

Douglas County Community Choices Highway 166 Conservation Corridor

July 6, 2015

Douglas County Board of
Commissioners



Douglas County Comprehensive Plan

Douglas County shall continue to embrace its rural heritage, historical significance, ethnic diversity and small town feel while creating a sense of place that nurtures family, cultural values and educational opportunities.

Responsible stewardship of human, fiscal, natural and historic resources together with improved governmental transparency and accountability through open communications shall be continuing priorities.

local relevance

+

regional impact

Process and Timeline

Research and Data Analysis

Steering Committee Meeting #1
March 2, 2015

Community Public Meeting #1
March 16, 2015
Scenic Byway or Small Area Study?

Steering Committee Meeting #2
April 6, 2015

Community Public Meeting #2
April 23, 2015
Transportation and Trails

Steering Committee Meeting #3
June 22, 2015

Community Public Meeting #3
June 1, 2015
Land Use Alternatives

Planning Commission Review and Comment
June 30, 2015

Board of Commissioners Review and Comment
July 6, 2015

Public Review and Comment Date TBD

Final Presentation of Findings and Recommendations Date TBD

local relevance

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regional impact

Potential Outcomes

- Small Area Plan to Supplement Comprehensive Plan Recommendations
- Scenic Byway Designation
- Tourism and Economic Development Opportunities

What Do You Find Most Desirable About the Highway 166 Corridor?

local relevance

+

regional impact



Rural
Undeveloped
Woodlands Quiet Open space Trail Natural

Home Privacy
Wildlife Country Scenic

What Do You Find Least Desirable About the Highway 166 Corridor?

local relevance

+

regional impact



Speed
Development
Traffic

Subdivisions
Change

Trucks
Noise **Parks**

Recreational Opportunities

- Approximately **30%** of respondents affirmed they use the large parks in the region
- Approximately **20%** of respondents felt there was good diversity of recreational opportunities
- Several open-ended responses identified positive comments about the Reservoir, Fairplay Park, and Boundary Waters Park



Heritage Preservation

- **82%** of survey respondents identified history as something that is important and should be preserved
- **76%** of respondents favored various approaches to interpreting public history including the installation of historic markers, acquisition of historically significant sites, or special events that made historically significant sites open to the public



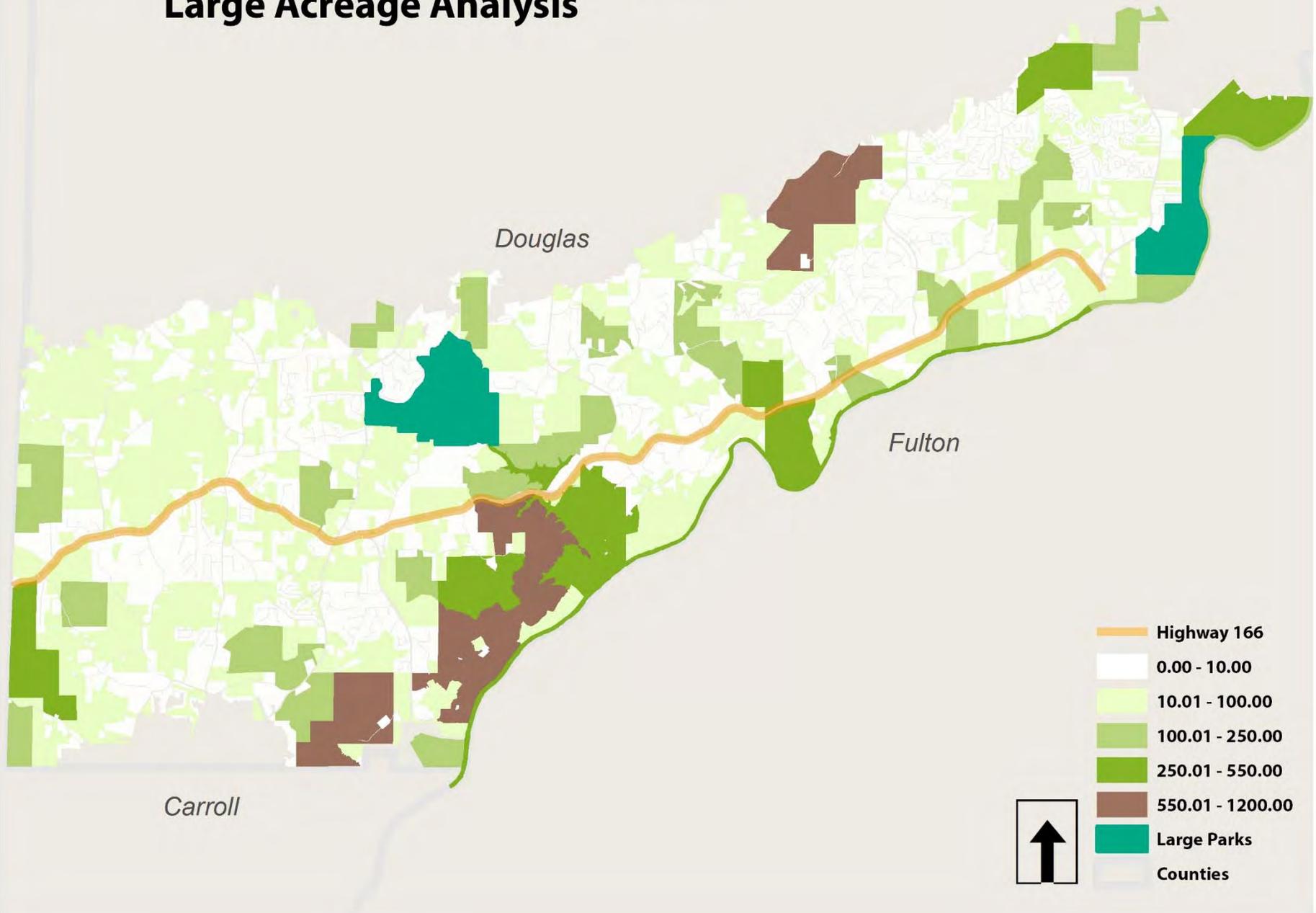
Future Development Patterns

- In 10-20 years, **73%** of respondents think that development of land along Highway 166 should look about the same as it does today.
- **32%** of respondents thought there was easy access to commercial shopping opportunities; **50%** of respondents felt that there was not easy access, but that was okay, because that type of development was undesirable for the area



Douglas County Highway 166 Corridor Large Acreage Analysis

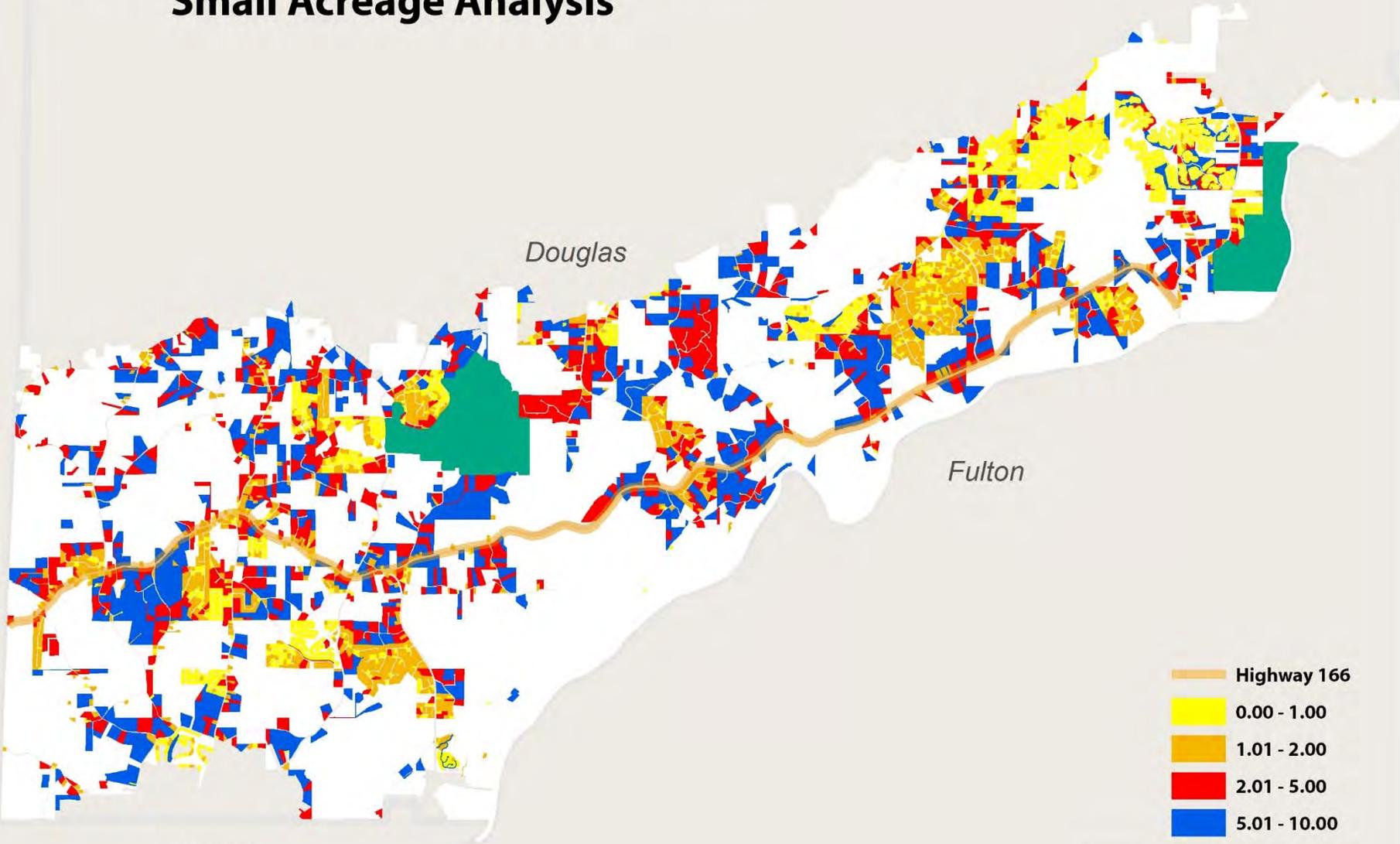
regional impact + local relevance



- Highway 166
- 0.00 - 10.00
- 10.01 - 100.00
- 100.01 - 250.00
- 250.01 - 550.00
- 550.01 - 1200.00
- Large Parks
- Counties

Douglas County Highway 166 Corridor Small Acreage Analysis

regional impact + local relevance



- Highway 166
- 0.00 - 1.00
- 1.01 - 2.00
- 2.01 - 5.00
- 5.01 - 10.00
- 10.01 - 799.00
- Large Parks
- Counties



Carroll

Douglas

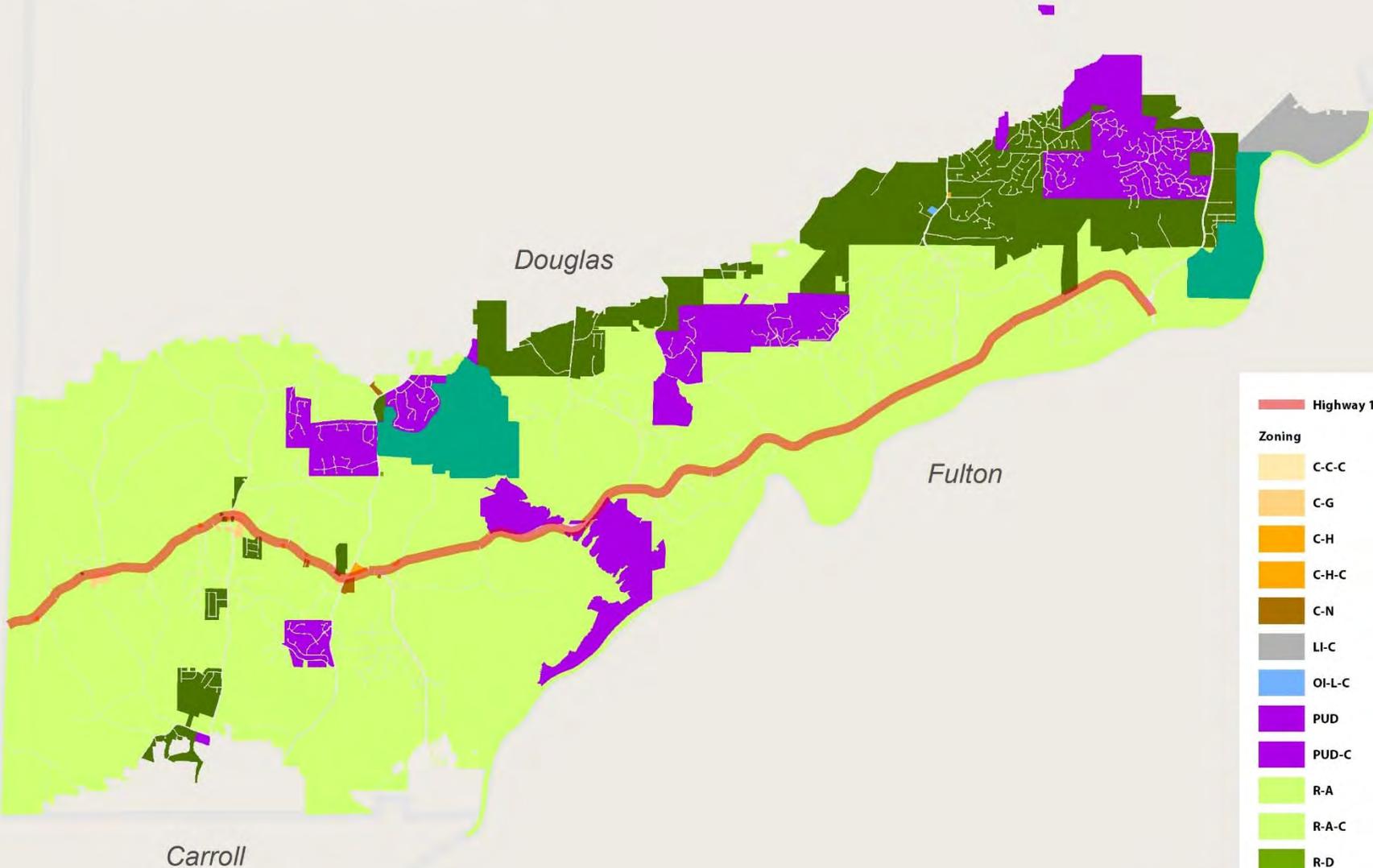
Fulton

Douglas County Zoning

local relevance



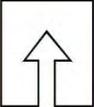
regional impact



Highway 166

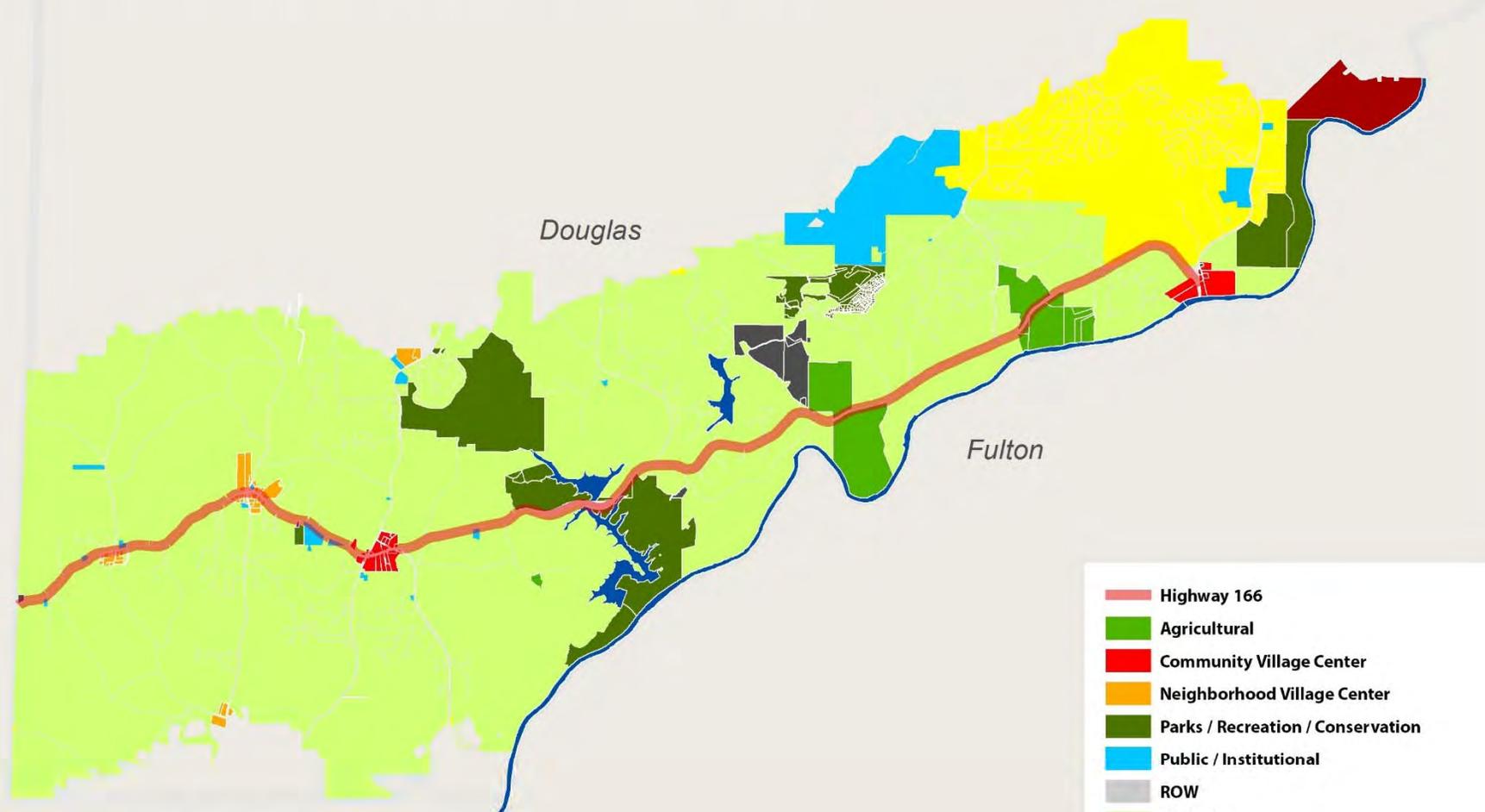
Zoning

- C-C-C
- C-G
- C-H
- C-H-C
- C-N
- LI-C
- OI-L-C
- PUD
- PUD-C
- R-A
- R-A-C
- R-D
- R-LD
- Large Parks
- Counties



Douglas County Future Land Use

regional impact + local relevance

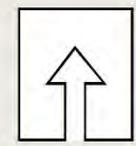


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Douglas

Fulton

- Highway 166
- Agricultural
- Community Village Center
- Neighborhood Village Center
- Parks / Recreation / Conservation
- Public / Institutional
- ROW
- Rural Places
- Suburban Living
- Transitional Corridor
- Transportation / Communication / Utilities
- Water
- Workplace Center
- Counties



Short Term Recommendations

- Code Audit of Agricultural Zoning Ordinance
- Creation of Grassroots Conservancy or Conservation Advocacy Group
- Application and Corridor Management Plan for Highway 166 Scenic Byway



In the Future...

Mid Term Actions

- Identify Boundaries of a Conservation District Around Highway 166
- Prepare a Comprehensive Plan Amendment that Provides Greater Detail on the Vision Goals and Land Uses for the Highway 166 Corridor, including improved recreational opportunities
- Plan Field Trips/ Organize Peer Exchanges with Local Communities that have Successfully Implemented Conservation Planning Techniques

Long Term Actions

- **Undertake a Cost of Community Service Assessment**
- Assess Specific Land Use Patterns as Relates to the Long Term Success of Development
- Consider a Moratorium at the Appropriate Time, if Necessary
- Draft Specific Design Criteria to Bring About Desired Growth in the Conservation District

Next Steps

- Public Review and Comment
- Implement Next Steps



Allison Duncan • Principal Planner • aduncan@atlantaregional.com • 404/463-3284