



THOMASVILLE: BLUEPRINT 2028

TRAVELING WORKSHOP SUMMARY REPORT

MAY 9 - MAY 12, 2017

APPENDIX



CITY GOALS AND PRIORITIES SURVEY

City Goals and Priorities	Priority												total
	1	2	3	4	5	6	7	8	9	10	11	12	
Education	13	4	2	0	4	1	3	1	0	0	2	0	30
Job Opportunities	5	10	2	3	0	3	0	1	2	2	0	0	28
Affordability	1	2	2	4	5	2	4	3	3	1	0	0	27
Prioritize Downtown	3	1	1	3	2	3	0	3	1	7	1	2	27
Outdoor Recreation	2	2	2	2	1	5	6	3	1	2	1	1	28
Walkability & Bikability	5	4	6	0	4	4	2	0	2	1	1	0	29
Public Transportation	1	0	1	1	2	2	3	1	3	4	5	6	29
Less Traffic	0	1	0	1	0	0	0	2	1	1	11	10	27
Healthy Food Options	2	0	2	3	2	2	2	1	6	4	3	1	28
Arts, Culture, & Entertainment	1	0	4	7	1	5	2	4	1	1	0	1	27
Diversify the Local Economy	2	4	4	2	5	1	0	5	2	0	1	0	26
Compact Growth Countywide	2	1	3	1	3	0	5	1	4	4	1	3	28

Methodology For Creating the Chart on Page 10

For each City Goal and Priority, the number of votes for each priority rank was multiplied by the rank (i.e. 1,2,3....12) and then added together. This sum was then divided by the total number of votes for that City Goal and Priorities. The resulting values were used to sort the City Goals and Priorities. The lower the number, the higher the priority.

Participant Feedback Forms Summary

The following comments were received in response to the question:

“What is an issue important to you that the planners should keep in mind as the comprehensive planning process begins?”

- Keep sign ordinance same as prior. Do not change it.
- Bring large department stores or Sam's
- Keep all cards on the table and same playing field! Like today! Ask for our input!
Thanks
- Planners need to work with us NOT against!
- In past 24 months, it has been hide + seek!
- We the people found out new or stuff deleted from prior drafts!

- Planners, civil leaders, politicians, business all must be open to understanding the interest of all interested parties, never failing to include as many identities as reasonable.

- Emphasize/prioritize use of native plants that support pollinators, Lepidoptera (by far the largest component of baby bird diet) and from there the whole web of life; clean, open streams, etc.
- Best trees (Dr. Doug Tallamy): Native Oaks, Cherries, Willows

- How do we attract young professionals?

- Walkability and bikability. So important to me.

- Animal control
- Drugs
- Sidewalks

- Health and housing affordability. We need better paying to go along with cost of living increases. Houses around here cost too much for the upcoming generations to afford off a minimum wage job.

- Maintain small local stores and shops
- Affordable rental housing and home ownership for working poor

- Inclusivity is always a priority

- I moved to Thomasville for its vibrant downtown and for walkability – I loved the idea of having a “big city” feeling (walkability, restaurants, shopping, schools, entertainment) in a small town. I loved the idea of growing with a city. Would love to see public transportation, but don’t know how or what.
- Try to unify downtown. Keep downtown similar!
- Google Fiber!
- Diversify downtown
- Bring in more retail chains (outside of downtown)
- Our goal in comprehensive planning for the community should be based on keeping development confined to Thomasville and the small cities, prevent degradation of quality of life that happens during the subdivision of our rural tracts. Put in ordinances and educate locals to overcome the lack of talent of knowledge in our local design professions.
- Developing a plan that helps preserve the distinctive aspects of the community and enhance areas of the community that have lagged behind.
- Critical role of arts/culture in economic growth and stability.
 - In-town facilities
 - Adequate venues
 - Funding mechanism to support org operations
- Get this “golf cart” community mentality under control. Golf carts and 4 wheel drives don’t mix with kids. (Shouldn’t have these)
- Embrace that it’s OK to change/move forward/leave the Old South ways behind.
- Increasing bike friendliness!
- Consider scalability for the various business districts
- Consider capacity (permanent residents and visitors)
- Fold in history appropriately
- Keeping the historic, cultural, “natural” setting intact.

COMMUNITY PREFERENCE SURVEYS



COMMERCIAL ADDRESSES WHAT IS APPROPRIATE FOR YOUR AREA?

- Place FOUR GREEN dots below the images you believe are appropriate for this part of the City.
 - Place ONE RED dot below the image that is most inappropriate for this part of the City.
 - Add a post-it with comments if you like.
- More of this
● Not so much



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Commercial Addresses

	9-May		10-May		11-May		12-May		Total	
	Green	Red	Green	Red	Green	Red	Green	Red	Green	Red
A	0	3	6	6	1	2	0	0	7	11
B	1	8	1	6	9	0	1	0	12	14
C	0	13	0	12	0	6	0	5	0	36
D	17	0	10	0	5	0	12	0	44	0
E	12	0	7	0	8	0	3	0	30	0
F	0	11	0	6	0	4	0	2	0	23
G	0	3	9	6	3	0	1	0	13	9
H	8	2	6	2	8	1	8	0	30	5
I	4	2	7	0	4	0	8	0	23	2



STREETS

WHAT IS APPROPRIATE FOR YOUR AREA?

- Place FOUR GREEN dots below the images you believe are appropriate for this part of the City.
- Place ONE RED dot below the image that is most inappropriate for this part of the City.
- Add a post-it with comments if you like.

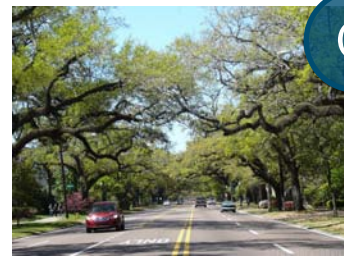
● More of this
● Not so much



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Streets Dot Tally

	9-May		10-May		11-May		12-May		Total	
	Green	Red	Green	Red	Green	Red	Green	Red	Green	Red
A	18	0	9	1	6	0	12	0	45	1
B	1	17	0	6	0	2	0	2	1	27
C	17	1	13	1	6	0	5	0	41	2
D	25	0	11	0	6	0	6	0	48	0
E	5	4	2	4	2	2	0	1	9	11
F	10	2	9	2	8	2	6	1	33	7
G	13	1	15	0	4	1	10	0	42	2
H	5	7	8	4	3	1	6	0	22	12
I	0	10	0	4	1	1	1	1	2	16



RESIDENTIAL OTHER THAN SINGLE FAMILY

WHAT IS APPROPRIATE FOR YOUR AREA?

• Place **FOUR GREEN** dots below the images you believe are appropriate for this part of the City.

• Place **ONE RED** dot below the image that is most inappropriate for this part of the City.

• Add a post-it with comments if you like.

Green More of this

Red Not so much



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Residential - Other than Single Family Dot Tally

	9-May		10-May		11-May		12-May		Total	
	Green	Red	Green	Red	Green	Red	Green	Red	Green	Red
A	9	0	11	2	10	0	9	0	39	2
B	0	8	4	8	0	4	0	3	4	23
C	16	0	13	2	5	1	4	0	38	3
D	0	3	1	8	0	5	0	0	1	16
E	8	2	12	1	1	0	1	0	22	3
F	0	7	2	4	0	3	0	1	2	15
G	11	0	9	1	5	1	5	0	30	2
H	1	4	3	7	0	4	0	3	4	18
I	6	2	15	0	3	5	0	0	24	7



RESIDENTIAL SINGLE FAMILY WHAT IS APPROPRIATE FOR YOUR AREA?

• Place FOUR GREEN dots below the images you believe are appropriate for this part of the City.
 • Place ONE RED dot below the image that is most inappropriate for this part of the City.
 • Add a post-it with comments if you like.

● More of this
● Not so much



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Residential - Single Family Dot Tally

	9-May		10-May		11-May		12-May		Total	
	Green	Red	Green	Red	Green	Red	Green	Red	Green	Red
A	0	7	2	5	9	0	1	0	12	12
B	1	0	13	0	6	0	7	0	27	0
C	16	0	17	0	15	0	7	1	55	1
D	12	0	7	0	5	0	5	0	29	0
E	0	15	2	5	11	1	0	3	13	24
F	0	8	2	3	2	2	0	0	4	13
G	15	0	13	0	6	0	4	0	38	0
H	4	0	1	6	0	1	2	0	7	7
I	7	0	2	1	1	2	2	0	12	3



CIVIC BUILDINGS

WHAT IS APPROPRIATE FOR YOUR AREA?

• Place FOUR GREEN dots below the images you believe are appropriate for this part of the City.
 • Place ONE RED dot below the image that is most inappropriate for this part of the City.
 • Add a post-it with comments if you like.

● More of this
 ● Not so much



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Civic Buildings Dot Tally

	9-May		10-May		11-May		12-May		Total	
	Green	Red	Green	Red	Green	Red	Green	Red	Green	Red
A	23	0	11	1	7	0	12	0	53	1
B	17	1	8	4	2	0	3	0	30	5
C	1	13	1	3	0	3	0	1	2	20
D	0	5	3	0	2	0	0	0	5	5
E	15	2	8	2	4	0	3	1	30	5
F	1	4	4	0	16	1	4	0	25	5
G	0	10	2	6	6	1	0	3	8	20
H	5	1	5	2	13	0	4	0	27	3
I	0	10	0	2	1	1	0	1	1	14



OPEN SPACES

WHAT IS APPROPRIATE FOR YOUR AREA?

• Place FOUR GREEN dots below the images you believe are appropriate for this part of the City.
 • Place ONE RED dot below the image that is most inappropriate for this part of the City.
 • Add a post-it with comments if you like.

● More of this
● Not so much



A



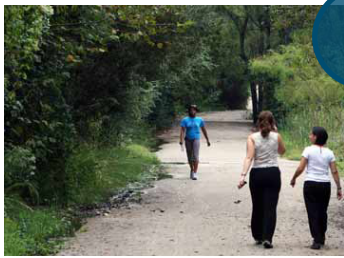
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Open Space Dot Tally

	9-May		10-May		11-May		12-May		Total	
	Green	Red	Green	Red	Green	Red	Green	Red	Green	Red
A	6	1	7	2	2	6	0	0	15	9
B	26	0	13	0	19	0	5	0	63	0
C	5	2	7	0	1	1	0	0	13	3
D	2	8	0	5	2	0	4	0	8	13
E	16	0	13	2	16	0	12	0	57	2
F	20	0	16	0	14	0	14	0	64	0
G	4	2	5	1	5	0	1	2	15	5
H	4	1	16	0	7	0	4	0	31	1
I	7	1	11	0	5	0	0	0	23	1



SIGNAGE

WHAT IS APPROPRIATE FOR YOUR AREA?

• Place FOUR GREEN dots below the images you believe are appropriate for this part of the City.
 • Place ONE RED dot below the image that is most inappropriate for this part of the City.
 • Add a post-it with comments if you like.

● More of this
 ● Not so much



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Signage Dot Tally

	9-May		10-May		11-May		12-May		Total	
	Green	Red	Green	Red	Green	Red	Green	Red	Green	Red
A	0	7	6	1	0	2	6	0	12	10
B	0	17	0	16	0	9	0	4	0	46
C	18	0	6	2	3	2	5	0	32	4
D	18	0	15	1	9	0	8	0	50	1
E	4	2	10	1	3	0	0	1	17	4
F	0	6	3	4	2	1	0	0	5	11
G	1	1	9	3	3	0	3	0	16	4
H	3	1	9	0	8	0	2	0	22	1
I	0	8	6	8	1	5	2	4	9	25

RIGHT TREE, RIGHT PLACE

Street Trees

	Dot Tally									
	9-May		10-May		11-May		12-May		Total	
	Green	Red	Green	Red	Green	Red	Green	Red	Green	Red
Silver Date Palm	1	7							1	7
Canary Island Palm	3	3							3	3
Date Palm	3	5	1				1		5	5
Winged Elm	1								1	0
American Elm	1		4		3		1		9	0
Ironwood, Hophornbeam	2		1						3	0
Japanese Maple	2	1	1				1		4	1
Chinese Pistache	1	1							1	1
Sumac		1					1		1	1
Red Bottlebrush	1								1	0
Camellia	3	1							3	1
Crepe Myrtle	4	3	1	1			1		6	4
Wild Olive	2		1						3	0
Citrus	2		1						3	0
Pomogranate	2						1		3	0
Foster Holly	1	1	1						2	1
Possumhaw Holly									0	0
American Holly	4				1				5	0
Sweetbay Magnolia	2	1	1						3	1
Taiwan Cherry	1	2							1	2
Atlantic White Cedar	1	3	1						2	3
Southern Catalpa									0	0
Ginko Biloba	2	1					1		3	1
Southern Sugar Maple	2						3		5	0
Pond Cypress	1		1						2	0
Dawn Redwood									0	0
Pumpkin Ash									0	0
Honey Locust		1					1		1	1
Southern Evergreen			2		1		1		4	0
Sweetgum	1	2	1				1		3	2
Longleaf Pine	3	1	1	1		1			4	3
Slash Pine	1	2		1					1	3
Spruce Pine	2	4		1					2	5
Overcup Oak	1								1	0
Shumard Oak	3		1						4	0
Live Oak	11		2		1		2		16	0
Sand Live Oak	2								2	0
White Oak	3		2						5	0
Bluejack Oak	1								1	0
Blackjack Oak	1								1	0
Nutfall Oak	1		1				1		3	0
Swamp Chestnut, Basket	2		1						3	0
Cherrybark, Pagoda Oak	1		2		1			1	4	1

Yard Trees

	Dot Tally									
	9-May		10-May		11-May		12-May		Total	
	Green	Red	Green	Red	Green	Red	Green	Red	Green	Red
Silver Date Palm	3	2							3	2
Canary Island Palm		2	1	1				1	1	4
Date Palm	2	1							2	1
Winged Elm			1						1	0
American Elm	2		1						3	0
Ironwood, Hophornbeam	1								1	0
Japanese Maple	5	1	1		1		1		8	1
Chinese Pistache	1	1							1	1
Sumac	1								1	0
Red Bottlebrush	2								2	0
Camellia	3		2		1				6	0
Crepe Myrtle	2	2					1		3	2
Wild Olive	1								1	0
Citrus	1		1						2	0
Pomogranate	1								1	0
Foster Holly	2		1						3	0
Possumhaw Holly	1								1	0
American Holly	1		2				1		4	0
Sweetbay Magnolia	3								3	0
Taiwan Cherry	2		1						3	0
Atlantic White Cedar									0	0
Southern Catalpa	1								1	0
Ginko Biloba	2		1						3	0
Southern Sugar Maple	2		1				1		4	0
Pond Cypress	1								1	0
Dawn Redwood									0	0
Pumpkin Ash									0	0
Honey Locust			1			1			1	1
Southern Evergreen	3		2		1		1		7	0
Sweetgum	1	1	1			1			2	2
Longleaf Pine	5			1			1		6	1
Slash Pine	1								1	0
Spruce Pine	2							1	2	1
Overcup Oak									0	0
Shumard Oak	2		2						4	0
Live Oak	4		2		1		1		8	0
Sand Live Oak									0	0
White Oak	4		1		1				6	0
Bluejack Oak									0	0
Blackjack Oak									0	0
Nutfall Oak			1						1	0
Swamp Chestnut, Basket	2								2	0
Cherrybark, Pagoda Oak	1								1	0

Buffer Trees

	Dot Tally									
	9-May		10-May		11-May		12-May		Total	
	Green	Red	Green	Red	Green	Red	Green	Red	Green	Red
Silver Date Palm		5							0	5
Canary Island Palm		7							0	7
Date Palm	3	6	1						4	6
Winged Elm	1								1	0
American Elm	1								1	0
Ironwood, Hophornbeam	1								1	0
Japanese Maple	5	1							5	1
Chinese Pistache									0	0
Sumac									0	0
Red Bottlebrush									0	0
Camellia	1				1				2	0
Crepe Myrtle	1	1	1						2	1
Wild Olive	1		1						2	0
Citrus									0	0
Pomogranate			1						1	0
Foster Holly	4		1						5	0
Possumhaw Holly	1								1	0
American Holly	2		1		1				4	0
Sweetbay Magnolia	1		1						2	0
Taiwan Cherry									0	0
Atlantic White Cedar		2	2						2	2
Southern Catalpa	1								1	0
Ginko Biloba	2		1						3	0
Southern Sugar Maple	1		1		1		1		4	0
Pond Cypress	1								1	0
Dawn Redwood									0	0
Pumpkin Ash									0	0
Honey Locust									0	0
Southern Evergreen	2		2				1		5	0
Sweetgum	1	1							1	1
Longleaf Pine	2	1	1	1			1		4	2
Slash Pine	1	1		2					1	3
Spruce Pine	0	2		1					0	3
Overcup Oak	1		1						2	0
Shumard Oak	1								1	0
Live Oak	5		1		1		1		8	0
Sand Live Oak	1								1	0
White Oak	2		1						3	0
Bluejack Oak	1								1	0
Blackjack Oak	1								1	0
Nutfall Oak			1						1	0
Swamp Chestnut, Basket	1		1						2	0
Cherrybark, Pagoda Oak	1						1		2	0

TOPIC AREAS

Downtown Comments

- Parking (need more)
 - Broad Street – near kevin's
- Empty storefronts
 - Across from Subway
 - Remington at Broad
 - Create appeal while waiting to lease (displays)
 - Challenge – Absentee owners
- Bike lanes on Jackson
- Sidewalks: Making Jackson Street Gateway more aesthetically improved
 - Pinetree to Jackson
- Dawson Street: Needs pedestrian street lamps near Historical museum – to Jackson Rd.
 - Historical, period sensitive design for lighting
- Remington needs stoplights to slow traffic
- Amphitheater – Great new addition to downtown!
- May need to get creative for using storefronts beyond retail
 - Online competition and demand – creative storefront usage
- Empty storefronts concern noted by another citizen
- Would love addition of Mexican restaurant downtown
 - Other dining options
 - Specifically for lunch (casual sit-down)
 - More variety (eclectic, ethnic foods)
- Bartow – Hansell
 - Multimodal interior loop
- Desired crosswalk: Jefferson @ Dawson
 - Signal
 - Striping
- Downtown Market (open air veggie market)
- Underground utilities – Bury power lines
- More life on streets that run perpendicular to Broad (comment from 17 year old)
- Keep uniformity downtown with brick buildings (colors, etc.)
 - Continuity of look
- Mid-blocking parking has been great!
 - Make parking garages mid-block as well
- Housing in interior of Downtown -> Roses
 - Especially housing over commercial/retail
 - Mixed use retail (rather than event center, retail, parking garage)
- Business owner comment

- Dependent upon outsiders
 - 30% of sales from TLH
 - 15% Valdosta/Albany
- 50% business from Thomasville
- People come here because Thomasville is different (unique)
- City planners/City fathers have done a great job or else we wouldn't be here
- No parking garages at Roses (Anywhere!)
- Downtown Food Trucks
 - “Food Truck Monday” – A lot of brick and mortar restaurants are closed on Monday
 - Food trucks could set up in amphitheater
- In general, housing over retail to bring people downtown
- Expose more brick pavers downtown
- Ethnic food fair – more variety
- More retail, less office spaces
 - Current retailers – partner in promotions, etc.
 - More young people hangouts
- Improve City WiFi (free)
 - Better coverage areas
- Finish sign ordinance
- Deliberate recruiting of Downtown Businesses
- If we keep \$1million sound system in the trees, need more music variety – or get rid of it
- Food Truck Monday
 - Health food store/Health options (Like Ruby Tuesdays Salads)
- More Hospitable shop owners/workers
- Create open air District with shops/restaurants
 - Circular area
- Looking forward to attending amphitheater
- Edge of town – flea market
- Additional Parking – weekends
- Better signage for parking
- Entertainment for younger crowd (ages 30-50)
 - No necessarily with alcohol
 - Drum circle
- Activities for all ages
 - First Fridays – more things like that
 - Add more activities on Monday (kind of dead)

- Turn some of traffic signals to flashing green/flashing yellow after hours
- “I like downtown, it’s nice and quaint”
 - Great mix of restaurants/boutiques/tourism
- Need more parking
- Great events
 - Two Biggest Tourist Events – Victorian Christmas and Rose Festival (Car show, flower show)
- Attention needed to dilapidated house abutting commercial districts
- Attention to Gateway Entrances
- TLH corridor improvements
- Food truck Monday at Amphitheatre
 - A lot of restaurants are closed on Monday
- Eyesores
 - Dilapidated houses at town entrance
 - Overhead utilities (including in front of First M.B. Church)
- Better neighborhood lighting
- Underground utilities
- Electronic Billboard
 - A lot of advertising
- Directional signs to the “Old Bottom”
 - Former African American Business District
 - Add brass historical markers of old stores/black businesses
- Add more directional signage for current retail/commercial
- Need supermarket off West Jackson
 - Food desert since Food Lion left
- Downtown is not just in the center city...we have lots of neighborhood centers which could use some assistance (façade grants, new zoning, stormwater or other infrastructure, etc.)
- Walkability in Downtown is very important

Economic Development Comments

- An entity to concierge incremental/small businesses
- Recruit middle-class via smaller corps.
 - Ex. Baxter in Newton Co.
- Entrepreneur support – support, who can help you, connections
- Access to capital for startups / grants
- Improve small (side street) business zones (like Clay near Hansell and near Broad Street)
- Attract young adults – jobs, things to do
- Need to recruit large business, linear planning and public investment
- Green industry
- Creek shoring – Clay MacIntyre Park
- More senior activities
- Food
- Cars/Automotive factories
- Arts inclusion
- Ethnic Food Fair
- Rooftop Dining
- Sunset viewing tower
- Starter spaces like food trucks and small shops
- Mom and Pop Stores – Maintain
- Accessory units
- Attract/enable small size entrepreneurs
 - Wine and design
 - Small business recruiting and support (10 or less employees)
- Kid entertainment /zipline
- Empty corner buildings downtown
- Unused office space in business exchange
- Incentives for smaller businesses
 - Utilities
 - Internet
- “Raise” workforce through local industry, resources
- Music of all kinds and all venues
- More transit options
 - Mass transit
 - Taxis / Uber-X
- WAWA and Royal Farms – Add to restaurant options
- Economic development applies at several scales...Industry, big business, small business that works with planning and other

Natural & Cultural Resources Comments

- More public outdoor recreation (Camping, horseback riding trails, etc.)
 - Most/all conservation land is privately owned
- Utilize parks more and better (trails, recreation programs)
- Linear public investment
- Daylight creeks
- More dog parks
- Make sure the arts are accessible to all
- Maintain/expand green spaces
- Stormwater is a problem
 - Ruining streams, aging infrastructure
- Stormwater management – system/city/region
 - Collect, infiltrate, daylight, clean
- Regulations for storm water management aimed at redevelopment and reduction not just greenfield sites
- Regional stormwater facilities as amenities
- Skeet shooting facility
- Cassidy Road Park – more kid friendly, more trails
- More activities and equipment in parks (for kids and adults)
- Cultural Arts Campus – Ochlocknee
- Murals – City and County
- Splash pads/fountains in parks
- Interactive games/playgrounds in parks
 - Ex. Tallahassee park with mastering memory game
- Outdoor education – nature center
- Make better use of regional wildlife centers/parks/public conservation land – there is so much within an hour drive
- Historic markers for Historic Business Districts – In The Bottom especially
- Wayfinding to cultural/historic destinations

Housing & Health Comments

- Nice apartments/condos for young professionals
- More rental units
 - Neighborhood level, not large
- Easy access to major areas
- Bike lanes and sidewalks connected to housing
- “Green House” concepts / “LEED”
- Improve quality of substandard housing
- Elevate responsibility of land bank
- Incentivize infill development
 - Maintain small, historic homes – rehab
- Turn Rose’s into Terrace housing
- Buy Plaza and put hotel over top
- Put civic center near railroad
- Charrette – Creative District Plan: “Lee St.” housing on both sides
- Commercial node with new development
 - * Review old commercial development. i.e. Clay and MacIntyre (see map)
 - **Fletcher area (see map)
- 2nd floor development above retail downtown
- Reactivate alleys to stimulate building
 - ***Carol Hill (see map)
 - ****Magnolia (see map)
- Housing for homeless (containers)
- Housing for Lower Income
- Diabetic Clinic
- Update existing house
- Everything kept up nice
- More housing options for seniors
- Existing housing that is not being used/not up to code
- Walk to work housing
- Townhouse complexes – gated
- Better senior care nursing homes
- Consider accessory dwelling units for both residential and commercial locations
- Group Homes – Special Populations
- Hospital’s capabilities to handle special needs
- Senior low income living
- Demolish eyesores

- Affordable rental property in safe areas
- Hard to find rentals under \$700 per month
- Enforce yard maintenance ordinance
- Homeless shelter
- Abandoned houses – dilapidated (some over 15 years)
 - Grants, volunteer help, tech school students – All to help fix up
- Affordable Housing
- No high-rise!
- Public Gardens