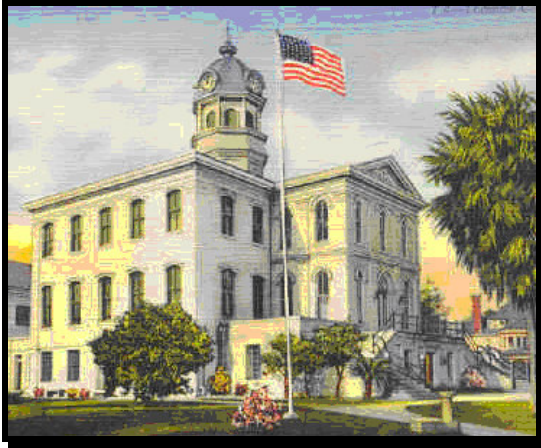


*Thomas County / Thomasville* **Comprehensive Plan**  
2005 - 2025



Prepared By:



Jerry Weitz & Associates, Inc.  
Planning & Development Consultants

1225 Rucker Road, Alpharetta, Georgia 30004  
Phone: (770) 751-1203 E-Mail: [jweitz@bellsouth.net](mailto:jweitz@bellsouth.net)  
[www.Jerryweitzassociates.com](http://www.Jerryweitzassociates.com) Fax: (770) 751-7784

Growth Management  
Comprehensive Planning  
Zoning & Land Use Regulations  
Land Development Applications  
Expert Testimony  
Public Policy Analysis

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## INTRODUCTION

The Community Agenda document is the final installment of the Thomas County/City of Thomasville Joint Comprehensive Plan. While the Community Assessment represents an existing conditions analysis, the Community Agenda represents the plan for the future. The Community Agenda has been developed with extensive public input and guidance from staff members, stakeholder groups, community workshops, and survey materials. The Community Participation Plan outlines the public outreach efforts taken in developing the plan.

The Community Agenda begins with a narrative describing desired future development patterns in both Thomas County and the City of Thomasville. Issues and opportunities identified in the Community Assessment, and refined in the Community Participation Program, are also included in the Community Agenda. After the community issues and opportunities are finalized, a list of corresponding goals and policies are developed. The goals and policies are intended to serve as a policy guide for both future development and an outline for actions supportive of the plan. An implementation program including specific planning recommendations has also been included in the Community Agenda. Finally, a Short Term Work Program of projects planned for the next five years is included along with the implementation program.

## FUTURE DEVELOPMENT NARRATIVE

The Future Development Narrative provides a vision for development patterns and land use throughout the City's distinct character areas. The narrative provides a detailed description of each future development category found on the Thomas County and City of Thomasville Future Development Maps (See Figures 1 and 2). Future Development Areas, like the character areas identified in the Community Assessment, represent distinct neighborhoods and activity centers. These areas each contain a distinct combination of appropriate land uses.

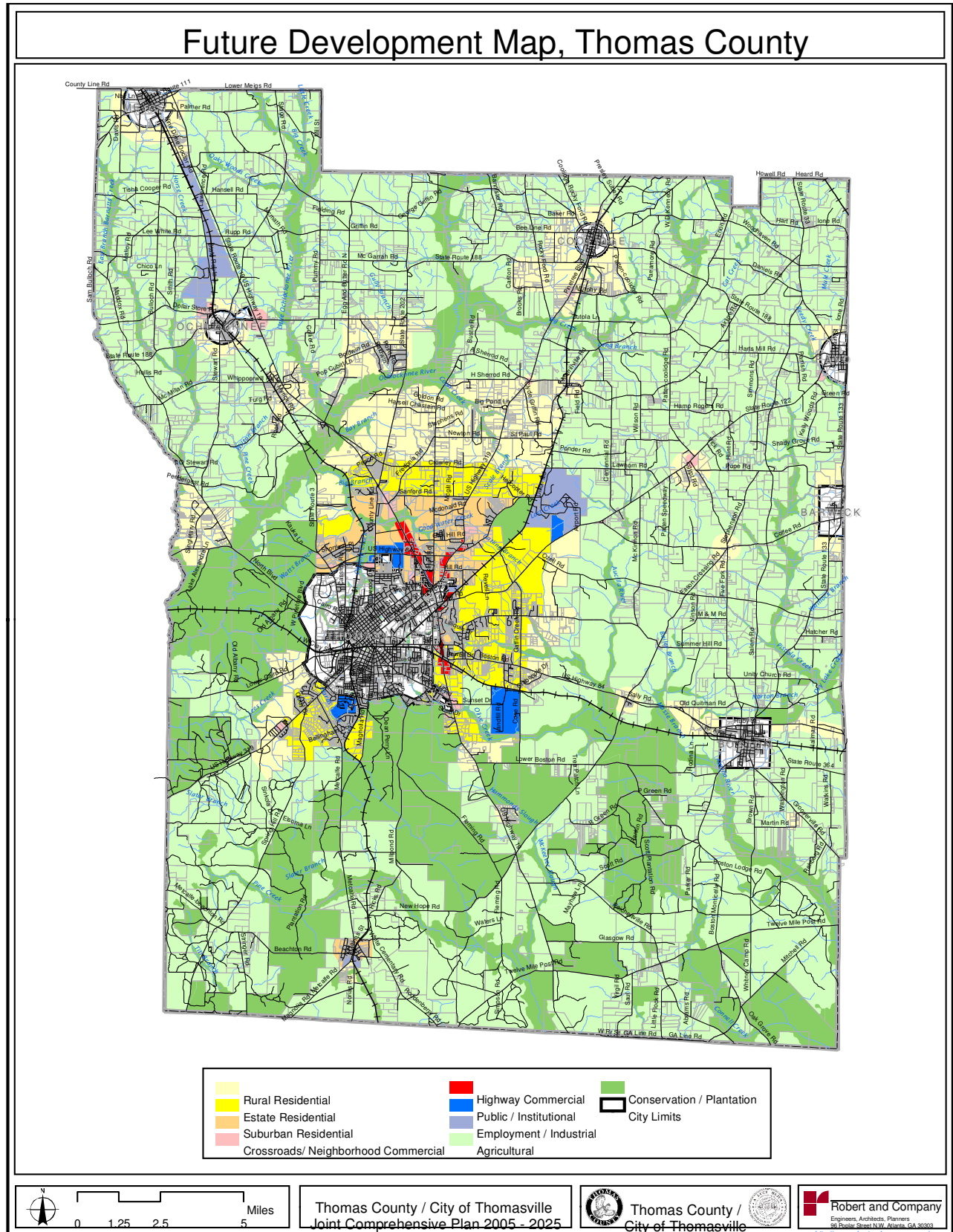
The Future Development Narrative provides a description of the general vision and intent of each future development area. Additionally, the Future Development Narrative includes pictures to provide a readily-accessible visual representation of desired types of future development. While these pictures are not intended to represent specific developments, each picture serves as an example of preferred land use patterns.

Recommended land uses are listed for each future development area. These uses represent the range of possible activities that are compatible with the intent of each area. While providing for a flexible list of potential uses, the Thomas County and City of Thomasville planning staff will review specific development proposals against the allowable appropriate range of uses. Staff members, elected officials, and advisory boards have the authority to permit the least intensive uses listed within each area as deemed appropriate on a case-by-case basis.

Next, the Future Development Narrative contains a review of Georgia's Quality Community Objectives. Each future development area discussion includes a listing of those Quality Community Objectives addressed within the area. A more detailed review of State Quality Community Objectives as related to the city as a whole is provided in the Executive Summary portion of the Community Assessment document.

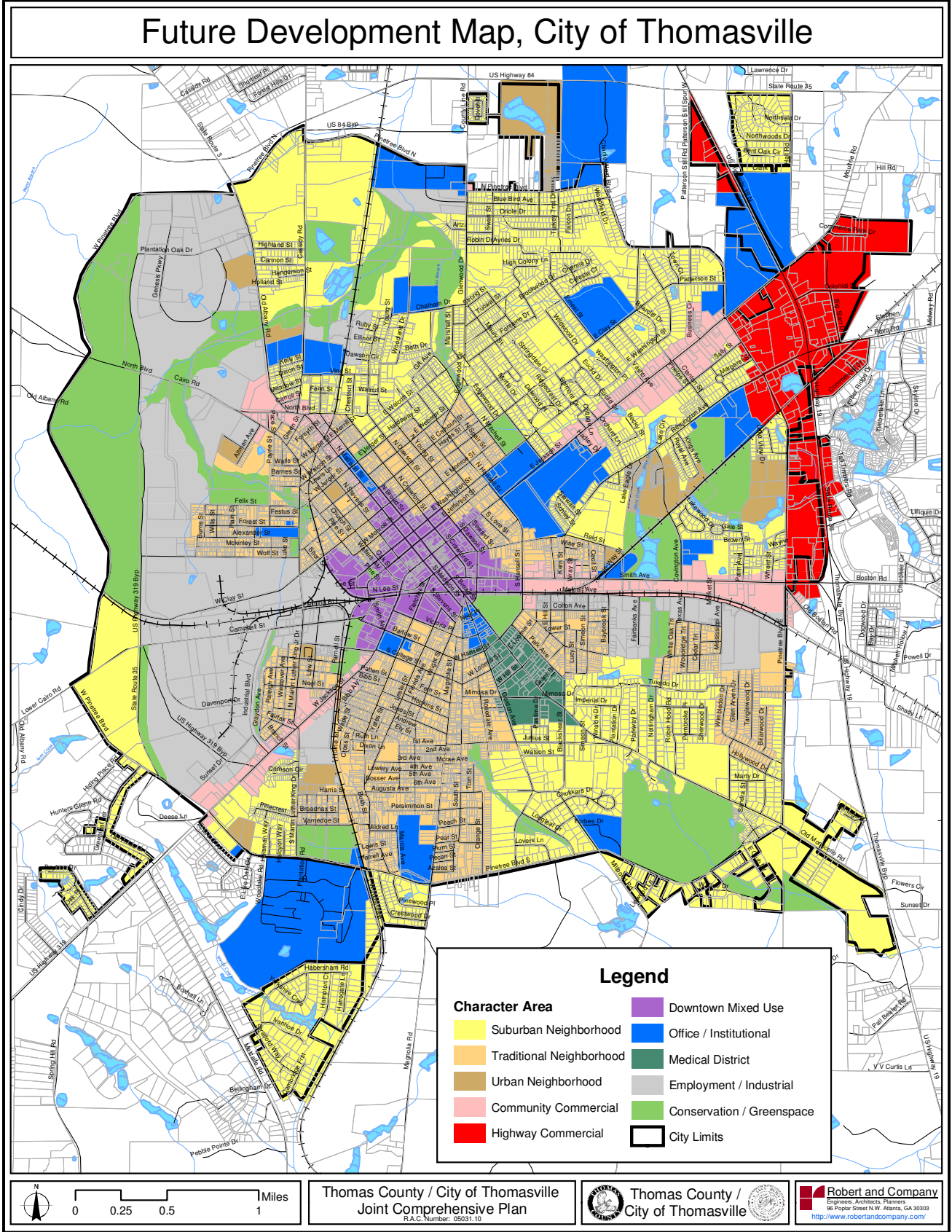
Finally, the Future Development Narrative includes recommended implementation measures that can be applied in order to achieve the desired vision for each area. As with the recommended land uses, implementation policies listed for each future development area represent a toolbox of possible strategies.

Future Development Map – Thomas County





Map 2: Future Development Map – City of Thomasville





## FUTURE DEVELOPMENT AREAS – THOMAS COUNTY

### 1. Agricultural

Agricultural areas include farmlands, woodlands, and sparsely settled areas in Thomas County that should be maintained in their rural or cultivated state. A variety of formal and informal economic activities that sustain a rural way of life, such as timber harvesting and agri-tourism, may also be supported in these areas. Agricultural Future Development Areas are most prominent in the northern part of the county, but are found interspersed throughout the Plantation areas in southern Thomas County as well. Existing farming operations and agricultural businesses should be enhanced to ensure their viability, and new farms and agri-business should be encouraged. Additional protection for farmers, such as Right-to-Farm Laws, should be considered.

Farmland should be preserved for the cultivation of crops and the raising of livestock, and should be protected from construction and development. Any development in Agricultural Future Development Areas should be in harmony with the existing environment and retain the region’s rural character. “Franchise” and “corporate”-style architecture should not be permitted. Residential lot sizes should be a minimum of ten (10) acres so as to preserve the rural character. Land use and zoning regulations should encourage development that is designed to preserve open space and valuable agricultural land, such as Agricultural Zoning, Rural Development Guidelines, and Rural Cluster Zones.



Row Crops



Pasture Land



Cotton Crop in Thomas County

Conservation easement and Transfer of Development Rights (TDR) programs should be utilized.

Recommended Uses in Agricultural Areas

- ❑ Farming
- ❑ Pasture Land
- ❑ Forestry
- ❑ Rural Density Residential
- ❑ Parks / Recreation
- ❑ Mining
- ❑ Cellular Towers / Utilities\* (conditional)

Quality Community Objectives Addressed

- ❑ Regional Identity
- ❑ Heritage Preservation
- ❑ Open Space Preservation
- ❑ Environmental Protection
- ❑ Regional Solutions



Agricultural Land

Implementation Measures

- ❑ Zoning to Enhance Agricultural Viability
- ❑ Agricultural Tax Policy
- ❑ Agricultural Financing Programs (e.g., Revolving Loan Fund, Matching Funds, Grant Programs)
- ❑ Agri-tourism Promotion
- ❑ Conservation and Development Plans / Open Space and Recreation Planning
- ❑ Agricultural Land Mitigation Ordinances
- ❑ Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR)
- ❑ Natural Resource Inventory / Natural Resource Protection
- ❑ Agricultural Zoning
- ❑ Rural Cluster Zoning
- ❑ Right to Farm-Laws (See DCA's Model Code's Alternatives to Conventional Zoning §4-1, §4-2, §4-3)

## 2. Conservation / Plantation

The Conservation / Plantation Areas in Thomas County are predominantly located in the southern part of the County in the Red Hills Region, which extends from Thomasville to Tallahassee, Florida. The Region is well-known for its rare Longleaf Pine Forests, its biological diversity, its scenic beauty, and historic plantations. Much of the land is held in conservation easements or by other protective measures that ensure the permanent protection of the significant lands.

Areas in Thomas County designated as Conservation / Plantation should be recognized for their value as natural resources, as well as for their potential economic value. A system of interconnecting forests, greenways, and ecological corridors that link the forests, and the conservation, agricultural, and natural lands in this future development area should be established in order to administer stringent development regulations and to ensure the protection of the forest lands, ecological corridors, and wildlife habitat.

### Recommended Uses in Conservation / Plantation Areas

- ❑ Farming
- ❑ Plantations
- ❑ Livestock
- ❑ Forestry
- ❑ Rural Density Residential (2-acre minimum lot size)
- ❑ Parks / Recreation
- ❑ Mining
- ❑ Cellular Towers / Utilities\* (conditional)



Longleaf Pine in Thomas County



Native Plant Species in Red Hills Region



Plantation Home in Thomas County  
Source: [www.talltimbers.org](http://www.talltimbers.org), Photo by K. McGorty



Quality Community Objectives Addressed

- ❑ Regional Identity
- ❑ Heritage Preservation
- ❑ Open Space Preservation
- ❑ Environmental Protection
- ❑ Regional Solutions

Implementation Measures

- ❑ Contribute to Conservation Easement Programs, such as Tall Timbers Research
- ❑ Forest Land Tax Policy to reduce tax burden on forest land owners in Thomas County
- ❑ Tree Harvesting Ordinance Requiring Management and

Regeneration Plan and Best Management Practices from loggers

- ❑ Financial Incentives for Donating to Conservation Easements
- ❑ Agricultural Financing Programs (e.g., Revolving Loan Fund, Matching Funds, Grant Programs)
- ❑ Critical Habitat Protection
- ❑ Agri-tourism Promotion and Marketing Programs in Association with Red Hills Region
- ❑ Transfer of Development Rights (TDR)
- ❑ Natural Resource Inventory / Natural Resource Protection

### 3. Rural Residential

Rural Residential Future Development Areas are those parts of Thomas County that wish to maintain their rural atmosphere, while still accommodating a specific category of residential development. Due to the rural character of these areas, recognizable by the abundant open space, pastoral views, and large lot sizes, development design that is compatible with the existing environment is desirable. This includes promoting rural cluster zoning, conservation subdivisions, and large lots sizes as the prototypes for new development.

Rural Residential areas in the County are transitional areas between Agricultural / Conservation / Plantation areas and slightly more dense development, such as Estate Residential. Future developments should be typified by architecture that is compatible in nature with the rural character of the community, with abundant open space and large lot sizes.

#### Recommended Uses in Rural Residential Areas

- ❑ Rural Density (Single Family Detached) Residential (Conservation Subdivisions, and 2-acre min. lot size)
- ❑ Parks / Recreation
- ❑ Farming
- ❑ Livestock
- ❑ Forestry



Rural Residential in Eastern Thomas County



Compatible Residential Development and Open Space, Source: USDA NRCS, Bob Nichols



Rural Home in Thomas County



Quality Community Objectives Addressed

- ❑ Regional Identity
- ❑ Heritage Preservation
- ❑ Open Space
- ❑ Environmental Protection

Implementation Measures

- ❑ Rural Subdivision-type Development, such as Rural Cluster Zoning.
- ❑ Individual Site Plan Review to Govern Development of Individual Parcels of Land.
- ❑ Subdivision Review to ensure streets, lots, infrastructure, and open space is properly and safely designed.
- ❑ Architectural Design Control to Ensure Design and Character of the Built Environment is Compatible with the Natural Environment.
- ❑ Scenic Viewshed Protection for Designated Areas via Adopted Ordinances and Working with Landowners and Developers to Design to Minimize Impact to Significant Viewsheds.



Rural Residential Development in Thomas County

#### 4. Estate Residential

Estate Residential Areas in Thomas County are low-density neighborhoods and subdivision developments, with almost exclusively residential land uses. Characterized by cul-de-sacs and curvilinear street patterns designed to discourage cut-through traffic, this future development area is concentrated to the north, northeast, and southwest of Thomasville. Suburban Residential, a higher-density form of residential development, serves as a buffer between Thomasville and the Estate Residential future development areas of Thomas County.

There is significant development pressure in these areas due to the availability of water and sewer services, and proximity to Thomasville amenities. Infill development in Estate Residential areas must be carefully regulated in order to ensure that redevelopment is compatible with existing neighborhood patterns.

Although this type of development is characterized by cul-de-sac development and automobile-oriented design. Pedestrian accessibility should be provided. Likewise, neighborhood connectivity should be encouraged. Plans for new Estate Residential communities should provide for a healthy balance of nearby amenities, such as parks, schools, recreational facilities, and appropriate retail opportunities.



Housing Construction in Thomas County



Estate Residential



House in Thomas County

Recommended Uses in Estate Residential Areas

- ❑ Single Family Detached (1/2- to 1-unit per acre minimum, Conservation Subdivisions)
- ❑ Parks / Recreation

Quality Community Objectives Addressed

- ❑ Housing Opportunities
- ❑ Heritage Preservation
- ❑ Sense of Place
- ❑ Infill Development

Implementation Measures

- ❑ Screening and Buffering Requirements Between Neighborhoods and Surrounding Commercial/ Industrial Uses
- ❑ Home Ownership and Maintenance Programs
- ❑ Buyer Education and Counseling
- ❑ Sidewalks and Pedestrian Linkages
- ❑ Infill Development Program to Regulate Compatibility of New Development in Established Neighborhoods
- ❑ Traffic Calming
- ❑ Neighborhood Connectivity



### 5. Suburban Residential

Suburban Residential neighborhoods provide for both small attached and detached housing at a greater density than Estate and Rural Residential neighborhoods in Thomas County. The areas designated as Suburban Residential are predominantly neighborhoods situated between Estate Residential neighborhoods of Thomas County and the city limits of Thomasville.

Suburban Residential neighborhoods may include a mixture of owner and renter occupied housing, and provide opportunities for innovate neighborhood design. Townhomes, duplexes, condominiums, and senior housing are all appropriate types of development within these neighborhoods. Small churches, public buildings, parks, and limited neighborhood retail should be integrated as conditional land uses in these predominantly residential neighborhoods.

Principles of Traditional Neighborhood Development (TND) and Conservation Subdivisions with Cluster Homes should be promoted in Suburban Residential neighborhoods, due to their greater development flexibility in terms of open space, convenience shopping, and recreational facilities. These types of development may include a mixture of housing types and sizes all within one development or subdivision, and frequently allow for clustering of buildings in one portion of development in exchange for the preservation of greenspace, collectively owned parks and trails, or sensitive environmental features in another portion of the site.



Suburban Residential with Cul-de-Sac



Suburban Residential Neighborhood



New Suburban Residential Development with Pedestrian Amenities

Pedestrian-friendly environments should be promoted in Suburban Residential neighborhoods. Houses should be oriented toward the street with relatively small setbacks, and amenities like sidewalks, lamps, street trees, and on-street parking should be provided. Neighborhoods may include small churches, public buildings, and neighborhood retail.

Like the neighborhoods within Thomasville, the development in the Suburban Residential Areas in the County should provide sufficient connectivity between neighborhoods and nodal activity centers. Both redevelopment and new development in this area should be supportive of Thomasville's historic character.

#### Recommended Uses in Suburban Residential

- ❑ Single Family Detached
- ❑ Traditional Neighborhood Development
- ❑ Duplexes
- ❑ Senior Housing
- ❑ Cluster Homes
- ❑ Townhomes
- ❑ Condominiums
- ❑ Conservation Subdivisions
- ❑ Master-Planned Communities

#### Quality Community Objectives

- ❑ Traditional Neighborhoods
- ❑ Housing Choices
- ❑ Sense of Place
- ❑ Infill Development
- ❑ Open Space Preservation
- ❑ Environmental Protection
- ❑ Transportation Alternatives

#### Implementation Measures

- ❑ Traditional Neighborhood Development – Comprehensive TND Ordinance
- ❑ Design and Construction Standards
- ❑ Overlay Zoning
- ❑ On-Street Parking
- ❑ Cluster Development
- ❑ Home Ownership and Maintenance Programs
- ❑ Strict Code Enforcement
- ❑ Infill Development Program to Regulate Compatibility of New Development in Established Neighborhoods
- ❑ Conservation Subdivision Ordinance
- ❑ Planned Residential Ordinances/Planned Unit Development (PUD)



## 6. Crossroads / Neighborhood Commercial

This type of small, node-like commercial development is intended to be local-serving. Retail and services within Crossroads / Neighborhood Commercial are neighborhood focal points with a concentration of small commercial, civic, and public activities. Development within these areas is encouraged to be pedestrian-oriented and compatible with surrounding single-family residential areas. Agricultural and automotive services may be appropriate land uses for these areas.



Crossroads Commercial

Crossroads / Neighborhood Commercial areas are typically situated at the intersection of two streets or highways, which helps to minimize traffic on local streets. Commercial buildings should be oriented toward streets that are easily accessible from surrounding neighborhoods. Buildings should have minimal front setbacks, and building entrances should be oriented toward streets. Developments should include sidewalks and pedestrian amenities where possible. Surface parking should be located behind or to the side of buildings; parking and vehicle drives should be located away from building entrance—not between building entrances and the street. Landscape buffering should be provided between parking lots, adjacent sidewalks, and adjacent residential uses where possible.



Neighborhood General Store

In order to ensure that these areas do not negatively impact nearby uses, and are compatible with the character of the area, these areas should be limited in scale with a maximum height of two (2) stories and with small-scale



Rural Neighborhood Store

establishments that are each less than 5,000 square feet in size.

Recommended Uses in Crossroads / Neighborhood Commercial

- ❑ Retail Commercial
- ❑ Wholesale Commercial
- ❑ Medical
- ❑ Nursing Homes
- ❑ Small Office Professional
- ❑ Day Care Centers
- ❑ Churches
- ❑ Public Buildings

Quality Community Objectives

- ❑ Appropriate Business
- ❑ Employment Options
- ❑ Infill Development
- ❑ Heritage Preservation
- ❑ Regional Identity

Implementation Measures

- ❑ Mixed-Use Zoning
- ❑ PUD Zoning
- ❑ Minimum Setback Requirements
- ❑ Parking in rear or on side of building
- ❑ Buildings oriented toward street

### 7. Highway Commercial

The Highway Commercial Centers in Thomas County are concentrated along the U.S. Highway 19/84 corridor and U.S. Highway 319. These areas function as regional focal points, designed to accommodate commercial uses that serve multiple neighborhoods, as well as the greater regional area. These Highway Commercial centers should contain a mix of commercial, professional, civic, and public uses, and should be easily accessed via major arterial roadways and at key intersections where development nodes can be supported by the regional transportation network. Although these developments are essentially automobile-oriented, pedestrian safety and basic pedestrian access between developments is of primary concern.

The Highway Commercial Future Development Areas should focus on improving the aesthetics of the retail centers through architectural guidelines, corridor overlays, façade grant programs, and selective redevelopment. Many of the Highway Commercial future development areas were constructed several decades ago, so much of the aged infrastructure needs to be renewed using principles of new urbanism and more attractive building design and development layout.



Commercial Strip Development Providing Pedestrian Access



Auto-Oriented Commercial Development in Thomasville



Auto-oriented Strip Commercial Shopping Center

Recommended Uses in Regional Commercial

- ❑ Agri-business
- ❑ Retail Commercial
- ❑ Wholesale Commercial
- ❑ Medical
- ❑ Small Office Professional
- ❑ Day Care Centers
- ❑ Churches
- ❑ Public Buildings



Auto-Oriented Commercial Development

Quality Community Objectives Addressed

- ❑ Appropriate Business
- ❑ Employment Options
- ❑ Regional Cooperation
- ❑ Regional Solutions
- ❑ Infill Development

Implementation Measures

- ❑ Encourage Alternatives to or Reuse of Big Box Retail Development
- ❑ Corridor Design Guidelines
- ❑ Enforce Corridor Overlay District
- ❑ Landscaping Requirements
- ❑ Architectural Standards
- ❑ Buffering between Commercial Uses and Surrounding Neighborhoods
- ❑ Access Management / Interparcel connectivity
- ❑ Signage Regulations
- ❑ Parking Standards
- ❑ Pedestrian Safety Improvements
- ❑ Mixed Use Zoning
- ❑ Level of Service Standards for Development Permitting



## 8. Public / Institutional

Public / Institutional areas consist of significant government, public, medical, and educational campuses and complexes that serve the community. This future development area includes public buildings, colleges, technical schools, public schools, hospitals, and churches.

Public / Institutional buildings often serve as an anchor for surrounding neighborhoods and activity centers. This category often includes schools, churches, and single-function land use districts where public access is controlled or limited. While automobile accessibility is typically necessary, pedestrian accessibility and walkable environments are encouraged.

### Recommended Uses in Public / Institutional

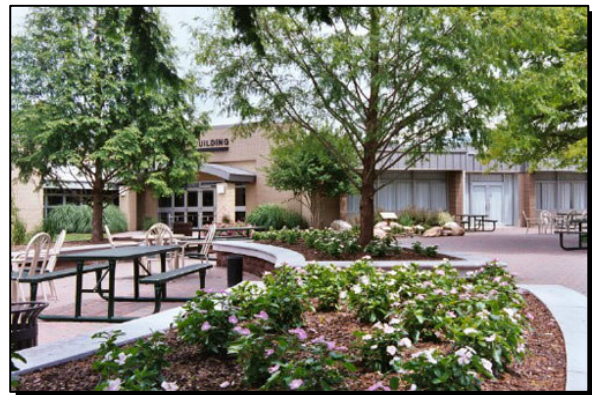
- ❑ Public Buildings / Civic & Government
- ❑ Professional Campus\* (Conditional)
- ❑ Schools / Universities / Colleges
- ❑ Churches
- ❑ Medical\* (Conditional)

### Quality Community Objectives Addressed

- ❑ Educational Opportunities
- ❑ Employment Options
- ❑ Regional Cooperation
- ❑ Regional Solutions
- ❑ Regional Identity
- ❑ Sense of Place
- ❑ Traditional Neighborhood



Institutional Campus Office Space



Representative Photo of Institutional Campus  
Source: [www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)



Church



Implementation Measures

- ❑ Design Guidelines / Signage
- ❑ Marketing Publication, Promoting Educational / Learning Opportunities
- ❑ Business Incentives
- ❑ Parking Standards
- ❑ Access Management
- ❑ Sidewalk and Pedestrian Network Design
- ❑ Overlay Zoning Buffering and Screening Between Campus uses and surrounding neighborhoods

### 9. Employment / Industrial

The Employment/Industrial areas in Thomas County include areas with a concentration of industrial parks, warehousing, distribution, and manufacturing, and mining. It is important to plan for the development of employment and industrial properties; both industries within cities are crucial to creating a balanced economy. Industrial development provides job opportunities for residents, generates significant property tax revenue, and contributes to a healthy mix of residents (consequently houses) and jobs.

Thomas County should make sure to locate industrial development in areas that do not conflict with residential neighborhoods. Light, less intensive industrial uses that are compatible with the residential nature of the county should be encouraged. Thomas County has three chief areas designated as Employment / Industrial Development Areas.

Thomas County's Employment/Industrial designation in the northwest part of the county includes an active mining area, which is a higher intensity manufacturing use. The Metcalf community is appropriate for medium intensity industrial / manufacturing operations. Metcalf Lumber Company (a sawmill) is the most prominent industry in the vicinity.



Industrial Use, Thomas County



Forestry Industries, Thomas County

The County intends to encourage the expansion of the vicinity surrounding Thomasville Municipal Airport as employment / industrial. Light manufacturing, warehousing, and industry operations are appropriate for this area. This future development area is particularly suitable for incorporating some commercial development within the Employment / Industrial areas as appropriate. The integration of office uses within light industrial, distribution, and warehousing centers should be encouraged.

Recommended Uses in Employment / Industrial

- ❑ Manufacturing / Industrial
- ❑ Agribusiness
- ❑ Retail Commercial
- ❑ Wholesale Commercial
- ❑ Mining

Quality Community Objectives Addressed

- ❑ Appropriate Business
- ❑ Employment Options
- ❑ Regional Solutions

Implementation Measures

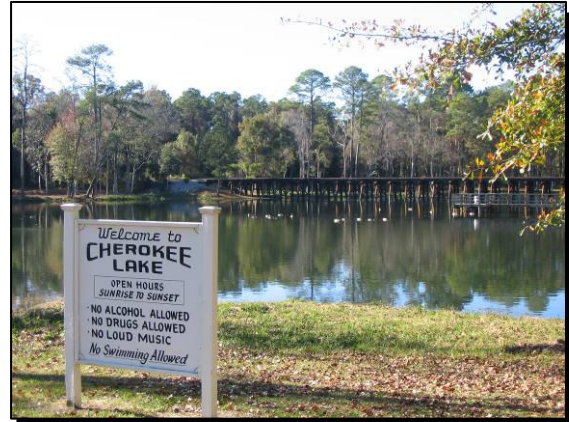
- ❑ Marketing Strategy
- ❑ Business Incentives for Clean Industry
- ❑ Level of Service Standards for Development Permitting
- ❑ Buffering and Screening between Industrial Uses and Surrounding Neighborhoods
- ❑ Tax Allocation Districts (TAD)
- ❑ Enforce Designated Freight Routes

FUTURE DEVELOPMENT NARRATIVE – CITY OF THOMASVILLE

**1. Conservation / Greenspace**

Parks, gardens, agricultural lands, and plantations are the types of uses identified as Conservation / Greenspace in Thomasville’s Future Development Map. This future development designation is essential to the maintenance, enhancement, and overall health and quality of life in the Thomasville community. The city is committed to the expansion and enrichment of its parks, recreation facilities, scenic gardens, bicycle and pedestrian greenways, and the conservation of the nearby plantations and agricultural lands. The city has worked diligently to develop its park system, which includes 244.5 acres of park land, divided among 22 parks. Recreation facilities include over 22 miles of bicycle trails in the city and county, water sport facilities on the Ochlocknee River, and the Country Oaks Golf Course. The Rose Garden and Cherokee Lake, located north of Smith Avenue, are quality examples of scenic areas in Thomasville that enhance the community’s character.

This future development category also provides for the protection of sensitive environmental habitats in Thomasville, such as floodplains and wetlands that should be preserved from development. For example, the longleaf pine native habitat has been identified as a conservation area in the city, as have many of the other agricultural lands and plantations in the city. Also, the Red Cockaded Woodpecker is known to inhabit the plantations of Northwest Thomasville.



Cherokee Lake: Scenic Area and Potential Greenway



Thomasville Rose Garden: Parks and Gardens



Remington Park: Recreation Facilities



The city will continue to explore possible greenspace acquisition opportunities along greenways and stream corridors, which may be suitable for providing linkages between parks, schools, and neighborhoods. The Conservation / Greenspace future designation is dedicated to both the environmental preservation and the recreational needs of the community, which both help to enhance the city's existing assets and provide a superior quality of life. The city will work cooperatively with the County Recreation Board and with Tall Timbers Research and the county for Environmental Protection.

Recommended Uses in Conservation / Greenspace Areas

- ❑ Parks and Recreational Facilities
- ❑ Bicycle Pedestrian Greenways
- ❑ Conservation Areas
- ❑ Agriculture

Quality Community Objectives Addressed

- ❑ Open Space Preservation
- ❑ Environmental Protection
- ❑ Regional Cooperation
- ❑ Transportation Alternatives
- ❑ Sense of Place

Implementation Measures

- ❑ Greenspace Requirements for New Development
- ❑ Greenway / Trail Expansion
- ❑ Bicycle / Pedestrian Master Plan and Linkages
- ❑ Parks and Recreation Master Plan
- ❑ Strengthen Tree Protection Ordinance
- ❑ Regulate and Limit Development within Flood Prone Areas
- ❑ Incentive Zoning / Density Bonuses for added Greenspace Amenities
- ❑ Participate in Georgia Land Conservation Program
- ❑ Conservation Easement Program
- ❑ Transfer of Development Rights Program

## 2. Suburban Neighborhood

Suburban Neighborhoods are low-density residential areas that should be protected from the encroachment of traffic and incompatible land uses. Often, this future development area has characteristics similar to those of typical suburban subdivisions, such as cul-de-sacs, wider setbacks, and larger lot sizes.

Historic neighborhoods within this category should be preserved. Traditional Neighborhood Development principles, which are already commonplace in the city's historic downtown neighborhoods, should be applied to any new residential communities. Any declining Suburban Neighborhoods should be stabilized in order to protect the overall integrity of the city's residential communities.

The areas that are designated as Suburban Neighborhood in the city are primarily focused along the city's periphery. Suburban Neighborhoods have larger lot sizes. With larger lots and more building separation, some Suburban Neighborhoods are automobile-oriented. However, they should strive to promote pedestrian-friendly environments with sidewalks and sufficient connectivity between neighborhoods and neighborhood activity centers.



Suburban Neighborhood in Thomasville



Suburban Cul-de-Sac Neighborhood



Large Lot Residential

Recommended Uses in Suburban Neighborhoods

- ❑ Single Family Detached Residential
- ❑ Traditional Neighborhood Development
- ❑ Small Neighborhood Churches
- ❑ Parks / Recreation / Greenspace
- ❑ Schools

Quality Community Objectives Addressed

- ❑ Growth Preparedness
- ❑ Heritage Preservation
- ❑ Housing Opportunities
- ❑ Traditional Neighborhood
- ❑ Open Space
- ❑ Sense of Place



Suburban Neighborhood in Thomasville

Implementation Measures

- ❑ Screening and Buffering Requirements between Neighborhoods and Surrounding Commercial / Industrial Uses
- ❑ Home Ownership and Maintenance Programs
- ❑ Buyer Education and Counseling
- ❑ Strict Code Enforcement
- ❑ Sidewalks and Pedestrian Linkages
- ❑ Traffic Calming
- ❑ Historic Preservation
- ❑ Infill Development Program to Regulate Compatibility of New Development in Established Neighborhoods.
- ❑ Large lot Zoning Category



### 3. Traditional Neighborhood

Traditional Neighborhoods are medium density residential areas with a majority of single-family houses, with opportunities for higher density uses and infill redevelopment. Many of Thomasville’s historic neighborhoods fall within this category. Although emphasis is placed on single family housing, Traditional Neighborhoods are often anchored by institutions and parks, which function as activity centers. Limited development of duplexes, townhomes, and cluster homes with designated open space, condominiums, and senior housing are all appropriate uses in the Traditional Neighborhood Future Development Area.

Thomasville’s central neighborhoods surrounding the historic downtown are Traditional Neighborhoods. This category promotes pedestrian-oriented development and supports nearby “main street” retail opportunities as well as limited neighborhood commercial and activity centers. Characteristics of this type of development include grid street patterns, small building setbacks, sidewalks, alleys, and lamp posts as street lighting. Owner occupancy should be encouraged within these areas.



Traditional Neighborhood Development: Small Setbacks, Sidewalks, On-Street Parking



Traditional Neighborhood Development



Townhomes



Recommended Uses in Traditional Neighborhoods

- ❑ Traditional Neighborhood Development
- ❑ Single-family detached residential
- ❑ Duplexes
- ❑ Senior Housing
- ❑ Small Neighborhood Churches
- ❑ Parks / Recreation



Cluster Homes

Conditional Uses

- ❑ Neighborhood Commercial
- ❑ Condominiums
- ❑ Cluster Homes
- ❑ Townhomes

Implementation Measures

- ❑ Comprehensive TND Ordinance
- ❑ Maximum Lot Sizes
- ❑ On-Street Parking
- ❑ Infill Development Regulations
- ❑ Historic Preservation
- ❑ Design and Construction Standards
- ❑ Open Space Requirements in Cluster Zoning Category
- ❑ Sidewalks and Pedestrian Linkages to Activity Centers and Parks
- ❑ Traffic Calming / Roadway Safety Improvements
- ❑ Strict Code Enforcement

Quality Community Objectives Addressed

- ❑ Traditional Neighborhoods
- ❑ Growth Preparedness
- ❑ Regional Identity
- ❑ Infill Development
- ❑ Heritage Preservation
- ❑ Transportation Alternatives
- ❑ Housing Opportunities
- ❑ Sense of Place

#### 4. Urban Community

Situated in multiple locations throughout the city, areas designated as Urban Communities in Thomasville, are appropriate areas for the city's highest density residential developments. These communities allow for a variety of housing options provide opportunities for workers in the community to also live in the community.

The higher-density residential developments in these areas include condominiums, apartment complexes, and townhomes. Historically, higher-density communities in Thomasville have been at least eleven (11) units per acre. In order to promote a sense of community in these neighborhoods, other services, such as civic, institutional, and recreational uses that are supportive of higher-density residential development, are encouraged in Urban Density areas.

#### Recommended Uses in Urban Density Areas

- ❑ Condominiums
- ❑ Apartment Homes
- ❑ Duplexes
- ❑ Cluster Homes
- ❑ Senior Housing
- ❑ Parks / Recreation
- ❑ Civic / Government



Apartment Homes



Retirement Housing in Thomasville



Condominiums

Quality Community Objectives  
Addressed

- ❑ Housing Opportunities
- ❑ Regional Solutions
- ❑ Infill Development
- ❑ Open Space Preservation
- ❑ Environmental Protection

Implementation Measures

- ❑ Pedestrian Connectivity to Parks and Activity Centers
- ❑ Level of Service Standards for Development Permitting
- ❑ On-Street Parking
- ❑ Buyer Education and Counseling
- ❑ Strict Code Enforcement
- ❑ Redevelop Declining Apartments into Townhomes
- ❑ Design and Construction Standards

### 5. Community Commercial

The neighborhood-friendly commercial areas in Thomasville are intended to serve as focal points with a concentration of small-scale, low-intensity, commercial, civic, and public uses. These existing and proposed neighborhood stores should provide convenient shopping and services to surrounding neighborhoods.

Pedestrian-oriented design and linkages to surrounding residential neighborhoods is encouraged. The areas in Thomasville to be developed as Community Commercial are centralized along portions of major collector roads in the city, including West Jackson Street, East Jackson Street, and Smith Avenue. Often situated on corners and intersections of collector streets, this small-scale commercial is typically less than 10,000 square feet in total area. Stores should be compatible in scale and character with nearby residential developments in order to minimize any negative impacts to surrounding areas. Automobile-oriented commercial is not appropriate in Thomasville’s Community Commercial areas.



Neighborhood Drug Store in Thomasville



Small-scale Commercial: Neighborhood Café in walking distance to Residential Areas

#### Recommended Uses in Community Commercial

- ❑ Neighborhood commercial
- ❑ Limited (low-rise) business/ Office-Professional
- ❑ Restaurants / Services
- ❑ Civic / Public / Church
- ❑ Parks / Public Plazas



Neighborhood Commercial in Townhome Development



Quality Community Objectives  
Addressed

- ❑ Appropriate Business
- ❑ Employment Options
- ❑ Infill Development
- ❑ Heritage Preservation
- ❑ Regional Identity
- ❑ Traditional Neighborhood
- ❑ Sense of Place

Implementation Measures

- ❑ Level of Service Standards for Development Permitting
- ❑ Redesign Off-Street Parking Facilities for Interparcel Connectivity
- ❑ Set Maximum Parking Lot Limits  
Negotiate Shared Parking Agreements
- ❑ Limited Development Intensity
- ❑ Landscaping Requirements
- ❑ Signage Regulations
- ❑ Parking in rear or on side of building
- ❑ Require small setbacks

### 6. Highway Commercial

The Highway Commercial Centers in Thomasville are concentrated along the U.S. Highway 19/84 corridor. These areas are intended to function as regional focal points, designed to accommodate commercial uses that serve multiple neighborhoods, as well as other parts of the rural county. These Highway Commercial centers should contain a mix of uses and should be easily accessed via major arterial roadways and at key intersections where development nodes can be supported by the regional transportation network. Although these developments are essentially automobile-oriented, pedestrian safety and basic pedestrian access between developments is of primary concern.

The Highway Commercial Future Development Areas should focus on improving the aesthetics of the retail centers through architectural guidelines, corridor overlays, façade grant programs, and selective redevelopment. Because many of the Highway Commercial future development areas were constructed several decades ago, the time is ripe for aged infrastructure to be renewed, using principles of new urbanism and more attractive building design and development layout. Ideally, buildings will be placed close to the road corridor with parking placement to the rear and hidden from the roadway view.



Commercial Strip Development Providing Pedestrian Access



Auto-Oriented Commercial Development



Auto-oriented Strip Commercial Shopping Center

A natural vegetative buffer (approx. 50 feet) should be maintained between developments and road corridor. Access roads, shared driveways or inter-parcel connections provide alternate access to developments and help to reduce the number of curb cuts and traffic on the main corridor.

Recommended Uses in Regional Commercial

- ❑ General Commercial
- ❑ Office / Professional
- ❑ Civic / Public / Church

Quality Community Objectives Addressed

- ❑ Appropriate Business
- ❑ Employment Options
- ❑ Regional Cooperation
- ❑ Regional Solutions
- ❑ Infill Development

Implementation Measures

- ❑ Encourage Alternatives to or reuse Big Box Retail Development
- ❑ Buffering between Commercial Uses and Surrounding Neighborhoods
- ❑ Access Management
- ❑ Signage Regulations
- ❑ Pedestrian Safety Improvements
- ❑ Mixed Use Zoning
- ❑ Level of Service Standards for Development Permitting
- ❑ Interparcel connectivity
- ❑ Parking Standards
- ❑ Corridor Design Guidelines
- ❑ Architectural Standards
- ❑ Landscaping Requirements

### 7. Downtown Mixed Use

Thomasville’s Downtown Local Historic District is the primary focus of the Downtown Mixed Use Future Development Area. The area extends slightly beyond the Historic District due to the unique character that reaches beyond the borders of the designated area and stimulates a live / work / play environment beyond the historic core. The Downtown Mixed Use area provides an arena for traditional main street retail, as well as civic activities, gatherings, and events. The purpose of the Downtown Mixed Use area is to provide a vibrant mix of uses within easy walking distance of each other with a pedestrian-friendly atmosphere.

Due to the historic nature of Downtown Thomasville, this future development area will balance historic preservation with the need for economic development. Historic structures and sites will be preserved and protected where possible. New construction, renovations, and infill within the area will be compatible with the existing historic fabric in Downtown Thomasville. Redevelopment opportunities, such as old warehouses and vacant commercial buildings, should be identified for adaptive reuse as mixed-use projects in the future.



Main Street Retail in Thomasville



Downtown Streetscape with Pedestrian Amenities



Mixed Use Retail and Residential



Although vertical mixed-use development is commonly promoted in live / work / play environments such as these. Opportunities for vertical mixed-use projects in Downtown Thomasville are limited. However, loft-style residences, where feasible, are encouraged, as is appropriate residential development nearby. Higher-density residences such as townhomes and condominiums are particularly fitting in a mixed-use environment.

Recommended Uses in Downtown Mixed Use

- ❑ Main Street Retail
- ❑ Office / Professional
- ❑ Loft Housing
- ❑ Townhomes / Condominiums
- ❑ Civic / Government / Church
- ❑ Parks / Plazas / Gathering Spaces

Quality Community Objectives Addressed

- ❑ Heritage Preservation
- ❑ Appropriate Business
- ❑ Infill Development
- ❑ Employment Options
- ❑ Regional Identity
- ❑ Sense of Place
- ❑ Transportation Alternatives
- ❑ Housing Opportunities
- ❑ Traditional Neighborhoods

Implementation Measures

- ❑ Marketing Publication Promoting Existing Businesses
- ❑ Marketing Program for Potential Downtown Developers
- ❑ Level of Service Standards for Development Permitting
- ❑ Continue Enforcement of Historic Resources Design Standards
- ❑ Coordination of More Festival Events
- ❑ Enhance Gateways
- ❑ Downtown Business Improvement District
- ❑ Redevelopment Overlay Districts
- ❑ Pedestrian Safety Improvements / Sidewalk and Pedestrian Network Design
- ❑ Modify Zoning Ordinance to Allow Vertical Mixed Use
- ❑ Maximize Use of Existing Parking
- ❑ Negotiate Shared Parking Agreements
- ❑ Landscaping Requirements \

**8. Office / Institutional**

Office / Institutional areas consist of significant institutional offices, public, and educational campuses and complexes that serve the surrounding community. This future development area includes colleges, technical schools, public schools, and hospitals in the area (with the exception of Archbold, which is part of the Medical District Future Development Area).

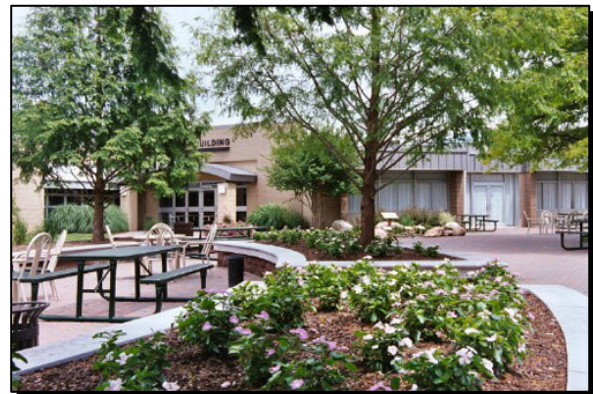
Institutional Campus areas often include buildings that serve as an anchor for surrounding neighborhoods and activity centers. This category often includes schools, churches, and single-function land use districts where public access is controlled or limited. While automobile accessibility is typically necessary, pedestrian accessibility and walkable environments are encouraged. Small office areas near the Downtown should also be encouraged.

Recommended Uses in Institutional Campus

- ❑ Low-Rise Office
- ❑ Public Buildings
- ❑ Professional Campus
- ❑ Civic / Government
- ❑ Schools / Universities / Colleges
- ❑ Churches
- ❑ Medical Office



Institutional Office Space



Representative Photo of Institutional  
Source: [www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)



Representative Architecture for Institutional,  
County Courthouse

Quality Community Objectives  
Addressed

- ❑ Educational Opportunities
- ❑ Employment Options
- ❑ Regional Cooperation
- ❑ Regional Solutions
- ❑ Regional Identity
- ❑ Sense of Place
- ❑ Traditional Neighborhood

Implementation Measures

- ❑ Design Guidelines / Signage
- ❑ Marketing Publication, Promoting Educational / Learning Opportunities
- ❑ Business Incentives
- ❑ Parking Standards
- ❑ Access Management
- ❑ Sidewalk and Pedestrian Network Design
- ❑ Overlay Zoning Buffering and Screening Between Campus Uses and Surrounding Neighborhoods



### 9. Medical District

Thomasville’s Medical District includes the medical campus of Archbold Hospital spanning from Downtown Thomasville’s Central Business District southward toward other residential neighborhoods. Due to the large campus and unique character that the Archbold Medical Campus brings to this area, it has a distinct designation from other Institutional Campus Future Development areas. The dominant land use is medical office buildings, with a prevalence of single-family homes that have been converted into independent offices. Thomasville should work to ensure that the expansion of the Medical District area is coordinated with the surrounding neighborhoods.



Archbold Hospital Complex

#### Recommended Uses in Medical District

- ❑ Medical Campus
- ❑ Office / Professional Campus
- ❑ Neighborhood Commercial



Neighborhood Drugstore in Medical District, Across from Archbold Hospital

#### Quality Community Objectives Addressed

- ❑ Educational Opportunities
- ❑ Employment Options
- ❑ Regional Cooperation
- ❑ Regional Solutions
- ❑ Regional Identity
- ❑ Sense of Place

#### Implementation Measures

- ❑ Small Area Study
- ❑ Infill Development Guidelines
- ❑ Parking Standards
- ❑ Traffic Calming Measures
- ❑ Pedestrian Amenities
- ❑ Floating Zone / Design Guidelines



Office Building, Archbold Medical Complex



### 10. Employment / Industrial

Thomasville’s future areas designated as Employment / Industrial include areas with a concentration of industry, the city’s major industrial parks, as well as free-standing industrial operations. These areas are also suitable for warehousing and distribution centers, and should be designed to adequately accommodate freight shipping and truck traffic. Incorporating some commercial development within the Employment / Industrial areas is appropriate, as is the integration of office uses within light industrial, distribution, and warehousing centers.

It is important to plan for the development of employment and industrial properties, as industries within cities are crucial to creating a balanced economy. Industrial development provides job opportunities for residents, generates significant property tax revenue, contributes to a diversified and balanced economy, and contributes to a healthy mix of residents (houses) and jobs.

Thomasville will locate industrial development in areas that do not conflict with residential neighborhoods. Light, less intensive industrial uses that are compatible with the residential nature of the city will be encouraged. Transportation, warehousing, and distribution uses should be carefully planned to avoid noise and traffic nuisances on residential areas.



Light Industrial Office Park and Distribution Center



Office Park with Pedestrian Enhancements and Commercial Space



Industrial Use, Thomas County

Recommended Uses in Employment / Industrial

- ❑ Light Industrial
- ❑ Office / Distribution Centers
- ❑ Transportation / Warehousing
- ❑ Utilities
- ❑ Commercial

Quality Community Objectives Addressed

- ❑ Appropriate Business
- ❑ Employment Options
- ❑ Regional Solutions

Implementation Measures

- ❑ Marketing Strategy
- ❑ Business Incentives for Clean Industry
- ❑ Level of Service Standards for Development Permitting
- ❑ Buffering and Screening between Industrial Uses and Surrounding Neighborhoods
- ❑ Tax Allocation Districts (TAD)
- ❑ Enforce Designated Freight Routes



Farmer's Market: Warehousing and Distribution

## ISSUES AND OPPORTUNITIES

In order to be effective, the comprehensive plan must identify and provide workable strategies for addressing the issues and opportunities facing the community. The technical addendum of this document is the first step taken towards identifying the issues and opportunities facing Thomas County and the City of Thomasville. The data and current conditions detailed in the addendum are summarized in this section into a series of succinct issues and opportunities statements. The list provided here is only a potential list of the issues that may warrant further study during the planning process. It is anticipated that the list will be modified and revised through the public participation sessions, which will occur during subsequent planning phases. A final, locally agreed upon list of issues and opportunities the community intends to address during the 2005 – 2025 planning period will be included in the Community Agenda produced at the conclusion of the planning process.

The following issues and opportunities list is organized according to the areas or “elements” of the comprehensive plan: population, housing, economic development, natural and cultural resources, community facilities, land use, transportation, and intergovernmental coordination. The major trends related to each element are listed followed by the issues and opportunities resulting from the trends.

The statements included here will be discussed at length with citizen advisory panels for the City and County formed to guide the development of the Community Agenda. These statements will also be provided for public feedback during the community participation phase of the planning process. Through these discussions and public response a series of strategies and implementation programs will be developed to address the final list of issues and opportunities included in the plan. These strategies and implementation programs will also inform the Short Term Work Program component of the plan.

### **Population**

- Thomas County
  - Steady growth at a moderate rate is predicted in Thomas County for the next 20 years
  - If current trends continue, the population in Leon County, Florida is expected to increase approximately 31% between 2006 (276,200) and 2025 (360,700). The State of Florida is projected to increase to 20,710,000 residents by 2025 – an increase of 27% from 2005 (16,279,000). The population growth in Florida will likely have an influence on Thomas County’s economy.
  - There is potential for the population to shift to an older overall population, which will require specialized services and more specialized housing options
  - Attracting young professionals and families to Thomas County

- City of Thomasville
  - Some population growth is expected to occur during the next 20 years; the city must plan for additional staff and services to support all residents
- Joint county and city issues and opportunities
  - Planning for the appropriate amount of population growth must be considered jointly due to the impacts on the county's suburban residential character area

## **Economic Development**

- Thomas County
  - By coordinating utility and infrastructure expansion plans with economic initiatives, the county will better support and direct development
  - Increase the opportunities for industrial development in appropriate areas throughout the county
- City of Thomasville
  - Work with a land bank in order to acquire, assemble, and stabilize tax delinquent and vacant properties for redevelopment
  - The community's dependency on manufacturing results in high vulnerability to the nationwide decline in manufacturing employment
- Joint county and city issues and opportunities
  - Support continued business recruitment and retention efforts of the Thomasville/Thomas County Chamber of Commerce
  - Support Chamber of Commerce's tracking of existing business activity and business needs
  - Improve communication and support between government agencies and private sector entities involved in economic development
  - Support efforts to increase affordable housing for the local workforce
  - Consider the costs of infrastructure and services, relative to the benefits of proposed economic development projects
  - Utilize innovative economic development tools to foster growth
  - Continue to utilize Team 2000 and the Payroll Development Authority as successful and active economic development programs

## **Housing**

- Thomas County
  - Encourage new residential developments with a mix of housing types
  - Identify unincorporated areas adjacent to cities suitable for mixed residential and commercial development
  - Strengthen manufactured housing regulations in order to stabilize residential areas



- Strengthen regulations that encourage the development and preservation of high quality housing
- Regulate the quality, type, and style of new residential construction in the county
- Support the development of affordable housing for the local workforce
- City of Thomasville
  - Strengthen code enforcement in order to encourage maintenance and preserve the viability of older neighborhoods
  - Conduct an inventory of vacant and redevelopable land in order to encourage infill development
  - Create and maintain a database of tax delinquent and dilapidated properties for the purpose of identifying redevelopment opportunities
  - Encourage the conversion of suitable existing structures to affordable or subsidized housing
  - Create incentive programs such as tax credits and density bonuses to encourage the development of affordable/workforce housing
  - Encourage infill development and guide new development through the provision of utilities and infrastructure
  - Support continued efforts to preserve historic neighborhoods and structures in Thomasville; ensure compatible infill development that is held to high-quality architecture and design standards within historic neighborhoods
  - Investigate programs for the rehabilitation of existing housing stock, rather than demolition if possible
- Joint county and city issues and opportunities
  - Encourage new developments to reserve a portion of new units for workforce/affordable housing
  - Encourage innovative housing development techniques
  - Encourage the maintenance, rehabilitation, and enhancement of existing housing
  - Encourage the provision of inclusionary housing for all special needs populations

## **Natural and Cultural Resources**

- Thomas County
  - Enhance and protect recreational land including parks, trails, and other greenspace
  - Consider all natural resources when designating areas for future development
  - Encourage a public education program for resource conservation and protection Continue to consider water quality protection when making development decisions

- Encourage the enrichment of Thomas County history of all periods and support the local institutions that preserve and promote it.
- City of Thomasville
  - Ensure that floodplain and wetland protection ordinances continue to provide an adequate level of protection for those resources
  - Continue to promote the cultural resources that are so well preserved in the city, including historic districts/neighborhoods and sites
  - The abundance of small churches in Thomasville's residential neighborhoods is unique asset; neighborhood churches should be considered building blocks and institutional anchors in future neighborhood planning efforts
  - Continue to maintain and protect the Anderson Prison Camp historical site, important to American Civil War history
  - Thomasville's first African American heritage museum is planned to open during the summer of 2006, and will be housed in the old Frederick Douglas School, a previously segregated school in the city
- Joint county and city issues and opportunities
  - There is a need for a jointly planned groundwater protection program
  - Encourage state enforcement of the Soil Erosion and Sedimentation Regulations and cooperate with state enforcement officials
  - Work toward creating a county-wide parks network with a trail system

## **Land Use**

- Thomas County
  - Determine if recent development patterns support County Commission goals of encouraging denser development where there is adequate infrastructure and protecting the rural character of the county
  - Higher intensity development should be focused into nodes to preserve rural areas and lower the costs associated with infrastructure expansion and the provision of utilities
  - The county should consider how it would deal with the possibility that real estate trends will stimulate sales of plantations for master-planned developments (such as golf course communities)
  - Determine appropriate locations for manufactured housing developments within the urban service area as development pressures increase; because of their ability to be easily relocated, manufactured homes are susceptible to displacement
  - Create standards for land use compatibility, especially within the county's suburban residential character area Protect the viability of the agricultural and forestry industries in Thomas County

- City of Thomasville
  - Infill development should be carefully guided, especially in the historic neighborhoods in order to preserve the aesthetic integrity of the city
  - The city does not have a sidewalk ordinance for new development nor does it require connections to existing sidewalks
  - The city's development codes do not require that new development connect with existing development with more than one entry
  - Work towards establishing the "wet" areas as the natural environmental web of the city's open space network; if any development occurs in these areas, it should be sensitive to ecological and natural functions of the streams, wetlands, and drainage channels
  - The trend of single family homes being converted into apartments should be watched carefully in order to ensure the maintenance of neighborhood character
  - Multi-family apartments are decentralized, located mostly in the north and west of the city; the city should determine if this is an acceptable trend for continuance throughout the planning period
  - Assess opportunities to reuse industrial buildings or convert them to other uses; in cases where the buildings have low value or are obsolete, there may be opportunities for redevelopment
  - Thomasville's medical district will likely continue to grow, which may create pressure for conversion of stable residential neighborhoods abutting the medical district to professional offices
  - The remaining agricultural land in Thomasville may be used for future residential development in order to encourage growth in a compact form within the city
  - Some residential neighborhoods abut light industrial uses; extra attention to buffering and separation would help efforts to prevent the possible expansion of industrial land uses into stable, single-family residential neighborhoods
  - The existence of dilapidated housing is an issue discussed in the housing section; it also presents a land use opportunity for potential infill. A plan or program for city-wide redevelopment may be warranted and could be supported by CDBG funds
- Joint county and city issues and opportunities
  - Commercial corridors should be viewed as opportunities for aesthetic improvement through landscaping, sign controls, and higher quality development standards; vacant commercial buildings should be prioritized for reuse
  - Maintaining aesthetics along commercial corridors (City and County) is a growing concern as development expands and existing development ages
  - Develop a land use plan, zoning and development regulations compatible with existing or proposed transportation infrastructure

## Community Facilities

- Thomas County
  - Population increases and changes in population characteristics will require the ongoing review and evaluation of facilities for law enforcement, fire, ambulance service, emergency communications (911), emergency management, detention, the courts and administration
  - It is desirable that the county's development standards require the installation of fire hydrants that meet city specifications, assuming eventual connection to Thomasville Utilities; this will ensure conformance of private community systems to fire fighting standards
  - Study the feasibility of setting up a county water system for high growth areas
  - Consider the viability of private community water systems in the unincorporated county interconnecting with existing or proposed public water systems and strengthen development regulations for private water systems
  - Unauthorized solid waste disposal causes a major health and safety issue and cannot be adequately controlled by the current system of regional collections boxes. Ensure the implementation of a better system
  
- City of Thomasville
  - Thomasville's Police Department will need to expand as additional housing and employment growth occurs
  - The city should monitor its police calls and incidences of crime in neighborhoods and commercial areas in order to identify and target areas of high crime activity for improvement
  - The city has expressed a willingness to partner with educational institutions with regard to dormitories, classrooms, offices, and mixed-use development; the next step is to identify specific cases where partnering is applicable and feasible
  - Consideration should be given to the operations of the Thomasville Housing Authority; nationally there has been a shift toward the privatization of public housing units
  - As growth in personnel in the city occurs, the city will need to consider various alternatives for providing additional municipal administrative space
  - Thomasville does not appear to have a long-range master plan for parks facilities; plans for expanding and upgrading the Thomasville park system have been identified by the City Council and should be included in the city's short-term work program for recreational facilities
  - Consideration must be given to the operating costs of the municipal golf course; action should be taken to make the course a revenue neutral operation without public subsidies
  
- Joint county and city issues and opportunities
  - Encourage the District Attorney's office to provide victim assistance programs that adequately serve the community



- Issues associated with extending various utilities should be monitored and coordinated with a joint planning process; consider the overall management strategy in the county's suburban residential character area in conjunction with water and sewer extension to prevent conflicts and inefficiencies
- The city and county solid waste management plan(s) should be updated and coordinated with the Comprehensive Plan. Expanded waste collection and recycling programs should be considered.
- Both Thomas County and Thomasville should consider establishing facility or level of service standards for parks and recreation facilities

### Intergovernmental Coordination

- Joint county and city issues and opportunities
  - Thomasville's Solid Waste Department operates in unincorporated areas of the county as well as in a portion of Mitchell County; the investment in facilities and equipment may present additional opportunities for Intergovernmental arrangements for solid waste collection and disposal
  - Population increases overall, especially in the unincorporated county, will change the type for recreation services needed; evaluate the current recreation program to determine if it is adequately addressing the needs of a changing population; consider the efficiency of the current program and determine whether other governments should supplement current programs and services
  - Minimum planning standards require that the Service Delivery Strategy Agreement be amended to make it consistent with proposed plans
  - Enhance the communication between residents and county government, especially regarding growth and quality of life issues

### Transportation

- Thomas County
  - Rapid development is a potential threat to the attractive qualities of rural living. Encourage the designation and preservation of scenic roads
  - Increasing traffic volume is a potential threat to the overall quality of life in the community. Encourage inclusion of sidewalks in new commercial and residential developments to enhance and increase pedestrian movement
  - Unpaved roads in populated areas are inefficient to maintain and less safe than paved roads. Continue with an aggressive program of paving rural roads in populated areas
  - The safety and efficiency of community traffic flow is a primary responsibility of county government. Continue to monitor traffic volume and supplement with an aggressive ongoing program of bridge, drainage structure and general right-of-way maintenance
- City of Thomasville
  - Three percent of the City of Thomasville's roadway pavement is rated poor and three bridges are in need of repair or replacement

- The city has unpaved roads (2.8 of 171 roadway miles). One of the major investment issues related to transportation facilities in the city is completing paving of all roads within the city by 2012
- Over the past three years, the city has experienced an average of 818 crashes per year
- In the downtown area, adherence to Americans with Disability Act (ADA) guidelines has been an issue, particularly on Broad Street
- Many city schools are located within the community, so the areas around them are good candidates for implementing “Safe Routes to Schools” programs
- The city is undertaking a bicycle route plan to connect city parks with an on-street bike path/route network
- The robust sidewalk network in the downtown business district, maintained by the city, enhances transportation opportunities in high density areas, and creates mobility opportunities without negative impacts from motorized vehicles
- City/state coordination on state routes traversing the city is a concern. For example, coordination between city economic development efforts and GDOT related to the state highways that traverse the downtown area: US 319/SR 35/Jackson Street and US 84/SR 38/SR 3/Smith Avenue
- Joint county and city issues and opportunities
  - New residential, commercial and industrial development will lead to higher levels of traffic congestion which is a potential threat to the community’s quality of life. All local governments in Georgia are competing for limited state transportation funds. Coordinate with Georgia Department of Transportation to evaluate local traffic patterns on state and national routes and jointly prepare a future transportation development plan that addresses local needs and complements state plans
  - Improve sidewalk connectivity.. Prepare a thorough sidewalk inventory with a map overlay showing schools, public facilities, hospitals, major employment and shopping areas.
  - Improve bicycle connectivity. Bicycle suitability analysis revealed that much of the road network (494 miles in the county and 119 miles in the city) is suitable for biking
  - Shared parking facilities are permitted for certain uses in the county and city; this policy should continue to be promoted
  - Owned by the city, the Thomasville Regional Airport is undergoing improvement to build a new terminal facility and hangars. The new facilities plus the substantial runway facilities offer opportunities to attract quality economic development
  - County and city should continue to take action to identify innovative funding mechanisms to support infrastructure development
  - A major state bicycle route, State Bicycle Route 10 (the Southern Crossing), traverses the county east-west on SR 122 and US 84/SR 38. The route

- offers economic development and tourism opportunities for the city and county
- Adopt an access management plan for roadways serving commercial business areas to maintain vehicular throughput by controlling design and frequency of access locations
  - Encourage a unified regional approach to advocate major transportation and transit programs such as
    - Implementation of state bicycle routes
    - Coordination of airport facility development
    - Regional rural transportation

## GOALS AND POLICIES – THOMAS COUNTY

### Economic Development

**Goal 1** Concentrate appropriate commercial, industrial, and retail development onto relatively small amounts of land, in close proximity to housing and consumers so that utilities and infrastructure are not overburdened.

Policy 1.1 Coordinate economic initiatives with planned utility and infrastructure expansion plans.

Policy 1.2 Offer incentives for businesses to locate in areas where the county is planning for utility and infrastructure expansion.

Policy 1.3 Ensure that economic initiatives promote the county's goals as set forth in planning documents, including the Comprehensive Plan.

Policy 1.4 Consider accessibility to housing and impacts on transportation and infrastructure when planning economic development projects.

Policy 1.5 Minimize impacts to natural resources, particularly the Ochlocknee and Aucilla rivers and their habitats.

Policy 1.6 Utilize tools that support high-quality development and improve these areas aesthetically, including brownfield redevelopment, commercial district Improvement programs, overlay zones, tax allocation districts, etc.

Policy 1.7 Identify and implement eco-tourism practices that will preserve and safeguard the county's natural resources and cultural heritage for the enjoyment of future generations.

Policy 1.8 Promote Historic Preservation as a valuable tool for strengthening economic development in the county.

**Goal 2** Determine to what extent each of the cities in the county are going to encourage new business growth through economic development.

Policy 2.1 Jointly solicit input from citizens and stakeholders to aid cities in planning for the type of development that enhances our county's quality of life.

Policy 2.2 Coordinate efforts with all cities to ensure that there is adequate infrastructure to service new economic development initiatives.



Policy 2.3 Support efforts by cities to establish regulations requiring industrial and commercial developments be visually compatible with adjacent land uses.

Policy 2.4 Encourage all cities to require industrial and commercial developments meet appropriate standards such as air quality, noise, signage, and lighting.

**Goal 3** Support tourism in Thomas County by coordinating with all local institutions, businesses, and agencies to plan, maintain and expand tourism-related activities.

Policy 3.1 Encourage and support the development of a community wide plan that will expand “second home” and retirement tourism activities

Policy 3.2 Encourage the development of environmentally sound recreational opportunities on the Ochlocknee and Aucilla Rivers.

Policy 3.3 Support the promotion of tourism special events such as the Rose Festival and Victorian Christmas.

Policy 3.4 Encourage the development of agri-tourism Christmas tree plantations and roadside stands.

Policy 3.5 Develop and continue to participate in joint marketing initiatives, including those for the Red Hills Region, (e.g. Pinewoods Bird Festival and Pebble Hill plantation).

Policy 3.6 Develop a river corridor protection plan in cooperation with property owners, stakeholders and local citizens.

Policy 3.7 Encourage and support the preparation of a comprehensive tourism corridor plan to connect and showcase local tourist attractions such as plantations, historic districts, scenic roads and waterways.

Policy 3.8 Coordinate the development of a well-designed signage system in the unincorporated county to help tourists find their way to area attractions and amenities.

Policy 3.9 Adopt and enforce regulations that encourage the development of low intensity, land extensive activities such as plantation hunting operations and horse-back riding resorts.

Policy 3.10 Study the feasibility and work with the National Park Service to set up National Heritage Areas in Thomas County.

## Housing

**Goal 1** Ensure that necessary infrastructure is in place, planned for, and adequately funded, in order to support new residential development.

Policy 1.1 Ensure that all new residential developments connect to existing adjacent public roadways and provide multiple access points to public roads.

Policy 1.2 Encourage, with reduced street widths and rights of way, a distributed network of streets (also known as grids) within new residential developments.

Policy 1.3 Locate developments in the vicinity of existing services and infrastructure.

Policy 1.4 Limit new public utility systems to locations identified as desirable for higher density development in the Future Development Map.

Policy 1.5 Require all new residential, commercial, office, and industrial developments be engineered so that they hold the first inch of rainfall on site and that storm water runoff at build-out is not greater than that experienced prior to the development.

**Goal 2** Protect open space and green space throughout Thomas County in order to preserve environmental quality, provide passive recreational opportunities, and maintain a sense of rural character.

Policy 2.1 Require all new residential developments to contribute to the permanent protection of greenspace and conservation of open-space in an appropriate manner, e.g., on-site provision, purchase of development rights, payments to a greenspace fund.

Policy 2.2 Establish conservation subdivisions and rural cluster zoning as the model for development of subdivisions in the urban fringe areas of Thomas County.

Policy 2.3 Work with appropriate conservation organizations successfully manage conservation lands in Thomas County.

Policy 2.4 Make available and provide incentives for the use of innovative programs that protect greenspace, scenic roads and environmentally important areas, such as conservation subdivisions, conservation easements, purchasable development rights and transferable development rights (TDRs).

- Policy 2.5 Support the retention of large residential lot sizes of ten (10) acres or more in order to protect farmland and open space.

## Natural and Cultural Resources

**Goal 1** Preserve and protect open space, unique natural areas, wetlands, water and woodland resources, scenic views, and areas of natural beauty in order to maintain a sense of rural character, provide passive recreational opportunities, preserve environmental quality, and encourage agricultural activities that are environmentally compatible.

- Policy 1.1 Meet or exceed State of Georgia Greenspace goals by permanently protecting more than 20% of the county's developable land area in farmland, forests, natural areas or parks.
- Policy 1.2 Offer incentives for the use of innovative tools such as Conservation Subdivisions, Conservation Easements, Purchasable Development Rights and Transferable Development Rights (TDRs), to the extent possible under State law.
- Policy 1.3 Educate and coordinate citizen boards and authorities to plan for and advise on the protection of open space, corridors, and gateways.
- Policy 1.4 Protect wetlands through a local wetland ordinance and consideration of wetlands through requiring master plans, zoning ordinances, subdivision and site plan review.
- Policy 1.5 Limit the extension of water and sewer lines to those areas that have been designated for increased development in the Future Development Plan.
- Policy 1.6 Require all new development to contribute to the permanent protection of greenspace in an appropriate manner.
- Policy 1.7 Encourage the establishment of suitable public and/or private entities that can receive, manage, and/or monitor development rights and easement programs in the county.
- Policy 1.8 Support the creation of a natural features inventory that identifies on a map natural resources and critical habitat during the permitting and development review process.

- Goal 2**      Develop a system of passive recreation facilities and parks throughout the county that may be part of or separate from active recreational facilities. The system should provide opportunities for hiking, biking, and equestrian trails, and may include nature preserves, such as bird sanctuaries, and the county’s major plantations.
- Policy 2.1      Encourage the development of regional parks and joint park facilities with adjacent counties where significant natural resources may be present. Possible locations include county gateways, Aucilla and Ochlocknee river basins, and scenic areas.
- Policy 2.2      Link Greenspace areas in the county and study the potential for additional land for parks, recreation, trails, and Greenspace.
- Policy 2.3      Encourage and support expanding volunteer plantation programs in communities and neighborhoods throughout the county.
- Goal 3**      Protect the water supply and water quality in the county’s lakes, streams, rivers, and groundwater.
- Policy 3.1      Continue to protect the Ochlocknee and Aucilla river corridors from development and ensure sufficient buffering between the rivers and any incompatible land uses.
- Policy 3.2      Consider potential regional impacts on water supply and wastewater management from pollution and other man-made developments and threats.
- Policy 3.3      Coordinate with the state to survey existing groundwater resources, wells, and the location of groundwater recharge areas and identify and map potential sources of contaminations, such as poorly functioning septic tanks, manure, and informal dumps.
- Policy 3.4      Amend Land Use and development policies and regulations to support groundwater protection.
- Policy 3.5      Consider implementing tools to protect groundwater resources, such as zoning restrictions (setbacks, buffers, overlay districts), land acquisition and easements, septic system maintenance programs, wellhead protection signs, and well drilling standards.
- Policy 3.6      Assist the State in creating a Groundwater Protection Plan for Thomasville and Thomas County.



Policy 3.7 Ensure that septic systems are only permitted on sites that are of sufficient size and soil type to support such infrastructure.

**Goal 4** Work to protect and increase the density of forest and tree cover.

Policy 4.1 Continue or initiate tree planting programs in the unincorporated county..

Policy 4.2 Require a minimum percentage of conserved green space for all new developments including commercial and industrial uses.

Policy 4.3 Establish county ordinances which prevent clear-cutting prior to development, retain certain types and/or quantities of existing trees, and specify appropriate canopy levels of either existing or planted trees. Such ordinances will not discourage normal and proper forestry practices.

Policy 4.4 Develop a program to protect significant longleaf pine and specimen trees still remaining in the county.

Policy 4.5 Study the feasibility of adopting a tree protection ordinance for the unincorporated county.

**Goal 5** Support the continued existence of a viable agricultural and forestry sector in the county.

Policy 5.1 Support “right-to-farm” laws that ensure that existing farms are not forced out of operation because of conflicts with residential and commercial development.

Policy 5.2 Discourage the conversion of farm and forest lands for residential subdivision development outside the areas designated for high density development.

Policy 5.3 Land uses adjacent to farming and forestry lands should be sited and designed to ensure compatibility with resource management.

Policy 5.4 Thomas County should develop incentives to encourage the maintenance of farming and forestry activities. There should be realistic options for owners of undeveloped land to gain adequate value from their property without having to develop intensively.

Policy 5.5 Support cost sharing arrangements with farmers at the federal, state, and local levels for projects that contribute to the attainment of the county’s natural resource objectives.

- Policy 5.6 Work to revise those state and local regulations, or the interpretation of those regulations, that may inhibit or prevent certain acceptable on-farm sales and commercial activities which can enhance the economic viability of the farm.
- Policy 5.7 Encourage agricultural land preservation by ensuring that property tax policy is favorable to conservation efforts.
- Policy 5.8 Consider amending zoning to include an agriculture protection zoning ordinance, which would allow the county to preserve contiguous farmland by designating areas where farming is encouraged and other land uses discouraged; or limit the allowable uses in the zoning districts within and near prime agricultural areas to farm-related businesses and activities only.
- Policy 5.9 Work with the State to protect the water rights of county property owners so that they are not encouraged to develop their land more quickly in order to protect its value.

**Goal 6** Protect wildlife resources and habitats for the benefit of the county's residents, economy and environment.

- Policy 6.1 Support the protection of endangered, threatened, and at-risk species and their location in the county and provide protection to these species.
- Policy 6.2 Limit development within, and direct development away from, locations with significant critical wildlife resources and habitats, such as the Red Hills region, home to more than 60 listed species of animals and plants.
- Policy 6.3 When development limitations are not feasible without unduly restricting property rights, explore other means for protecting this habitat and the resident species of concern.
- Policy 6.4 Support wildlife enhancement incentive programs, easements, and sanctuaries.
- Policy 6.5 Encourage the protection of important wildlife corridors, such as the Ochlockonee and Aucilla River watersheds.
- Policy 6.6 Identify and develop programs for the control of exotic, nuisance, or invasive species of wildlife and plants.

- Policy 6.7 Support the protection of locations in Thomas County that provide habitat for the Red Cockaded Woodpecker and other threatened species or birds.

## Land Use

- Goal 1** Encourage quality growth, that protects communities, enhances the environment and efficiently utilizes tax dollars.

- Policy 1.1 Plan for more intensive growth to occur around existing infrastructure and in designated growth areas when new infrastructure is supplied, in order to minimize infrastructure costs and the adverse effects of sprawl.

- Policy 1.2 Encourage a controlled pace of growth that will not outpace a jurisdiction's ability to provide community facilities and services).

- Policy 1.3: Discourage residential development in conservation areas, productive farming areas, and forest lands in order to efficiently use tax dollars, protect natural resources, and preserve rural character.

- Policy 1.4 Ensure that the existing character of each jurisdiction is given strong consideration when determining appropriate type and design characteristics of future developments to not severely disrupt the quality of life currently enjoyed by community members.

- Policy 1.5 Utilize the variety of growth management techniques available and appropriate to Thomas County and its jurisdictions to achieve the goals set forth in the Future Development Plan.

- Policy 1.6 Designate areas in the unincorporated county dense mixed-use developments and adopt regulations to guide mixed use developments.

- Policy 1.7 Establish criteria by which a developer can create a mixed use development in a location in the unincorporated county that has not previously been designated for such growth.

- Goal 2** Designate areas for commercial and industrial development that provide adequate infrastructure and services as identified in the Future Development Plan.

- Policy 2.1 Restrict industrial and commercial uses with nuisance characteristics to those areas removed from residential development and scenic roads.

- Policy 2.2     Develop guidelines for transitional areas and buffering that require the areas to be proportionally related to the size and intensity of the proposed industrial development.
- Policy 2.3     Restrict industrial uses having potential environmental impacts to areas with reasonably level land outside of flood prone and other environmentally sensitive areas.
- Policy 2.4     Locate industrial sites in existing or proposed industrial areas that are served by major roads and have rail access.

**Goal 3**     Encourage the location of residential, commercial, industrial, and retail development in close proximity to housing and jobs, to promote a more walkable environment.

- Policy 3.1     Designate areas for office/professional and institutional land uses so as to be compatible and consistent with the scale and design of directly adjacent land uses and the community as a whole.
- Policy 3.2     Not withstanding the preceding, whenever possible include professional and institutional in neo-traditional mixed use areas provided their scale is appropriate.
- Policy 3.3     Exclude larger scale professional and institutional uses from residential areas.
- Policy 3.4     Require direct road and pedestrian access among residential, office/professional and institutional areas to reduce traffic on collector and arterial roadways used to reach the developments.
- Policy 3.5     Require all new developments of any type of land use either be developed where all appropriate infrastructure is available or require development to bear the costs of providing additional needed infrastructure.

**Goal 4**     Ensure that subdivision regulations promote the safety and welfare of residents.

- Policy 4.1     Modify subdivision regulations in the county to require sidewalks in designated residential developments.
- Policy 4.2     Study the feasibility of requiring new subdivision developments to include at least two (2) vehicular entry/exits.



**Goal 5** Manage future land use and development activity to minimize negative impacts on the natural environment.

- Policy 5.1 Require the submission of resource protection/management plans before the undertaking of development activities that will significantly disturb environmentally sensitive areas. (e.g., Natural Features Inventory)
- Policy 5.2 Protect areas of natural drainage by preventing their filling, obstruction, or destruction.
- Policy 5.3 Adopt appropriate corridor/gateway regulations and guidelines for setbacks, landscaping, tree removal, curb cuts, etc.
- Policy 5.4 Adopt appropriate setbacks and vegetative buffers for agricultural and forestry industries.
- Policy 5.5 Link important greenspace areas in the county.
- Policy 5.6 Work with the Georgia Department of Natural Resources to identify those habitats that should be linked in order to ensure their environmental health and survival of the species that reside therein.
- Policy 5.7 Using these identified habitats, wetlands systems that cannot be developed, existing/proposed public lands, and other protected lands, design a county/cities-wide system of greenways that not only meets environmental objectives but also may provide areas for recreation.
- Policy 5.8 Encourage new developments to link their conservation lands to those protected green or open spaces adjacent to the development.

**Community Facilities**

*Public Safety*

**Goal 1** Manage the resources of Thomas County’s Public Safety departments (e.g. Sheriff, Police, and Jail facilities) in order to effectively and efficiently protect and serve the current and future public safety needs of residents, government, and property.

- Policy 1.1 Set a desired response time to be maintained as the county’s population, frequency of calls, and traffic congestion continue to grow.

- Policy 1.2 Pursue service delivery efficiency combinations with the Sheriff's Office and city police in other jurisdictions.
- Policy 1.3 Investigate sources of funding for the expansion of the County's sheriff, police, jail, and court facilities.
- Policy 1.4 Address Homeland Security needs through proper planning, coordination, and implementation.
- Policy 1.5 Expand facilities as needed for all components of the Sheriff's Office, incarceration, first appearance courtrooms, and offices for any other related responding agencies or department. Improve efficiency and promote coordination between these agencies.
- Policy 1.6 Improve planning, interagency and public relations efforts through the adoption of a rolling five-year planning process for budgetary (operation and capital), staffing and facilities requirements.
- Policy 1.7 Participate in a long-range planning initiative to identify the optimal organizational structure of emergency services necessary to meet the public safety needs of the Thomasville, Thomas County, and its communities.

**Goal 2** Participate in a long-range planning initiative to identify the optimal organizational structure of emergency services necessary to meet the public safety needs of Thomas County and Thomasville.

- Policy 2.1 Improve staff hiring, training, and retention programs for the Sheriff's Office.
- Policy 2.2 In conjunction with Fire, EMS, EMA, and local police departments, continue refinement of programs to attract young people into public safety work to include the possible adoption of college tuition grants in return for service.
- Policy 2.3 Implement an on-going review process of nearby counties and agencies as to pay, benefits, retirement, and educational requirements, and adjust the Office's policies as needed in order to attract and retain quality personnel.

*Recreation*

**Goal 3** Expand and upgrade recreation areas and park facilities in the unincorporated areas of Thomas County to meet the demand as the population in these areas continues to increase.

- Policy 3.1 Establish more recreation areas and park facilities in the unincorporated county, since they are currently concentrated in the cities.
- Policy 3.2 Review the funding strategy currently used for recreation by Thomas County and the cities.
- Policy 3.3 Establish level of service standards for all parks and recreation facilities and programs.

*Health, Education, and Welfare*

**Goal 4** Enhance access to library services and reach a greater number of community residents by expanding the Thomas County Public Library System (TCPLS).

- Policy 4.1 Expand the headquarters of the Thomas County Library System to increase space to meet the large service demand. Refer to the DCA's Quality Resource Team Report for suggestions on expansion design.
- Policy 4.2 Increase the library capacity at satellite libraries to face service and space challenges.
- Policy 4.3 Ensure the library maintains at least minimum levels of services as determined by Georgia Public Library Standards. Increase the ratio of library books per capita to the recommended 2.5 books and media per capita. (TCPLS had 1.72 books and media per capita in 2003).
- Policy 4.4 Support and promote library activities and programs focused on adult literacy, computer skills for adults and seniors, as well as special services and children's reading programs.

**Goal 5** Support efforts by educational institutions to provide facilities, personnel and programs that will maintain and enhance local excellence in education.

- Policy 5.1 Determine whether transportation systems to and from schools are adequate; conduct a study to determine whether pedestrian access and bicycle travel to schools and colleges should be enhanced.
- Policy 5.2 Continue and enhance programs for workforce training and development.
- Policy 5.3 Continue and enhance programs for adult education in all areas.

**Goal 6** Encourage and support the development and enhancement of community outreach programs for special needs populations.

Policy 6.1 Encourage and support victim programs (e.g. child abuse, battered women, etc.) that adequately service the needs of the community.

Policy 6.2 Review poverty statistics responsible agencies to determine if enhancement to existing outreach programs is needed.

*Utilities*

**Goal 7** Maintain and extend sewer and water service as is necessary to support the Land Use Plan, protect the environment, and meet fire protection needs.

Policy 7.1 Amend water and sewer line extension plans as necessary to support the Land Use Plan in its current or amended form.

Policy 7.2 Ensure adequate water flow to meet fire fighting needs.

**Goal 8** Determine the most appropriate method to expand sewer services in Thomas County.

Policy 8.1 Establish a Joint City/County Task Force to determine how to best provide infrastructure and funding for the expansion of sewer services.

Policy 8.2 Prioritize sites that have greatest need for sewer service, and work to expand it to those areas in order of importance, including the Airport Industrial Park, as well as institutions, subdivisions, and mobile home parks.

**Goal 9** Ensure the County's long term solid waste disposal needs can be met in an environmentally responsible manner.

Policy 9.1 Update the County Solid Waste Management Plan

Policy 9.2 Expand and upgrade the County's transfer station in order to meet future volume requirements.

Policy 9.3 Work with the state and RDC to develop safe and economical collection and disposal systems for hazardous waste.



**Goal 10** Encourage waste reduction measures.

Policy 10.1 Evaluate and institute as appropriate a residential curbside collection of recyclables in all areas of the county where it is economical.

Policy 10.2 Place containers for drop-off recycling at additional locations in the county where curbside collection is not economical.

Policy 10.3 Expand the diversity of items that can be collected for recycling.

Policy 10.4 Re-energize campaigns to promote recycling and waste reduction.

**Goal 11** Ensure the waste collection system is as efficient, economical, equitable, and safe as feasible.

Policy 11.1 Explore joint ventures with contiguous counties and their cities that might increase collection/disposal efficiency and reduce costs.

Policy 11.2 Monitor changes in waste collection and disposal technology that would reduce costs or environmental risks and implement if and when appropriate.

**Intergovernmental Coordination**

(See Joint County/City Intergovernmental Coordination Goals and Policies on page 76)

**Transportation**

**Goal 1** Improve roadway and bridge conditions in the County.

Policy 1.1 Decrease the number of roadways and bridges rated as “Poor” in the County.

Policy 1.2 Work with the Georgia Department of Transportation to create and utilize a transportation study to prioritize road improvements for safety, traffic flow, and growth needs.

Policy 1.3 Continue bridge/culvert improvement and upgrade program to meet modern load requirements.

Policy 1.4 Maintain the existing unpaved road network maintenance plan by continuing annual rating of road for maintenance needs.

Policy 1.5 Continue to make progress on paving dirt roads in the County as constrained by resources, need, and appropriateness.

Policy 1.6 Research alternative methods for funding road paving and repaving.

Policy 1.7 Continue securing right-of-way on all county roads to be paved.

Policy 1.8 Continue to identify and formally designate scenic roads in Thomas County.

**Goal 2** Support initiatives to provide alternative modes of transportation in the county.

Policy 2.1 Ensure that infrastructure is available for pedestrians and bicyclists in populated areas of the county, with adequate provision of crosswalks and pedestrian traffic signals.

Policy 2.2 Invest in sidewalks to provide linkages between residential areas and activity centers.

Policy 2.3 Continue to provide and enhance rural transit, at no cost to the local taxpayer, which particularly services the needs of senior citizens and the low-income population. .

Policy 2.4 Identify funding mechanisms that are compatible with the pedestrian projects that the county intends to pursue, including Scenic Byways, Safe Routes to School, and the Recreational Trails Fund.

Policy 2.5 Support bicycle and trail initiatives recommended in the Southwest Georgia Regional Bicycle and Pedestrian Plan, such as the proposed bicycle routes from Thomasville to Albany and Moultrie.

**Goal 3** Improve safety conditions and congestion at “hot spot” intersections in the County for vehicles, pedestrians, and bicyclists.

Policy 3.1 Prioritize improvements to intersections based on number of traffic accidents reported and congestion.

Policy 3.2 Traffic calming and speed reduction measures, pedestrian crossing improvements, and off-street pedestrian facilities will all help to make intersections safer for pedestrians.

Policy 3.3 Encourage and support the repair of railway tracks and crossings, especially at intersections along the Georgia & Florida Railnet (GFRR).

## GOALS AND POLICIES – CITY OF THOMASVILLE

### Economic Development

**Goal 1** Support and expand existing businesses within the City.

Policy 1.1 Target assistance to businesses in Thomasville’s declining neighborhoods, particularly in areas with underutilized sites or buildings.

Policy 1.2 Support programs for retention, expansion and creation of businesses that fit well with the community’s economy in terms of job skill requirements and linkages to existing business.

Policy 1.3 Expand and diversify use of the Farmers Market to further promote the region’s assets.

Policy 1.4 Support Archbold and Medical industries.

**Goal 2** Strengthen the tourism industry in Downtown Thomasville.

Policy 2.1 Promote Historic Preservation as a principal economic development tool.

Policy 2.2 Promote and support commercial revitalization in the downtown areas that provide services and retail opportunities that serve both the local buying market and tourists.

Policy 2.3 Ensure that tourist areas are pedestrian-oriented, have visually appealing streetscapes, proper parking, landscaping, and suitable street furniture.

Policy 2.4 Explore opportunities for and support the expansion of quality restaurants and lodging facilities that will support the tourism industry.

Policy 2.5 Conduct a study of Downtown Thomasville that includes an analysis of the city’s zoning, parking availability, traffic management, façade grants, event sponsoring, and other changes that will make the city more attractive to tourists and improve quality of life for residents at the same time.

Policy 2.6 Support Thomasville’s Main Street Program and Heritage Tourism.

Policy 2.7 Explore and pursue additional concepts for special event tourism, e.g., athletic tournaments, bicycle races, triathlons, art, car, and boat shows, and theatrical events.

Policy 2.8 Develop facilities and adopt a marketing initiative for attracting small conferences.

**Goal 3** Create an economic environment that makes protection and recognition of historic resources attractive to all segments of the community.

Policy 3.1 Continue to maintain an ongoing public/private partnership to preserve and protect historic resources and identified historic areas.

Policy 3.2 Identify the importance of historic resources in Thomasville's current economy, and identify ways to strengthen that role, possibly through coordinating community preservation efforts with state and national efforts.

Policy 3.3 Encourage and recognize the revitalization and reuse of buildings in the Downtown Historic District and highlight past successes.

Policy 3.4 Determine methods of measuring the importance of historic resources to the local economy and identify ways to further advance their role.

## Housing

**Goal 1** Preserve and enhance the distinct identities and historic character of existing neighborhoods and structures, and encourage the development of new neighborhoods that possess a unique identity through attractive design of public places, proximity to schools, parks, and community festivals and events.

Policy 1.1 Create programs to promote maintenance, rehabilitation, and enhancement of existing housing stock.

Policy 1.2 Regulate infill development in historic neighborhoods that is high quality, compatible, and keeps in character with the existing housing stock and surrounding environment.

Policy 1.3 Support and expand continued efforts to preserve historic neighborhoods and structures in Thomasville.



Policy 1.4 Provide signage and plantings as visual cues and focal points to help visitors and residents distinguish areas from one another, (e.g. unique light posts, street signs, street trees, awnings, etc.).

Policy 1.5 Dedicate Planning and Community Development Department staff resources to historic preservation and housing.

**Goal 2** Encourage compatible infill development and redevelopment, especially in the Downtown.

Policy 2.1 Inventory vacant land and land suitable for redevelopment to identify prime parcels/tracts for redevelopment.

Policy 2.2 Create guidelines for infill development for each historic neighborhood so that it maintains, and even enhances the character of the existing neighborhood.

Policy 2.3 Develop a database of priority sites, which may include dilapidated properties and tax delinquent properties in order to identify prime opportunities for redevelopment and provide background information on those properties to assist in their development..

Policy 2.4 Utilize administrative measures to encourage infill development by streamlining the permitting process and waiving certain requirements that make the process problematic.

Policy 2.5 Local governments may choose to acquire vacant land and sell it at a lower price to a nonprofit agency or private developer in exchange for a commitment to develop a community-enhancing project.

**Goal 3** Promote increased owner-occupied housing within neighborhoods in the City.

Policy 3.1 Encourage the public sector and nonprofit organizations to establish programs that offer deferred payment loans for low-income homeowners to upgrade eligible housing units in need of repair or rehabilitation.

Policy 3.2 Research programs for Shared Housing for Seniors, who desire less square footage and may prefer to share their home with others for companionship, security, and/or financial assistance.

Policy 3.3 Educate first-time home-buyers and existing homeowners through series of classes and seminars about the process of buying a home, home maintenance, mortgages, and savings for repair.

- Policy 3.4 Educate employers on the benefits of Employee Homeownership Programs in which employers assist employees in finding suitable housing. This reduces employee turnover, increases productivity, and boosts employee morale, among other benefits to employers.

## Natural and Cultural Resources

**Goal 1** Ensure the protection of Thomasville’s significant historic resources in order to maintain the visual character and sense of place unique to the city; preserve the architectural integrity of the historic sites in the city; and reap the economic benefits of heritage preservation and tourism.

Policy 1.1 Protect historic resources through local designation, regulation, partnership, and recognition programs.

Policy 1.2 Identify and pursue landmark opportunities not yet achieved in Thomasville.

Policy 1.3 Identify and participate in joint public-private preservation opportunities.

Policy 1.4 Support the preservation and educational efforts of local historical, cultural, and preservation groups.

Policy 1.5 Promote the adaptive reuse of historic resources.

Policy 1.6 Establish Thomasville’s unique neighborhood churches as institutional anchors from which to build upon in future planning efforts.

**Goal 2** Continue to encourage and promote the preservation of Thomasville’s historic resources, historic districts, and historic landmarks.

Policy 2.1 Continue to support ongoing preservation organizations and foundations, including Thomasville Landmarks, Inc., Main Street Advisory Board, and the Thomasville Historic Preservation Commission through governmental actions and activity.

Policy 2.2 Identify, seek, and encourage the use of State and Federal preservation incentive programs.

Policy 2.3 Conduct a full contextual survey of the City’s structures and residences over 50 years old.

- Policy 2.4 Continue the designation of National Register and locally recognized historic districts. Existing districts shall be updated and amended as required.
- Policy 2.5 Establish guidelines to ensure that new infill development projects in historic areas are compatible with the character of the neighborhood.
- Policy 2.6 Explore the creation of incentive programs for preservation parallel to those for conservation and greenspace.
- Policy 2.7 Explore the possibility of rehabilitating and reusing historic buildings for low and moderate income housing, to include housing for seniors.

**Goal 3** Continue to capitalize on the economic benefits of historic preservation.

- Policy 3.1 Quantify the importance of historic preservation beyond quality of life and specifically in terms of heritage tourism.
- Policy 3.2 Educate residents, businesses, and public officials regarding the benefits of heritage tourism.
- Policy 3.3 Determine whether a Heritage Tourism District is an appropriate preservation tool for the city.
- Policy 3.4 Work with the Chamber of Commerce and the National Trust for Historic Preservation's Main Street Program to maximize and market the potential use of heritage resources for the film industry.
- Policy 3.5 Explore and capitalize on any parallel benefits (economic, marketing, administrative, etc.) of similar resources and markets, e.g., natural resource protection, active and passive recreation, retail, greenspace, parks, trails, pedestrian routes, rails, biking, equestrian, and scenic corridors, arts and antiques.
- Policy 3.6 Continue to celebrate local history and historic resources through the development of programs and events similar to the Main Street's award-winning Victorian Christmas event.
- Policy 3.7 Identify and pursue funding and grants appropriate to all feasible economic opportunities available for capitalizing on historic preservation.

**Goal 4** Protect existing trees and encourage best management principles for landscaping in Thomasville.

- Policy 4.1 Maintain municipal tree ordinances in order to prevent clear-cutting prior to development, to retain certain types and/or quantities of trees, and specify appropriate canopy levels of either existing or planted trees at the completion of the project.
- Policy 4.2 Develop a program and incentives to protect the historic trees still remaining in the city and designate “tree save” areas. (*Quality Growth Resource Team Report*)
- Policy 4.3 Revise Tree and Landscaping Regulations to include additional protection for existing trees, best management principles for landscaping, replacement tree requirements, and a minimum tree density factor. (*Quality Growth Resource Team Report*)
- Policy 4.4 Ensure that revised tree regulations, existing zoning, and subdivision regulations are consistent and complementary. In reviewing future development proposals, make sure that adequate landscape detail is required in the site plan. (*Quality Growth Resource Team Report*)

**Land Use**

**Goal 1** Preserve unique and historically significant communities, structures and places whenever possible and maintain the integrity of stable neighborhoods by ensuring that new development is consistent with existing character.

- Policy 1.1 Create an infill development ordinance to promote connectivity between existing structures and new development to ensure compatibility.
- Policy 1.2 Develop or improve and use, design guidelines to insure that the inherent aesthetic character of each jurisdiction is preserved.
- Policy 1.3 Limit the conversion of single-family homes into apartments.
- Policy 1.4 Promote expansion of Archbold Medical Center onto its property on the other side of Highway 84 West and GA 3, as opposed to encroachment into nearby residential neighborhoods.
- Policy 1.5 Discourage non-residential uses north of Clay Street in the Dawson Street Historic District through zoning or other applicable means.



**Goal 2** Encourage residential development downtown and the adaptive reuse of historic structures and properties in order to maintain their long term viability.

Policy 2.1 Research possible grants and funding opportunities to assist in the redevelopment of dilapidated housing downtown.

Policy 2.2 Assess opportunities to reuse industrial buildings or convert them to other uses.

Policy 2.3 Support the rehabilitation and stabilization of historic properties over demolition.

## Community Facilities

### *Public Safety*

**Goal 1** Support the Thomasville Police Department in order to effectively and efficiently protect and serve the current and future public safety needs of residents, government, and property.

Policy 1.1 Identify and target areas of high crime activity that need improvement and add them to the Neighborhood Improvement Project (NIP) map.

Policy 1.2 Continue to support programs administered by the Thomasville Police Department, including School Resource Officers, Crime Prevention, Community Relations, and Public Information.

Policy 1.3 Continue to support existing programs offered by the Police Department, including Student Driver Awareness, Parents Reducing Incidents of Driver Error (PRIDE), Drug Abuse Resistance Education (DARE), Gang Resistance Education and Training (GREAT), and Police Athletic and Community Events (PACE).

Policy 1.4 Promote the expansion and use of successful “watch groups” and crime prevention programs for neighborhoods and businesses (e.g. Problem Watch and Crime Stoppers).

Policy 1.5 Continue joint efforts and establish partnerships with other City departments and civic groups in order to ensure safe living and working environments and a high quality of life throughout the city.

**Goal 2** Utilize computer hardware and software to maximize efficiency, contain personnel costs, and improve communication between departments and with the public.

Policy 2.1 Implement a GIS system combining resource information from all departments to assist in the decision making process.

*Administrative Facilities*

**Goal 3** Evaluate Thomasville administrative space to provide room for additional personnel and to spur additional private investment as the city's population and employment continues to grow.

Policy 3.1 Maintain and improve the exterior appearance and landscaping of all county and municipal facilities that are open to the public

Policy 3.2 Place public and civic buildings in Downtown areas and community centers.

Policy 3.3 Locate government facilities within easy bicycle and walking distance of many residents and workers.

Policy 3.4 Consider using existing "gaps" left by abandoned buildings and vacant parcels to house administrative facilities.

*Recreation*

**Goal 4** Expand and upgrade existing parks and recreation facilities.

Policy 4.1 Prepare a long-range master plan for parks and recreation facilities.

Policy 4.2 Connect city parks via a bicycle/pedestrian route that provides a continuous network between parks.

Policy 4.3 Establish Level of Service standards for parks and recreation facilities.

*Utilities*

**Goal 5** Encourage waste reduction measures.

Policy 5.1 Evaluate and institute as appropriate a residential curbside collection of recyclables in all those cities and areas of the county where it is economical.

- Policy 5.2 Place containers for drop-off recycling at additional locations in the county where curbside collection is not economical.
- Policy 5.3 Expand the diversity of items that can be collected for recycling.
- Policy 5.4 Re-energize campaigns to promote recycling and waste reduction.
- Policy 5.5 Adopt collection and disposal rates that encourage waste reduction and recycling.
- Policy 5.6 Implement a mulching program for yard waste with the products available to citizens.

**Goal 6** Ensure the waste collection system is as efficient, economical, equitable, and safe as feasible.

- Policy 6.1 Institute a residential curbside collection system for the county and smaller cities.
- Policy 6.2 Explore joint ventures with contiguous counties and their cities that might increase collection/disposal efficiency and reduce costs.
- Policy 6.3 Monitor changes in waste collection and disposal technology that would reduce costs or environmental risks and implement if and when appropriate.

### Intergovernmental Coordination

(See Joint County/City Intergovernmental Coordination Goals and Policies on page 76)

### Transportation

**Goal 1** Continue to promote the compact, pedestrian-friendly environment currently existing in Downtown Thomasville.

- Policy 1.1 Conduct a survey of sidewalks in the city and develop a prioritization plan to link existing sidewalks and construction of new sidewalks in order to provide an uninterrupted sidewalk system.
- Policy 1.2 Provide an inter-connected system of sidewalks linking the downtown business district, city parks, schools, and neighborhoods.
- Policy 1.3 Identify applicable State and Federal funding mechanisms that are compatible with the pedestrian projects that the city intends to

pursue, including Scenic Byways, Safe Routes to School, and the Recreational Trails Fund.

**Goal 2** Improve roads in poor condition and expand the capacity of roadways with high levels of congestion.

Policy 2.1 Identify potential grants and funding sources to help ensure that all unpaved roads are paved by the City's goal for 2012.

Policy 2.2 Identify unpaved roads and prioritize paving these roads.



## JOINT COUNTY / CITY GOALS AND POLICIES

### Economic Development – Joint County/City

**Goal 1** Support and enhance local economic development resources in order to create an environment in which businesses can flourish.

Policy 1.1 Encourage coordination of economic development resources, including the Payroll Development Authority (PDA), the Thomasville-Thomas County Chamber of Commerce, the Main Street Program, the Downtown Development Authority, Team 2000, Valdosta State University's Small Business Development Center, the Thomasville/Thomas County Convention and Visitor's Bureau, and Thomas University's Economic Development Program.

Policy 1.2 Explore new possibilities to fund Team 2000, the economic development entity that is dedicated to raising funds and disperses grants and low interest loans to assist business recruitment in Thomasville and Thomas County.

Policy 1.3 Utilize innovative economic development tools such as Tax Allocation Districts (TAD's), business incubators, and tax abatements to attract desirable business.

Policy 1.4 Create a marketing strategy that targets businesses that meet the needs of the elderly population.

Policy 1.5 Support and encourage efforts by local educational institutions to train and educate the community workforce

**Goal 2** Encourage the Thomasville/Thomas County Chamber of Commerce to update the business recruitment plan for Thomas County and Thomasville, setting out guidelines and criteria to be followed when reviewing potential business opportunities. Also encourage the Chamber of Commerce to use the following techniques:

Policy 2.1 Perform cost-benefit analyses when evaluating economic development options that include quality of life costs and benefits in conjunction with infrastructure costs, higher income generation, and tax revenue increases.

Policy 2.2 Determine what industries are compatible with current labor force, infrastructure, land use, and housing patterns to recruit appropriate businesses and industries.

- Policy 2.3 Support economic development that employs local workers, provides family-supporting wages and benefits, and offers affordable goods and services.
- Policy 2.4 Examine the feasibility of developing niches related to the growing senior and retirement population.
- Policy 2.5 Target industries that compliment and/or are suppliers to existing Thomasville and Thomas County industries, including professional, & business service, education, health, leisure and hospitality industries.
- Policy 2.6 Coordinate and work closely with local educational institutions to create jobs and attract residents to Thomas County, while maintaining and enhancing our quality of life.
- Policy 2.7 Solicit input from business leaders, government officials, educators and citizens of all ages, incomes, races and ethnic background

## Housing – Joint County/City

- Goal 1** Encourage the development of a variety of communities and housing types including rural, suburban, small village, big village, and urban, each with its own distinct character so as to provide housing options for different lifestyles and income groups in the County and its cities.
  - Policy 1.1 Promote a variety of housing types, including single family homes, duplexes, and multi-family homes that can be owner-occupied or rented.
  - Policy 1.2 Increase housing density in single family areas while using land efficiently and maintaining affordability through the use of design techniques that maintain the character of single family neighborhoods
  - Policy 1.3 Encourage private developers to construct or renovate quality, affordable projects for low to moderate-income persons including the elderly, and those with restricted mobility and impairments.
  - Policy 1.4 Promote the mixing of housing types in residential development areas to prevent the segregation of the population into single income enclaves.

**Goal 2** Promote high quality construction, a healthy living environment and superior quality of life for citizens of all income levels.

Policy 2.1 Enforce and modify standards of construction in terms of quality, type, and style of new residential development in order to maintain quality, consistency, and integrity in neighborhoods.

Policy 2.2 Encourage environmentally-sound design elements and land use patterns in new residential development, including interconnected street networks, a mixture of land uses (residential, service commercial, office, recreation), and designated common greenspace.

Policy 2.3 Encourage the location of residential development within master planned subdivisions or as in-fill in pre-existing residential nodes.

Policy 2.4 Ensure that new and existing manufactured housing development is high quality, appealing in appearance and compatible with surrounding land uses.

Policy 2.5 Ensure that new housing developments blend with the architectural characteristics and setbacks of the surrounding area.

Policy 2.6 Encourage compact residential development to minimize community infrastructure costs and maximize conservation of residential open space.

**Goal 3** Encourage development of quality, affordable housing for low and moderate income residents.

Policy 3.1 Support programs that determine and target the housing needs of the community's workforce.

Policy 3.2 Support the development of alternative funding sources for low to moderate income housing by local banks, developers, public agencies and private non-profit organizations.

Policy 3.3 Promote programs such as the Home Equity Conversion Mortgage (HECM) and the Housing and Urban Development (HUD) Section 202 program. These programs provide financing for renovation and construction of homes for the elderly and handicapped.

Policy 3.4 Locate workforce housing near existing infrastructure and within walking distance of commercial developments.

- Policy 3.5 Support special needs housing for specific groups, e.g., Group Homes, Women’s Shelters, Homeless Services, etc.
- Policy 3.6 Support programs sponsored by local banks and employers that offer mortgage incentives for home buyers who buy homes near their places of work.
- Policy 3.7 Identify areas in the county where future development of attached housing or multi-family residential development would be appropriate.
- Policy 3.8 Encourage new developments to reserve a percentage of new units for workforce and affordable housing..
- Policy 3.9 Seek government funding for the construction and renovation of low to moderate-income housing from sources such as Community Development Block Grants (CDBG), Georgia Housing and Finance Authority (GHFA), and Farmers Home Administration (FHA)

**Natural and Cultural Resources – Joint County/City**

**Goal 1** Manage and protect Thomasville’s and Thomas County’s water resources in order to meet the current and future needs of the county’s residents, economy, and natural environment.

- Policy 1.1 Limit the type and degree of development in high recharge areas and soils with pollution susceptibility.
- Policy 1.2 Ensure adequate wastewater infrastructure in designated growth areas.
- Policy 1.3 Explore the use of “grey water” from both public and private treatment systems.
- Policy 1.4 Adopt regulations, as needed, that promote the conservation of water.
- Policy 1.5 Ensure that all State regulations concerning the limitation of inter-basin transfer of water resources are met or exceeded at the local level.
- Policy 1.6 Work with EPD to develop “safe yield” data for all hydrologic conditions in the county and limit withdrawals to these safe yields.
- Policy 1.7 Minimize any detrimental effects on wetlands from the extension of infrastructure.

Policy 1.8 Protect those water-dependent habitats that are critical for the survival of fish and wildlife.

**Goal 2** Protect the quality and quantity of the city and county's water resources.

Policy 2.1 Ensure that the discharge of treated water from public and private sewage treatment systems does not pose a health risk or harm the environment.

Policy 2.2 Ensure that development and industrial and agricultural activities do not pose a public health risk or harm the environment.

Policy 2.3 Work to ensure compliance with all erosion and sedimentation controls.

Policy 2.4 Assist the state in the development of a local Groundwater Protection Plan that coordinates the various elements of county stormwater programs into a comprehensive program to reduce runoff from impervious surfaces.

Policy 2.5 Limit the intensity and types of development whose runoff or emissions might adversely harm surface or groundwater resources.

Policy 2.6 Site any new waste and wastewater disposal facilities such that their risk to ground and surface water is minimized.

Policy 2.7 Work with the state, the Natural Resources Conservation Service (NRCS), landowners, and others as appropriate to address those streams and other water bodies with identified contamination problems.

Policy 2.8 Work with governmental entities outside the county to ensure that streams and rivers that rise in other locations do not incur quality problems due to contamination from activities in other jurisdictions.

Policy 2.9 Explore participation in Water First, Adopt-A-Watershed, the Georgia Source Water Assessment Plan (SWAP), and other similar programs.

**Goal 3** Identify and protect important visual corridors and gateways that lead into Thomas County, Thomasville, and the other municipalities.

Policy 3.1 Identify and appropriately designate important corridors, entry points, and gateways in Thomas County.



- Policy 3.2 Direct visitors and tourists to Downtown using an attractive way finding system.
- Policy 3.3 Develop and adopt appropriate corridor/gateway regulations and guidelines for setbacks, landscaping, tree removal, curb cuts, and vegetative buffers for all incompatible land uses etc.
- Policy 3.4 Utilize innovative tools to help protect designated viewscales.
- Policy 3.5 Encourage tree planting/replacement programs along appropriate designated streets, corridors, and gateways in the county.

**Goal 4** Encourage and promote public support for natural and cultural resource conservation and work toward coordinating resource management plans, as well as a parks and trails network that extends into the unincorporated county.

- Policy 4.1 Support the education of citizens, stakeholders, elected officials, and developers on the importance of resource conservation for Thomasville and Thomas County.
- Policy 4.2 Coordinate citizen boards and authorities to plan for and advise on the protection of open space, corridors, and gateways.

### Land Use – Joint County/City

**Goal 1** Amend regulations to emphasize land use compatibility; safe, efficient and sustainable development; and preservation of existing land uses.

- Policy 1.1 Amend the zoning ordinance to require transitional land uses and buffer areas to separate incompatible land uses and protect environmentally sensitive areas.
- Policy 1.2 Encourage the location of residential development within master planned subdivisions or as in-fill in pre-existing residential nodes.

**Goal 2** Encourage developments with innovative design, street layout, and mixing of land uses.

- Policy 2.1 Develop a neighborhood activity district that will allow for the development of small-scale commercial, institutional, and civic development in areas designated as neighborhood activity centers.
- Policy 2.2 Develop an overlay district that encourages neighborhoods where residents can live, work and play through innovative mixed use development techniques..

**Goal 3** Encourage development that fosters pedestrian circulation and walkable neighborhoods.

Policy 3.1 Improve neighborhood design by modifying regulations to include requirements for sidewalks, reduced minimum street width, reduced minimum block length, and other traffic “calming” measures.

**Goal 4** Improve the safety and visual appeal of major corridors and arterial roads in Thomasville and Thomas County.

Policy 4.1 Adopt development regulations for major corridors to include special requirements for landscaping, site design, setbacks, and other access management measures.

Policy 4.2 Strengthen existing sign regulations.

Policy 4.3 Adopt regulations that encourage new developments to connect with existing neighborhoods, business districts and recreational areas

Policy 4.4 Reduce the amount of land required for parking by requiring alternative parking design in commercial developments.

Policy 4.5 Adopt overlay development regulations for designated scenic roadways.

### **Community Facilities – Joint County/City**

#### *Health, Education, and Welfare*

**Goal 1** Enhance access to library services and reach a greater number of community residents by expanding the Thomas County Public Library System (TCPLS).

Policy 1.1 Expand the headquarters of the Thomas County Library System to increase space to meet the large service demand. Refer to the DCA’s Quality Resource Team Report for suggestions on expansion design.

Policy 1.2 Increase the library capacity at satellite libraries to face service and space challenges.

Policy 1.3 Ensure the library maintains at least minimum levels of services as determined by Georgia Public Library Standards. Increase the ratio of library books per capita to the recommended 2.5 books and

media per capita. (TCPLS had 1.72 books and media per capita in 2003).

Policy 1.4 Support and promote library activities and programs focused on adult literacy, computer skills for adults and seniors, as well as special services and children's reading programs.

**Goal 2** Provide infrastructure, programs, and personnel, to support improvement of the education process county-wide.

Policy 2.1 Develop daytime learning facilities for industry training and adult education opportunities, possibly in conjunction with a community center.

Policy 2.2 Continue coordination efforts between Board of Education and city and county entities to improve workforce development programs in order to aid local economic development and improve quality of life.

Policy 2.3 Consider and study the feasibility of consolidating the Thomasville and Thomas County school systems. (Thomasville STWP, previous Comp Plan)

Policy 2.4 Support Thomas Tech's efforts to expand physical facilities and programs offered. (Thomasville STWP)

Policy 2.5 Pursue and encourage joint and maximum utilization of recreation facilities with the Thomasville School Board and YMCA. (Thomasville STWP)

**Goal 3** Continue to support and expand community outreach programs.

Policy 3.1 Evaluate and determine whether existing victim programs (e.g. child abuse, battered women, etc.) are adequately servicing the community, and plan to expand and modify services as needed.

Policy 3.2 Review poverty statistics to determine if additional family assistance programs are warranted, particularly in the form of costs to school students. (e.g. reduced school lunch program)

**Goal 4** Ensure that Thomas County and Thomasville are providing a first-rate education to all school children throughout the county.

Policy 4.1 Determine whether the public school system is currently structured effectively as two independent public school systems. Research the possibility of consolidating into a joint city/county public school

system or at a minimum combining certain school functions, such as transportation.

- Policy 4.2 Determine whether transportation systems to and from schools are adequate, and conduct a study to determine whether pedestrian access and bicycle travel to schools and colleges should be enhanced.

### **Intergovernmental Coordination - Joint County/City**

- Goal 1** Increase cooperation and build trust between the city and county governments.

- Policy 1.1 Create a Joint Planning Agreement that provides a mechanism to support joint planning efforts between adjacent city and county areas

- Goal 2** Implement a strategy to resolve land utility issues between Thomas County and Thomasville that will mutually benefit both jurisdictions.

- Policy 2.1 Conduct a study of utility expansion priorities in areas designated for growth in the Future Development Map.

- Goal 3** Resolve land use conflicts between Thomas County and the local governments in the county through an established dispute resolution process.

- Policy 3.1 Assess and amend the current dispute resolution process as needed to ensure its effectiveness.

- Goal 4** Strengthen the Service Delivery Strategy among Thomas County, Thomasville, and other local governments.

- Policy 4.1 Ensure that the Service Delivery Strategy is consistent with all of Thomas County's and Thomasville's proposed plans.

- Policy 4.2 Local governments will continually seek methods of enhancing the current service delivery strategy to make the best use of local government resources and provide the highest level of services to all residents of Thomas County.

- Policy 4.3 Ensure that taxes are equitably applied across city and county residents in order to ensure that those paying the taxes receive proportional benefits of public spending.

## Transportation - Joint County/City

**Goal 1** Provide a safe and efficient transportation network that anticipates future needs while maintaining existing transportation capabilities.

Policy 1.1 Create and utilize a transportation study to prioritize road improvements for safety, traffic flow, and growth needs.

Policy 1.2 Continue bridge/culvert improvement and upgrade program to meet modern load requirements.

Policy 1.3 Adopt an access management plan for roadways that serve commercial areas and industrial parks by controlling site design and frequency of access points.

Policy 1.4 Target “hot spots” in the city and county that are in need of infrastructure improvements due to excess volume and/or traffic accidents.

**Goal 2** Improve pedestrian and bicycle routes and facilities in Thomas County and Thomasville.

Policy 2.1 Inventory sidewalks and target areas to improve, construct, and connect sidewalks, specifically in areas with nearby schools, public facilities, hospitals, major employment, and shopping areas.

Policy 2.2 Increase accessibility for residents choosing to walk or bicycle to local shopping, schools, and parks.

Policy 2.3 Incorporate bike paths into a transportation plan to aid tourism, recreation and transportation options.

Policy 2.4 Capitalize on existing State bicycle routes, such as Route 10 (the Southern Crossing), which can lead to tourism and economic development opportunities.

Policy 2.5 Apply for grants from the state through their Transportation Enhancement program, which promotes the use of alternative transportation methods, including bicycle and pedestrian-related projects. The Federal Safe Routes to School Program (SRTS) (administered by GDOT) makes funding available for a variety of programs and projects to encourage children and their parents to walk and bicycle safely to school.



Policy 2.6 Pinpoint alternative funding sources for pedestrian improvements. The FHWA recommends acquiring funding as part of larger projects, and emphasizes eligibility for these projects under the Congestion Mitigation and Air Quality Program (CMAQ), Surface Transportation Program (STP).

**Goal 3** Promote a multimodal transportation system that encourages economic health and community vitality.

Policy 3.1 Diversify the transportation options provided in Thomasville and Thomas County.

Policy 3.3 Continue to improve and expand the Thomasville Regional Airport and its facilities.

Policy 3.4 Identify entrances to the city and county that should be cultivated as gateways into the communities, illustrative of the charm and character that the communities want to portray.

Policy 3.5 Identify regulatory measures for improving the aesthetics and safety of major highway corridors, such as the implementation of overlays, design guidelines, and sign regulations in order to beautify the roadway so that it is attractive to residents and travelers.

Policy 3.6 Identify innovative funding mechanisms for programs that will support and improve infrastructure development in the City and County. For example, the Federal Highway Administration's (FHA) Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) legislation gives local decision makers the opportunity to solve transportation problems in their communities, and focuses on improving efficiency in freight movement, increasing intermodal connectivity, and protecting the environment, which are all significant priorities in Thomasville and Thomas County.

Policy 3.7 Stay connected with the Georgia Department of Transportation to keep abreast of developments with the proposed Interstate route that would traverse Thomas County.

Policy 3.8 Realize the potential of the transit-supportive market in Thomasville and Thomas County, which has a high percent of elderly and population and 15 to 19-year olds.

## IMPLEMENTATION PROGRAM – THOMAS COUNTY

### **Urban Service Area Boundary**

One of the most important issues with regard to coordinating the Thomas County comprehensive plan with that of Thomasville has been how to coordinate development and infrastructure provision within an area outside but immediately adjacent to the city limits.

As explained to the planning consultants, the city and county agreed to a tentative, interim boundary for future water and sewer service extensions. That boundary, however, was based more on existing electrical utility service than on the city's potential ability to extend water and sewer service areas. The City of Thomasville was reportedly conducting another study, with engineering and utility considerations paramount, on what a more accurate and likely boundary for future water and sewer service would be. That information was not available to planning consultants at the time this Community Agenda was prepared.

During the planning process, different discussions took place about what to call this boundary, and what its primary function would be. Generally, it was determined that this urban service area should be, but was not currently, serving as a future depiction of area to be served by central water and sewer lines. To that end, the interim boundary as drawn includes some plantation lands which are not considered needed for short-term or medium-range urban development. Therefore, those areas should be excluded from any future urban service area for water and sewer service.

It was also revealed during the planning process that there is uncertainty regard whether the City of Thomasville would serve the unincorporated area surrounding city limits with future municipal water and sanitary sewer services. Planning consultants thought initially the City of Thomasville utilities would want to eventually extend sanitary sewer to areas north of the current city limits. However, as noted above, at the time of this writing firm commitments and boundaries of future sewer service area for the city are not available. Given that uncertainty, planning consultants recommended that Thomas County plan to initiate its own planning and provision of sanitary sewer service to one or more drainage basins north of the city limits of Thomasville. At this time, Thomas County has not agreed formally to get into the sewer business. More dialogue and coordination between the city and county is needed prior to finalizing a map of future urban service areas. Ultimately, the Thomas County Service Delivery Strategy needs to be amended to reflect negotiated or mediated settlements between the city and county as to who will serve the areas with sanitary sewer and what the boundaries will be for sewer service in light of who provides services.

### Negotiated or Mediated Settlement of Issue

“Ironing out” this urban service area issue is perhaps the most important issue facing Thomas County from a growth management perspective. It is recognized that, to maintain the agricultural economy and rural character of outlying portions of Thomas County, the county needs to encourage the concentration of future residential development in a confined area, at higher densities. The alternative, if this concept is not implemented, is further pressure on the agricultural areas of the county, more scattered residential development on septic tanks, and an overall development pattern that will be more expensive for the county to serve in terms of road, school, sanitation, public safety, and other county services.

There are at least two regulatory issues that manifest themselves from the discussion about urban service areas outside the city limits of Thomasville. The first of these is providing zoning options for higher density residential use in unincorporated parts of the county within the (finally adopted) urban service area, and (2) adoption of standards compatible with Thomasville Utilities for the infrastructure that will serve residential development in unincorporated parts of the urban service area.

### New Suburban Residential Zoning District

Thomas County’s zoning ordinance does not contemplate or accommodate residential subdivisions that are served by sanitary sewer at higher densities than found in the more rural parts of the county. For instance, it is believed that economies of scale needed for residential development on sewer are approximately 3 to 4 units per acre. To date, it has been generally assumed that such higher density residential subdivisions would ultimately be annexed by Thomasville and provided with municipal sanitary sewer service. Thomas County needs to establish a suburban residential zoning district that will apply to future residential developments within the urban service area. That recommendation is made whether Thomas County decides to serve the area with sewer, or Thomasville extends its own sewer service to the area.

### Modified Infrastructure Standards Applicable in the Urban Service Area

It is anticipated that Thomasville may serve future residential subdivisions that are now in unincorporated Thomas County, within the urban service area. If so, it is very important that Thomas County require infrastructure standards (i.e., not only water and sewer specifications but also sidewalk, curb and gutter, and other compatible road requirements) so that these new residential subdivisions can be linked into the city’s system according to the same specifications the city now requires. Even if Thomas County is the ultimate sewer provider in these areas and they remain unincorporated, it is important to have the same or similar urban infrastructure standards for these urban residential areas. Accordingly, the plan recommends a thorough evaluation of the current infrastructure standards required by Thomas County and a new set of standards in unincorporated Thomas County but applicable only within the urban service area. These should include sidewalks, curb and gutter, fire hydrant and fire flow, road

pavement widths and paving specifications, water utility connection specifications and policies, and sanitary sewer specifications.

### Master Plan for Sanitary Sewer Basins

Assuming that an agreement is not forthcoming for Thomasville to serve all the areas with sewer service that are designated for urban services, Thomas County will need to begin immediately with detailed engineering studies and master plans for the provision of sanitary sewer service in one or two drainage basins within the unincorporated portion of the service area. Such a study needs to include analysis of alternative treatment options.

### **Ochlocknee River Protected River Designation and Regulation**

The planning process revealed a desire and need to designate the Ochlocknee River as a protected river corridor and adopt regulations that will protect that valuable natural resource. This work program item involves amendments to the zoning ordinance or code of ordinances to designate this river corridor as “protected” and establishes appropriate regulations for its protection in accordance with state administrative rules (see environmental planning criteria of the Georgia Department of Natural Resources).

### **Red Hills Region Greenbelt and Conservation Easement Program**

The Red Hills Region of southern Thomas County is one of the county’s most unique assets. This area, because ownership is concentrated in relatively few plantation owners, provides an effective greenbelt against development pressures moving north from Leon County, Florida (Tallahassee metropolitan area) into Thomas County. There is an ongoing program of securing conservation easements on plantation lands in the Red Hills region, aided primarily by the Tall Timbers Research Station. While that entity and private property owners are primarily responsible for implementation of additional conservation easements, Thomas County has a major interest from a growth management perspective to formally assist in the efforts to preserve land in its current state in the Red Hills Region. Hence, this objective is important enough to be listed in the county’s short-term work program.

### **Canopy Road Scenic Corridor Designation and Regulation**

Designated “canopy roads” in unincorporated Thomas County (particularly in the Red Hills region) and adopt development standards that will maintain the character and appearance of these scenic corridors.



### **Metcalf Small Area Study and Plan**

Metcalf is a small, rural unincorporated area with important historic resources in southern Thomas County. It has its own unique character. Presently, development pressure in this area is relatively light. However, development if insensitive to the prevailing rural and historic community character of Metcalf could threaten to destroy its heritage, pattern and qualities. For these reasons, a small area study and plan is recommended, which would be targeted at preserving historic and community character while providing for additional development opportunities.

### **Rural Mobile Home Park Improvement Program**

The Community Assessment reveals a number of declining mobile home parks exist in unincorporated Thomas County. It also suggests that lack of maintenance, the condition of older mobile homes, and other factors make these mobile homes a potential to stimulate or perpetuate blight. Such areas provide affordable housing to households that have no other option for residence. In areas within the urban service area, it is possible that mobile home parks will be discontinued and redeveloped for higher (urban residential) uses as the Thomasville urban area grows outward. However, in more remote locations, the mobile home parks are unlikely to be redeveloped and their continuation may result in rural blight. Therefore, the short-term work program calls for the county to develop a program that attempts to prevent increases in rural blight. Such a program might involve contacting the property owners and presenting them with incentives to improve park conditions, a housing code enforcement program to prevent the continuation of dilapidated mobile homes that don't meet acceptable safety standards, a program of technical assistance to replace substandard units with newer model mobile homes, and formal assistance with the disposal of abandoned, substandard, or dangerous mobile homes. Rural community development funds might be available to assist the county with such a program.

### **Transferable Development Rights (TDR) Program**

In May 2005, a study titled "The Feasibility of a Transferable Development Rights Program for Thomas County, Georgia" was completed by Jeffrey H. Dorfman, Jamie Baker Roskie, Rick Pruetz, and Bill Bumback. The conclusion of that report was that a TDR program for Thomas County is feasible if appropriately implemented. Due to the complexities involved, it will take Thomas County some time to further consider and implement a TDR program. It is shown in the work program as beginning in the fifth year (2012) but in all likelihood program implementation will take some time beyond the short-term to prepare, adopt, and implement.

### **Farmland Preservation and Agricultural Zoning**

In order to protect its rural agricultural qualities, Thomas County should consider measures that will ensure the preservation of existing farmland and open space. There are a number of tools that the local government can use in addition to maintaining large residential lot sizes, such as the adoption of an agricultural protection zoning ordinance



which designates areas where farming will be encouraged and other land uses will be discouraged. The ordinances can provide protection to agriculture by limiting residential density, promoting right-to-farm provisions, and allowing for agribusiness activities. Agricultural protection zoning also keeps large tracts of land free from non-farm development and conserves contiguous agricultural land. Zoning districts may also be modified to limit uses in agricultural areas to include agribusiness and farm-related operations, such as food processing and distribution. New development should also be required to use compatible architectural styles that maintain the region's rural character, and should not include "franchise" or "corporate" architecture.

## IMPLEMENTATION PROGRAM – CITY OF THOMASVILLE

### Comprehensive Revision of Zoning Ordinance

A chief component of the implementation program is the city's zoning ordinance. Thomasville has had a zoning ordinance since 1958 and has amended it a number of times of the years to remain relevant to current needs. The date of original zoning map adoption is 1971. The current zoning ordinance establishes 16 zoning districts, the majority of which are residential. The residential zoning districts include conventional single-family residential zones with lot sizes ranging from 15,000 square feet (approximately 1/3 acre) to 7,500 square feet (0.17 acre) and two multi-family residential zoning districts which allow densities up to 12 units per acre. In addition, three special residential zoning districts have been established for townhouses, cluster housing, and traditional neighborhood development (TND). TND districts allow a maximum of 8 units per acre. A review of the Official Zoning Map, however, reveals that the TND district has not been applied to any significant extent in Thomasville. Similarly, the townhouse and cluster residential districts have not been applied to very many properties in the city.

The short-term work program suggests that Thomasville prepare and adopt a comprehensive revision of the city's zoning ordinance and official zoning map, over the next two years. The estimated cost is approximately \$75,000 if a consultant is hired to manage the process and write the new zoning ordinance. The Planning Department and Planning and Zoning Commission would manage the effort. This revision should at minimum provide for better organization of the code, add a new central business district classification, illustrate the architectural design guidelines, add tree protection and landscaping provisions, add a new residential zoning district with a larger minimum lot size and width, and consider consolidation of certain boards and commission. (see work program table and narrative descriptions below)

- (a) **Central Business District Zoning.** With regard to commercial zoning districts, the zoning map applies the C-2 zoning district to the downtown as well as outlying highway-oriented business districts. Consideration should be given to establishing a separate CBD, Central Business zoning district that applies to the downtown commercial core. One reason for that suggestion is that the C-2 zoning district permits automobile sales, drive-through restaurants, motels, mini-storage buildings, service stations, and utility trailer rentals, among others, which are highway-oriented uses that are not conducive to the downtown core's overall function as a pedestrian-friendly environment. Another is that the lack of setback requirements in the C-2 zoning district may be inappropriate in the commercial corridors outside of the downtown, thus necessitating the addition of building setbacks in the C-2 zoning district.
- (b) **Architectural Standards and Guidelines.** In 2004, Thomasville added architectural standards which are applicable to development and

redevelopment in commercial zones. These are detailed guidelines and regulations but are not illustrated. An architectural review board (established in 2005) assists with the application of the architectural standards. Also, within the past two years, Thomasville solicited a study by Kimley-Horne of the city's outlying commercial corridors which was directed at improving the function and aesthetics of those corridors.

Infill Development Guidelines for Thomasville's neighborhoods are an additional consideration. The establishment of guidelines will help to protect the integrity of the city's historic (and potentially historic) neighborhoods and preserve the unique character. There are vacant properties throughout the city that provide an opportunity for infill development. The city should work to ensure that redeveloped properties are architecturally compatible with existing development to protect the continuity and historic character of existing neighborhoods. The Georgia Department of Community Affairs (DCA) has developed a model code for Residential Infill Development (§ 3-10) that is particularly applicable to Thomasville. The code is intended to be used as a guide in areas with established residential neighborhoods that have significant amounts of vacant or underutilized parcels that "desire to achieve an efficient, compact, contiguous form of development."

- (c) **Landscaping, Buffering, and Tree Protection.** One area that appears to need supplementing is the city's landscaping standards. There are some requirements for street tree planting and landscape strip requirements for certain zones or uses, but there is no comprehensive set of requirements for landscaping plans and tree protection measures, in the zoning ordinance part of the city code.
- (d) **Low Density Residential Zoning District.** In some of the more outlying residential subdivisions of the city, particularly on the southeast side, the lot sizes and widths are considerably larger than the minimums established in the R-1A zoning district. Specifically, the R-1A zoning district allows 15,000 square foot lots. From a countywide perspective, it is desirable to maintain that lot size to enable additional infill development to occur in the city at urban densities, and served by sanitary sewer. Yet, in these areas, the introduction of smaller lots in these areas (where ½ acre lots and one-acre lots appear to be the prevailing pattern), allowed under the R-1A zoning district, risks being incompatible with the lot sizes, lot widths, and general larger-lot character of the neighborhoods on the southeast side. Therefore, it is desirable for the city to consider instituting another residential zoning district with a larger minimum lot size and wider minimum lot width, then zone the residential neighborhoods with such larger lot sizes and widths to the new zoning district.
- (e) **Boards and Commissions.** With the creation of a new architectural review board, the city now has a number of boards and commissions that have potentially overlapping functions. Such boards include the Zoning Board of

Appeals, the Planning & Zoning Commission, in addition to the Historic Preservation Commission which administers certificates of appropriateness in historic districts. Each of these boards and commissions adds monthly meetings and considerable administrative burdens on planning department and administrative personnel. Each of these boards and commissions has its own purpose, and the continuation of each board and commission may be justified (though specifically different functions are not necessarily evident in the zoning ordinance as currently written). As a part of the comprehensive revision of the city's zoning ordinance, Thomasville should study where their functions overlap or duplicate one another. For instance, both the Architectural Review Board and the Zoning Board of Appeals have authority to grant variances and hear appeals to different articles of the zoning ordinance. Further, Thomasville should after study consider potential consolidation of some of the boards and commissions, for greater efficiency, ease of burden on staff, and potentially faster development application processing times.

### **Small Area Study of Medical District**

Archbold Memorial Hospital in the south-central part of the city, has spawned a vibrant medical office district which shows signs of continued growth and expansion. On the Future Development Map, that area is designated as a medical district. This area of Thomasville clearly has its own "feel" and unique issues to address. The Future Development Map defines the medical zone area but more study is recommended to define the actual and ultimate limits of medical offices encroaching into the adjoining residential subdivisions. It is worthwhile to carefully consider the transitions from medical office developments to single-family subdivisions. As a part of this study, zoning code amendments and design guidelines should be provided. A separate budget of \$25,000 for this study is suggested. This project could be combined and undertaken with the comprehensive revision of the city's zoning ordinance.

### **Maintain and Enhance GIS Capabilities for Planning and Regulation**

With the completion of the community assessment, Thomasville has new and improved GIS (Geographic Information Systems) data that it should integrate into its planning and regulatory programs. There are several things that Thomasville should pursue using GIS as the primary technology, and building on the information provided in this comprehensive plan. All of these suggestions illustrate how the planning, regulatory, and community development function should be enhanced in Thomasville with additional resources devoted to GIS. Suggested outcomes for the enhanced GIS planning and regulatory program are provided below (these are presented in recommended priority order

- (a) Priority 1: Map and data base of vacant lands and infill development opportunities. The vacant lands shown on the existing land use map were

based on extensive field checking and should be highly accurate in terms of suggesting where future residential infill development opportunities are.

- (b) Priority 2: Housing conditions and replacement priorities. Some information was also gathered on the location of lots with substandard structures, which is a useful starting point for targeting efforts at housing code enforcement and developing a housing program to replace substandard units.
- (c) Priority 3: Economic development and redevelopment target areas. Through GIS mapping and data bases, vacant industrial properties and potential redevelopment areas can be mapped and marketed for future use and/or redevelopment, as part of the city's overall economic development strategies.
- (d) Priority 4: Unused rights-of-ways. Additionally, there are places in the city where road rights-of-ways exist but are unimproved; there are several potential opportunities for improving road connectivity and pedestrian access; by using GIS technology Thomasville can identify and further identify and study these underutilized rights-of-ways for roads, sidewalks, greenway trails/linear parks, and utility corridors.
- (e) Priority 5: Utilization of "wet" tracts for greenways and stormwater management. Along streams and drainage ways in the city, there are several lots which have been bypassed by prior waves of development in favor of properties more suitable for development. These wet areas may also be subject to periodic flooding or inundation. While such areas remain undeveloped and in private hands, they represent an opportunity for greenway acquisition and/or more formalized drainage improvements. Through GIS analysis, the city could identify and consider eventually acquiring some of these areas for public use (greenways) and stormwater management improvements.

## **Housing Code Enforcement and Community Development**

The Community Assessment noted that a number of residential neighborhoods have houses that are in serious disrepair and are boarded up. These homes are not concentrated; rather, they are in scattered locations in several neighborhoods in the city. The community assessment suggested that the city initiate concerted efforts to tear down substandard housing units and replace them with new housing units. The GIS analysis described above will help jumpstart this program. The City of Thomasville should partner with the community-based housing organizations such as Habitat for Humanity in the building of new homes in deteriorating areas to help stave off more widespread blighting conditions in Thomasville's neighborhoods in the south-central and western portions of the city.



## JOINT COUNTY/CITY TRANSPORTATION RECOMMENDATIONS

Below is a list of recommended projects to be carried forward as part of the Thomas County/Thomasville Comprehensive Plan. The rationale for these recommendations is primarily based upon future levels of congestion and accidents throughout the City. In keeping with recent trends, all widening projects are recommended to include bicycle lanes wherever feasible.

<b>Project ID</b>	<b>Project</b>	<b>Project Location / Limits</b>
1	MLK Blvd.	Widen to 4-lane divided from US 319 to North Blvd. (w/ Bike Lanes)
2	Kern St.	Widen to 4-lane divided from Remington Ave. to US 84 (w/ Bike Lanes)
3	S. Pinetree Blvd.	Widen to 4-lane divided from S. US 319 to Old Monticello Rd. (w/ Bike Lanes)
4	Patterson St.	Widen to 2-lane divided from E. Clay St. to N. Pinetree Blvd.
5	E. Pinetree Blvd.	Widen to 3-lane divided from Old Monticello Rd. to N. US 319
6	N. Pinetree Blvd.	Intersection improvements at US 319
7	N. Pinetree Blvd.	Intersection improvements at Patterson Still Rd.
8	N. Pinetree Blvd.	Intersection improvements at Charlie Ward Blvd.
9	N. Pinetree Blvd.	Intersection improvements at SR 202
10	Hansell St.	Widen to 3-lanes from US 319 to Clay Street (w/ Bike Lanes)
11	Cairo Rd.	Add Center Turn Lane from US 84 to North Blvd.
12	Hall Rd.	Intersection improvements from US 319 to A Sherrod Rd.
13	SR 202	Intersection improvements from City Limits to US 19

## Recommended Bicycle and Pedestrian Improvements

In addition to the bicycle lanes associated with the improvements listed above, the number of crashes involving bicycles would indicate the need for more facilities in the area of Thomasville west of Broad Street. In addition, the City should explore the potential for a greenway facility along the waterway in the eastern portion of the City.

This would also serve the schools in the area. In that regard, sidewalks are needed throughout most of the City of Thomasville – particularly in the areas near the elementary and middle school facilities within the northeast and southern part of the City. These roadways would include:

- Clay St.
- Patterson St.
- South St.
- MLK Jr. Blvd.
- Old Monticello Rd.

**REPORT OF ACCOMPLISHMENTS – THOMAS COUNTY – 2003-2007**

Project or Activity	Department	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Continue to lobby for the completion of all scheduled four-laning projects	County		X			
Continue to pave and resurface secondary roads and to maintain bridges	County		X			
Continually evaluate and improve quality and quantity of community facilities	County		X			
Adopt an annual work program for Thomas County which schedules community facilities improvement projects	County		X			
Consider community facility needs in the context of a twenty year planning period	County	X				
Support and adequately fund the new Thomas County/Thomasville Recreation Board as it strives to provide for all residents	County		X			
Support and adequately fund the Thomas County Public Library System	County		X			

Project or Activity	Department	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Support and adequately fund the activities of the Thomas County Humane Society	County		X			
Support the activities of the Thomasville-Thomas County Chamber of Commerce's Team 2000 to encourage business retention, development, and recruitment	County and Thomasville		X			
Continue to maintain and improve industrial parks	County		X			
Encourage and support expansion of Southwestern State Hospital and Archbold Hospital	County, and Chamber of Commerce		X			
Whenever feasible, provide assistance with financing and other incentives for business expansion	County, and Chamber of Commerce				X	Payroll Development authority/Team 2000
Continue to maintain close working relationship with statewide development organizations	County, and Chamber of Commerce		X			

Project or Activity	Department	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Actively support, politically and/or financially, the County-wide effort to create a Food Park concentrating on food processing activities and provide appropriate job training	County, and Chamber of Commerce				X	Economic development strategy changed
Support the expansion of adult literacy and drop-out prevention programs through participation in the Certified Literate Community Program	County		X			
Encourage and support the formation of neighborhood associations	County		X			
Adopt standards as feasible to specifically protect prime agriculture and forest land to limit intensive development in agricultural zones	County Inspections Department		X			
Protect residential neighborhoods from undesirable uses and structures thru adoption and enforcement of land use standards	County Inspections Department		X			



Project or Activity	Department	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
Continue to regulate through enforcement of applicable ordinances, the following activities: stormwater management, wetland protection, natural drainage, floodplain protection, landscape requirements, soil and sedimentation control and rare or endangered plant and animal species	County Inspections Department		X			No Landscape Sail + sed turned over to state No ordinance for rare species.
Support the activities of the partnership between the DNR, Thomas, Grady and Colquitt Counties, and Thomas University to improve the water quality in the Ochlocknee River	County		X			Volunteer + litter cleanup is spearheaded by Thomas University
Support the designation and protection of scenic roads	County	X				Some already designated
Adopt Protected River Corridor ordinance when regulations have been revised by the state	County			X		State Regulations create buffer along Ochlockonee River. Tall Timbers has a program for cleaning Ochlockonee. Additional regulation for Aucilla considered for latest comp plan update.
Support property owners in placing properties on state and federal historic registers	County		X			
Continue to seek and obtain funds for county historic preservation and restoration projects, including the ongoing courthouse project	County		X			
Prepare update to comprehensive and solid waste plans	County	Solid waste	X		2008	Comp Plan update currently underway. Solid Waste Plan forthcoming.

**REPORT OF ACCOMPLISHMENTS – CITY OF THOMASVILLE**

Responsible Party and Project / Activity	Programmed Year	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
FIRE DEPARTMENT Build New Fire State #3	2004, 2005, 2006, 2007				x	Being considered now.
FIRE DEPARTMENT Purchase Custom Pumper	2004, 2005	2008				
FIRE DEPARTMENT Thermal Imaging Cameras	2004, 2005				x	Acquired 1 with Grant. More needed.
FIRE DEPARTMENT Tanker Truck (2,500 Gal Capacity)	2004, 2005, 2006	2008			x	
FIRE DEPARTMENT SCBA's (Self Contained Breathing Apparatus) plus Compressor Testing Equipment.	2004, 2005				x	Extra cylinders purchased in 2005. Updated packs needed soon.
FIRE DEPARTMENT Turn Out Gear	2006, 2007	2006				
FIRE DEPARTMENT Service Truck & Rescue Vehicle (4700 Series Truck)	2004, 2005, 2006, 2007				x	Service Truck changed to Battalion Truck, not yet purchased.
FIRE DEPARTMENT Specialty Equipment As Needed (Monitory for gases & Filters for specific agents)	2004, 2005	2008			x	4-gas monitor purchased
FIRE DEPARTMENT Basic In House Security Features For Fire Stations	2004, 2005				x	Unaware of this project.

Responsible Party and Project / Activity	Programmed Year	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
POLICE-Increase neighborhood watch programs	2004, 2005, 2006, 2007, 2008		X			
POLICE-Customer satisfaction survey	2004, 2005, 2006, 2007		X			
POLICE-Maintain bike unit	2004, 2005, 2006, 2007, 2008		X			
POLICE-School resource officer	2004, 2005, 2006, 2007, 2008		X			
INFORMATION SERVICES: Utility Integrations to the mobile data system.	2004, 2005		X			Utility integration is dependent upon completion of mobile data system (Rosenet, Tech Services, etc.)
INFORMATION SERVICES: Disaster Recovery & Storage Area Networking	2004, 2005	Phase I 2005-2006	Phase II 2007			Phase I (base implementation, training, & system migrations) completed '05, '06. Phase II (production site infrastructure redundancy & expansion) in-progress: est completion NOV 07

Responsible Party and Project / Activity	Programmed Year	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
INFORMATION SERVICES: Automatic Meter Reading with Wireless Support	2004, 2005		X			
INFORMATION SERVICES: Mainframe Server	2006, 2007		X			Unisys ES7000 installation & setup completed '07. Migration of cities in-progress. Whigham completed '07. Blakely in progress (est. completion DEC 07. Camilla scheduled for JAN/FEB 08. Monticello, Moultrie, Cairo, Thomasville to follow.
INFORMATION SERVICES: Application Server Upgrade (wintel)	2004, 2005	2007				
INFORMATION SERVICES: Network Fax Integration	2004, 2005				X	Utility of the project and "added value" was reexamined and decided should be cancelled.
INFORMATION SERVICES: Document Management	2004, 2005	2004-2005				
TECHNICAL SERVICES: Telecommunications Network Upgrade	2004, 2005, 2006, 2007	Aug 06				
TECHNICAL SERVICES: Telecommunications Network Operations Center upgrade on Renovations	2004, 2005, 2006, 2007	June 06				
CABLE NETWORK SERVICES: Upgrade to accommodate High Definition Television	2004, 2005, 2006, 2007	March 06				
CABLE NETWORK SERVICES: Vehicle Replacement (8)	2004, 2005, 2006, 2007		X			Last two vehicles due for delivery for Fall 2007
CABLE NETWORK SERVICES - Cable Expansions	2004, 2005, 2006, 2007, 2008		X			On-going. Construction under-way in all new subdivisions and planned for new ones

Responsible Party and Project / Activity	Programmed Year	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
CABLE NETWORK SERVICES: Vehicle Replacement (8)	2004, 2005, 2006, 2007		X			Same as item above
ELECTRIC: Re-Conductor-US 84 east Project	2004, 2005, 2006, 2007		X			
ELECTRIC: Power Plant Renovation Project	2004, 2005	2005				
ELECTRIC: Feeder Lines out of New Sub-Station	2004, 2005	2005				
WATER: Gatlin Creek Road Extension to 84	2004, 2005, 2006, 2007				X	This was not completed due to funding sources. A small portion was completed from Summerhill Road toward 84 East for some growth.
WATER: North Thomasville By Pass Extension	2006, 2007				X	The State will not give the City of Thomasville a utility easement to extend water on the by-pass. Alternate locations are being looked at for growth.
WATER: Treatment Plant Upgrades	2006, 2007				X	Only yearly maintenance
SEWER: Inflow & Infiltration into system	2006, 2007		X			We have started doing basin rehab work in 2006 and are continuing a portion of the sewer system yearly using Custom Environmental.
Rose.net: Server Upgrades	2004, 2005, 2006, 2007, 2008		X			



Responsible Party and Project / Activity	Programmed Year	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
ROSE.NET: Network Upgrades (Routers, Core Switches etc...)	2004, 2005, 2006, 2007, 2008		X			
TECHNICAL SERVICES: SCADA (Supervisor Control and Data Acquisitions)	2004, 2005, 2006, 2007		X			Various RTUs replaced and final one planned for latter part of 2007
TECHNICAL SERVICES: UPS at telecommunications Net-work operations Center	2004, 2005, 2006, 2007	June 2005				
TECHNICAL SERVICES: Radio System Upgrade	2004, 2005		X			In work
FIRE DEPARTMENT Increase Staff (3)	2004, 2005	2005				
POLICE-New vehicle purchase (six year cycle)	2004, 2005, 2006, 2007, 2008		X			
POLICE-Mobile data terminals (hardware for cars/wireless laptops)	2004, 2005, 2006, 2007, 2008		X			
POLICE-Crime analysis program (training, hardware & software)	2004, 2005	2005				
CITY: Insituform-Smith (Cecil St. to Hansell St.)	2004, 2005	2005				
THOMASVILLE UTILITIES: New substation-east side	2004	2004				
THOMASVILLE UTILITIES: GAS-US 319 S. extension project	2004, 2005, 2006		X			

Responsible Party and Project / Activity	Programmed Year	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
POLICE-Block Grant funding for equipment	2004, 2005, 2006, 2007		X			
POLICE-Grants for special response teams	2004, 2005, 2006, 2007		X			
POLICE-purchase new K-9 & expand K-9 unit	2004, 2005, 2006, 2007		X			
POLICE-Community activities & community policing policies	2004, 2005, 2006, 2007, 2008		X			
POLICE-Youth crime watch (local neighborhood)	2004, 2005, 2006, 2007, 2008		X			
CHAMBER OF COMMERCE: Support development of Food and Technology Court project	2004, 2005, 2006, 2007, 2008		X			
CHAMBER OF COMMERCE: Develop new Farmer's Market	2004, 2005, 2006				X	Insufficient funds
PLANNING: Conduct a housing assessment to determine needs	2004, 2005	Aug.2004				Eng. Dept. has data on file.
PLANNING: Research and implement where feasible innovative housing programs.	2005, 2006, 2007, 2008		X			Currently underway with various projects, NIP, Neighborhood Pride, Land Bank, CDBG, CHIP. Acting as a coordinating agent with DASH, Thomasville landmarks, RMI, and Habitat for Humanity
PLANNING: Utilize assessment to develop and implement housing programs to include CDBG and CHIP applications and in fill development	2005, 2006, 2007, 2008		X			Dunlap school area, first target location, projected 12 houses to be rehabbed in conjunction with street paving. Rehab in progress. Webster, Hardaway, Jerger area second target location. Paving to start first, then rehab.

Responsible Party and Project / Activity	Programmed Year	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
PLANNING: Develop new zoning ordinance	2004, 2005, 2006, 2007		X			Continual review of current code and sampling of other community's codes for new ideas. Several modifications have been offered while others are in draft stage.
PLANNING: Purchase software for zoning and land use planning	2004, 2005	06/07				Zoning Analysis 89.2 by Gis.Inc was purchased and fully functional by 6/22/07
PLANNING: Update and amend existing ordinances	2004, 2005, 2006, 2007, 2008		X			TQM team met 2006 to review entire Chapter 22 (zoning). Recommendations are being drafted for submittal to Council.
DDA / MAIN STREET Smart Growth Development Initiatives	2004, 2005, 2006, 2007, 2008		X			
DDA / MAIN STREET Redevelopment of Mitchell House Hotel Block	2006, 2007, 2008				X	Quality Growth Resource Team
DDA / MAIN STREET Downtown Parking Study.	2005, 2006	2005				
DDA / MAIN STREET Encourage University Development in the Downtown Area	2004, 2005		X			
DDA / MAIN STREET Signage Study to incorporate new Logos and better wayfinding Techniques	2004, 2005			X		

Responsible Party and Project / Activity	Programmed Year	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
CITY/HISTORIC PRESERVATION COMMISSION: Install signs designating entrance to each local district	2004, 2005	2006				Sign mark all four of our local historic districts.
LANDMARKS: Establish new National Register District - Park Ave.	2004, 2005				X	Paradise Park Historic District last expanded in 2002. Possible local historic districts under review.
CITY/LANDMARKS: Designate new local Historic District including Jefferson Street	2004, 2005		X			Possible Local districts are under review
CITY/LANDMARKS: Designate new local Historic District including part of the Stevens Street National Register District	2004, 2005		X			See above
LANDMARKS: Establish New Nat'l Reg. District Glenwood Subdivision	2004, 2005		X			Received CLG/HPD grant to proceed with study in 2007
CITY/LANDMARKS: Complete process of amending Fletcherville Dist. To National Reg.	2006, 2007					Fletcherville local historic district is proposed. Public hearing before HPC is scheduled for July 10 <sup>th</sup> .
RECREATION County Oaks Golf Course Improvement	2004, 2005, 2006, 2007, 2008		X			
RECREATION Adult Recreation Complex	2004, 2005, 2006, 2007		X			
RECREATION Cherokee Lake Park	2004, 2005, 2006, 2007		X			

Responsible Party and Project / Activity	Programmed Year	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
INSPECTIONS Three Penetrometers	2004	2004				
INSPECTIONS Three laptops	2004	2004				
INSPECTIONS Code CDs	2004	2004				
INSPECTIONS Standard Soft Enforcement Modules	2005	2005				
INSPECTIONS AutoCAD	2004	2004				
PLANNING: Purchase Lap Top Computer, Digital Camera and Projector for Power Point Presentations	2004, 2005	2005				
PLANNING: Hire Planning Assistant	2005, 2006		X			Reorganized staff to accommodate work load without hiring new staff.
PLANNING: New Computer Equipment	2006, 2007, 2008		X			Utilize City IS department to evaluate current needs and make recommendations as to appropriate upgrades when needed
PLANNING: Training Workshops for P&Z, ZBA, HPC and Staff	2004, 2005, 2006, 2007, 2008	2007				HPC members to attend GAHPC training, P&Z members to attend GPA conference, ZBA members will be to attend GAZA or GPA Conference
PLANNING: Hire Code Enforcement Officer	2004	2005				
PLANNING: In cooperation with the hospital and Jerger School, complete a traffic study on intersection of Broad and Mimosa, considering future development of the hospital's Broad Street property.	2004			X		No information available about Jerger/Hospital area study. Small area study of Hospital expansion included as action item in current comprehensive plan.



Responsible Party and Project / Activity	Programmed Year	Status of Project or Activity				Explanation for Postponed or Not Accomplished Project or Activity
		Date Complete	Currently Underway	Postponed	Not Accomplished	
PLANNING: In cooperation with the hospital complete a study of the availability of utilities in the Carroll Hill area taking into consideration future expansion.	2004				X	No information available from planning department on Carroll Hill utility study. Small area study of Hospital expansion included as action item in current comprehensive plan.
ENGINEERING: Complete Feasibility study to determine the community impact on creating a cul-de-sac at the end of Margaret Street and Pinetree Boulevard	2004	October 2004				
ENGINEERING: Under Drainage Storm Water Mapping and Inventory	2004, 2005, 2006, 2007				X	Lack of manpower due to paving projects and a increase in subdivision submittals
ENGINEERING: Sidewalk Improvements Ongoing for Hansell, Magnolia, Dawson Street	2004, 2005, 2006, 2007, 2008	See explanation				<b>Sidewalk work 2004 to present June 2007</b> Dawson Street: 300 L.F. (+/-) removed/replaced Hansel Street: 50 L.F. (+/-) removed/replaced Magnolia Street: no action Cherokee Lake: 3,000 L.F. (+/-) of walking track constructed
ENGINEERING: Wright and Fletcher Street	2004, 2005, 2006, 2007, 2008	See explanation				Fletcher Street: 2,000. L.F. (+/-) of new sidewalk constructed Wright Street: 1,000 L.F. (+/-) of new sidewalk constructed

**SHORT TERM WORK PROGRAM – THOMAS COUNTY: 2008-2012**

<b>Project or Activity</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Urban Service Area Boundary	X	X						
1. Continue negotiations with Thomasville to finalize an urban service area boundary and a service delivery agreement on who will serve the areas with sanitary sewer.	X	X				County Administrator, Planning Director, Planning Commission, and Board of Commissioners	Primarily a staff function unless mediation is desired or required	General Fund
2. New Urban Residential Zoning District – Prepare and adopt a new zoning district that will apply within the urban service area.		X				Planning Director, Planning Commission, and Board of Commissioners	Primarily a staff function unless consultant is needed	General Fund; technical assistance from the Regional Development Center
3. Modified Infrastructure Standards Applicable in the Urban Service Area.		X				Planning Director, County Engineer, Engineering Consultant	\$20,000	General Fund
4. Master Plan for Sanitary Sewer Basins in the Service Area.			X			County Engineer	\$80,000-\$100,000	General Fund; possible participation of developers
Red Hills Region Greenbelt and Conservation Easements Subdivision	X	X	X	X	X	Planning Director, and the Tall Timbers Research Station	--	Staff functions through General Fund; in-kind assistance from Tall Timbers
Ochlocknee River Protected River Designation and Regulation		X				Planning Director, and the Planning Commission	Primarily a staff function	General Fund
Canopy Road Scenic Corridor Designation and Regulation			X			Planning Director, and the Planning Commission	Primarily a staff function unless consultant is needed (\$10,000)	General Fund
Metcalf Small Area Study and Plan				X		Planning Director, the Planning Commission, and a Planning Consultant	\$20,000	General Fund
Rural Mobile Home Park Improvement Program				X	X	Planning Director; Community Development	Unknown, but may require additional staffing or funds	General Fund; CDBG grant with local match

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Fire Department</b>								
Training Facility			X			Fire Dept., Board of Commissioners	\$1,137,500	100% impact fees
Heavy Rescue	X					Fire Dept., Board of Commissioners	\$115,000	General Fund
Tanker	X					Fire Dept., Board of Commissioners	\$325,000	General Fund
Ladder		X				Fire Dept., Board of Commissioners	\$450,000	General Fund
Engine			X			Fire Dept., Board of Commissioners	\$350,000	General Fund
EMS Facility			X			EMS Dept., Board of Commissioners	\$300,000	100% impact fees
Heavy Rescue/Medical Command			X			EMS Dept., Board of Commissioners	\$200,000	100% impact fees
Ambulance			2010			EMS Dept., Board of Commissioners	\$185,000	100% impact fees
Park Land (40 acres)		X				Board of Commissioners	\$480,000	100% impact fees
Battalion Chief (3)		X				TCFD	\$120,000	General Fund
Firefighters (3)		X				TCFD	\$75,000	General Fund
Operations Vehicles (2)	X		X			TCFD	\$52,000	General Fund

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>911/Dispatch</b>								
Addressing (1)		X				E-911		General fund
Concept 24hrs seating			X			E-911	\$6,000	General fund
GIS server	X					E-911	\$3,000	General fund
Communications Officer	X					E-911		General fund
Director's (1)			X			E-911		General fund
Computers (6)		X				E-911		General fund
Fleet Maintenance Shop								General fund
Hire mechanic	X					Growth	\$45,000	General fund
Shop equipment	X					Growth	\$10,000	General fund
1 truck	X					Growth	\$20,000	General fund
<b>Thomas County Probate Court</b>								
New office computers and server		X				V. Burnette	\$20,000	General fund
One clerk position		X				V. Burnette	\$25,000	General fund
Computer Server for elections	X					V. Burnette	\$5,000	General fund
New voting equipment for 20 precincts + absentee optical scan machines		X				V. Burnette	\$475,600	General fund

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>EMS</b>								
New Ambulance	1	1	1	1	1	EMS	\$600,000	General fund
Heavy Extrication Vehicle		1				EMS	\$250,000	General fund
Supervision Vehicle	1					EMS	\$25,000	General fund
New Employees	9				6	EMS	\$498,750	General fund
Sub Station					1	EMS	\$200,000	General fund
Extrication Equipment		1				EMS	\$50,000	General fund
Radios	30					EMS	\$60,000	General fund
Computers	2	2	2	2	2	EMS	\$15,000	General fund
Cardiac Monitors	1		1		1	EMS	\$54,000	General fund
<b>Board of Registrars</b>								
Advance Voting Machines	X					Board of Registrars	\$15,000	General fund
Update computer equipment and software		X				Board of Registrars	\$6,500	General fund
Update office furniture (work-units)				X		Board of Registrars	\$6,700	General fund
Staff for the 2008 elections	X						\$20,000	General fund



Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Tax Assessor</b>								
New vehicles	3						\$54,000	General fund
Server Update	X						\$6,500	General fund
New computers	5	5					\$10,000	General fund
Storage devices			2				\$1,000	General fund
Office space	3000 sq. ft						\$300,000	General fund
GIS Software for information sharing	X						\$3,600	General fund
Appraiser I	1						\$22,000	General fund
<b>Clerk of the Superior Court</b>								
Data exchange technology to better interface with the DA, Sheriff, Magistrate, and Judges					X	County	\$25,000 per department	General fund
Record storage if need not adequately met by the new courthouse				X		County	\$150,000	General fund
<b>Magistrate Court</b>								
New office furniture	X					Magistrate	\$10,000	General fund
New and better phone system	X					Magistrate	\$8,000	General fund
Computer software for electronic filing; Magistrate Court Web Page	X					Magistrate	\$15,000	General fund
Security Systems for office to limit access	X					Magistrate	\$7,000	General fund
Additional office space for judges and new courtroom	X					County		General fund
Combining Magistrate and State Court		X				County and State		General fund
Automation for application for warrants and first appearances, trials, and sentencing		X				County and State	\$12,000	General fund
Increase limit on jurisdiction? Increase on filing fees? Increase prosecutions of county ordinance violations?		X				State		General fund
Post Certification for Constables		X				State	Unknown	General fund
New Computers (8)			X			State	\$15,000	General fund
New cars for constable (2)	X					State	\$35,000	General fund
New copier		X				State	\$5,000	General fund

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Other Departments</b>								
JJC-New roof, AC upgrade, plumbing upgrade	X						\$500,000	General fund
DFACS- Remodeling, AC upgrade, carpet and paint	X						\$75,000	General fund
Equipment shop-new metal roofing, new lighting, new overhead doors.	X						\$200,000	General fund
Building Maintenance- (1) new vehicle, (1) new position.		X					\$65,000	General fund
Building Maintenance- (1) new vehicle-director		X					\$27,000	General fund
Building Maintenance- (1) new position, (1) vehicle					X		\$65,000	General fund
Building Maintenance- 2 new truck bays, 1 new storage building					X		\$100,000	General fund
Rework addition to the Prison phase 1 new administration and kitchen		X					\$1,824,000	General fund
Health Department-Expansion and remodeling			x				\$150,000	General fund
Annex II- reroof, upgrade AC, remodeling, paint and carpet				X			\$150,000	General fund
Hill Building- Remodeling and AC upgrade				X			\$125,000	General fund

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Building Inspections</b>								
New vehicle	X		X		X	Bldg inspections	\$48,000	General fund
New computers	1	1	1	1		Bldg inspections	\$8,000	General fund
Software-GIS equipment	3000	1500	500	500	500	Bldg inspections	\$6,000	General fund
Printer		1800				Bldg inspections	\$1,800	General fund
Fax machine		900				Bldg inspections	\$900	General fund
Map producer		3000				Bldg inspections	\$3,000	General fund
Mapping paper						Bldg inspections	\$600	General fund
Building Official			X			Bldg inspections		General fund
Planner			X			Bldg inspections and Planning & Zoning		General fund
Zoning Administrator	X					Bldg inspections and Planning & Zoning		General fund
Secretary/receptionist						Bldg inspections and Planning & Zoning		General fund
Office space (3100 sq.ft)	X					Bldg inspections and Planning & Zoning	\$90,000	General fund
Desks and chairs for office staff (5)	X					Bldg inspections and Planning & Zoning	\$7,000	General fund
Book shelves	X					Bldg inspections and Planning & Zoning	\$1,500	General fund
Conference room tables and chairs	X					Bldg inspections and Planning & Zoning	\$2,030	General fund
Miscellaneous equipment for work areas						Bldg inspections and Planning & Zoning	\$2,000	General fund
Powerpoint cabling & permanent setup						Bldg inspections and Planning & Zoning	\$2,600	General fund

SHORT TERM WORK PROGRAM – CITY OF THOMASVILLE 2008-2012

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Gatlin Creek Road Extension to 84 (4.5 miles)						Water	\$850,000	
Treatment Plant Upgrades						SEWER DEPT	\$250,000	
Inflow & Infiltration into system (420 manhole per yr)						SEWER DEPT	\$200,000 min per year	
Insituform deteriorating sewer mains & services (2 miles per yr)						SEWER DEPT	\$400,000 PER YEAR	
Airport to Gatlin Creek Road (4.5 miles)						Water Dept	\$850,000	
Replace Older Water Mains in the System (4 miles per yr)						Water Dept	\$600,000	
Upgrade Sewer Lift Stations (Pumps, Generators, etc)						SEWER DEPT	\$500,000	
New Fire Station 3	X					Fire Dept.	300-400K	
Purchase Custom Pumper	X					Fire Dept.	360-400K	
Purchase Special Operations / Rescue Vehicle	X	X				Fire Dept.	175-200K	
Update all SCBA's	X	X	X			Fire Dept.	85-90K	
House security Features	X		X		X	Fire Dept.	10K	

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Thermal Imaging Cameras	X	X				Fire Dept.	20K	
Sub-Station and Training Facility at Airport	X	X	X	X	X	Fire Dept.	400K	
Turn Out Gear		X			X	Fire Dept.	60-65K	
Emergency Generators Station 1 & 2	X					Fire Dept.	100K	
(12) Personnel for Airport and Growth	X		X		X	Fire Dept.	420K	
New Technical Services Facility (Building/Land)		X				Technical Services/CNS	\$700,000	Budget
CNS Cable to Lake Riverside	X					Technical Services/CNS	\$300,000	Budget
Replacement bucket trucks				X		Technical Services/CNS	\$175,000	Budget
Replacement pickup trucks (Six vehicles over 3 years) for CNS			X			Technical Services/CNS	\$100,000	Budget
800Mhz Digital Radio System Upgrade		X				Technical Services/CNS	\$2,750,000	SPLOST
Wireless Network Capability within Thomasville		X				Technical Services/CNS	\$1,000,000	Grant & Budget
Automated Meter Reading System				X		Technical Services/CNS	\$3,000,000	Budget
CNS Headend Hardening		X				Technical Services/CNS	\$200,000	Budget



Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Additional Packet Interface Card for Telephony Switch		X				Technical Services/CNS	\$100,000	Budget
Replacement pickup trucks (Four vehicles over 2 years) for Technical Services			X			Technical Services/CNS	\$40,000	Budget
Fiber-to-the-Home within selected CNS area and corresponding upgrade to CNS headend			X			Technical Services/CNS	\$500,000	Budget
Telecom/Telephony Regulatory Personnel Position	X					Technical Services/CNS	\$50,000 per year	Budget
Continuation of CNS Television High Definition Broadcasting		X				Technical Services/CNS	\$100,000	Budget
Construction of a 6 city fiber optic redundant SONET Network	X					Technical Services/CNS	\$100,000	Budget
Comprehensive paving plan	X	X	X	X		Engineering	\$6,570,000	SPLOST GADOT
Drainage mapping			X	X	X	Engineering	\$100,000	General Fund
Completion of Cherokee Lake walking track	X					Engineering Streets	\$20,000.00	General Fund
Completion of sidewalk on Fletcher Street Completion of sidewalk on Wright	X	X	X	X	X	Engineering Streets	\$53,000	General Fund
Misc.; sidewalk repair	X	X	X	X	X	Engineering Streets	\$35,000	General Fund

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Prepare and adopt a comprehensive revision of the city's zoning ordinance and official zoning map. Specific components of the revisions are included below in the event the city chooses to handle these items incrementally rather than as a comprehensive rewrite	X	X				Planning Department; Planning & Zoning Commission	\$75,000	General Fund
1. Add a Central Business District (CBD) zoning district and apply to core commercial part of downtown	X	X				Planning Department; Planning & Zoning Commission	Part of comprehensive update	General Fund
2. Landscaping, buffers, and tree protection – add general landscaping provisions and tree protection requirements; increase buffer widths and articulate planting standards	X	X				Planning Department; Planning & Zoning Commission	Part of comprehensive update	General Fund
3. Create new residential zoning district to protect neighborhoods with larger lot sizes and greater lot widths than the R-1A standard; apply to the zoning map	X	X				Planning Department; Planning & Zoning Commission	Part of comprehensive update	General Fund
4. Study Boards and Commissions for possible consolidation for greater efficiency, reduction of staff burdens, and potentially faster development approvals.	X	X				Planning Department; Planning & Zoning Commission	Part of comprehensive update	General Fund

Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Complete a small area study of the Medical District Character Area with attention to defining its ultimate expansion boundary and instituting guidelines and regulations that ensure compatible transitions between medical/office and residential			X	X		Planning Department; Planning & Zoning Commission	\$25,000 (or combine with comprehensive zoning ordinance revision)	General Fund
Maintain and enhance Geographic Information Systems (GIS) capabilities and personnel for additional planning and regulatory functions	X	X	X	X	X	Planning Department	May necessitate one additional position	General Fund – also, may be co-funded by utility departments if water, sewer, and other maps are updated
1. Priority 1: Map and data base of vacant lands and infill development opportunities.	X					Planning Department -- GIS	Included in personnel addition	General Fund
2. Priority 2: Housing conditions and replacement priorities.		X				Planning Department -- GIS	Included in personnel addition	General Fund
3. Priority 3: Economic development and redevelopment target areas.			X			Planning Department -- GIS	Included in personnel addition	General Fund
4. Priority 4: Unused rights-of-ways.				X		Planning Department -- GIS	Included in personnel addition	General Fund
5. Priority 5: Utilization of “wet” tracts for greenways and stormwater management.					X	Planning Department -- GIS	Included in personnel addition	General Fund
Housing Code Enforcement and Community Development	X	X	X	X	X	Planning; Community Development; Building Inspections	Part of ongoing activities	General Fund; permit and inspection fees; fines for violations

