  - B. Item 21-18-16 - Tabled from August 20, 2018. Authorize the Mayor to sign an agreement with the Douglas County Board of Commissioners for the resurfacing of Gene Springs Road an approximate distance of 2.476 linear feet and South Flat Rock Road an approximate distance of 1,300 linear feet as part of Douglas County's 2018 SR.OSI Resurfacing Program.
  - C. Item 21-18-17 - Authorize the Mayor to sign a construction contract with the qualified low bidder of Prime Foundation, LLC in the amount of \$70,750.00 for the Colgate Terrace road resurfacing project.
  - D. Item 21-18-18 - Authorize the Mayor to sign a construction contract with the qualified low bidder of Prime Foundation, LLC in the amount of \$117,740.00 for the Public Safety Community Center parking lot expansion project.
14. **Personnel & Organization Committee - Chairman Richard Segal**
  - A. 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 Atlanta consistent with those established in the Administration Ordinance for pre-approved training events.

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



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

1. **Call To Order**  
Mayor Rochelle Robinson
2. **Invocation**  
Heather Con of City Manager's Office
3. **Pledge of Allegiance**  
Mayor Pro Tem Larry Yockey
4. **Announcements - Presentations**
  - A. 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 SHARE House.
5. **Minutes Approval**
  - A. Minutes of the legislative work session of September 28, 2017 and the regular meeting of October 2, 2017.
6. **Consent Agenda**
  - A. 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's Public Safety and Municipal Court Building.  
Public Safety Committee / Chairman Samuel Davis
  - B. Item 20-17-33 - Authorize the Mayor to sign a contract with Meggitt Training Systems, Inc. for purchase of licenses to the Police Department gun range.  
Public Safety Committee / Chairman Samuel Davis
  - C. Item 21-17-02 - Appoint Phillip Blak 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, 2018

- D. Item 21-17-33 - Appoint Sherridon Parbertson from the City of Douglasville's Downtown Development Authority to serve on the Urban Redevelopment Agency.  
Community & Economic Development Committee - Chairman Mark Adams
- E. Item 21-17-34 - Authorize the Mayor to sign a Sponsorship Agreement with Google, Inc. to present the 2017 Georgia Gentry Games.  
Community & Economic Development Committee - Chairman Mark Adams
- F. Item 21-17-07 - Adopt a resolution to update the City of Douglasville Comprehensive Plan and create a joint City/County Plan, working with Douglas County and the Atlanta Regional Commission.  
Planning & Development Committee - Chairman Mark Adams
7. **Public Safety Committee - Chairman Sam Davis**
8. **Community & Economic Development Committee - Chairman Mark Adams**
9. **Planning & Development Committee - Chairman Mark Adams**
  - A. Item 22-17-08 - Consider a request for revised plat approval for Sunset Hospitality Group for the purpose of a division of property to create a lot being 2.9 acres at 1270 THORNTON RD. in Land Lot 879, District 18, Section 2, Parcel 01. Application by Yash Patel, SDA Thornton Holdings, LLC.
  - B. Item 22-17-09 - Consider a request for revised plat approval for Presley Plaza for the purpose of relocating a property line between Lots 2 & 3, for 8,797 acres at 532 & 532 PRESLEY PLAZA in Land Lot 79, District 1, Section 5, Parcels 48 & 47. Application by Kenyon Hudson Schwartz.
  - C. Item 22-17-60 - Consider a request for revised plat approval for Ruby Riley for the purpose of adding 0.512 acres to Tract 1, for a total of 3.169 acres at a vacant lot of CAUSE #1 in Land Lot 208, District 1, Section 5, Parcel 108. Application by Ruby Riley.
  - D. Item 22-17-01 - Consider a petition to annex 35.84 acres at SUMMER LAKE RD in Land Lot 188, District 1, Section 5, Parcel 2. Application by ROODER RIVERSIDE, LLC.
  - E. Item 22-17-02 - Hold a public hearing and consider a request for a change in zoning L-4C (Light Industrial with conditions/County) and R-1A (Residential Agriculture/County) to OCC (Design Concept Development) with a base zone of IL (Light Industrial District) for 35.84 acres at SUMMER LAKE RD in Land Lot 165, District 1, Section 5, Parcel 2. Application by ROODER RIVERSIDE, LLC.
  - F. Item 22-17-03 - Consider a request for an amendment to the City of Douglasville's Future Land Use Plan from Commerce Center (County) to Mixed-Use Design for 35.84 acres at SUMMER LAKE RD in Land Lot 168, District 1, Section 5, Parcel 2. Application by ROODER RIVERSIDE, LLC.
  - G. Item 22-17-04 - Consider a petition to annex 0.90 acres at 2820 BRIGHT STAR RD in Land Lot 163, District 2, Section 5, Parcel 2. Application by SL BRIGHT STAR II, LLC.

# 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 allows the board the opportunity to listen to the public.

**PRESENTATIONS**

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

**APPROVAL OF MINUTES**

1. Commission Meeting Minutes of November 21, 2017.
2. Work Session Minutes of November 20, 2017.
3. Executive Session Minutes of November 20, 2017.

**PUBLIC HEARING**

4. 2018 Proposed Budget

**CONSENT AGENDA**

5. Authorization to fully fund the 2017 Retirement at the required/recommended level of \$6.1 million, and amend the budget.
6. Authorization to approve Tax Exempt Financing for Columbia Gardens Apartments and authorize the Chairman to sign all related documents.
7. Authorization to approve temporary contracts with Tim Madoffian, Tasha Nunn, Jerry Pittman, and Rita McCallie for juvenile Public Defender services subject to final legal review.
8. 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.
9. Approval of the formal kick-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.

**AGENDA**  
**DOUGLAS COUNTY BOARD OF COMMISSIONERS**  
**Thursday, August 20, 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.

**APPROVAL OF MINUTES**

1. Commission Meeting Minutes of August 21, 2018.
2. Work Session Minutes of August 20, 2018.
3. Executive Session Minutes of August 20, 2018.

**COUNTY ADMINISTRATOR BUSINESS**

**BUSINESS ITEMS**

4. Authorization to issue an Invitation to Bid for construction of restroom/concession facilities at Bill Arp and Fairplay Parks to be funded through 2018 SR.OSI funds as recommended by the Parks and Recreation Oversight Committee. (Gary Dulake)
5. 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)
6. Authorization to approve the basic graphic design and color palette for Connect Douglas. (Gary Watson)
7. 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)
8. 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 Whittaker)

# 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

atlantaregional.org  
International Tower  
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
Ziffy Small	Atlanta West Seminary	AtlantaWestSeminary@gmail.com
Quatt Po		whittscrew@gmail.com
Fabie Holloway		fabiegreen@bellsouth.net
Nyden Miller	DDA	nydenmiller@gmail.com
TERRY MILLER	CITY COUNCIL	
Rochelle Robinson	MAYOR	
Romana Jarling		
Chris Humphreys	Den both	cpumphreys@denboth.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

atlantaregional.org  
International Tower  
229 Peachtree St, NE | Suite 100  
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	Jim.Sumner@jacobson.com
ED CARTON	CITIZEN	edcarton13@gmail.com
Roy SPARCS	CITIZEN	
Kitty Watson	CITIZEN	WatsonTWT@gadi.com
Brian Keel	DDWSA	bkeel@ddwsa.com
Sabine Kelley	Citizen Alumni Community	sabine_kelley@bellSouth.net
Chris Pumphey	Dev. Auth	cpumphey@developsdouglas.com
John Maxwell	Mayor State of Georgia	JohnMaxwell@co.douglas.ga.us

# 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@douglasvillega.gov
Ren Roberts	Douglas County	
Jim FAVRET	CITY OF Douglasville	swinzelc@gmail.com
Eric Blackhall	Citizen's Academy	eblackhall@gmail.com
Marilyn Clark	New Horizons (New Northside)	mission4god03@gmail.com
Gil Shearouse	WSA	gshearouse@ddcusc.com
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 Wight	City of Douglasville	wrightm@ douglasville.ga.gov
TERESA WILES	DCP&Z	teresawiles@jghon.com
Rox Roberts	Douglas County	
Andrew Caldwell	Magistrate Ct.	
Jim Favret	City of Douglasville	
Sabine Kelley	Douglas County	
Sara Ray	DC Chamber	ray@douglascounty ga.gov
Larry Watson	LAE Watson Foundation	lwatson@tntg.com
TERRY MILLER	Douglasville City Council	
Jim Summerville	Douglasville/Jacobs	
Gil Shearman	WSA	gshearman@dksusa.com
Brian Keel	WSA	bkeel@dksusa.com
Elena Hudson	DDA	helenahudson@gmail.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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# 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@a douglasvillega.gov
Ron Roberts	Douglas County	
Newell Pope	Douglas City	wnttscrew@gmail.com
Nancy Crowell	Douglas Co.	
John Stone	Dc. Co	
Elaine Stone	Dc. Co.	
Sim Favre	Douglasville	simfavre@gmail.com
Marilyn Clark	Douglasville	mission4god05@gmail.com
* Pascal Namia	Douglasville	pnamia@901.com
* Jeff Champion	Douglasville	chamj1964@aol.com
June Keen	GA + Citizens of Douglasville	junebugkeen@att.net
Krista Taming	Douglas County	ktaming@co.douglas.ga.us
TERESA NOBLE	Douglas County	teresanoble@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 Caldwell	UKRPA Magistrate	
Sabine Kelley	citizens academy	
Sainty Atkins	Douglas County BOC	
* ED. CARLTON	THE COMMITTEE	
* Anthony Britz	Citizen	180SchoolDr@ @gmail.com
Dr. Remond Jones	Douglas County	
Rebecca 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 FAVRET	Douglasville Zoning	
Sara Ray	DC Chamber	
Carol Moore	custom plastics & more	
Janifer Dupont	citizen	irongir/jean@me.com
DAPHANE SIMMONS	Citizen: County	daphanesimmons@BELLSouth.net
David Nye	Citizen	David.A.Nye@gmail.com
Christina Kirby	Citizen	ckirby9222@gmail.com
Richard Nichols	Citizen	richard@artondisk.com
PATY WENCK	WENCK TRAVEL	paty@wencktravel.com
ED CARLTON	CITIZEN	edcarlton1@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, TP	Phil Russell # Comm SPACE Vendors	hdbbrantley@chjrussell.com
TERESA NOLES	P&Z-D.C.	teresanoles@gahco.
Mike S.	none	n/a
Margie Janny Cole	—	—
Mark Clark	New Horizon (Northside)	mission4gid03@gmail.com
Tessie Knight	New Horizon	knighttess@gmail.com
Eddie Charham	None	WCha100157@aol.com
LIZ mario	DC Sentinel	liz@douglascountysentinel.com
Jkyne Wilson Jenkins		jlwjenkins@gahco.com
Phil Skates	City of Douglasville	skatesp@douglasvillega.gov
Elizabeth Holman		dachcity@comcast.net
Jim Gaskins		N/A
Dmitri Billups		dmrbillups@yahoo.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	Jobs	jimsumnerbell@jcs.com
Hani		
Lynn Johns		
John Rogers	New Horizon	
REGINA ROGERS	NEW Horizon	
Dr. Renee Jenkins	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	gambler@douglascountyga.com
Steph Lindsay		bunton740@yahoo.com
Jimmy Lindsay		
Mattie Hubbard	New Horizons	mattylinhubbard@quint.com
Alicia Mylner		alicia@atlantadd.com
Chris Rumphus	Dev. Auth	crumphus@developdouglas.com
Patrice R. Williams		
Tiffany Stewart Stanley	Douglas County	





2018 Report of Accomplishments - Transportation										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County intends to undertake)	
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	Begin the Bomar Rd Connector/Lee Rd Extension Project (Inner Southern Arc)	X	X	X	X	X	\$15,000,000	DOT	Local, Federal		This item has been carried over into the new work program.		The County is selecting firm to undertake a feasibility study for this project.	
2	Traffic Control Center and Advanced Traffic Management System Expansion (SR 92, US 78, Chapel Hill Rd)	X	X				\$700,000	DOT	Local, Federal		This item has been carried over into the new work program.		The County has awarded a contract for construction; estimated project initiation in 2019.	
3	SR 5 Advanced Traffic Management System Expansion	X	X				\$870,000	DOT	Local, Federal		This item has been carried over into the new work program.		The County has awarded a contract for construction; estimated project initiation in 2019.	
4	Continue to coordinate and participate on metro area traffic and air quality on a regional level	X	X	X	X	X	N/A	DOT, DCR	Local			This is an ongoing, routine function of government and has been removed from the work program.		
5	Continue to participate in the Atlanta Regional Commission's Transit Operations Subcommittee	X	X	X	X	X	N/A	DOT, DCR	Local			This is an ongoing, routine function of government and has been removed from the work program.		
6	Chattahoochee Hill Country Trail System Phase 2 (Boundary Waters Park to Sweetwater Creek State Park)	X	X	X	X	X	\$12,000,000	DOT	Local, Federal		This item has been carried over into the new work program.		This project is in design phase through 2019; right of way acquisition is anticipated in 2020 and initiation of construction in 2021	
7	Safe Routes to School sidewalks as provided in the CTP.	X	X	X	X	X	\$1,500,000	DOT	Local, Federal		This item has been carried over into the new work program.			
8	Expand ridesharing opportunities and marketing, including continued participation in Commute Connections	X	X	X	X	X	\$500,000	DOT, DCR	Local		This item has been carried over into the new work program.			
9	Continue pavement maintenance program	X	X	X	X	X	Approx. \$1.5M annually	DOT	Local, State			This is an ongoing, routine function of government and has been removed from the work program.		
10	SR 166/Fairburn Rd/Campbellton Rd Widening Project	X	X	X	X	X	\$43,000,000	DOT	Federal, State, Local			This item extends beyond the term of this work program; there is currently no activity through Douglas DOT or GDOT; it has been removed from the work program.		
11	SR 5 at I-20, Bright Star Rd at I-20, Interchange Modification Redesignation Study	X	X				\$400,000	DOT, City of Douglasville	Local			This item is no longer a community priority and has been removed from the work program.		

2018 Report of Accomplishments - Transportation										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County Intends to undertake)	Comments
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	SR 92 Relocation, All Phases	X	X	X	X	X	\$80,000,000	DOT, City of Douglasville	Federal, State, Local		This item has been carried over into the new work program.			This project is a priority and funded; moving into construction for all phases; phase 2 under work currently, moving toward construction; GDOT pending receipt of money
13	Lee Road Widening Project Construction	X	X	X	X	X	\$16,000,000	DOT	Federal, State, Local		This item has been carried over into the new work program.			All phases of this project are currently under construction.
14	Lee Road Bridge at I20 West Construction	X	X				\$48,000,000	DOT	Federal, State, Local	Completed				
15	Post Road Bridge at Dog River			X	X		\$3,500,000	DOT	State, Federal		This item has been carried over into the new work program.			This is a design-build project administered by GDOT.
16	US 78/SR5/SR8 Bankhead Hwy from Sweetwater Road to Thornton Road	X	X	X	X	X	\$14,000,000	DOT	Federal, State, Local				This item extends beyond the term of this work program; there is currently no activity through Douglas DOT or GDOT; it has been removed from the work program.	
17	US Hwy 78 at Mann Rd Intersection Improvement Project	X	X				\$3,500,000	DOT	Federal, State, Local	Completed				
18	SR 5 at Banks Mill Rd/Pool Rd/Dorsett Shoals Rd Intersection Improvement Project	X	X				\$3,000,000	DOT	Federal, State, Local	Completed				
19	Central Church Rd at Yancey Rd Intersection Improvement Project	X	X	X	X	X	\$1,500,000	DOT	Local				This item extends beyond the term of this work program; there is currently no activity through Douglas DOT or GDOT; it has been removed from the work program.	
20	Maxham Rd from SR 6 to Tree Terrace Access Management and Operational Improvements Project	X	X				\$1,320,000	DOT	Local, State		This item has been carried over into the new work program.			This is a design-build project programmed to be initiated in 2019.
21	Roadway Shoulder Improvements	X	X	X	X	X	\$2,000,000	DOT	Local, State				This is an ongoing, routine function of government and has been removed from the work program.	
22	Riverside Pkwy at Old Lower River Rd Intersection Improvement Project	X					\$100,000	DOT	Local	Completed				

2018 Report of Accomplishments - Transportation										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County Intends to undertake)	Comments
Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)		
23	Bright Star Rd at Douglas Blvd Intersection Improvement Project	X	X				\$150,000	DOT	Local	Completed				
24	Stewart Mill Rd at Reynolds Rd Intersection Improvement Project		X	X			\$1,000,000	DOT	Local, State		This item has been carried over into the new work program.		This project is under design.	
25	Stewart Mill Rd at Yancey Rd Intersection Improvement Project	X	X				\$1,200,000	DOT	Local, State		This item has been carried over into the new work program.		This project is under construction.	
26	SR 166 at SR 92/SR 70 Intersection Improvement Project		X	X			\$3,000,000	DOT	Federal, State, Local		This item has been carried over into the new work program.		This project is under design; anticipate scoping end by 4Q 2018.	
27	Dorris Rd/Bakers Bridge Rd at Sweetwater Church Rd Intersection Improvement Project				X	X	\$1,500,000	DOT, Paulding County DOT	Local, State		This item has been carried over into the new work program.		This project is under design; anticipate construction to initiate in 2019.	
28	Dorris Rd at Cedar Mtn Rd Intersection Improvement Project		X	X			\$500,000	DOT, Private	Local, Private		This item has been carried over into the new work program.		This item has been postponed due to budget constraints. It has been carried over into the new work program.	
29	Bright Star Rd at Cowan Mill Rd Intersection Improvement Project		X	X			\$1,500,000	DOT	Local		This item has been carried over into the new work program.		This item has been postponed due to budget constraints. It has been carried over into the new work program.	
30	SR 166 at Post Rd Intersection Improvement Project		X	X			\$5,000,000	DOT	Federal, State, Local		This item has been carried over into the new work program.		This item has been postponed due to change in scope. It has been carried over into the new work program.	
31	Vulcan Dr at Groovers Lake Rd Intersection Improvement Project		X	X			\$800,000	DOT	Local	Completed				
32	Six Flags Dr at Factory Shoals Rd Intersection Improvement Project		X	X			\$800,000	DOT	Local			This item is no longer a community priority and has been removed from the work program.	Unforeseen complication with right-of-way acquisition.	
33	East County Line Rd at North County Line Rd Intersection Improvement Project		X	X			\$1,000,000	DOT	Local			This item is no longer a community priority and has been removed from the work program.		
34	Kings Hwy at Yeager Rd Intersection Improvement Project		X	X			\$1,000,000	DOT	Local	Completed				

2018 Report of Accomplishments - Transportation										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County intends to undertake)	Comments
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	SR 6 (Thornton Rd) Traffic flow Improvements	X	X	X			\$1,845,000	DOT	Federal, Local	Completed				
36	Sweetwater Rd at US 78 / Ben Hill Rd/ Temple St	X	X				\$500,000	DOT	Local, State				This item is no longer a community priority and has been removed from the work program.	
37	US 78 at Burnt Hickory Rd	X	X	X			\$1,200,000	DOT	Local, Stae				This item is no longer a community priority and has been removed from the work program.	
38	Skyview Dr at Mt Vernon Rd		X	X			\$200,000	DOT	Local	Completed				
39	Mt Vernon Rd at Blair's Bridge Rd / Monier Ave		X	X			\$750,000	DOT	Local				This item is no longer a community priority and has been removed from the work program.	
40	SR 92 at Anneewakee Rd	X					\$150,000	DOT	Local	Completed				
41	South Chapel Hill Rd Operational and Safety Improvements		X	X			\$2,800,000	DOT	Local		This item has been carried over into the new work program.			This project is currently under design.
42	Kings Hwy at Dorsett Shoals Rd	X	X				\$1,200,000	DOT	Local	Completed				
43	SR 5 at Central Church Rd	X	X				\$350,000	DOT	Local	Completed				
44	SR 5 at Alexander Pkwy			X	X		\$1,000,000	DOT	Local, State			This item has been carried over to the new work program.		This item has been postponed due to budget delay . It has been carried over into the new work program.
45	Central Church Rd at Reynolds Rd				X	X	\$800,000	DOT	Local				This item is no longer a community priority and has been removed from the work program.	
46	Bright Star Rd at John West Rd				X	X	\$500,000	DOT	Local		This item has been carried over into the new work program.			This project is under design; anticipate construction to initiate in 2019.
47	SR 5 at Berea Rd				X	X	\$800,000	DOT	Local, State				This item is no longer a community priority and has been removed from the work program.	
48	Central Church Rd at Stewart Mill Rd		X	X			\$800,000	DOT	Local				This item is no longer a community priority and has been removed from the work program.	
49	Central Church Rd at Reynolds Rd				X	X	\$800,000	DOT	Local				This item is no longer a community priority and has been removed from the work program.	
50	US 78 at Burnt Hickory Rd	X	X	X			\$1,200,000	DOT	Local, Stae				This item is no longer a community priority and has been removed from the work program.	
51	East County Line Rd at North County Line Rd Intersection Improvement Project		X	X			\$1,000,000	DOT	Local				This item is no longer a community priority and has been removed from the work program.	

2018 Report of Accomplishments - Natural & Historic Resources										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County Intends to undertake)	
	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	Expand recycling programs	X	X	X	X	X	N/A	SWD	Local	2018			This is an ongoing and routine function of government and has been removed from the work program.	
2	Continue back yard composting demonstrations	X	X	X	X	X	\$1,500 annually	SWD	Landfill Enterprise Fund	2018			This is an ongoing and routine function of government and has been removed from the work program.	
3	Continue recycling education programs	X	X	X	X	X	\$ 1,000 annually	SWD	Landfill Enterprise Fund	2018			This is an ongoing and routine function of government and has been removed from the work program.	
4	Work with the Chattahoochee Hill Country Alliance to continue the development of a multi-county greenway system	X	X	X	X	X	\$200,000	P&Z, Parks & Rec./DCDOT	Local, Private, SPLOST		This item will be carried over into the new work program.			Design process estimated time of completion 3 years: 2018 submitting concept report, vetting process, holding stakeholder meetings and proposing layout. Public meetings and everything that they are going to be meeting on should be public, and will start to see signs along Fairburn, 166, etc. within the year.

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	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 the tree-planting program within the County along designated corridors.	X	X	X	X	X	20,000 yearly	Engineering	Local				This item is an ongoing, routine function of government and will be removed from the work program.	
2	Develop Community Gateway Signs	X	X	X	X	X	20,000	P&Z	Local			This item has been carried over into the new work program.	This item is delayed due to budget constraints.	
3	Prepare Overlay Districts for Thornton Road, Lee Road and Chapel Hill Road		X	X	X		5,000 yearly	P&Z	Local		This item has been carried over into the new work program.		The Thornton Road Overlay is complete. The Lee Road and Chapel Hill Overlay have not been initiated.	
4	Develop an economic development plan to target and market appropriate business	X	X				75,000	Development Authority	Local	Completed				
5	Develop a Master Plan for Capps Ferry Road	X					\$50,000.00	Development Authority	Development Authority/Local			This item has been carried over into the new work program.	The master plan will be revisited once construction is underway for the hotel and conference center at Foxhall.	
6	Industrial Land Acquisition	X	X				100,000	Development Authority	Development Authority		This item has been carried over into the new work program.		Cost projected to be higher. Currently evaluating options and undertaking due diligence. Cost estimate increased to \$500,000.	
7	Develop Streetscape Plan for Highway 166	X					N/A	P&Z	Local/Community Choices Program			This item has been carried over into the new work program.	This item will be revisited after the Corridor Master Plan is complete for Highway 166.	

2018 Report of Accomplishments - Housing										Status				
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County Intends to undertake)	Comments
	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	Implement NSP 1 Program through DCA	X	X	X	X	X	\$400,000 yearly	P&Z	Federal/NSP Program Income	Completed				Based on a letter we received from HUD on NSP3 grant we have contacted DCA to see about closing out the NSP1 grant. DCA is in the process of putting together close out procedures to provide us.
2	Implement NSP 3 Program through DCA	X	X	X	X	X	\$16,000,000.00	P&Z	Federal	Completed				We have received notification from HUD that we have met the goals of this grant and are eligible to close it out. We are in the process of potentially finishing up another home and then closing out the grant. Anticipated that this will take about 5-6 months

2018 Report of Accomplishments - General Government										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County intends to undertake)	
	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 institute employee and department training programs	X	X	X	X	X	Based on Departmental Needs	HR	Local	2018			This is an ongoing, routine function of government and will be removed from the work program.	

2018 Report of Accomplishments - Library										Status				
										Completed	Currently Underway	Postponed		Cancelled (No longer an activity Douglas County intends to undertake)
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 fund material collections within the libraries to meet current LOS standards and to meet replacement needs	X	X	X	X	X	\$350,000	Library	Local				This is an ongoing, routine function of government and will be removed from the work program.	This is a continual need. Funding was cut for 2018, but we have submitted for an increase of funds for 2019.
2	Create a task force to investigate the feasibility of withdrawing from the West Georgia Regional Library System to form a Douglas County Public Library System	X					N/A	Library	Local				This is not a priority at this time, but is still in discussion. Project discussion may resume in 2019. This item has been carried over to the new work program.	
3	Construct a new 40,000 SF library to serve the residents of SE Douglas County		X				8,000,000	Library	Bond/Local/State				This project is no longer seen as a priority. Instead, a complete replacement of the Selman Drive location is very much needed. Serving the largest population in the West Georgia region, this location is in dire need of replacement so that it is ADA compliant and can meet the needs of this growing community. Total amount anticipated for this project would be approximately \$8 million.	The work program has been updated to read: Construct/ renovate a library to replace/ upgrade the existing facility on Selman Drive, including compliance with ADA accessibility and state of the art resources.
4	Create an outreach librarian position to increase promotion of the libraries throughout Douglas County and to serve as liaison between libraries and schools/daycares/community groups.	X		X	X	X	40,000 annual salary	Library	Local				Submitted as budget request for 2019, pending BOC approval. Outreach numbers continue to increase, which is further driving the need for such a position. This item has been carried over to the new work program.	
5	Renovate Selman Branch and Lithia Springs Branch with updated furniture, additional wiring, additional shelving, paint, and reconfigure office spaces to more effectively and efficiently serve the public		X				1,000,000	Library	Local/State				Some pieces of furniture have been refurbished at both of these locations. The Selman Drive location did replace a non-working water fountain. Lithia Springs Library received a new roof in 2018. At this time, a full renovation for Selman is recommended to meet the needs of the community. This item has been carried over to the new work program.	
6	Investigate the introduction of a materials collection agency, Unique Management Services to collect outstanding fines over \$50 and items that have been long overdue		X				\$10 per patron referred to collections	Library	Local				This project would be a joint effort between Douglas County and the West Georgia Regional Library System. While we would still like to pursue this, it will be at a regional level decision. This item has been carried over to the new work program.	
7	Develop walking trails behind the Dog River Branch		X				Unknown	Library and Parks & Rec.	Local	Completed July 2017				Project completed and continues to have other activities added. Frequently used and well maintained.

2018 Report of Accomplishments - Solid Waste										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County Intends to undertake)	
	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	Begin Phase 2 Expansion, Engineering & Development of Cedar Mt. Landfill	X	X	X	X	X	Unknown	SWD	Landfill Enterprise Fund – General Fund	Completed				
2	Consider permitting and construction Inert Landfill	X	X	X	X	X	Unknown	SWD	Landfill Enterprise Fund – General Fund				This item is no longer a community priority and has been removed from the work program.	
3	Consider expansion of MSW Transfer Station	X	X	X	X	X	\$400,000	SWD	Landfill Enterprise Fund – General Fund		This item has been carried over to the new work program.		The Board of Commissioners has been briefed on future expansion options.	
4	Cedar Mt. Facility Roadway Improvements	X	X	X	X	X	\$500,000	SWD	Landfill Enterprise Fund – General Fund				This item is an ongoing, routine function of government and has been removed from the work program.	
5	Update Comprehensive Solid Waste Plan	X				X	\$25,000	SWD	Landfill Enterprise Fund		This item has been carried over into the new work program.		ACC is currently updating Comprehensive Solid Waste Plan.	
7	Participate in the Rolling Hills RC&D	X	X					SWD	Landfill Enterprise Fund				This item is no longer a community priority and has been removed from the work program.	
8	Expansion of the Field Services Facility re: Heavy Equipment Repair	X	X	X	X	X	\$300,000	SWD	Landfill Enterprise Fund – General Fund		This item has been carried over into the new work program.		A 40'x20' concrete pad was installed at the existing building in 2017.	

2018 Report of Accomplishments - Recreation										Status				Comments
Action	2014	2015	2016	2017	2018	Estimated Cost	Responsible Department/Agency	Funding Source	Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County Intends to undertake)		
									(Date)	(Projected completion date)	(Why & when it will be resumed)	(Explanation)		
1 Identify "neighborhood," "community" and "regional parkland as identified in the Park & Recreation Master Plan	X	X	X	X	X	Unknown	Parks and Rec	Unknown due to local budgeting constraints		This item has been carried over into the new work program.			Aligned with budgeting availability for acquisition and development; anticipated completion in 2019	

2018 Report of Accomplishments - Public Safety										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County Intends to undertake)	
	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	Fire Station Construction			X			\$2,000,000	FIRE/EMS	Unknown	2017				
2	Complete Renovation of Fire Station 5	X					\$100,000	FIRE/EMS	SPLOST	2016				
3	Replace 4 Ambulances	X	X	X	X		\$1,000,000	FIRE/EMS	Unknown	2016/2017				
4	Replace 3 Engines and 1 Ladder Truck	X	X	X	X		\$3,000,000	FIRE/EMS	Unknown	2017/2018				
5	Personnel Protective Equipment	X		X			\$1,000,000	FIRE/EMS	Unknown	2016				

2018 Report of Accomplishments - Planning & Zoning										Status				Comments
										Completed	Currently Underway	Postponed	Cancelled (No longer an activity Douglas County intends to undertake)	
	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	Initiate the 5 Year Comprehensive Plan Update/Review					X	Up to \$50,000	P&Z	Local	Completed				The Comprehensive Plan update will be completed by October 2018 with the assistance of ARC.
2	Develop Hwy 92 LCI Implementation Plan		X			X	\$100,000	P&Z	Local, ARC		This item will be carried over into the new work program.			This is currently underway in conjunction with the Lee Rd corridor study, The Hwy 92 and Lee Rd area will be submitted for an LCI. The corridor extends from Lee Rd to Chapel Hill but the LCI area is the intersection at Hwy 92 and Lee Road; anticipate implementation in 2019.
3	Pursue installation of Hwy 92 Multi-Purpose Trail		X				\$3,000,000	P&Z, DOT	Federal, State, Local			This item will be carried over into the new work program.		Studying funding options; anticipate implementation in 2020.
4	Develop Corridor Management Plan for the South Douglas Scenic Byway		X				\$5,000	P&Z	Local/Community Choices Program			This item will be carried over into the new work program.		This has been pursued before. Would like to get the political support to continue it to its submission and approval by GDOT.
5	Update Unified Development Code						\$200,000	P&Z	State/Local match (80/20)			This item will be carried over into the new work program.		The last update to the UDC occurred in 2004; a budget request to update the entire code is being requested for 2019.
6	Sweetwater Master Plan LCI						\$9,800	P&Z	Local			This item will be carried over into the new work program.		Develop supplemental data need to submit the Sweetwater Master Plan for consideration as a grandfathered LCI study.
7	Freight Cluster Study						\$250,000	P&Z	State/Local match (80/20)			This item will be carried over into the new work program.		Submit to TIP for Study on Freight Cluster
8	Bankhead West Study						\$200,000	P&Z	SPLOST			This item will be carried over into the new work program.		A proposed study of the area north of I-20 and between Villa Rica and Douglasville for economic development; anticipate initiation in 2020