

Appendix

Chapter

4

Quality Growth Assessment

City and County Joint Planning

- It is recommended that the City of Thomasville and Thomas County work together to create a mechanism to provide for joint planning of adjacent city and county areas. This can be accomplished through a Joint Planning Agreement.

Current Concerns

- Existing tree ordinance does not adequately protect existing trees
- Overall landscaping requirements could be improved (commercial)
- Specific landscaping requirements for higher density residential development should be developed
- Sign ordinance does not guarantee attractive commercial corridors
- Minimum lot sizes should be amended in some residential districts
- No sidewalk requirements for new residential/commercial development
- Subdivision regulations do not encourage street connectivity
- Historic downtown zoning does not encourage residential development
- Code enforcement policies and procedures could be improved
- Cluster zoning does not include open space requirement
- Commercial zoning threatening existing neighborhoods
- Consistency between current comprehensive plan and land development ordinances

Possible Future Additions to Regulations/Ordinances

- Tree and landscaping ordinance need significant attention:
- Additional protection of existing trees
- More specific landscaping requirement
- Tree replacement calculation
- Creation of plant palette to guide landscaping
- More thorough review and enforcement
- Infill development ordinance/design guidelines
- Traditional Neighborhood Develop zoning (Overlay)
- Downtown Business District overlay
- Commercial Corridor overlay district
- Scenic Road Corridor overlay
- Creation of Neighborhood Commercial zoning district in neighborhood centers
- Develop Conservation Subdivision ordinance
- Increase buffers between zoning categories (e.g., commercial and residential)

Plant Palette

Common Name	Botanical Name	Evergreen/ Deciduous	Comments
Shrubs			For street medians, hedges, buffers
Saw Palmetto	<i>Serenoa repens</i>	E	One of our three native palms, but virtually extirpated from interior south Georgia. A beautiful understory plant with Live Oak, as on Cumberland, Jekyll, and St. Simons Islands.
Sandanqua Viburnum	<i>Viburnum suspensum</i>	E	
Pittosporum	<i>Pittosporum tobira</i>	E	
Oleander	<i>Nirium oleander</i>	E	Great summer and fall color. See Apalachee Pkwy in Tallahassee.
Camellia	<i>Camellia japonica</i> <i>Camellia sasanqua</i> <i>Camellia reticulata</i>	E	Pruning required to maintain as shrub
Podocarpus	<i>Podocarpus macrophyllus</i>	E	Pruning required to maintain as hedge or shrub
Small trees			For medians, hedges, parks, residential/commercial courtyards, downtown streets. Negotiate with DOT on State designated routes
Podocarpus	<i>Podocarpus macrophyllus</i>	E	
Loquat	<i>Eriobotrya japonica</i>	E	
Pittosporum	<i>Pittosporum tobira</i>	E	
Wax Myrtle	<i>Myrica cerifera</i>	E	
Odorless Wax Myrtle	<i>Myrica inodora</i>	E	
Cabbage palm Sabal palm	<i>Sabal palmetto</i>	E	Native palm, difficult to transplant - takes years to recover.

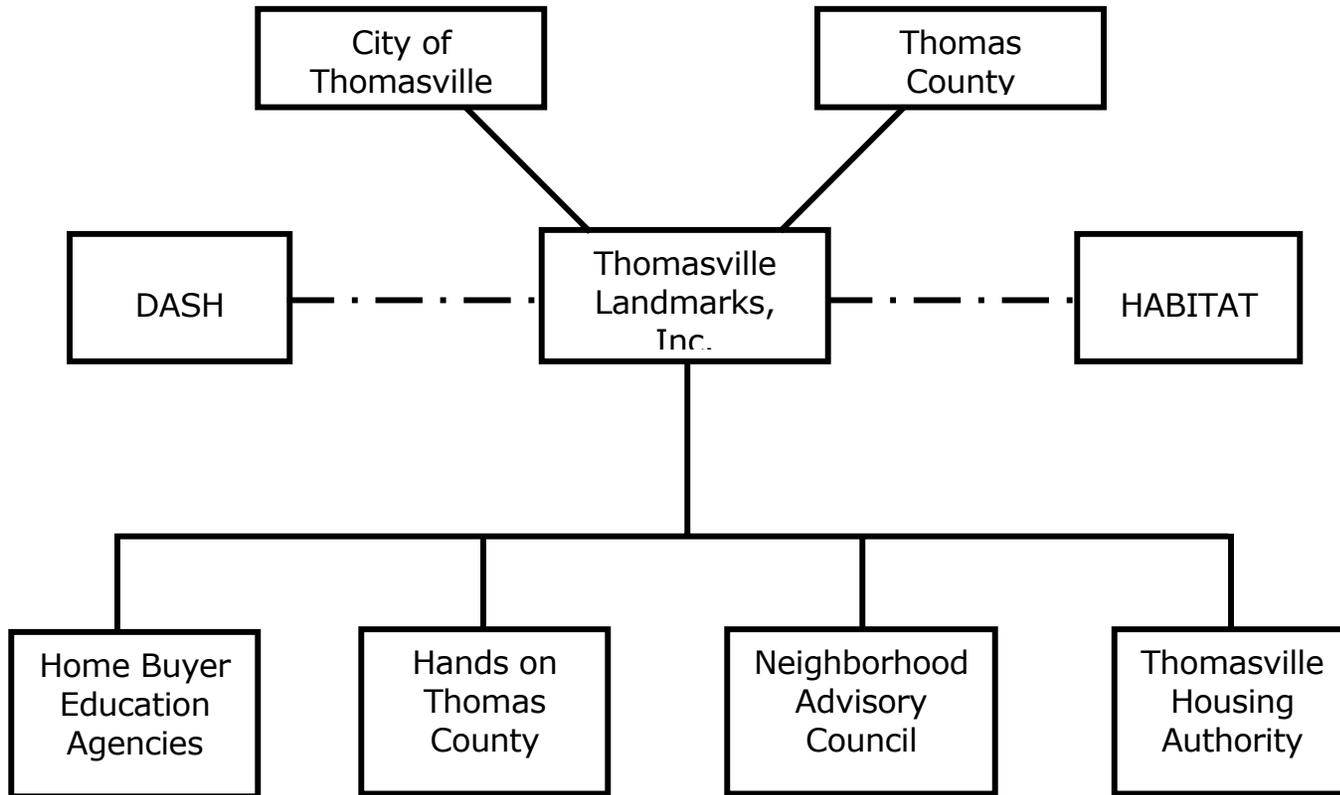
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Jelly Palm	<i>Butia capitata</i>		Jelly and Cabbage Palms are the two most commonly planted palms in southern Georgia. Some specimens are attractive, but most are not, and it would be wise to use them sparingly in landscaping plans. Consider Washingtonia and Date palms as less common, more attractive alternatives.
Bottlebrush	<i>Callistemon ?citrinus</i>	E	
Cassia	<i>Cassia corymbus</i>	E	Although evergreen, it gets killed by our cold, but grows back perennially. The yellow blossoms provide great color during the autumn season when color helps promote tourism.
Sweet Viburnum	<i>Viburnum odoratissima</i>	E	
Camellia	<i>Camellia japonica Camellia sasanqua Camellia reticulata</i>	E	
Pineapple Guava	<i>Feijoa sellowiana</i>	E	
Bradford Pear		D	Use very sparingly. A good ratio would be five evergreen trees for every one deciduous tree. Currently, we have what seems to be about five deciduous trees for every one evergreen.
Crepe Myrtle		D	Use very sparingly. Plant with evergreens to mask the deciduous foliage.
Trees			For canopy roads, corridor vistas, parks
Live Oak	<i>Quercus virginiana</i>	E	Georgia's State Tree! Look for pure specimens. Many trees sold as live oak are somewhat hybridized with other deciduous oaks.
Red Bay	<i>Persea borbonia</i>	E	
Southern Magnolia	<i>Magnolia grandiflora</i>	E	
Sweet Bay, Sweet Bay Magnolia	<i>Magnolia virginiana</i>	E	
Loblolly Bay, Gordonia	<i>Gordonia lasianthus</i>	E	
Mexican Fan Palm	<i>Washingtonia robusta</i>	E	See the 40-foot tall specimen on East Jackson on grounds of the printing company

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California Fan Palm	<i>Washingtonia filifera</i>	E	Healthy specimens in Tallahassee and Charleston, SC.
Canary Island Date Palm	<i>Phoenix canariensis</i>	E	<p>See Florida State University Campus and the two in front of First Baptist Church, Tallahassee.</p> <p>This would be a good tree for the "Bottom" area of Thomasville, providing a nice backdrop for the view from downtown of the West Jackson Street corridor and shielding (or softening) the view of the white metal boiler building in the distance. Should be planted in space near RR track across from the old depot in line to block view from downtown of the boiler manufacturing plant.</p> <p>Could be planted there as an odd-numbered grouping of five to nine or in conjunction with other trees, like the Mexican or California Fan Palms, and one or more Live Oaks.</p> <p>Not a good street tree - needs plenty of space (30'-40' diameter) during trunk-development stage.</p> <p>Suffers leaf (frond) damage at 18F, which happens every few years. Usually regenerates fresh crown by summer after damaging cold. Bud damage at 10-13F. Healthy, attractive specimens are growing in Tallahassee, Cairo, Valdosta, and Moultrie. Moultrie specimen survived 0F in 1985 freeze.</p> <p>Seek specimens from population in Uruguay, where average coldest temperatures are similar to southern Georgia and northern Florida.</p>

Workforce Housing Partner Organizational Structure



Thomasville Landmarks Inc. - lead organization.

- Already has established history to apply for CHDO status. Apply to DCA to receive designation. Landmarks would be responsible for historic workforce housing.

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- Definition: CHDO - Community Housing Development Organization that has funding attached to the designation. Board make up must include 1/3 individuals who represent the affected neighborhoods. In other words, the workforce that would live in the housing.
- CHDO funding could establish workforce Housing Revolving Loan Fund for non-historic properties, purchase land for Habitat and many other uses.
- Community Preservation Program already in place and a partnership with high school to do 3 houses and could be expanded Investigate Group Work Camp out of Colorado for additional renovation partnership opportunity - City of Valdosta can provide contact info.
- State property tax freeze can be passed to homebuyers and landlords.
- Federal Investment Tax Credit can be sold to financial institutions.
- Contract with city to be subrecipient of CHIP funds.

DASH - Comprised of many organizations.

- Responsible for non-historic workforce housing.
- County needs to be represented on DASH Board.

Habitat for Humanity.

- Responsible for infill workforce housing.
- Infill construction opportunities can be shared between Landmarks or DASH and designed to be compatible with neighborhood.

NAACP, Albany State, Consumer Credit Counseling & USDA.

- Responsible for providing home buyer education.
- Make sure there is a post-purchase component.

Hands on Thomas County.

- Could potentially provide Post Purchase Education with a mentor program and volunteers for Habitat and rehab projects.

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- After a Housing Tool Bank has been compiled, could be accessed and distributed through "Hands" volunteers. Also consider neighborhood centers to house tool bank.

Thomasville Housing Authority.

- Responsible for development of additional rental housing opportunities.
- Gear themselves towards placing current residents into home ownership.
- Agree to set aside a certain number of units for housing emergency situations.
- Investigate rehabilitating existing single family homes to fill this need as there are funds available.

Create Land Bank Authority.

- Legal tool for the transference of structures and land to non-profit organizations and authorities.
- Should be joint City-County Land Bank.
- Has the ability to forgive tax arrearage.

Create neighborhood associations in all neighborhoods.

- Have market analysis done for each neighborhood to determine if that specified consumer base would support neighborhood commercial.
- Approach established Neighborhood Watch Programs to help identify neighborhood boundaries and representatives.

Establish Neighborhood Advisory Council.

- Should include a representative from each neighborhood association, PTAs and other school groups.
- The Advisory Council would bring needs to Community Housing Group (DASH).

Community Economic Development Toolkit

10 Steps for Initial Consideration of a Brownfield Redevelopment

or

What to do before deciding whether to call in specialized (expensive) help.

All potentially contaminated property has a chance to be addressed successfully and economically. Redevelopment of a brownfield property is fundamentally a real estate development project. Certainly there are some special considerations involved that will require additional time and cost, but these challenges are resolvable if the project is "right." So, it is first and foremost a real estate project. Project feasibility depends on the location, all the site's characteristics, the proposed use and users, the local government and the regulating bodies.

Is the site worth thinking about seriously to promote at this time?

The fundamental factor for success is location, location, location - following normal economic forces. But the brownfield site immediately brings up two other questions:

- Could there be chemicals or petroleum products present in the building, in containers, in or on the ground, or in the soil or ground water creating a situation that make redevelopment or the land uneconomical?
- Could there be building materials present in the structures that are too expensive to address given the future use of the property?

Before you ask for professional technical or legal assistance to answer these two questions, first ask the following questions. The answers will not only let you know whether a project is worth pursuing, but will also give you guidance on what specific questions you would want the specialists to answer.

1. Is the history of use of the site clear?

The more directed is the search for specific types of contamination, the cheaper and more certain is the environmental liability. Is there evidence of indiscriminant dumping?

2. Is the building an asset or a liability?

Because of asbestos and other materials, old buildings can be used most economically if the new user can use "as is" without renovation or if completely gutted for a high rent purpose.

3. Is the owner cooperative or at lease accessible?

For example, a local owner is better than an international holding company; an international company with an accessible agent is better than a recalcitrant owner.

4. Is the potential contamination just petroleum products or could there be organic chemical solvents, pesticides or other chemicals?

Potential presence of significant chemicals is generally a greater challenge than petroleum products that degrade much more quickly by natural means.

5. Is the neighborhood on city water?

The health risk of ground water contamination does not exist from water that is not being contaminated.

6. Is the top layer of soil clay, or is it sand or gravel?

Past contamination is usually trapped in clay - that protects it from getting into the ground water and makes it easy to scoop up or to contain it with impermeable cover.

7. Is the site in a flood plain that periodically floods?

Past contamination could be harder to evaluate if it has been spread around over the years.

8. Is the site in the middle of an industrial area?

If there are residents adjacent or nearby, their wishes and concerns are a significant factor in the development; that can be a positive or a negative for the project.

9. Do neighboring tracts have serious contamination challenges?

This is not inherently a factor to help or hinder reuse of a given property, but it certainly is a factor that affects the range of choices.

10. Will the existing infrastructure of roads, sewer lines, water lines and energy supply be an advantage or a disadvantage?

Some local, state, and federal assistance is very likely to favor redevelopment of property in existing developed areas in order to avoid sprawl or to avoid development in areas that require new infrastructure.

Other observations:

Is a private lender involved?

Private lenders need highest assurance of limited uncertainties due to liability concerns.

Is a private sector buyer or investor involved?

Private sector, long-term users are a tremendous advantage to success of brownfield redevelopment. They have experience gauging true environmental risk and may proceed where lenders may hesitate.

Can the local government and development authority be involved?

The local government may expedite local routine decisions, provide special incentives or be a major player in sharing risks & benefits. Local governments' development authorities routinely improve property for later commercial and/or industrial uses and arrange attractive financing for beneficial development projects. So, local government involvement can relieve a private sector user of some of the uncertainties and extra time required for assessments, remediation steps, etc. On a national average, every \$1 of public investment in brownfield redevelopment has leveraged \$2.50 in private investment.

Can the state or federal government be involved?

Georgia and the federal government have financial and technical assistance resources to promote redevelopment of certain types of brownfield properties for specific purposes.

What types of new business or public use on the property would the neighborhood welcome as acceptable or desirable?

Some projects have shown redevelopment of a brownfield property to be the catalyst resulting in revitalization of entire neighborhoods.



Community Economic Development Toolkit



Adapted from: William Baranek, Indiana Environmental Institute, 2003.

T H O M A S V I L L E

Community Economic Development Readiness Assessment

See separate report.



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