

**Douglas County
Urban Redevelopment Plan Amendment for
Thornton Road**

I. INTRODUCTION

Douglas County (the “**County**”) was created in 1870 from portions of Cobb, Campbell and Carroll Counties. Located in the Atlanta Region, it has been designated as part of the Atlanta-Sandy Springs-Marietta, GA Metropolitan Statistical Area by the US Census Bureau. Douglas County contains approximately 200 square miles of predominantly rural, yet vastly increasing suburban/urban landscape. Douglas County’s urban population consists of three municipalities: Austell, Douglasville, and Villa Rica. The largest of the municipalities and the only one wholly contained in Douglas County is Douglasville with a population estimated by the US Census Bureau in 2010 at 30,961 residents. Douglas County’s total population as estimated by the US Census Bureau is 132,403.

Douglas County is strategically located in the region’s western growth path, linked to the metro Atlanta area and Hartsfield-Jackson International Airport by the Westside I-20. Because of its proximity to Atlanta, and abundance of availability of affordable housing stock, Douglas County has undergone a transformation over the last 15 years from a totally rural county to a bedroom community within the Atlanta metropolitan area. Over the last 30 years the County has been urbanizing rapidly, with a large portion of growth over the last 15 years. Thirty-two percent of all dwelling units were constructed over this 15-year period. Downtown Douglasville has served as a central economic core of the Douglas County community for many years. While the downtown continues to host a diversity of professional, retail and government functions, the construction of I-20 through the City of Douglasville several miles south of the downtown drew much of the retail shopping activity to corridors perpendicular to the interstate highway at the location of exits for state highways 92 and 5 and Chapel Hill Road. Development activity in the County has concentrated around the incorporated area of Douglasville, and more recently outward along major transportation corridors.

Retail trade jobs account for approximately twenty percent of all jobs in Douglas County. Accommodation/Food Service and Educational Service account for more than ten percent each with Manufacturing-Durable Goods accounting for an additional eight percent. It is anticipated that the dominance of the retail trade and service sectors will continue into the future and that a full two-thirds of those who reside in Douglas County will continue to commute elsewhere to work.

II. EXECUTIVE SUMMARY

Purpose

On June 5, 2012, the Douglas County Board of Commissioners designated two areas, the Thornton Road Urban Redevelopment Area and the Bankhead

Highway Redevelopment Area as “slum areas” within the meaning of the Urban Redevelopment Act (Official Code of Georgia Annotated Section 36-61-1, *et seq.*, the “**Act**”).

On **APRIL 16, 2013**, the Board of Commissioners designated additional areas as “slum areas” within the meaning of the Urban Redevelopment Act (Official Code of Georgia Annotated Section 36-61-1, *et seq.*, the “**Act**”) and as shown on the attached maps and wish to expand the area of the original Thornton Road Redevelopment Area and amend this Urban Redevelopment Plan to provide a guiding blueprint of goals, objectives, and strategies to facilitate the efficient redevelopment of blighted, distressed and threatened areas in a manner that promotes the commerce, growth and welfare of Douglas County.

Background

The Expanded Thornton URP was created in accordance with the Act. The Expanded Thornton URP outlines the broad powers bestowed by the Act which enables the County, or a designated Urban Redevelopment Agency (the ‘**Agency**’), to redevelop blighted or threatened areas of the County. The Expanded Thornton URP articulates the goals and objectives, describes strategies for accomplishing them, and identifies essential tools needed for effective implementation.

Goals

- Promote smart growth development and efficient use of land resources.
- Encourage private enterprise and work with the Development Authority on financing mechanisms to redevelop neglected, abandoned, distressed and blighted properties.
- Increase commercial traffic along Thornton Road and Bankhead Highway to enhance the business climate stability.
- Work with the State to improve the community infrastructure with the addition of truck lanes as well as environmental stability.
- Work with the Development Authority to market opportunities to increase economic development and promote employment opportunities.

III. CONSISTENCY WITH COMPREHENSIVE PLAN

The Douglas County 2025 Comprehensive Plan (“**Comprehensive Plan**”) was completed in October 2004. The Comprehensive Plan was adopted by the Board of Commissioners on October 19, 2004.

The Comprehensive Plan identifies several redevelopment areas and strategies for utilizing community character areas and design guidelines as essential

tools in the process of redevelopment. When the Comprehensive Plan was being prepared, the current economic climate of a recession did not exist. A need for an actual redevelopment character area was not conceptualized at that time and did not necessarily envision its need along the Thornton Road corridor. The Comprehensive Plan concentrated on revitalization in areas that had strip retail centers and other commercial development which over time became obsolete. The Comprehensive Plan was updated in September 2009 and adequately reflects the need to add special emphasis on commercial and industrial areas needing redevelopment.

In an effort to maintain consistency with the Comprehensive Plan and its most recent update, the County believes that the character areas outlined in its Comprehensive Plan and the development guidelines set forth in that document will be satisfactory in aiding with the proposed expansion of redevelopment plan for Thornton Road.

The Expanded Thornton URP is consistent with the future growth and development goals of Douglas County.

Below are some of the issues from existing development patterns in Douglas County which were outlined in the Comprehensive Plan and its subsequent 2009 update.

- Douglas County still lags behind the State and the Nation in the percentage of executive, professional and technical support jobs.
- There are vacant properties suitable for commercial and industrial redevelopment.
- Difficulty in business retention and economic development.
- Streets in need of improvement and expansion

IV. REDEVELOPMENT STRATEGIES

1. Maximize the local incentive policy to encourage and guide private investment in industrial and commercial activities within appropriate land use areas of the Expanded Thornton Road URA.

Notes: Incentives will include, but are not limited to faster permitting process, provision of assistance with zoning and appropriate designations on the Future Land Use Map.

2. Locate and map blighted and distressed lots.

Notes: Continue to work with Planning & Zoning office, GIS department and Development Authority to map vacant or abandoned lots and distressed lots and to organize lots by land use and current zoning designations.

3. Assist in facilitating the development or redevelopment of these blighted and distressed lots by private developers or in some cases through public/private partnership where feasible.

Notes: Private developers will need to work with the Development Authority for financing assistance.

4. The County seeks to coordinate land use and transportation planning along these major transportation corridors to facilitate commuter, commercial and industrial traffic. Initiate road and traffic improvement programs within the Thornton Road URA and Bankhead Highway URA to provide connectivity to and within the corridors.

Notes: Scope and coordination of the work for the Thornton Road corridor and the Bankhead Highway corridor are under the jurisdiction of the State. The County will work to coordinate with the State on improvements to Thornton Road and Bankhead Highway.

V. **BOUNDARIES OF EXPANDED THORNTON ROAD URBAN REDEVELOPMENT AREA**

The general boundaries for the Expanded Thornton Road Urban Redevelopment Area begin at the intersection Interstate 20 West at Lee Road, running north along both sides of Lee Road up to and including Sweetwater Industrial Boulevard and running south along Lee Road to Monier Avenue. Monier Avenue becomes Blairs Bridge Road at the intersection with Mt. Vernon Road with the boundary continuing on to Thornton Road south of Interstate 20. The expanded boundary also includes portions of Thornton Road south of Interstate 20, along portions of Douglas Hill Road, Blairs Bridge Road, Interstate West Parkway, and Trae Lane, down to the Thornton Road intersection with Riverside Parkway including parcels along both sides of Riverside Parkway to the Cobb County Line and the Douglasville City Limits.

VI. NEGATIVE CONDITIONS WITHIN EXPANDED THORNTON ROAD URBAN REDEVELOPMENT AREA

- Difficulty in business retention
- Difficulty in business attraction
- Predominance of blighted commercial and industrial parcels
- Streets that need to be upgraded and improved
- General property distress
- Poverty levels equal to or greater than fifteen percent.

VII. COMMUNITY'S LAND USE OBJECTIVES

No land use objectives are inconsistent with the Thornton Road URA.
Existing land use in the URA consists of:

Residential-Agricultural (R-A). The R-A Residential-Agricultural 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 other uses requiring extensive areas of land.

Low-Density Office and Institutional (OI-L). The OI-L Low Density Office/Institutional District is established to provide locations primarily for low rise buildings containing office and institutional uses with some semi-commercial uses including very limited retail sale of goods incidental to a permitted use. The District is intended as a transitional zone from commercial use to less intensive uses such as residential uses.

Neighborhood Commercial (C-N). The C-N Neighborhood Commercial District is established to protect and promote a suitable environment for those commercial uses that serve the local neighborhood. The District is intended to serve as the location of those retail commercial uses that sell goods and services purchased frequently and generally in small amounts by the public in an intimate, pedestrian-oriented scale. Neighborhood commercial areas are characterized by small convenience retail and service establishments, bakers and fresh food markets, pharmacies and barber/beauty shops. The District is intended to exclude retail establishments selling large and heavy products that require substantial trucking activities.

Heavy Commercial (C-H). The C-H Heavy Commercial District is established to protect and promote a suitable environment for those commercial uses that benefit from direct access to major streets or are located on major streets and thoroughfares that are classified as major arterial roads or interstate highways. Such uses commonly which generate loud noises and require large areas for open storage, or generate substantial motor vehicle traffic.

Light Industrial (LI). The LI Light Industrial District is established to protect and promote a suitable environment for light industrial purposes, including accessibility to major transportation facilities, availability of adequate utilities and other public services, and availability of large quantities of suitable land. Uses compatible with light industrial development are to be encouraged insofar as they are in accordance with comprehensive development plans for the county.

Restricted Light Industrial (LI-R). The LI-R Restricted Light Industrial District is established to protect and promote a suitable environment for high quality, visually attractive, stable, light industrial, research and administrative offices.

Future Land Use Map/Character Areas

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 will incorporate commercial and office uses fronting major commercial corridors of the community, and light industrial along the Bankhead Highway Corridor. 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.

Commerce Centers. 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 Future Land Use Map, Commerce Center areas are required to include uses that are lower in intensity and scale to ensure minimal impact to adjacent properties.

Community Village Center. This designation is typically located at the convergence of major transportation corridors and is 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.

Development Pattern

- Accommodate diverse industrial uses and supporting commercial uses.
- Prohibit or limit residential uses
- Continue to depict clear physical boundaries and transitions between the edge of the character area and surrounding residential areas
- Reflect campus or unified development
- Provide access management measures to maintain traffic flow (e.g. shared driveways and interparcel access for similar uses on adjacent properties)
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding populations
- Limit visibility of parking from public right of way
- Control signage (height, size, type) to prevent “visual clutter”

Primary Land Uses

- Industrial
- Commercial

Implementation Strategies

- Prepare and adopt a design overlay for the Thornton Road corridor
- Coordinate economic development activities for recruiting research and office parks

VIII. DESCRIPTION OF PARCELS TO BE ACQUIRED

At this time, the Expanded Thornton Road URA does not require the acquisition of parcels for redevelopment. Should circumstances necessitate the acquisition of lots or property for the successful completion of the Expanded Thornton URP, this plan will be amended to reflect those changes. Any future parcel acquisition deemed necessary, to facilitate the implementation of this plan, will be conducted by the County in accordance with the policies outlined in the Act and any other applicable state and federal regulations.

IX. STRUCTURES TO BE DEMOLISHED, RELOCATED OR REHABILITATED

Presently there are no structures anticipated to be demolished or relocated within the Expanded Thornton Road URA. It is anticipated that structures will be identified which need to be rehabilitated. Any demolition, relocation or rehabilitation deemed necessary to facilitate the implementation of the Expanded Thornton URP will be conducted in accordance with the policies outlined in the Act and any other applicable state and federal regulations.

X. PLAN TO LEVERAGE PRIVATE RESOURCES FOR REDEVELOPMENT

The County will work with private investors who desire to redevelop significant portions of the Expanded Thornton Road URA. The County will also pursue Opportunity Zone designations within the Expanded Thornton Road URA. The Opportunity Zone application must be reviewed and approved by the Georgia Department of Community Affairs prior to taking effect within the county. The boundary covered by these designations is located within the boundaries of the Expanded Thornton Road URA.

In order to encourage private investment and participation in the implementation of the Expanded Thornton Road URA, the County, as the urban redevelopment agency, will promote commercial and industrial infill development and redevelopment of abandoned or vacant sites that meet goals and objectives as well as future development goals outlined in this plan. The county will utilize local, state and regional resources to leverage private investment into projects within the Expanded Thornton Road URA.

A. County Incentives Policy

The Douglas County Board of Commissioners, in conjunction with the Douglas County Development Authority, has adopted a policy with respect to providing property tax relief for businesses and industries that

have investment projects representing new, or expansion of existing, facilities in the County.

B. Opportunity Zones

The County is pursuing the establishment of an Expanded Opportunity Zone within the Expanded Thornton Road URA which will include the commercial and industrial areas in and around the Expanded Thornton Road area as previously identified in this document. A map of the proposed Expanded Opportunity Zone Area is included with this Plan. Opportunity Zones direct State resources towards “pockets of poverty” to encourage development in smaller geographic areas that are served by existing economic development programs. With Opportunity Zone designation the County would be able to offer the maximum job tax credit of \$3,500 per new job created. This job tax credit is available for “any lawful business” of any nature which creates at least two jobs. The job tax credits can be used against 100% of the income tax liability and employee withholding tax liability of the business.

Opportunity Zone requirements and documentation of need are as follows:

1. Pervasive Poverty. As indicated by the attached map, the Expanded Thornton Road URA is entirely within a Census Block Group with a poverty rate of 15% or greater or immediately adjacent to an area with a poverty rate of 15% or greater.
2. Underdevelopment. There is significant documentation of underdevelopment within the Expanded Thornton Road URA. One predominant problem is a predominance of abandoned, dilapidated, deteriorated or under-utilized commercial and industrial buildings.
3. General Distress. Adverse conditions in the Expanded Thornton Road URA include vacancy and underutilization of structures and abandonment of properties.
4. Blight. A resolution of the Board of Commissioners on **APRIL 16, 2013** declared the Expanded Thornton Road URA a blighted “slum area”. As has been observed, there are a number of abandoned and under-utilized buildings in a state of disrepair.

XI. STRATEGY FOR RELOCATING DISPLACED RESIDENTS

The County has determined that the development and implementation of a relocation strategy is not necessary at this time. The County is only targeting the revitalization of abandoned and/or under-utilized slum and blighted commercial and industrial areas as well as any infill lots, therefore no

relocation of residents will occur. In the event that relocation of residents becomes necessary, due to project implementation needs, residents will be relocated in accordance with all local and state statutory requirements.

XII. COVENANTS AND RESTRICTIONS TO BE PLACED ON PROPERTIES

No covenants or restrictions will be placed on properties at this time.

XIII. NEEDED PUBLIC INFRASTRUCTURE

As each corridor has made a relatively quick transition from rural to urban travel patterns and from moderate to heavy traffic volumes during commute times, the corridors need to serve their current and future role as a regional commuter and freight thoroughfares. Items that should be reviewed and assessed are signage, pavement markings, traffic controls, location and placement of raised medians, and suitability for large truck travel. Due to the fact that Thornton Road is a state numbered route (SR 6) infrastructure improvement and changes will be directed by the Georgia Department of Transportation. The interchange with Lee Road and Lee Road itself are currently being expanded. More information is outlined in Connect Six, the Georgia State Route 6 Transportation Corridor Study, available through the Atlanta Regional Commission.

XIV. IMPLEMENTATION FUNDING STRATEGIES

Douglas County will pursue all funding opportunities including local, regional, state and federal programs which may facilitate the implementation of the components of the Expanded Thornton Road URA. The County will seek to establish public/private partnerships to ensure significant private investment in redevelopment efforts within the Expanded Thornton Road URA. County and State departments will be encouraged to include the Expanded Thornton Road URA infrastructure improvements in capital projects budgeting within budget processes as funds will allow.

XV. STRATEGY FOR IMPLEMENTING THE PLAN

April 2013	Declaration of Need
	Public Hearing
	Adopt Urban Redevelopment Plan and Designate Opportunity Zone Boundaries
April 2013	Apply for Opportunity Zone Designation

April/May 2013	Review the Expanded Thornton URP and infrastructure projects with each County/State Departments
April 2013-August 2014	Review current zoning and future development plans to develop strategy for guiding appropriate redevelopment efforts through appropriate zoning and land use in conjunction with the update of the Douglas County Comprehensive Plan
Ongoing	Continue code enforcement efforts within the Expanded Thornton Road URA for properties not currently maintained

XVI. APPENDICES

- A. Resolution Declaring the Existence of Slum and Blight Conditions, Having Caused and Urban Redevelopment Plan to be Prepared and Having Designated an Urban Redevelopment Agency
- B. Boundary Description/Map of Expanded Thornton Road Urban Redevelopment Area
- C. Photographs of Existing Conditions within Expanded Thornton Road Urban Redevelopment Area
- D. Public Hearing Documentation
- E. Maps

XVII. LIST OF MAPS

- A. Urban Redevelopment Areas Map (Appendix B)
- B. Urban Redevelopment Areas Current Zoning (Appendix E)
- C. Urban Redevelopment Areas Future Land Use (Appendix E)
- D. Urban Redevelopment Areas Opportunity Zone (Appendix E)

APPENDIX A

**Resolution Declaring the Existence of Slum and Blight Conditions,
Having Caused and Urban Redevelopment Plan to be Prepared and
Having Designated an Urban Redevelopment Agency**

**RESOLUTION OF ADOPTION OF AMENDED URBAN REDEVELOPMENT
PLAN**

WHEREAS, the Douglas County Board of Commissioners find that the Urban Redevelopment Law (O.C.G.A 36-61-1 et. seq.) can be used alone, or in conjunction with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, ensure architecturally compatible infill development and generate new adaptive reuses for obsolete facilities; and

WHEREAS, the Douglas County Board of Commissioners have caused an amendment to the existing Urban Redevelopment Plan to be prepared in accordance with the Urban Redevelopment Law in order to revitalize and redevelop a defined geographical area known as the Expanded Thornton Road Urban Redevelopment Area; and

WHEREAS, the Douglas County Board of Commissioners find that properties exist within the expanded urban redevelopment areas that suffer from slum and blighted influences under local standards, which are detrimental to the public health, safety, and welfare and their deterioration negatively affects sound growth and development of community (O. C. G. A 36-61-5); and

WHEREAS, the Douglas County Board of Commissioners have identified improvement opportunities within the expanded urban redevelopment areas and intend to foster an environment conducive to redevelopment within these areas; and

WHEREAS, the Douglas County Board of Commissioners desire to work with the public and private sector partners to ensure that appropriate redevelopment is achieved; and

WHEREAS although the Douglas County Board of Commissioners does not plan to engage in any redevelopment projects that will result in the relocation of families, a feasible method exists for the relocation of families who may be displaced from urban redevelopment areas in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; and

WHEREAS, the amendment to the Urban Redevelopment Plan conforms to the general plan of Douglas County as well as its Comprehensive Plan; and

WHEREAS, the amendment to the Urban Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of Douglas County, for the rehabilitation or redevelopment of the urban redevelopment areas by private enterprise; and

WHEREAS, the Douglas County Board of Commissioners intend to apply for Opportunity Zone designation within the expanded urban redevelopment area, as well as

having established itself or its designee as the Urban Redevelopment Agency for the administration and implementation of the Urban Redevelopment Plan; and

WHEREAS, Douglas County has held a public hearing to receive input for the creation of the attached amended Urban Redevelopment Plan and determined there is support for the redevelopment and revitalization of the described expanded urban redevelopment areas within Douglas County.

NOW, THEREFORE BE IT RESOLVED by the Douglas County Board of Commissioners, in a meeting duly assembled, pursuant to the authority granted by the Official Code of Georgia Annotated Section 36-61-7, that the attached Douglas County amendment Urban Redevelopment Plan is hereby adopted.

SO RESOLVED this 16th day of April 2013.

Tom Worthan, Chairman

Henry Mitchell, III, District I

Kelly Robinson, District II

Michael Mulcare, District III

Ann Jones Guider, District IV

Attest:

Lisa Watson, County Clerk

APPENDIX C

Photographs of Existing Conditions within Expanded Thornton Road Urban Redevelopment Area

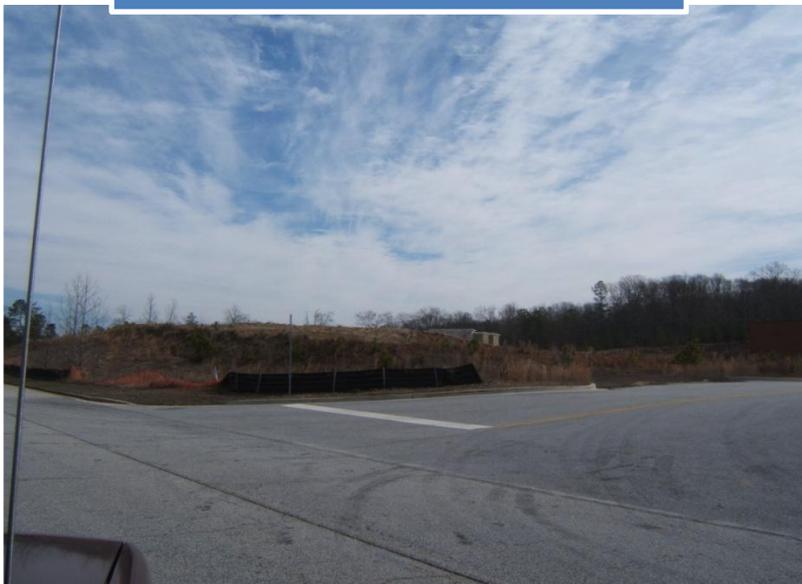
2285 Sweetwater Industrial BLVD(Parcel ID
06681820008)



1415 Trae LN(Parcel ID 07081820002)



1386 Trae LN (Parcel ID 08071820005)



777 Douglas Hill RD(Parcel ID 08771820001)



2100 Thornton RD(Parcel ID 09371820002)



APPENDIX D

Public Hearing Documentation

PUBLIC HEARING NOTICE

DOUGLAS COUNTY

The Douglas County Board of Commissioners will hold a public hearing at 10 AM on Tuesday, **April 16, 2013** in Citizen's Hall in the Douglas County Courthouse, 8700 Hospital Drive, Douglasville, GA. The purpose of the hearing will be to obtain citizen input into the formulation and adoption of the Amended Thornton Road Urban Redevelopment Plan for Douglas County.

The general scope of this project is to expand the redevelopment plan in order to address slum, blight and underdevelopment for Douglas County along the southern portion of the Thornton Road corridor and a portion of the Lee Road Corridor. The plan will utilize all potential local, state, and federal assistance avenues possible. The general boundaries for the amended Thornton Road Redevelopment Plan Area begin at the intersection of I-20 West at Lee Road, north along both sides of Lee Road to and including both sides of Sweetwater Industrial Blvd and south along both sides of Lee Road to Monier Avenue, Blairs Bridge Road to Thornton Road, Interstate West Parkway, Trae Lane, a portion of Douglas Hill Road and Thornton Road to the intersection of Riverside Parkway along both sides of Riverside Parkway to the Cobb County line to the east and the City Limits of Douglasville to the west.

The amended Urban Redevelopment Plan will be available for review Monday-Friday from 8-5 in the Planning and Zoning office or on the Planning and Zoning webpage at www.celebratedouglascounty.com.

APPENDIX E

Public Hearing Documentation

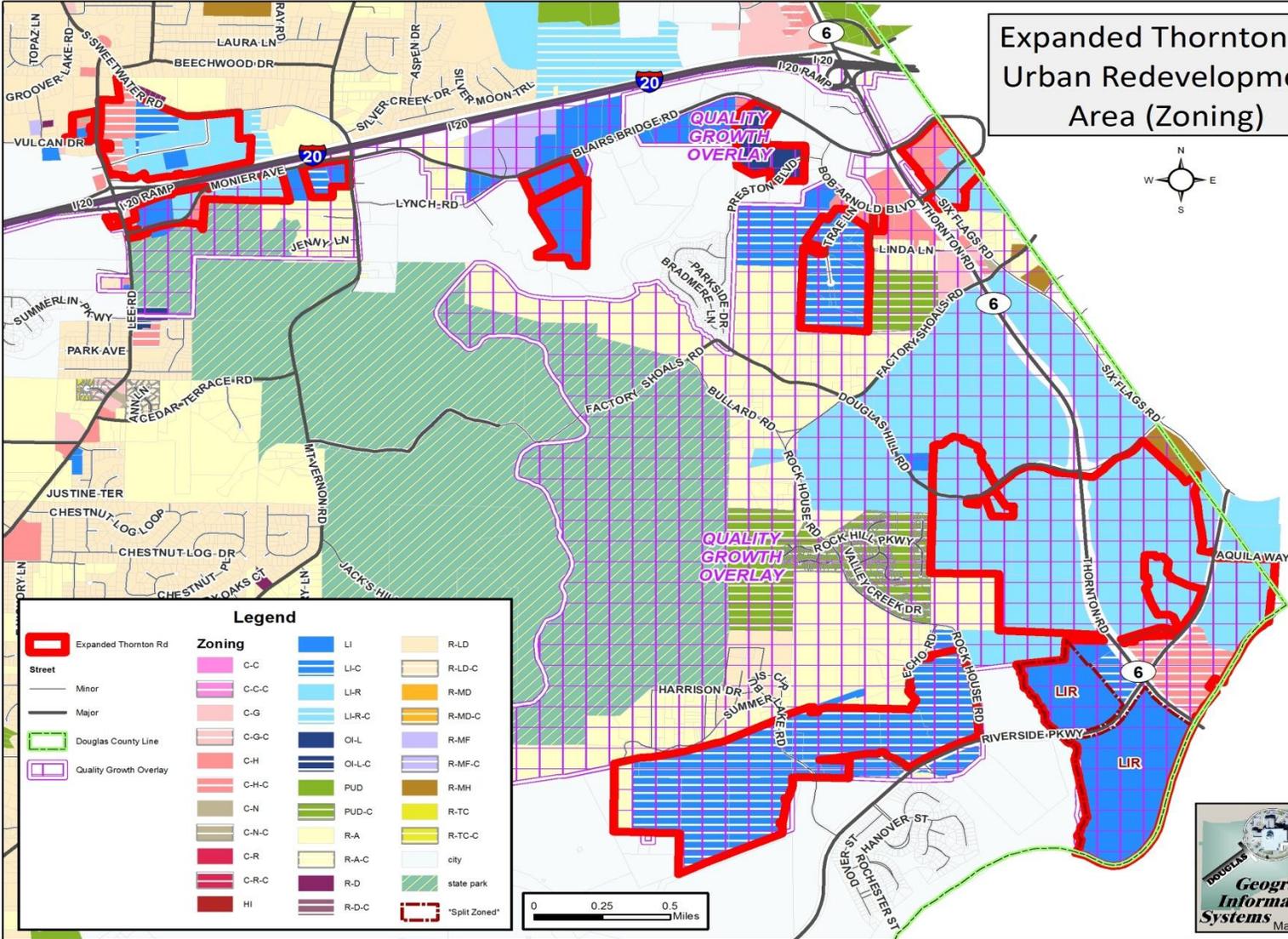
Ads

ITEMS TO BE ADDED WHEN THEY RUN

APPENDIX F

MAPS

Expanded Thornton Rd Urban Redevelopment Area (Zoning)

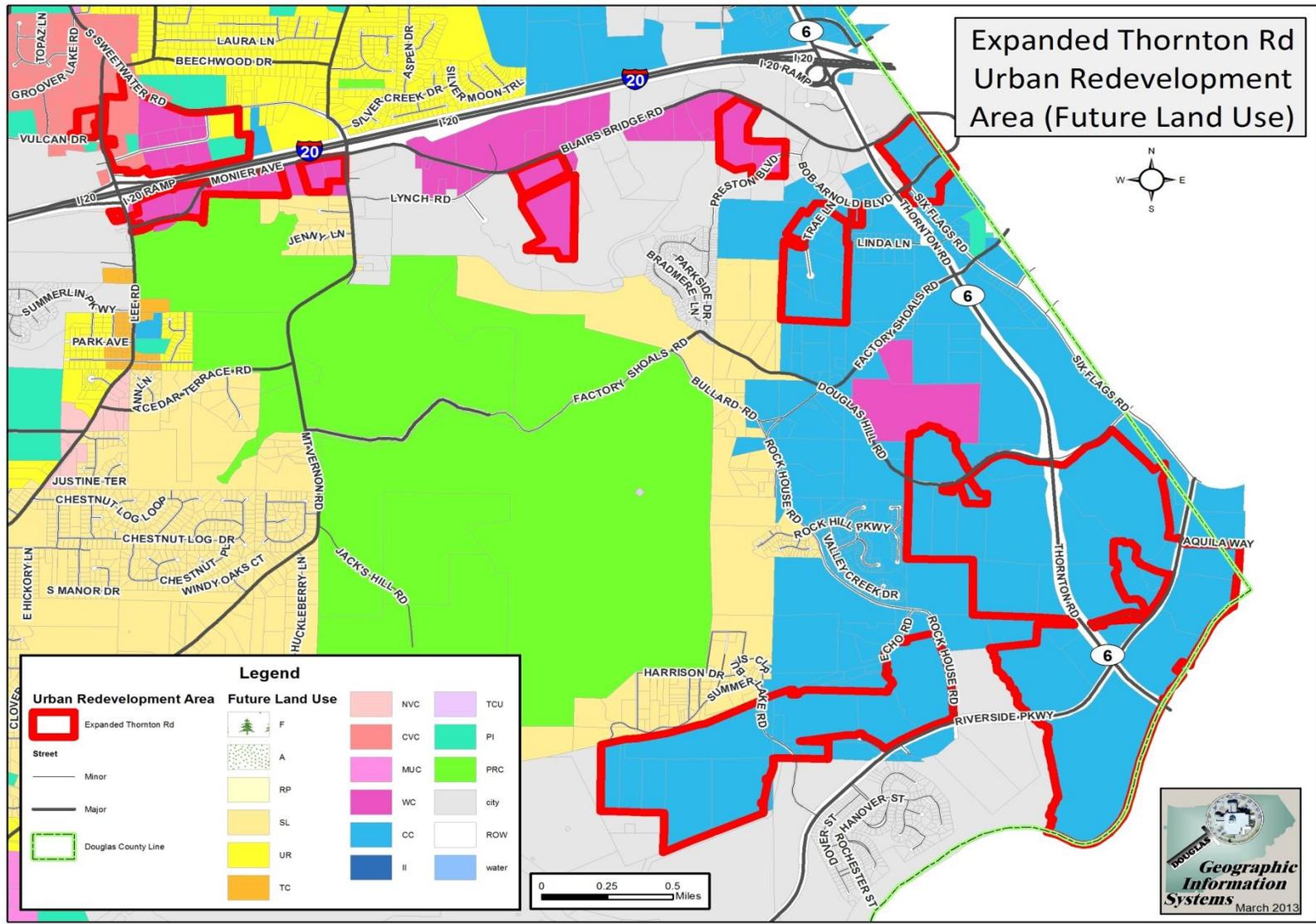
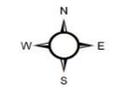


Legend	
	Expanded Thornton Rd
	Street
	Minor
	Major
	Douglas County Line
	Quality Growth Overlay

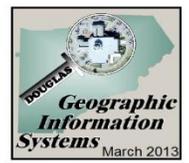
Zoning	
	C-C
	C-C-C
	C-G
	C-G-C
	C-H
	C-H-C
	C-N
	C-N-C
	C-R
	C-R-C
	HI
	LI
	LI-C
	LI-R
	LI-R-C
	OI-L
	OI-L-C
	PUD
	PUD-C
	R-A
	R-A-C
	R-D
	R-D-C
	R-LD
	R-LD-C
	R-MD
	R-MD-C
	R-MF
	R-MF-C
	R-MH
	R-TC
	R-TC-C
	city
	state park
	Split Zoned



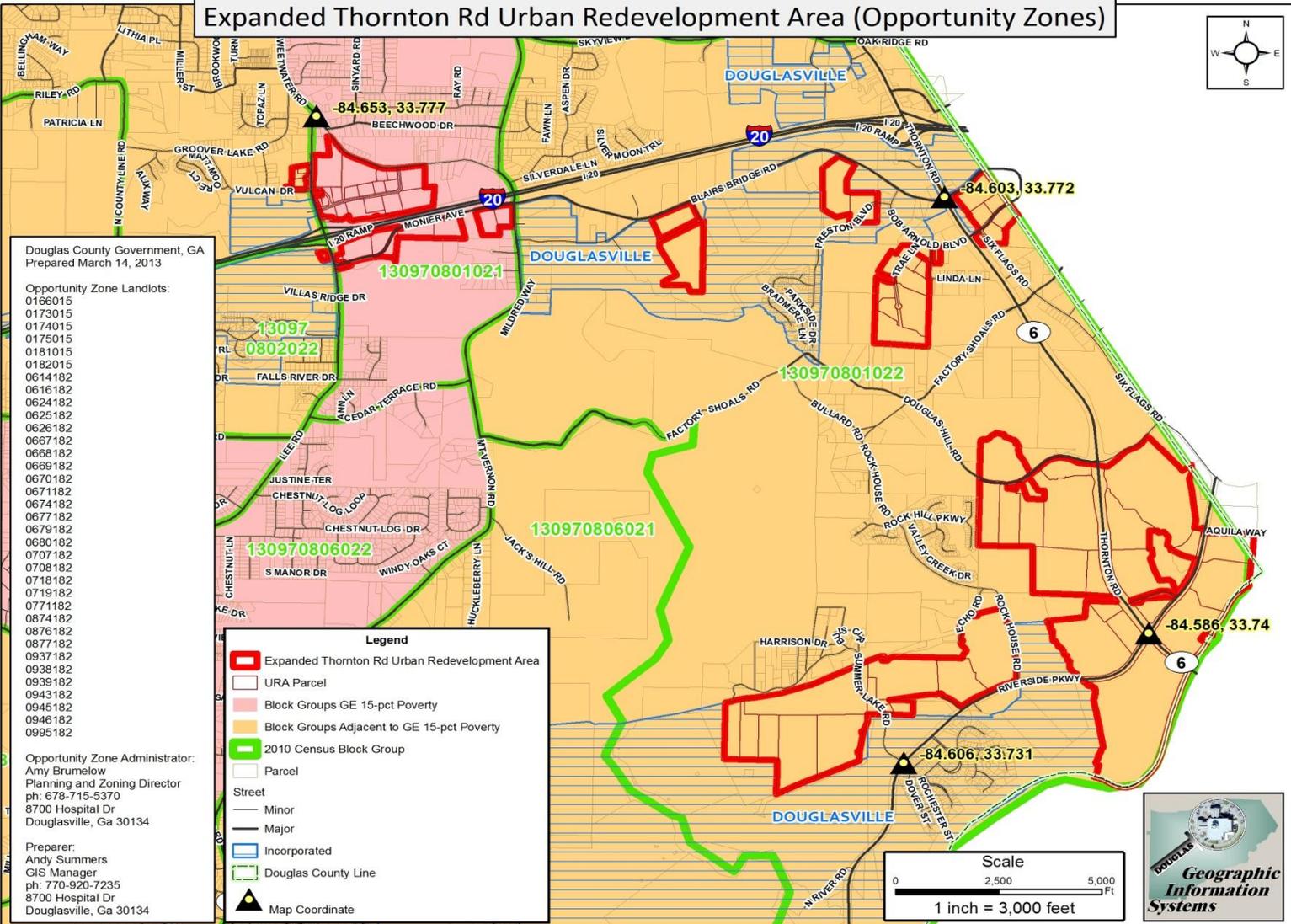
Expanded Thornton Rd Urban Redevelopment Area (Future Land Use)



Urban Redevelopment Area		Future Land Use	
	Expanded Thornton Rd		NVC
	Minor Street		TCU
	Major Street		PI
	Douglas County Line		RP
			SL
			UR
			TC
			MUC
			WC
			CC
			II
			water
			city
			ROW
			F
			A



Expanded Thornton Rd Urban Redevelopment Area (Opportunity Zones)



Douglas County Government, GA
Prepared March 14, 2013

Opportunity Zone Landlots:

- 0166015
- 0173015
- 0174015
- 0175015
- 0181015
- 0182015
- 0614182
- 0616182
- 0624182
- 0625182
- 0626182
- 0667182
- 0668182
- 0669182
- 0670182
- 0671182
- 0674182
- 0677182
- 0679182
- 0680182
- 0707182
- 0708182
- 0718182
- 0719182
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- 0874182
- 0876182
- 0877182
- 0937182
- 0938182
- 0939182
- 0943182
- 0945182
- 0946182
- 0995182

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Legend

- Expanded Thornton Rd Urban Redevelopment Area
- URA Parcel
- Block Groups GE 15-pct Poverty
- Block Groups Adjacent to GE 15-pct Poverty
- 2010 Census Block Group
- Parcel
- Street
- Minor
- Major
- Incorporated
- Douglas County Line
- ▲ Map Coordinate

