



EXECUTIVE SUMMARY

City of Thomasville Land Development Plan 2035

Plan Contents

1. Purpose & Vision
2. Demographics & Existing Conditions
3. Existing Land Use
4. Plan Recommendations
5. Implementation Strategy
6. Appendices (Community Survey and Meeting Notes)



Purpose

The Thomasville Land Development Plan will help guide future development and re-development decisions of the City Planning Board and Council. The full plan combines community input, balanced with information on growth patterns, population trends, transportation, housing choices, the environment and natural resources. This plan will serve as the City's guide to community physical, social and economic development and will provide a rational basis for local land use decisions with a twenty-year vision for future planning and community decisions.

Vision

Thomasville has an attractive and busy downtown honoring the City's history and culture. The small town charm creates a destination for visitors and residents. Thomasville's youth have ample active and passive recreation opportunities. Underutilized former industrial sites have been cleaned up and repurposed into parks, trails, commercial, residential, institutional and light industrial land uses. Thomasville's customer service approach to land development, with easy to understand ordinances, supports aesthetically pleasing development and signage, while less desirable land use appearances have been removed. Strategic investments in infrastructure improvements have helped to stabilize property values, encouraging private investment all over the City.

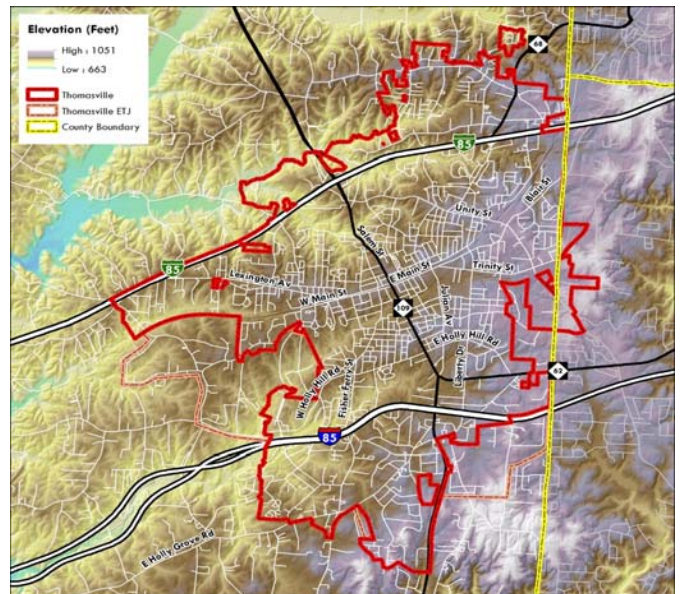
Demographics & Existing Conditions

Thomasville's certified population in 2016 was 27,129. The full report describes in detail population projection, comparison cities, age and ethnicity distribution, education, employment, housing, commuting patterns and more.



Salem Street Historic District

Detailed maps of existing and planned infrastructure and development constraints are also included. Parks and recreation, trails, historic districts, water, sewer, multi-modal transportation networks, wetlands and flood zones are described in the report. As an example, the following map shows the elevation of Thomasville and its environs.



(Source: LiDAR)

See Chapter 2 of the full report for more details.

Existing Land Use

The City of Thomasville has a full set of residential, commercial, industrial and institutional land uses. The City provides a full range of services for its citizens and visitors alike. The following table describes how the 12,608 acres of land inside the City limits is used.

Land Use	Acres	Percentage of Land
Single-family	4,840	38.4%
Multi-family	288	2.3%
Mobile & Manuf. Homes	185	1.5%
Mobile Home Park	83	0.7%
Open Space & Recreation	119	0.9%
Commercial	420	3.3%
Industrial	1,256	10%
Institutional	995	7.9%
Office	149	1.2%
Utility	74	0.6%
Vacant	2,410	19.1%
ROW	1,790	14.1%
TOTAL:	12,608	

A graphical representation of the land use is provided in a map below and in the full report, which also includes a zoning map. The following table shows how the existing zoning breaks down by acre. R=residential, OI=office & institutional, C=commercial and M=industrial.

Zoning	Acres	Percent
ROW	1,790	14.2%
City Zoning		
R15	277	2.2%
R10	6,285	49.8%
R8	1,029	8.1%
R6	430	3.4%
OI	260	2.1%
C1	48	0.4%
C2	541	4.3%
C3	102	0.8%
C4	43	0.3%
M1	1,609	12.8%
M2	193	1.5%
Unknown	1	0.0%
TOTAL:	12,608	

Plan Recommendations

Citywide policy recommendations, as well as specific recommendations for areas identified for development and re-development have been drafted. Goals, strategies and tactics are suggested to help the City of Thomasville reach its vision for 2035. The following areas show how these recommendations are organized in the plan.

Citywide Policy Areas

- A. Fostering Quality Land Use & Development
- B. Infrastructure & Transportation
- C. Downtown Strategy
- D. Economic Development
- E. Historic Preservation



Everybody's Day

The following development and re-development areas were created with public and steering committee input, providing geographically specific recommendations on preferred land use, lot sizes, bicycle and pedestrian improvements and other criteria. A map of these locations and more details on the recommendations are provided below.

Development & Re-Development Areas

1. Downtown Business District
2. NC 109 North Commercial Mixed-Use
3. NC 109 South Commercial Mixed-Use
4. High Tech Boulevard Commercial & Mixed-Use
5. National Highway Commercial Corridor
6. Hamby Creek Industrial Corridor
7. Industrial Park Area Near I-85
8. Thomasville Hospital Area

Implementation

Implementation is the most difficult part of a plan's success. A tracking system and the plan contents will be useful tools for City staff to guide decision making as the plan is implemented through development. A plan update should be considered after 5 years or after major changes in population or employment.

Plan Recommendations Further Detail

Citywide Recommendations

Each policy area and goal (s) are listed. The full report includes specific strategies and tactics associated with each goal to assist implementation.

A. Fostering Quality Land Use and Development

Goal 1: Support quality land use and development that will provide convenient access to schools, parks, employment, and shopping



Office Space Near Downtown

Goal 2: Create additional mixed-use opportunities in development and redevelopment areas

Goal 3: Maintain a wide variety of housing types within City neighborhoods

Goal 4: Create a user friendly unified land development ordinance (UDO) to allow greater development options and promote development that keeps in character with the City of Thomasville

B. Infrastructure & Transportation

Goal 1: Enhance community services and infrastructure including construction of complete streets and high-performing utilities

Goal 2: Maintain a safe, efficient, cost-effective transportation system for the movement of the people and goods within, through and around the City



Old Southern RR Train Car

C. Downtown Strategy

Goal 1: Create an attractive and vibrant downtown that serves as a destination for the community and provides abundant opportunities for social, cultural, and economic interactions

Goal 2: Devote professional services to improve and revitalize downtown



New Business in Downtown

D. Economic Development

Goal 1: Promote economic development through attracting and retaining business and industry

Goal 2: Prioritize redeveloping vacant, abandoned and underutilized properties

E. Historic Preservation

Goal 1: Continue to preserve Thomasville's unique heritage throughout the City

Development and Re-Development Area Recommendations

The following development and redevelopment areas include uses encouraged, actions to enhance bicycle and pedestrian friendliness and other criteria. The full report has a more detailed summary including discouraged uses, a map and lot size detail.

#1 Downtown Business District

Encourage: Commercial retail shops, restaurants, tasting rooms, breweries, grocery, vertical mixed-use with living quarters on the upper floors.

Pedestrian and Bicycling Friendliness:

Implement bicycle transportation plan improvements to build the bicycle network and provide bicycle parking at key locations downtown. Provide accessible and safe pedestrian crossings at key intersections insuring curb ramps, crosswalks and pedestrian refuge islands are constructed in areas of high pedestrian activity.

Other Criteria:

- Establish design and appearance standards for downtown, including a maintenance plan
- Conduct proactive code enforcement for appearance and maintenance violations
- Continue to market and promote a robust incentives program to encourage investment in downtown properties in the municipal service district

#2 NC 109 North Commercial Mixed-Use

Encourage: Commercial uses along NC 109, diversity of residential density.

Plan Recommendations Further Detail

Pedestrian and Bicycling Friendliness:

Encourage sidewalk and trail connections from residential and commercial areas to the schools and YMCA on Unity Street and public parks. Create a safe pedestrian crossing on NC 109 at Unity Street to encourage pedestrian trips to and from residential and commercial land uses.

#3 NC 109 South Commercial Mixed-Use

Encourage: Mixed use and commercial along NC 109 and Liberty Drive south of I-85. Medium and high density residential.

Pedestrian and Bicycling Friendliness: Require sidewalk construction with new commercial, medium and high density residential development. Insure that safe and accessible pedestrian and bicycle access is provided within the private rights of way of new commercial development and re-developing commercial areas. Connect parks and open space areas with multi-use trails to residential and commercial uses.

Other Criteria:

- Preserve the scenic look and tree buffer of NC 109 south of the existing commercial area.
- Buffer adjacent residential land uses from commercial areas through vegetative screening and berms as new development occurs.
- Work with the Parks and Recreation department to locate a public park for community use.



New Grocery Store 2017

#4 High Tech Boulevard Commercial & Mixed-Use

Encourage: Commercial services and restaurants for Interstate travel and employment centers.

Pedestrian and Bicycling Friendliness: Provide sidewalk connectivity between land uses, especially along and across Lake Road to allow safe and accessible pedestrian transportation.

#5 National Highway Commercial Corridor

Encourage: Re-development of vacant and underutilized existing commercial uses, maintenance of existing buildings, signage and lot area.

Pedestrian and Bicycling Friendliness: The sidewalk width and buffer should be increased to support safe and accessible pedestrian transportation. Provide a bicycle lane on National Highway to connect High Point and Thomasville with a safe and accessible bicycle route.

Other Criteria:

- Fund and complete a master plan for the National Highway Corridor. Utilize federal funding through the High Point MPO to create a plan and vision for the

corridor that supports commercial re-development, mixed use, pedestrian scale development and safe and accessible streets.

- Consider acquisition of undesirable properties (e.g. commercial properties that are causing inordinate police, fire and EMS calls) along key gateways into Thomasville and around downtown.

#6 Hamby Creek Industrial Corridor

Encourage: Re-development of shuttered industrial sites through identification and clean-up of brownfield sites with willing landowners.

Pedestrian and Bicycling Friendliness: Designate greenspace along Hamby Creek as the area re-develops. Provide sidewalk connections along major thoroughfares to insure safe and accessible pedestrian connectivity as the area re-develops. Develop the former rail bed into a multi-use trail by acquiring easements through the subdivision or rezoning process.

Other Criteria:

- Fund and complete a master plan for re-development or park conversion of structurally deficient former industrial land use properties for the Hamby Creek corridor.
- Work with Davidson County EDC to identify, improve and market “shovel-ready” sites.



Abandoned Rail Line

#7 Industrial Park Area Near I-85

Encourage: Light industrial land uses.

Pedestrian and Bicycling Friendliness: Provide pedestrian facilities for industrial business located in the industrial park and to provide connectivity to residential land uses along Old Raleigh Road.

Other Criteria:

- Encourage natural vegetative buffering and berms between industrial land use and residential land use.

#8 Thomasville Hospital Area

Encourage: Pharmacy, medical supplies, medically related retail and services, medical office space, assisted living & long term care facility.

Pedestrian and Bicycling Friendliness: Prioritize trail and sidewalk connections to the hospital trail system. Improve pedestrian and bicycle facilities along Lexington Avenue and Old Lexington Road.

Other Criteria:

- Preserve large trees in newly developed residential areas in close proximity to the hospital.
- See map below for location of development and redevelopment areas.



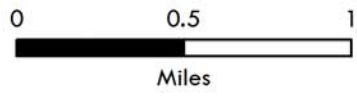
City of Thomasville

Land Development Plan

EXISTING LAND USE



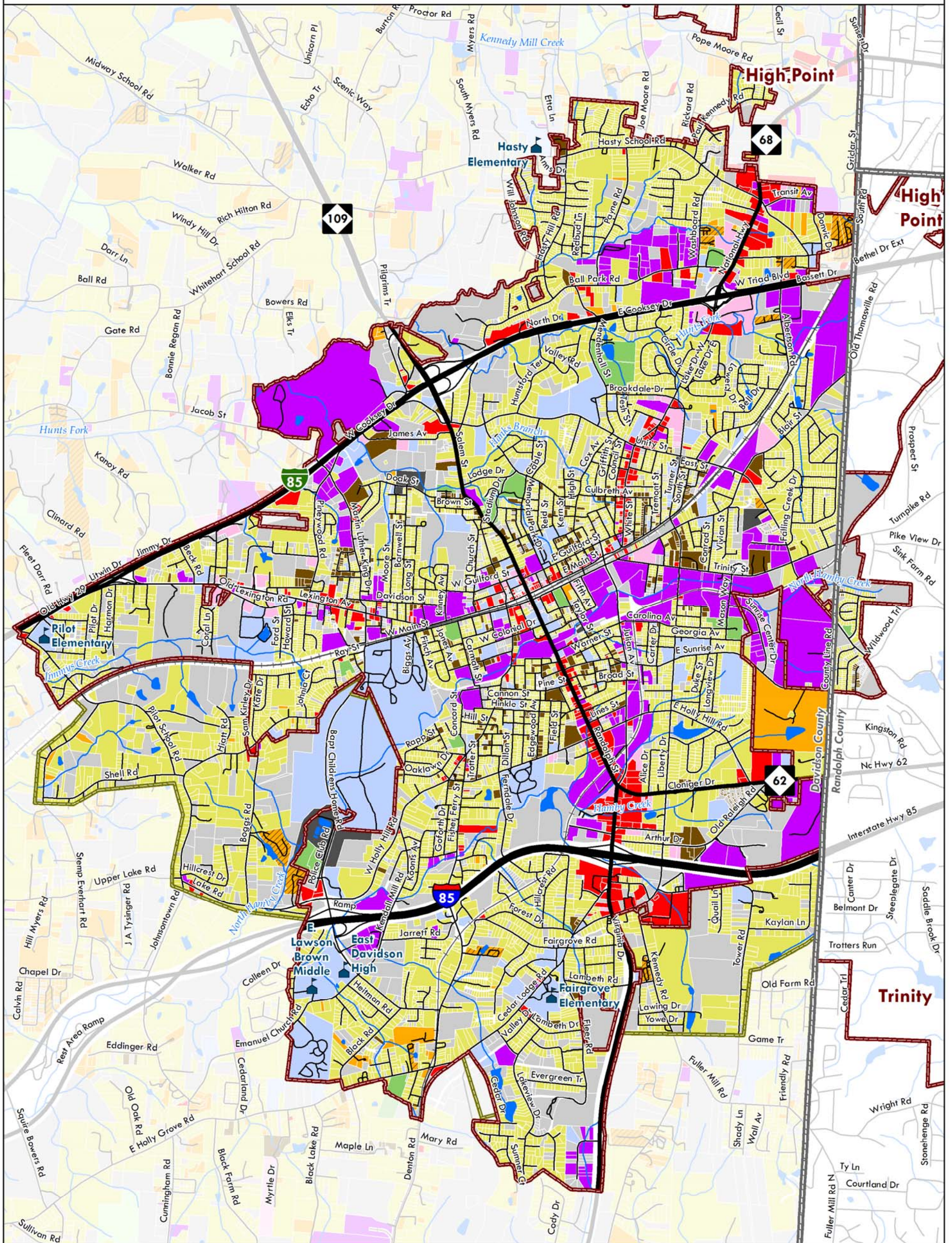
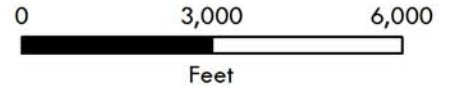
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|--------------------|-----------------------|---------------|----------|------------------|
| Single Family | Open Space/Recreation | Institutional | Highway | Municipal Limits |
| Multi-family | Agriculture | Office | Road | ETJ Boundary |
| Mobile/Manuf. Home | Commercial | Utility | Railroad | County Boundary |
| Mobile Home Park | Industrial | Vacant | Stream | |



Mapping provided by the
Piedmont Triad Regional Council
Planning Department
Date: February 21, 2018



1 inch = 3,000 feet



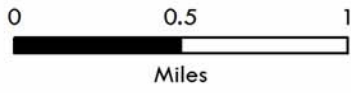


City of Thomasville
Land Development Plan

DEVELOPMENT & RE-DEVELOPMENT AREAS



- Highway
- Road
- Railroad
- Stream
- Municipal Limits
- ETJ Boundary
- County Boundary
- Downtown Business District
- Commercial & Mixed-use
- National Highway Commercial Corridor
- Industrial
- Medical & Mixed-use



Mapping provided by the
Piedmont Triad Regional Council
Planning Department
Date: May 14, 2018



1 inch = 3,000 feet

