

**DOUGLAS COUNTY &
CITY OF DOUGLASVILLE
Comprehensive Plan Update 2018**

Public Meeting # 2

July 19, 2018



DCA Comprehensive Plan Requirements

Douglas County:
2013 Comprehensive Plan

Douglasville:
2013 Comprehensive Plan

REQUIRED
for all



REQUIRED for some
communities

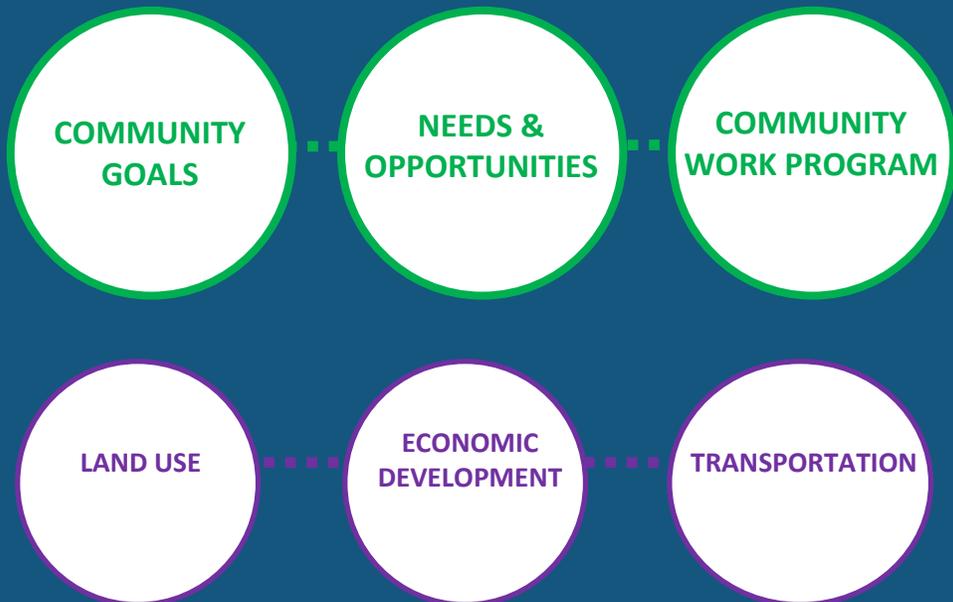


Schedule

Douglas County & Douglasville Comprehensive Plan Proposed Schedule	Steering Committee #1	Steering Committee #2	Steering Committee #3	Public Open House #1	Steering Committee #4 & Joint Work Session	Public Open House #2 Draft Review	Transmittal Work Session & Hearing City	Transmittal Work Session & Hearing County	Adoption - County Commission Meeting	Adoption - City Council Meeting
March	27-Mar									
April		26-Apr								
May			24-May							
June				12-Jun						
					26-Jun					
July						19-Jul				
August							2-Aug & 6-Aug			
								6-Aug & 7-Aug		
October									1-Oct	
										2-Oct
October 31										

** The DCA review period is 30 days, but ARC allows 45 days, to allow ample time.

Existing & Underway Plans



Existing Local Plans

- Douglasville LCI - 2011
- Downtown Master Plan & 10-yr Strategic Plan -2017
- Highway 92 LCI - 2009
- Lee Road Extension -2011
- Sweetwater Master Plan - 2017
- Douglas County Community & Economic Development Strategy -2018



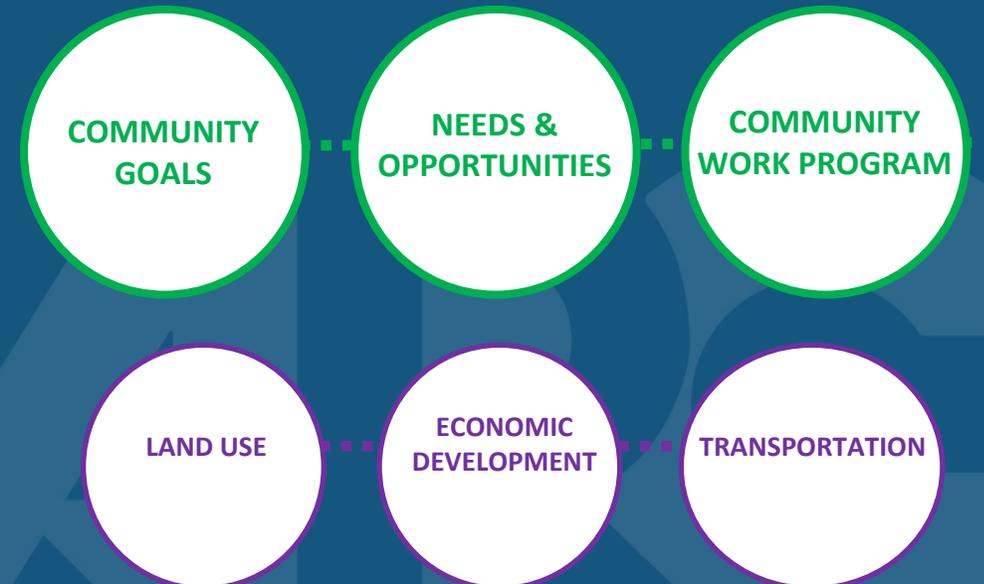
TARGET CLUSTER	NICHE SECTORS
 ADVANCED MANUFACTURING	Aerospace
	Fabricated Metal & Machinery Manufacturing
	Food Processing
	Medical Device Manufacturing
 PROFESSIONAL TECHNOLOGY SERVICES	Back Office Support
	Data Centers
	Finance & Technology
 MEDIA & ENTERTAINMENT	Digital Media, Advertising & Public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

Existing

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- Downtown Master Plan & 10-yr Strategic Plan -2017
- Highway 92 LCI - 2009
- Lee Road Extension -2011
- Sweetwater Master Plan - 2017
- Douglas County Community & Economic Development Strategy -2018

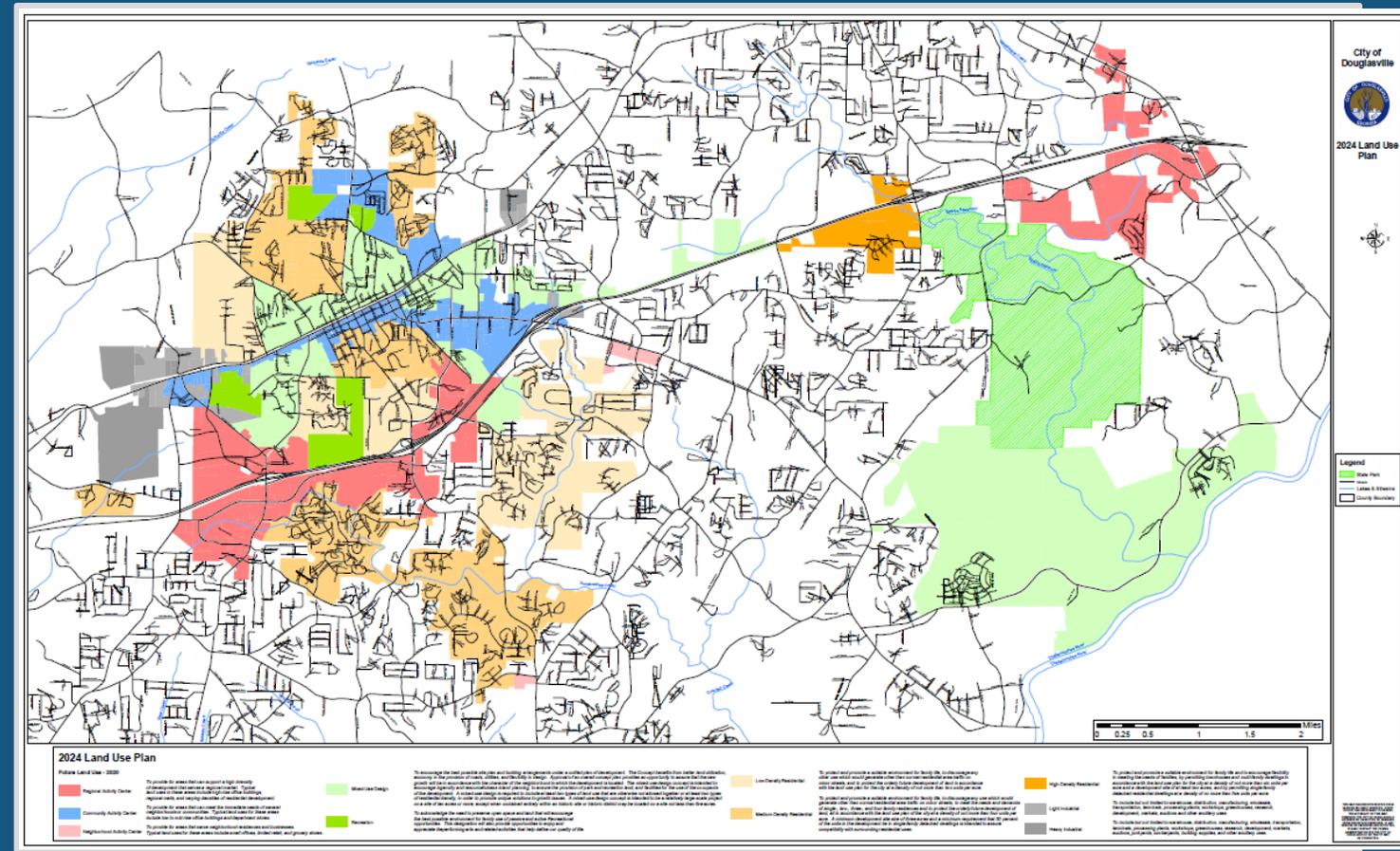
Underway

- Douglasville Northside Study
- Douglasville SR 92 LCI Plan
- Douglasville Parks Master Plan



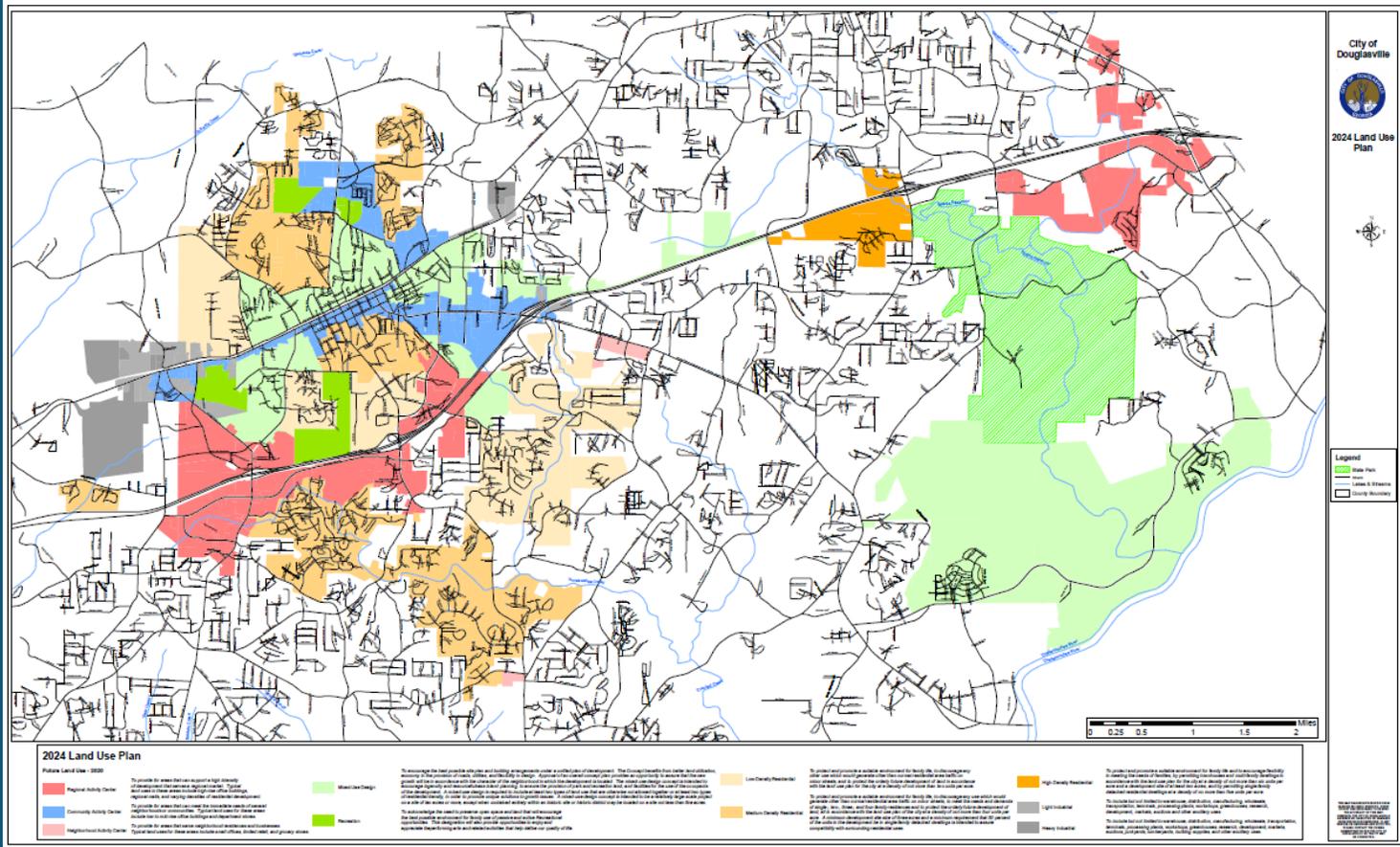
Land Use Policy & Future Land Use Map

- Map provides outline for how the jurisdiction intends to grow
- Each category/designation includes policies
- Guides zoning decisions



COMMUNITY GOALS

LAND USE



<p>RURAL PLACES</p> <p>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.</p>	<ul style="list-style-type: none"> Typically lacks public water & sewer is not planned. Very low level of services planned due to low-density nature of the area. Single-family, equestrian oriented and open space and master planned developments. Small integrated commercial as designated. 	
<p>SUBURBAN LIVING</p> <p>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.</p>	<ul style="list-style-type: none"> Public water available. Public sewer available or planned. Local public facilities. Single-family and duplex, MPD with limited institutional uses & neighborhood commercial. Limited Community Commercial with a special use permit. 	
<p>URBAN RESIDENTIAL</p> <p>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.</p>	<ul style="list-style-type: none"> Public water & sewer. Regional public facilities. MPD featuring mixed housing uses, neighborhood commercial. Community Commercial with a special use permit. 	
<p>TRANSITIONAL CORRIDOR</p> <p>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. Site, parking, and appearance standards apply to this district.</p>	<ul style="list-style-type: none"> Linear transitional areas along major transportation corridors. Due to the linear nature of this corridor, and the potential abatement to single-family residential neighborhoods, master planned developments are not typically appropriate. 	
<p>COUNTY CROSSROADS</p> <p>A County Crossroads is a small, oriented commercial node located at existing "crossroads" within the rural places character area. These areas generally consist of landmark buildings and businesses such as churches, general stores and schools, surrounded by outlying residential development.</p>	<ul style="list-style-type: none"> Located within the Rural Places Character Area. Use of Existing commercial areas. 	
<p>NEIGHBORHOOD VILLAGE CENTER</p> <p>Located at key crossroad intersections. Small scaled neighborhood commercial with access and size restrictions.</p>	<ul style="list-style-type: none"> Public water & sewer may be available. Good transportation access. Mixed-use MPD encouraged. "Main Street" style mixed-use encouraged. 	
<p>COMMUNITY VILLAGE CENTER</p> <p>Higher intensity of commercial activity intended to serve more than one neighborhood, uses such as retail, office, and services.</p>	<ul style="list-style-type: none"> Public water & sewer may be available. Arterial access. Regional public facilities. Mixed-use MPD encouraged. "Main Street" style mixed-use encouraged. 	
<p>MIXED USE CORRIDOR</p> <p>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.</p>	<ul style="list-style-type: none"> Public water & sewer may be available. Arterial access. Potential rail corridor access. Regional public facilities. Mixed-use and master planned developments are highly encouraged within this district. Additional design and site restrictions apply. 	
<p>WORKPLACE CENTER</p> <p>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.</p>	<ul style="list-style-type: none"> Public water & sewer available or planned in the near future. Arterial access. Rail access. Regional public facilities. Urban design characteristics and unity are major characteristics within planned developments. 	
<p>COMMERCE CENTER</p> <p>Industrial/office park development, employment generators, and interstate-oriented commercial development.</p>	<ul style="list-style-type: none"> Public water & sewer. Major transportation access. Mixed commercial and industrial uses are the preferred method of development. 	
<p>INTENSIVE INDUSTRIAL</p> <p>Large scaled and high intensity uses that have potential negative impacts on residential uses.</p>	<ul style="list-style-type: none"> Major transportation access. Usually stand alone use, but could be incorporated within an industrial park. 	

Comprehensive Plan

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COMMUNITY GOALS

LAND USE



Special Studies

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- Local Plans
- Other Studies

Development Regulations

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- Zoning Ordinance
- Overlays
- Design Guidelines /Regulations



TELL US YOUR PRIORITIES

The Community Work Program identifies activities that the local government will undertake to implement their comprehensive plan. Items in blue (Douglas County) and gold (City of Douglasville) are examples of these types of activities. Using the planning bucks, allocate resources to your highest priorities.

Natural and Historic Resources	Economic Development	Housing	Transportation	Parks and Recreation	Land Use	Facilities and Utilities
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DOUGLAS COUNTY

<ul style="list-style-type: none"> • Monitor impervious surface within the Dog River and Bear Creek Basins • Re-Start the Hwy 166 Scenic Byway Corridor study and consider expanding the boundaries to include adjacent roadways 	<ul style="list-style-type: none"> • Investigate setting up a CID for the Thornton Road and Bankhead Highway Corridors • Establish a merchants association for the Thornton Road and Bank head Highway Corridors • Prioritize and develop a timeline for the completion of the recommendations from the County Economic Development Strategy 	<ul style="list-style-type: none"> • Development of a senior housing ordinance • Implement NSP Program through DCA 	<ul style="list-style-type: none"> • Prioritize and develop a timeline for the completion of the transportation recommendations from the Sweetwater Master Plan 	<ul style="list-style-type: none"> • Purchase identified "neighborhood," "community" and "regional parkland as identified in the Park & Recreation Master Plan • Inspect and replace where necessary wooden poles more than 20" countywide. 	<ul style="list-style-type: none"> • Update the Hwy 92 LCI Implementation Plan • Develop Corridor Management Plan for the South Douglas/Hwy 166 Scenic Byway • Prioritize and develop a timeline for the completion of the land use recommendations from the Sweetwater Master Plan • Assess the existing and develop new policies for the preservation of the rural sections of Douglas County • Complete an audit of the corridor overlay districts. 	<ul style="list-style-type: none"> • Construct a new fire station • Continue programs that reduce the solid waste stream, such as the vegetative waste chipping operations, donation sites and recycling programs. • Construct a new 15,000 SF library to serve the residents of south Douglas County
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DOUGLASVILLE

<ul style="list-style-type: none"> • Identify potential sites for natural refuges, reserves, or nature centers. • Identify and evaluate government resources such and ordinances, targeted to the prevention and enforcement of illegal waste disposal activities. 	<ul style="list-style-type: none"> • Improve downtown by revitalizing historic buildings. • Identify what constitutes quality industrial development. • Implementation of the soon to be adopted CDA Strategic Plan which is a 5 year blueprint for economic development in Douglasville. • Implement the targeted industry study for the recruitment of business sectors that are projected to have strong, positive growth and are well suited for City's workforce. • Maintain and advance the City's Business Retention and Expansion (BR&E) program to identify and address those issues critical to the growth and success of local industry. 	<ul style="list-style-type: none"> • Encourage the development of multi-family housing in downtown Douglasville. • Continue to strictly enforce the codes applicable to residential property and develop other mechanisms to ensure compliance. • Prioritize and develop a timeline for the housing recommendations from the Northside Study currently underway in North Douglasville. • Amend or create new zoning districts to allow for infill housing in the neighborhoods adjacent to downtown. • Amend or create new zoning districts to allow for multifamily housing within downtown. 	<ul style="list-style-type: none"> • Study and update on-street parking and loading policies throughout the City. • Review traffic flows and congestion on major and minor arterials, and identify needed street improvements projects. • Complete a small area study for the Arbor Place Mall Area. 	<ul style="list-style-type: none"> • Prioritize and develop a time-line for the completion of the recommendations from the Parks Master Plan currently underway. 	<ul style="list-style-type: none"> • Modify site plan review requirements and procedures, as needed, to incorporate innovative commercial site design concepts. • Consider in the plan review process such zoning issues as buffering, setbacks, bulk, density, height, and other elements. • Prioritize and develop a time-line for the completion of the land use recommendations from the Downtown Master Plan Study. • Complete a small area study for the Arbor Place Mall Area • Implement housing the recommendations from the Northside Study currently underway in North Douglasville. 	<ul style="list-style-type: none"> • Maintain communications with Business district. • Guard against the disposal of any hazardous waste or toxic waste material in the Douglasville area • Participate in the Douglas County Utility Committee.
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Questions?

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