



# THOMASVILLE BLUEPRINT 2028, GA

**15 SQ. MILES**  
Project Area

**16 MONTHS**  
Timeline

Thomasville, Georgia is looking to the future with a resolve to diversify its economy, increase employment opportunities, celebrate its history and culture, improve the health of its residents, increase affordability, and upgrade its quality of life.

Dover, Kohl & Partners was commissioned by the City of Thomasville in 2017 to create a Comprehensive Plan for the city. Thomasville Blueprint 2028 is a plan created through an inclusive, participatory public process that presents both a grand vision and a practical plan to accomplish goals in each of these areas.

**The Process:** A series of Travelling Workshops were held in May 2017 along with a week-long Charrette that September to draft the key community goals and vision for the future of Thomasville. The draft plan is encompassed in three books, *Building Place*, *Building Community*, and *Making It Happen*.

**The Process:** The plan was unanimously approved in July 2018. The city is moving forward with plan implementation including seeking to update the land development regulations with a form-based unified development ordinance.



Proposed improvements to a residential area



West Jackson & Pattern Street proposed design

### Future Character Areas Map

The Future Character Areas Map categorizes the City into six Character Area types, largely based on existing development patterns and logical extensions into the future. The purpose of the Future Character Areas Map is to guide future development to help ensure that it is compatible with existing development and to achieve the City's vision. Character Areas are vital to guide street design that is compatible with the City's vision.

**Future Character Areas**

- Downtown
- Traditional Neighborhood
- Suburban Neighborhood
- Highway
- Industrial
- Natural

**Overlays**

- Campus

**Neighborhood**

- Center With 1/4 Mile Pedestrian Shed
- Crossroads With 1/8 Mile Pedestrian Shed

