

TIFT COUNTY

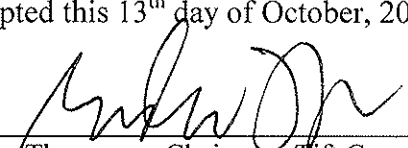
**RESOLUTION TO ADOPT
2028 GREATER TIFT COUNTY COMPREHENSIVE PLAN**

WHEREAS, the Tift County Board of Commissioners has completed the 2028 Greater Tift County Comprehensive Plan; and

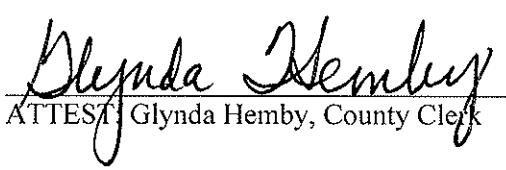
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989,.

BE IT THEREFORE RESOLVED, that the Tift County Board of Commissioners does hereby adopt the 2028 Greater Tift County Comprehensive Plan.

Adopted this 13th day of October, 2008.



Grady Thompson, Chairman, Tift County Commission



ATTEST: Glynda Hemby, County Clerk

CITY OF OMEGA

**RESOLUTION TO ADOPT
2028 GREATER TIFT COUNTY COMPREHENSIVE PLAN**

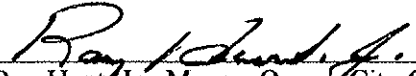
RESOLUTION NO. 2008-008

WHEREAS, the City of Omega City Council has completed the 2028 Greater Tift County Comprehensive Plan; and

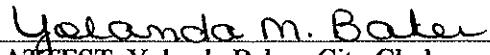
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989,.

BE IT THEREFORE RESOLVED, that the City of Omega City Council does hereby adopt the 2028 Greater Tift County Comprehensive Plan.

Adopted this 7th day of October, 2008.



Ray Hunt, Jr., Mayor, Omega City Council



ATTEST: Yolanda Baker, City Clerk

CITY OF TIFTON

RESOLUTION 2008- 46

**TO ADOPT
2028 GREATER TIFT COUNTY COMPREHENSIVE PLAN**

WHEREAS, the City of Tifton City Council has completed the 2028 Greater Tift County Comprehensive Plan; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989,.

BE IT THEREFORE RESOLVED, that the City of Tifton City Council does hereby adopt the 2028 Greater Tift County Comprehensive Plan.

Adopted this 7th day of October, 2008.



J. G. "Jamie" Cater, Jr., Mayor

ATTEST:



Rona Martin, City Clerk

CITY OF TY TY

**RESOLUTION TO ADOPT
2028 GREATER TIFT COUNTY COMPREHENSIVE PLAN**


NO. 2008-05

WHEREAS, the City of Ty Ty City Council has completed the 2028 Greater Tift County Comprehensive Plan; and

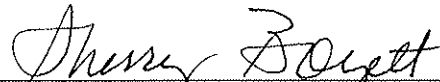
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989,.

BE IT THEREFORE RESOLVED, that the City of Ty Ty City Council does hereby adopt the 2028 Greater Tift County Comprehensive Plan.

Adopted this 6th day of October, 2008.



J. Keith Beasley, Mayor, Ty Ty City Council



ATTEST: Sherry Boyett, City Clerk

GREATER TIFT COUNTY 2028 COMPREHENSIVE PLAN



COMMUNITY AGENDA



OCTOBER 2008



Prepared by the
South Georgia
Regional Development Center

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1. Introduction

Purpose

The Community Agenda is the most important part of the Greater Tift County 2028 Comprehensive Plan.

Based on the findings of the Community Assessment and the input gathered through the many Public Participation Plan meetings, this document provides the Vision for Greater Tift County's future AND it provides a community based plan to implement that vision.

The Community Agenda also prioritizes the key issues and opportunities that Greater Tift County wants to address in the next 20 years, provides a list of policies which will direct the making of day-to-day decisions through the Unified Land Development Code, and provides a detailed Short Term Work Program that outlines what specific actions Greater Tift County will implement over the next 5 years.

Scope

This document was prepared following the Rules of the Georgia Department of Community Affairs (DCA) Chapter 110-12-1-.05, Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements," effective May 1, 2005. It includes three basic requirements for a Community Agenda:

1. The Community Vision is intended to paint a picture of what the community desires to become, providing a completed description of the development patterns to be encouraged within the jurisdiction. The Community Vision consists of a General Vision Statement, the Future Development Map and a Defining Narrative.
2. Community Issues and Opportunities. This is the list of Issues and Opportunities that the community intends to address and follow-up with specific implementation measures.
3. Short Term Work Program – These are specific implementation actions which the community intends to take over the next five years. This can include ordinances, review procedures, capital improvements, financing, investments or other incentives or programs.

This document also includes some information that is not required of a community agenda. The Chapter titled, "Greater Tift County's Vision for the Future" describes the extensive public involvement effort that was undertaken as part of the Comprehensive Plan effort.

Use of the Plan

Cities of Omega, Tifton, Ty Ty and Tift County staff, the City Councils and County Commission, and local community leaders should use the Community Agenda, or the Comprehensive Plan, in three ways.

First, the Future Development Map should guide any zoning and capital investment decisions. It is a representation of the communities' vision and indicates areas of Future Development and Character Areas where certain types of land uses should be permitted. The Future Development Map takes into consideration the current zoning map, the existing uses on the ground, development suitability due to topography, soils, natural resources, the availability of existing and proposed infrastructure, as well as the needs of projected population and economic development growth.

Secondly, the Community Agenda provides Goals, Issues, Objectives, and Policies (GOPS) that will help guide day-to-day decisions. These GOPS reflect community priorities and should also be used as guidelines in the analysis of zoning and development review decisions.

Thirdly, the Community Agenda includes an Implementation Plan that will help direct public investment and private initiatives. Plan implementation is carried out through the implementation of the Unified Land Development Code and through projects outlined in the Short-Term Work Program. This Community Agenda outlines recommended changes in the Unified Land Development Code and other codes to be consistent with Greater Tift County's vision; and after the adoption of the Comprehensive Plan, it will be up to

City Councils and County Commission to consider these code changes and implement revisions as necessary.

In addition to these shorter term implementations and revisions, the Comprehensive Plan needs to be updated in regular intervals to reflect changing development and public policy conditions in Greater Tift County.

2. Greater Tift County’s Vision for the Future

a. Introduction

Extensive public outreach, involvement and support are the key ingredients for a successful Comprehensive Plan. Therefore, a thorough outreach to the community was implemented as part of Greater Tift County’s planning process and the public and key community stakeholders were engaged early and often. This resulted in a clearer understanding of the issues and opportunities affecting Greater Tift County. Elected officials, community leaders and citizens also actively engaged in discussions and consensus building resulting in a clear vision of Greater Tift County’s future and how to get there.

b. Public Outreach

The Community Participation Plan (CPP) was completed early in the process prior to the Community Assessment with the goal to engage stakeholders and citizens as early as possible in the process, to engage them often, and to continue the public involvement from start to finish of the process.

The public involvement had four main goals:

- To educate and to increase public awareness of the Comprehensive Plan
- To take advantage of the expertise and local knowledge of the citizens in Omega, Tifton, Ty Ty and Tift County
- To mobilize early and continuing support for the plan
- To make the plan a “Grassroots Plan” developed by and for the Citizens of Greater Tift County

c. Project Oversight and Coordination

Greater Tift County’s elected officials and staff provided general oversight over the planning process. This oversight was accomplished by actively engaging these key players in the process through active participation in the stakeholder workshops and Technical Advisory Committee meetings, and by regular personal and e-mail consultations on specific planning issues.

In addition to the broad Stakeholder group meetings and workshops, additional oversight and feedback was provided by the Steering Committee which consisted of 23 community leaders and interested citizens. Both the Steering and Stakeholder Committees participated in the Kick-Off Visioning Workshop and in all public work sessions and public hearings. The Steering Committee’s responsibilities included promoting plan involvement, attending workshops, providing feedback, completing surveys and homework, and providing comments to the elected officials and Technical Advisory Committee.

d. Community Outreach Tools

Website

A website was developed to serve as a portal for everyone to access throughout the planning process. It was linked to the South Georgia Regional Development Center Website and also accessible through the City of Tifton and Tift County’s websites. The website was created in a simple format to simplify navigation by the general public. A variety of information was posted on the website including schedules of meetings, invitations to meetings, draft and final documents including all maps, and contact information with the option to e-mail South Georgia RDC staff anytime and directly. The website was updated often through the development of the Comprehensive Plan.

Public Notification

Public Notification tools included fliers that were posted and distributed electronically to the Steering Committee, Stakeholders, Technical Advisory Committees and other interested parties. Hard copies were posted throughout the communities as well as at the different City Halls and County Administration Building. The local newspaper, The Tifton Gazette, also printed public announcements and advertisements.

Surveys

South Georgia RDC staff also utilized surveys to reach residents who were unable to attend the numerous meetings and workshops. Through the surveys, residents were able to provide additional information to staff that may not have been identified in those meetings. The survey's results and comments were included in the Issues and Opportunities Section of the Community Assessment.

Meetings and Workshops

A large number of people participated in the various meetings and workshops held for the Comprehensive Plan. Working with the public began with the Visioning/Kick-off meetings in December of 2007 and continued throughout the development of the Community Assessment in an evaluation and appraisal effort of the state of Greater Tift County and culminated in the development of the Community Agenda in an effort to present a unified vision and implementation strategy for the individual communities and Greater Tift County as a whole. A public hearing on March 3, 2008, completed the Community Assessment and a final Open Meeting provided the community with a last opportunity to shape the Community Agenda.

The following Community Agenda is the result of the extensive public involvement effort and is reflective of Greater Tift County's residents and elected officials' commitment to their home and vision for its future.

3. Future Land Development

a. Introduction

The Future Land Development Section describes and implements very important tools that will be used to guide future land development and capital investment decisions in Greater Tift County, **the Future Development Map**.

The map is based on Greater Tift County’s vision for the future and has been developed in coordination with the citizens, many diverse stakeholders and elected officials. The Future Development Map is a required component of the Comprehensive Plan under Chapter 110-12-1.05 of the new Local Planning Requirements adopted by DCA on May 1, 2005.

The Future Development Map defines a specific vision for each Character Area and outlines the boundaries on a local scale. Several Character Areas have been defined for the Cities of Omega, Tifton, Ty Ty and Tift County with their own vision, description, Goals, Objectives and Policies (GOPS), and implementation strategies. In addition it defines the distribution and location of where specific land use types such as agricultural, commercial, industrial, residential, conservation, etc. should be allowed to develop. The policies associated with this map also define which zoning district should be allowed in each Character Area.

b. Future Development Maps

Considering the above mentioned items, a series of Future Development Maps was created. These maps, found on the following four pages, represent a specific vision for each character area. A description of how the character areas were defined follows along with what types, forms, styles, and patterns of development are to be encouraged in the area, along with the specific land uses and zoning categories allowed in the area, Quality Community Objectives to be pursued and identification of implementation measures to achieve the desired development patterns.

c. Character Areas for Greater Tift County

Each character area has a unique description stating either the existing or desired qualities for that area and shows the differences that exist among the different areas of Greater Tift County. The development strategy developed for each character area should serve as a guide for all development and redevelopment taking place in that character area. Adherence to these development strategies will ensure consistent and complimentary development, which promotes a greater sense of place and overall improved quality of life. The inclusion of permitted zonings provides guidance as to the type of land uses encouraged within each character area and to ensure compatible uses within and between the character areas.

Character areas in Greater Tift County were defined by looking at the size and type of lots, site design features, and availability of infrastructure, density and intensity of development, type of development, environmental features, and vision for future development. Some Character Areas are more generic and cover several geographic areas in Greater Tift County that have the same characteristics, issues, and goals for their future. Other Character Areas are more specific and defined as such in their name, and act more as an overlay zone in their nature than a Future Land Use designation.

d. Character Area Maps for Greater Tift County

The following pages contain the customized Character Area Maps for Unincorporated Tift County, the City of Omega, City of Tifton and City of Ty Ty. The Future Development maps were developed through workshops with the elected officials of each government and all stakeholders involved and reflect the local character of each area.

Placeholder for Unincorporated Tift County Character Area Map

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Placeholder for City of Omega Character Area Map

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Placeholder for City of Tifton Character Area Map

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Placeholder for City of Ty Ty Character Area Map

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Placeholder for Water Map

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Placeholder for Sewer Line Map

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Placeholder for Right-of-Way Map

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h. Character Area Description and Documentation

Agricultural Use Character Area (AU)



Description

The rural and agricultural character area designation in Greater Tift County is intended for those areas outside of the urban service areas and the village activity centers which are associated with agricultural, agricultural-related activities and conservation purposes. These areas are being recognized as appropriate for cash crops, livestock, and ranching activities. Many of these agriculturally utilized lands are under the 10-year conservation designation through the Tax Assessor and therefore, will not be available for development for those years.

Predominant Land Use

Agricultural farm operations and related activities, forestry, natural resources conservation, groundwater recharge areas, low-density residential development accessory to agricultural or farm operations of varying sizes.

Vision for the Future:

Preserve the rural/ agricultural character of these areas by maintaining very low density residential development primarily accessory to farm operations and large lot sizes. Use of conservation easements to protect environmentally sensitive areas should be encouraged. Roadways in these areas should be widened only when required to meet public safety standards.

Quality Community Objectives:

- **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Appropriate Business (Agricultural) Objective:** Agricultural operations are an integral part of the economic development lifeline in Greater Tift County and should be protected from development pressures. Eco-agricultural businesses should be encouraged.
- **Regional Identity Objective:** The rural and agricultural character of the County should be preserved by maintaining large lot sizes accessory to and consistent with agricultural operations. Greater Tift County also o plans to achieve the recognition of being a “Green” County by pursuing green industry, green subdivision design and an eco- sensitive oriented research and science hub at its educational institutions.

Implementation Measures:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Environmental-Resource (E-R):** The purpose of this district is to protect the ecologically sensitive areas of Tift County and to limit the active development of those areas to passive uses which are compatible with the natural restraints of the land.
 - **Agricultural Use (A-U):** The purpose of this district is to permit agricultural uses and to encourage the maintenance of the rural character and agricultural operations from sprawl and development pressures. The preferred land uses are agricultural farming and very low density residential development on lots with a minimum density of 1 dwelling unit per 3 acres.
 - **Rural Residential (R-R):** The purpose of this district is to permit for low density residential development on lots less than 5 acres, but with a minimum density of 1 dwelling unit per 1.5 acres of land. Well and septic systems will be allowed with Health Department approval.
 - **Estate-Agriculture (E-A):** This is a new transitional zoning district. Properties within unincorporated Tift County may request this zoning district in order to protect agricultural activities, including those related to crops, livestock, and timber; from the effects of suburban residential development. Minimum density in this zoning district shall be 1 unit per 1 acres.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Transportation/Utilities (T/U):** The purpose of this district will be to provide and protect an environment suitable for larger properties with utilities, transportation and communication facilities together with such other uses as may be compatible with such uses and surroundings.
- **Establish Conservation Subdivision Development Approval Process**
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
 - Provide for buffers between agricultural and non-agricultural uses
 - Allow for Conservation Easements to be provided
 - Evaluate whether Transfer of Development Rights would be a practicable solution for some agricultural property owners.

Conservation Character Area



Description

The Conservation Character Area is intended to identify those areas in Greater Tift County which exhibit unique or special environmental characteristics, and may be held either publicly or privately. Conservation Character Areas in Greater Tift County include the Little River Corridor, the New River Corridor, Southside Branch and Westside Branch Rivershed, Ty Ty Creek.

Predominant Land Use

Conservation areas contain significant natural resources, watershed, and groundwater recharge areas. The land uses are undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development of any kind.

Vision for the Future:

Protect water quality and groundwater recharge areas, protect significant natural resources such as pristine wetland and upland habitat areas to preserve natural habitat.

Quality Community Objectives:

- **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Regional Cooperation Objective:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particular where it is critical to success of a venture, such as protection of shared natural resources.

Implementation Measures:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Agricultural Use (A-U):** The purpose of this district is to permit agricultural uses and to encourage the maintenance of the rural character and agricultural operations from sprawl and development pressures. The preferred land uses are agricultural farming and very low density residential development on lots with a minimum density of 1 dwelling unit per 3 acres.
 - **Environmental-Resource (E-R):** The purpose of this district is to protect the ecologically sensitive areas of Greater Tift County and to limit the active development of those areas to passive uses which are compatible with the natural restraints of the land.

No residential or commercial development may occur other than that typically related to park service and security functions.

- **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.

- **Establish Greenway and Blueway Corridors:** These are areas of predominantly environmentally sensitive lands which are mostly linear in nature and will serve to protect native wetland and upland habitats as well as groundwater recharge areas from development. This can be achieved by:
 - Placing the lands under voluntary conservation easements
 - Providing conservation incentives such as transfer of development rights or clustering
 - Establishing Greenway and Blueway Corridor Protection Maps to ensure that future development is aware of the County’s plans
 - Purchasing the most sensitive lands for public protection. Funds are scarce but could be found through donations, SPLOST funds, grants or low-interest loans through programs such as the Georgia Land Conservation Program, or even a special voter approved tax assessment specifically for that purpose.

- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
 - Restrict the type of development permitted and the size of lots permitted
 - Establish Conservation Subdivision approvals
 - Explore Conservation Overlay zoning districts

Village Activity Center Character Area



Description:

These include areas in Tift County such as Eldorado, Chula, and Brookfield Village. These areas have their main commercial activities located at highway intersections, which serve the surrounding agricultural areas and rural residential residents. These areas are facing some development pressures from the outward growth of the City of Tifton and the desire of residents for affordable housing. Also included are areas within the Cities of Ty Ty and Omega not within Downtown Character Areas, but are still located within the city limits.

Predominant Land Use:

The predominant land use is that of a village with some centralized commercial activity, as well as automobile oriented to serve the immediate needs of the surrounding area. In these areas mixed neighborhood uses are appropriate that consist of compatible uses such as residential, neighborhood commercial, churches, schools, parks.

Vision for the Future:

To maintain the rural atmosphere while providing crucial services such as EMS, limited employment opportunities, new residential opportunities, and affordable, quality housing. To maintain the local character by improving the village mainstreet area with some local businesses and industry that will serve passers-by and local residents and provide local jobs.

Quality Community Objectives:

- **Sense of Place Objective:** The downtown or mainstreet areas of these communities need to be preserved and improved as much as possible and reclaim their function as a community center. These community centers need to achieve an attractive, pedestrian friendly atmosphere that will serve and attract the surrounding residents and provide necessary day to day neighborhood services in retail, restaurants and services for the residents.
- **Heritage Preservation Objective:** Many of these small, unincorporated villages have historical buildings such as historical schools and churches which need to be recognized and preserved.
- **Growth Preparedness Objective:** Each Community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These may include housing and infrastructure to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Appropriate Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

Implementation Measures:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Single Family Residential (R-14):** The purpose of this residential district within Village limits would be to allow for a non-agricultural, village residential development of about 3 dwelling units per acre.
 - **Single Family Residential (R-14M):** The purpose of this residential district within Village limits would be to allow for a non-agricultural, village residential development of about 3 dwelling units per acre. Dwelling units in this district may include single Mobile Homes to be able to utilize existing small lots and provide affordable housing within City Limits.
 - **Single Family Residential (R-8):** The purpose of this residential district within Village limits would be to allow for a non-agricultural, village residential development of about 5 dwelling units per acre.
 - **Neighborhood Commercial & Community Commercial (N-C & C-C):** The purpose of this district shall be to provide for neighborhood and community shopping facilities in neighborhood scale which may include a variety of sales, services and food establishments.
 - **Wholesale/Light Industrial (WLI):** The purpose of this district shall be to allow in appropriate locations wholesale, light industrial uses that may blend with the overall village activity center character, but also may provide necessary tax base and employment opportunities
 - **Agricultural Use (A-U):** The purpose of this district shall be to allow any farm related operations and retail that will not adversely affect the surrounding neighborhood.
 - **Multi-Residential (MR):** The purpose of this district is to provide orderly development of higher density residential areas for one, two, and multi-family dwellings with minimum lot sizes of eight-thousand square feet.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional(P/I):** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.

- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
 - Allow for more flexibility of uses and design regulations to create the village character, but maintain the rural character.
 - Allow for more compact development.
 - Allow for on-street parking.
 - Allow for neighborhood businesses and at-home business to service the neighborhood.
 - Allow in-fill and the retrofitting of older, historic landmarks for modern functions such as city hall, police department
 - Require architectural guidelines that ensure that new structures will blend in with existing architecture and character
 - Wherever possible, connect to regional network of green space and trails, available to pedestrians, bicyclists, and equestrians, for both tourism and recreational purposes.

Rural Highway Corridor Character Area



Description:

Old Ocilla Road and US Hwy 41 outside of the urban service area are roadways that are mostly lined with agricultural and rural uses. Suburban residential growth is starting to be present along those corridors especially closer to the city limits of Tifton. Much of the existing residential development consists of large lot and low density development. The roads are lined by trees and the homes are typically set back on the lots to be buffered from the traffic. Water service is limited and sewer service is not available.

Predominant Land Use:

The predominant land use along these corridors is rural residential and agriculture with commercial farming and hobby farms.

Vision for the Future:

Create an urban growth boundary that will protect the farmland, natural resources, and the rural character of these areas in the unincorporated county while balancing and retaining growth pressures from the City.

Quality Community Objectives:

- **Growth Preparedness Objective:** Each Community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These may include housing and infrastructure to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Environmental-Resource (E-R):** The purpose of this district is to protect the ecologically sensitive areas of Tift County and to limit the active development of those areas to passive uses which are compatible with the natural restraints of the land.
 - **Agricultural Use (A-U):** The purpose of this district is to permit agricultural uses and to encourage the maintenance of the rural character and agricultural operations from sprawl and development pressures. The preferred land uses are agricultural farming and very low density residential development on lots with a minimum density of 1 dwelling unit per 3 acres.

- **Rural Residential (R-R):** The purpose of this district is to permit for low density residential development on lots less than 5 acres, but with a minimum density of 1 dwelling unit per 1.5 acres of land. Well and septic systems will be allowed with Health Department approval.
 - **Estate-Agriculture (E-A):** This is a new transitional zoning district. Properties within unincorporated Tift County may request this zoning district in order to protect agricultural activities, including those related to crops, livestock, and timber; from the effects of suburban residential development. Minimum density in this zoning district shall be 1 unit per 1 acres.
 - **Single Family Residential (R-1):** The purpose of this district is to allow for single family residential development with minimum lot sizes of one acre (43,560 square feet), said areas being protected from the depreciating effects of small lot development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment. With health department approval, such districts may use individual water supply and septic tanks.
 - **Community Commercial & Neighborhood Commercial (CC & NC):** The purpose of this district shall be to provide for neighborhood and community shopping facilities in neighborhood scale which may include a variety of sales, services and food establishments.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
- New developments should be carefully reviewed to guard against urban sprawl while at the same time maintaining overall low density and rural character of the area in order to protect farmland and open space. Any new subdivision of more than 4 lots should at a minimum follow conservation subdivision or cluster subdivision rules.
 - Conservation and protection of natural habitat should be encouraged.
 - Roadways should be widened only if absolutely necessary or to address safety hazards.
 - Encourage compatible architectural styles that maintain the regional character, and do not include “franchise” or “corporate” architecture
 - Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians, for both tourism and recreational purposes
 - Promote street design that fosters traffic calming, such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
 - Allow for conservation subdivisions under the PUD regulations.

Residential Character Area



Description:

These are established and stable residential areas with well maintained homes and a high rate of homeownership. These areas can be found in the northern part of the City of Tifton, to the north and west of New River Church Road, and in areas transitioning into the rural areas of the County. The density ranges from low to medium density with mostly single family homes and very few commercial uses mixed in.

Predominant Land Use:

The predominant use is single family residential with some mix of smaller schools and churches and some very limited neighborhood commercial.

Vision for the Future:

The focus for these areas is to reinforce the stability of these neighborhoods by encouraging more homeownership and maintenance or upgrade of existing structures. Strong pedestrian and bicycle connections should be provided along with neighborhood level active and passive recreation opportunities.

Quality Community Objectives:

- **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- **Sense of Place Objective:** The downtown or mainstreet areas of these communities need to be preserved and improved as much as possible and reclaim their function as a community center. These community centers need to achieve an attractive, pedestrian friendly atmosphere that will serve and attract the surrounding residents and provide necessary day to day neighborhood services in retail, restaurants and services for the residents.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Single Family Residential (R-1):** The purpose of this district is to allow for single family residential development with minimum lot sizes of one acre (43,560 square feet), said areas being protected from the depreciating effects of small lot development and excessive density and from the encroachment of those uses which are incompatible to a

desirable residential environment. With health department approval, such districts may use individual water supply and septic tanks.

- **Single Family Residential (R-20):** The purpose of this district is to provide single family residential areas with minimum lot sizes of twenty thousand square feet.
 - **Single Family Residential (R-14):** The purpose of this residential district within Village limits would be to allow for a non-agricultural, village residential development of about 3 dwelling units per acre.
 - **Single Family Residential (R-12):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 12,000 square feet.
 - **Single Family Residential (R-10):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 10,000 square feet.
 - **Single Family Residential (R-8):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 8,000 square feet.
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational, and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Community Commercial & Neighborhood Commercial (CC & NC):** The purpose of this district shall be to provide for neighborhood and community shopping facilities in neighborhood scale which may include a variety of sales, services and food establishments.
 - **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards, and blight along the public streets of the city. **Only allow this Zoning District in GB along major corridors in residential areas where general commercial characteristics are already existing and new General Business designations would not detrimentally affect the adjacent residential areas.**
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
- Interconnectivity between subdivisions
 - Shared access points, mandatory ingress and egress turn-lanes, and right-of-way protection.
 - Provide for very limited commercial businesses at neighborhood scale; no “big box” development
 - Ensure that water, sewer and road infrastructure is provided concurrent with development. This also should include siting and size and type of schools, police and fire.
 - Provide flexibility in subdivision regulation to encourage creative design, green space, open space and green design including bicycle and pedestrian way continuity.
 - Provide flexibility to mix compatible uses in order to minimize impacts on infrastructure and maximize use of available space.

Transitional Suburban Character Area



Description:

These are areas in Greater Tift County where transition is occurring from previously agricultural uses to suburban residential uses along highway corridors. Typically, the transition has already been set in motion and the pressures for development increase due to the ready availability of water and sewer services. These areas are characterized by traditional subdivision development on lots ranging from 20,000 square feet to 10,000 square feet. There is not much pedestrian activity and most commercial development is automobile oriented and centers around grocery stores. A typical area for this type of development is the area between North Carpenter Road and Whiddon Mill Road and the area just west of the New River Church Road on the east side of the City of Tifton.

Predominant Land Use:

The predominant land use here is low to medium density residential with scattered strip commercial development and scattered civic or institutional uses such as convenience stores, waste collection sites and churches.

Vision for the Future:

The transitional suburban areas should be master planned in order to control growth and ensure that any development will occur concurrent with the provision of necessary infrastructure and to ensure equitable distribution of project created infrastructure cost to the new developments. These areas should provide for interconnectivity between subdivisions, provide focal points for commercial development to minimize traffic and encourage alternate modes of transportation. These areas should also provide for open and green space within and outside of subdivisions in order to provide additional green space, as well as passive and active recreation areas that will serve the residents of these areas.

Quality Community Objectives:

- **Growth Preparedness Objective:** Each Community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These may include housing and infrastructure to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Appropriate Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.
- **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character

or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Single Family Residential (R-20):** The purpose of this district is to provide single family residential areas with minimum lot sizes of twenty thousand square feet.
 - **Single Family Residential (R-14):** The purpose of this residential district within Village limits would be to allow for a non-agricultural, village residential development of about 3 dwelling units per acre.
 - **Single Family Residential (R-12):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 12,000 square feet.
 - **Single Family Residential (R-10):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 10,000 square feet.
 - **Single Family Residential (R-8):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 8,000 square feet.
 - **Multiple-Residential (MR):** The purpose of this district is to provide orderly development of higher density residential areas for one, two, and multi-family dwellings with minimum lot sizes of eight-thousand square feet.
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited commercial, professional, educational, and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Community Commercial & Neighborhood Commercial (CC & NC):** The purpose of this district shall be to provide for neighborhood and community shopping facilities in neighborhood scale which may include a variety of sales, services and food establishments.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
 - **Suburban Agriculture (SA):** The purpose of this district is to permit low-density agricultural uses in those areas where the City has yet to extend urban services and encourage development for needed urban area expansion. This district is designed to encourage the continuing low-intensity agriculture use of a property and protect active urban uses found in adjacent zoning districts.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
 - Interconnectivity between subdivisions
 - Shared access points, mandatory ingress and egress turn-lanes, and right-of-way protection.
 - Provide for commercial businesses at neighborhood scale-no big boxes

- Ensure that water, sewer and road infrastructure is provided concurrent with development. This also should include siting and size and type of schools, police and fire.
- Provide flexibility in subdivision regulation to encourage creative design, green space, open space and green design including bicycle and pedestrian way continuuity.
- Provide flexibility to mix compatible uses in order to minimize impacts on infrastructure and maximize use of available space

Urban Commercial Highway Corridor Character Area



Description:

These highway corridors in Greater Tift County carry high volumes of passenger and truck traffic. They provide connectivity for intra- and inter-county traffic from west to east on SR 82, north to south on US 41, provide connections to I-75 and serve other longer trips.

Predominant Land Use:

The predominant land uses along these corridors are interchange oriented immediately adjacent to I-75, big box developments such as Lowes, automobile dealerships, fast food restaurants, gas stations and other highway oriented business uses which often required large parking lots that are oriented towards the highway.

Vision for the Future:

It is widely recognized that these urban commercial corridors serve the important function of connecting regional activity centers and provide for fairly efficient movement of people and goods as well as serve businesses that have a more regional than localized area of influence. More often than not, function has dominated design and quality has given way to quantity. It is the main goal to beautify the urban commercial corridors with a lot of landscaped medians and buffers, wide and continuous bicycle and pedestrian lanes, and provide for consistent and compatible architecture that will contribute to and be consistent with a chosen identity of Greater Tift County through architecture, sense of style, and quality of construction. Where possible, existing developments and businesses should be refurbished to meet this vision.

Quality Community Objectives:

- **Regional Identity Objective:** Regions should promote and preserve an “identity”, defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.
- **Growth Preparedness Objective:** Each Community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Appropriate Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made

available to each community. Greater use of alternate transportation should be encouraged.

- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.

Implementation Strategies:

➤ **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**

- **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational, and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
- **Community and Neighborhood Commercial (CC & NC):** The purpose of this district shall be to provide for neighborhood and community shopping facilities in neighborhood scale which may include a variety of sales, services and food establishments.
- **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
- **Public/Institutional (P/I):** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards, and blight along the public streets of the city.
- **Wholesale Light Industrial (WLI):** The purpose of this district shall be to provide and protect areas for those wholesale and light industrial uses which do not create excessive noise, smoke, odor, dust, and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods, or to the other uses permitted in the district.
- **Transportation/Utilities (T/U):** The purpose of this district will be to provide and protect an environment suitable for larger properties with utilities, transportation and communication facilities together with such other uses as may be compatible with such uses and surroundings.

➤ **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**

- Allow for more flexibility in zoning to cluster compatible but mixed uses
- Allow for more flexible regulations to allow shared parking and shared driveways as well as minor frontage roads with the goal to minimize parking areas
- Encourage and provide for enhanced landscaping to beautify commercial corridors and contribute to creation of identity.
- Provide for a continuous bicycle and pedestrian system by adding new sections and filling gaps where the system is not contiguous
- Provide for sign regulations that control visual clutter and provide for underground utilities where feasible and economical
- Encourage underground utilities and provide for strict sign regulations to minimize cluster

City of Tifton Historic Heritage Character Area



Description

This area includes the Tifton Historic District (locally designated), Tifton Commercial Historic District (National Register designated), and Tifton Residential Historic District (National Register designated). These areas contain a large number of buildings, structures, sites, and objects that are historically and/or culturally significant to the City of Tifton.

Predominant Land Use

Land use varies widely throughout the Cultural Heritage area, but is predominantly residential and commercial in nature. In this area, a mix of uses is appropriate as long as they are compatible, such as residential, residential professional, neighborhood commercial, and park uses in the residential historic district and downtown commercial, multifamily residential, churches, and institutional uses in the downtown historic district.

Vision for the Future:

To protect historically and culturally significant properties from demolition and insensitive alteration, and encourage their rehabilitation and adaptive use. New infill development in this area should be of a scale and architectural design that is compatible with the historic built environment. Historic properties should be rehabilitated according to the Secretary of the Interior's Standards for Rehabilitation.

Quality Community Objectives:

- **Heritage Preservation Objective:** The traditional character of this area should be maintained through preserving and revitalizing historic areas, encouraging new development that is compatible with traditional features, and protecting other scenic or natural features that are important to defining Tifton's character.
- **Traditional Neighborhood Objective:** In residential areas, traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Infill Development:** Tifton should maximize the use of existing infrastructure by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.
- **Sense of Place Objective:** Tifton's downtown should be maintained as the focal point of the community. Downtown should be an attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing, and entertainment.
- **Open Space Preservation:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- **Regional Identity:** Tifton's identity as an agri-business, transportation, education, and arts hub should be preserved and maintained as a unique place in the region.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the

community to also live in the community.

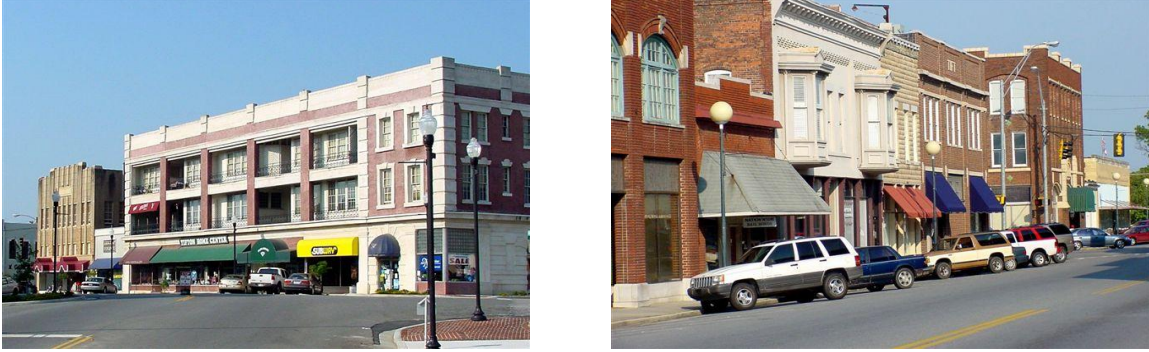
- **Employment Options:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- **Appropriate Businesses:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of the jobs skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.
- **Transportation Alternatives:** Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Single Family Residential (R-14):** The purpose of this district within the Cultural Heritage Area is to provide residential development of about 3 dwelling units per acre.
 - **Single Family Residential (R-10):** The purpose of this district within the Cultural Heritage Area would be to allow for residential development of about 4 dwelling units per acre.
 - **Multi-Residential (M-R):** The purpose of this district is to provide higher density, multi-family residential development of about 7 dwelling units per acre.
 - **Residential Professional (R-P):** The purpose of this district is to create an area that allows for a mix of residential, limited business, professional, educational, and institutional uses, while maintaining a healthful living environment conducive to the Cultural Heritage character.
 - **Community & Neighborhood Commercial (CC & NC):** The purpose of this district is to provide and protect convenient locations for neighborhood shopping facilities consisting of a wide variety of sales and services.
 - **Downtown Commercial (C-D):** The purpose of this district is to provide higher density commercial development within the traditional “mainstreet” area of Downtown Tifton, which includes a variety of uses.
 - **General Business (G-B):** The purpose of this district is to provide for and encourage the proper grouping and development of uses, which include a wide variety of sales and services that will best accommodate the needs of the Cultural Heritage area and the traveling public.
 - **Public/Institutional(P/I):** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
- **Develop Programs to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
 - **Niche Marketing:** Market Tifton as a regional center for tourism, education, medical services, recreation, and the arts.
 - **Preservation/Conservation Easements:** A mechanism for protection of natural or historic resources that involves donation of private property rights in exchange for income tax, property, or estate tax benefits. This type of easement is a legally binding agreement between a property owner and a governmental body or a non-profit trust entity, which restricts the type and amount of development and use that may take place on the property.

- **Adaptive Use:** The conversion of a building for new uses, often from a non-housing use to a housing use.
 - **Design Standards or Guidelines:** Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance. The standards or guidelines provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners, and businesses.
 - **Property Tax Exemption:** Exempting identified properties or geographic areas from a portion of taxes in order to prevent gentrification, encourage redevelopment, and sustain in-town neighborhoods.
 - **Purchase of Development Rights:** A qualified conservation organization or government agency purchases private development rights to protect properties from development and/or preserve open space.
 - **Transferable Development Rights:** Enables historic property owners to sell their property development rights for use in other “receiving” areas of the community where higher density development can be accommodated. Purchasing these additional development rights enables developers to build at higher density than would otherwise be allowed in the “receiving” areas.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
- Allow for zoning that allows different types of uses to locate within the same area, provided these uses are reasonably related and compatible.
 - Allow for more compact development.
 - Allow for a minimum building frontage in Downtown Tifton, to ensure that development has a street presence.
 - Allow for on-street parking.
 - Allow for neighborhood businesses and at-home business to service the neighborhood.
 - Allow infill and the retrofitting of older, historic landmarks for modern functions such as city hall, police department.
 - Allow for architecturally compatible residential infill in historic neighborhoods.
 - Require architectural guidelines that ensure that new structures will blend in with existing architecture and character.
 - Allow for building codes with standards more appropriate to the rehabilitation of older buildings, encouraging reinvestment in blighted areas.
 - Allow for code enforcement to protect vacant buildings from unlawful entry by boarding up openings, stabilizing structures and encouraging rehabilitation, as opposed to demolition.

City of Tifton Downtown Character Area



Description:

The City of Tifton Downtown Character Area includes the area which was included in the 2007 Downtown Master Plan prepared for the City of Tifton. The area includes the two gateway corridors of US 82 and 2nd Street as well as some of their intersections; properties around US 82, Central Avenue, 9th Street and Tift Avenue; Main Street south and north of US 82; the Railroad District; the Tift County Courthouse; Horizon Mills; Town Square and the area of residential infill properties around 3rd Street, Ridge Avenue, US 82 and Central Avenue.

Predominant Land Use:

Primary land uses for this area have been identified as city services, entertainment and commercial recreation, mainstreet, mixed use businesses, business support services, urban neighborhoods, and traditional older, but stable neighborhoods. Interconnectivity and walkability have been identified as some of the primary factors for revitalization of the area along with preservation of historic resources, attracting private developers to the downtown and providing attractive outdoor spaces.

Vision for the Future:

Preserve, restore & reuse historic buildings. Improve the environment for private investment and development. Expand downtown's green spaces and civic spaces. Mix land uses and control building typology. Implement a balance of transportation options and design.

Quality Community Objectives:

- **Regional Identity Objective:** Regions should promote and preserve an “identity”, defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.
- **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking

distance of one another, and facilitating pedestrian activity.

- **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Implementation Strategies:

- **Adopt the Tifton Downtown Master Plan as part of this Comprehensive Plan.**
- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards, and blight along the public streets of the city.
 - **Wholesale Light Industrial (WLI):** The purpose of this district shall be to provide and protect areas for those wholesale and light industrial uses which do not create excessive noise, smoke, odor, dust, and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods, or to the other uses permitted in the district.
 - **Downtown Commercial (C-D):** The purpose of this district shall be to provide a higher density commercial development which will include a wide variety of sales which should locate in the central business district.
 - **Community & Neighborhood Commercial (CC & NC):** The purpose of this district shall be to provide for neighborhood and community shopping facilities in neighborhood scale which may include a variety of sales, services and food establishments.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional (P/I):** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well that provide action steps in general to implement the Goal which include but are not limited to:**
 - Provide for a downtown development coordinator to take the lead on the historic preservation, revitalization and development of this character area
 - Provide for flexibility of zoning regulations to encourage residential and commercial infill development as well as appropriate mix of uses including higher densities
 - Provide for incentives to attract private investors and encourage public/private partnerships including financial and density bonuses
 - Provide for pedestrian connections and increased walkability
 - Encourage attractive designs, art and landscaping to increase attractiveness of place including architectural design guidelines
 - Provide for underground utilities wherever possible
 - Provide for traffic circulation and parking that will assist business without detracting from pedestrian experience
 - Designate billboards as an unacceptable use in this character area.

City of Omega Downtown Character Area



Description:

Downtown Omega is made up of Governmental buildings such as Omega City Hall, the new Omega Fire Station, and Omega Police Department. There are also some small commercial establishments in the area and a large bank sits across from City Hall. Downtown is located along Alabama Avenue and has a mix of uses.

Predominant Land Use:

Primary land uses for this area have been identified as city services, restaurant uses and automobile oriented as well as local agricultural manufacturing, a few mainstreet businesses and traditional older, but stable neighborhoods. Interconnectivity and walkability have been identified as some of the primary factors for revitalization of the area along with preservation of historic resources, attracting private developers to the downtown to provide additional businesses and providing attractive outdoor spaces.

Vision for the Future:

Preserve, restore & reuse historic buildings. Improve the environment for private investment and development, especially for businesses, restaurants, and entertainment. Expand downtown's green spaces and civic spaces. Mix land uses and control building typology. Implement a balance of transportation options and design.

Quality Community Objectives:

- **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining,

socializing, and entertainment.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Village Center Overlay District:** The purpose of this overlay district would be to provide for custom tailored architectural and use guidelines which would maintain the Village’s character, improve appearances and provide for opportunities to introduce mixed use concepts such as work/live units or residential uses above commercial uses.
 - **Community Commercial & Neighborhood Commercial (CC & N-C):** The purpose of this district shall be to provide and protect convenient areas for neighborhood shopping facilities consisting of a wide variety of sales and services.
 - **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards, and blight along the public streets of the city.
 - **Commercial Business District (CBD):** The purpose of this district shall be to provide a higher density commercial development which will include a wide variety of sales which should locate in the central business district.
 - **Single Family Residential (R-14):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 14,000 square feet.
 - **Single Family Residential (R-8):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 8,000 square feet.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.

- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
 - Establish a Village Downtown Overlay Zone to incorporate flexibility in zoning for appropriate mix of uses, appropriate architectural guidelines, and incentives for location of businesses that would contribute to the goal of the Downtown. This could be combined with a Downtown Master Plan.
 - Provide for continuous bicycle and pedestrian lanes to enhance the attractiveness and walkability of the area and increase pedestrian traffic for local businesses
 - Establish landscape areas and buffers towards the roads (streetscaping)
 - Provide incentives to preserve historic resources and provide for consistency of new construction with historic architecture. These architectural styles should not permit for franchise and corporate architectural styles.
 - Provide for safe and attractive parking areas
 - Work with Georgia Department of Transportation to enact some traffic calming devices through downtown to increase the safety of the residents on foot, on bicycle and in automobiles
 - Residential development should reinforce the town center through locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family townhomes and apartments
 - Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic Places designation, which enables eligibility for tax incentive programs.

City of Ty Ty Downtown Character Area



Description:

Downtown Ty Ty is located on a main thoroughfare in Ty Ty on Highway 82. Local government buildings such as Ty Ty City Hall, Ty Ty US Post Office, and Ty Ty Fire Department are all located within this downtown district. There are also some commercial buildings such as the Ty Ty Peanut Company and a few places of worship located within the downtown character area.

Predominant Land Use:

Primary land uses for this area have been identified as city services, restaurant uses and automobile oriented as well as local agricultural manufacturing, a few mainstreet businesses and traditional older, but stable neighborhoods. Interconnectivity and walkability have been identified as some of the primary factors for revitalization of the area along with preservation of historic resources, attracting private developers to the downtown to provide additional businesses and providing attractive outdoor spaces.

Vision for the Future:

Preserve, restore & reuse historic buildings. Improve the environment for private investment and development, especially for businesses, restaurants, and entertainment. Expand downtown's green spaces and civic spaces. Mix land uses and control building architectural design. Implement a balance of transportation options and design, including the improvement of safety for automobiles, pedestrians and bicycles downtown by installing at least one traffic light which would slow down truck traffic and pass-through traffic through town.

Quality Community Objectives:

- **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of

the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Village Center Overlay District:** The purpose of this overlay district would be to provide for custom tailored architectural and use guidelines which would maintain the Village’s character, improve appearances and provide for opportunities to introduce mixed use concepts such as work/live units or residential uses above commercial uses.
 - **Community Commercial & Neighborhood Commercial (CC & N-C):** The purpose of this district shall be to provide and protect convenient areas for neighborhood shopping facilities consisting of a wide variety of sales and services.
 - **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards, and blight along the public streets of the city.
 - **Commercial Business District (CBD):** The purpose of this district shall be to provide a higher density commercial development which will include a wide variety of sales which should locate in the central business district.
 - **Single Family Residential (R-14):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 14,000 square feet.
 - **Single Family Residential (R-8):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 8,000 square feet.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.

- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
 - Establish a Village Downtown Overlay Zone to incorporate flexibility in zoning for appropriate mix of uses, appropriate architectural guidelines, and incentives for location of businesses that would contribute to the goal of the Downtown. This could be combined with a Downtown Master Plan. Encourage compatible architecture styles that maintain the regional rural character, and should not include franchise or corporate architecture
 - Provide for continuous bicycle and pedestrian lanes to enhance the attractiveness and walkability of the area and increase pedestrian traffic for local businesses
 - Establish landscape areas and buffers towards the roads
 - Provide incentives to preserve historic resources and provide for consistency of new construction with historic architecture.
 - Provide for safe traffic areas by installing a traffic light at Church Street and Hwy 82.
 - Work with Georgia Department of Transportation to enact some traffic calming devices through downtown to increase the safety of the residents on foot, on bicycle and in automobiles
 - Utilize streetscaping features, such as decorative lighting, street furniture, landscape buffering, and sidewalks to create a safe and comfortable environment for citizens.

Tift County High School & Regional Medical Center Character Area



Description:

This is an established area with activity centered on two very substantial land uses that have reach regional reach beyond the neighborhood – Tift Regional Medical Center and Tift County High School. The neighborhoods immediately surrounding both land uses are older, but stable neighborhoods. Development of support and complementary services for the hospital as well as newer residential developments are extending to the north-east of the City of Tifton into unincorporated Tift County due to the extension of the water lines. Development pressures and housing needs are expected to intensify as the programmed four-laning of Old Ocilla Road progresses. Sewer is currently not available east of New River Church Road and existing development west of New River Church Road consists of large lot single family subdivisions with agricultural uses mixed in. Commuter traffic is a concern in this area with the widening of Old Ocilla Road to four lanes in the SPLOST budget for this year.

Predominant Land Use:

This area does not have a predominant land use. The traditional neighborhoods are found around Tift Regional Medical Center and the high school, but there is also substantial new growth in the area which consists of multi-family apartments, an assisted living facility, single family construction, a neighborhood commercial center and professional office uses, mostly medically oriented. This mix of uses is in the process of creating a viable community, but also a lot of traffic in the area.

Vision for the Future:

Encourage and enhance the mixed use community and provide additional opportunities to provide for the day to day needs of the residents while minimizing traffic and effectively and efficiently utilizing existing infrastructure while containing urban sprawl north-west along Old Ocilla Road.

Quality Community Objectives:

- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that

serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Implementation Strategies:

The Tifton/Tift County Comprehensive Environmental Management Plan (CEMP) as adopted in June 2007, is hereby incorporated into this Comprehensive Plan and all recommendations and development strategies shall apply.

- **Allow only Appropriate Zoning Districts which may, but do not have to be included in this Character Area:**
 - **Community Commercial & Neighborhood Commercial (CC & N-C):** The purpose of this district shall be to provide for neighborhood and community shopping facilities in neighborhood scale which may include a variety of sales, services and food establishments.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional (P/I):** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
 - **Single Family Residential (R-20):** The purpose of this district is to provide single family residential areas with minimum lot sizes of twenty thousand square feet.
 - **Single Family Residential (R-14):** The purpose of this district within the Cultural Heritage Area is to provide residential development of about 3 dwelling units per acre.
 - **Single Family Residential (R-12):** The purpose of this district within the Cultural Heritage Area would be to allow for residential development of about 3.5 dwelling units per acre.
 - **Single Family Residential (R-10):** The purpose of this district within the Cultural Heritage Area would be to allow for residential development of about 4 dwelling units per acre.
 - **Multi-Residential (M-R):** The purpose of this district is to provide higher density, multi-family residential development of about 7 dwelling units per acre
 - **Residential Professional (R-P):** The purpose of this district is to create an area that allows for a mix of residential, limited business, professional, educational, and institutional uses, while maintaining a healthful living environment conducive to the Cultural Heritage character.

- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
 - Allow for zoning that allows different types of uses to locate within the same area, provided these uses are reasonably related and compatible.
 - Allow for more compact development.
 - Allow for on-street parking and enhanced street scape design including landscaping.
 - Allow for neighborhood businesses and at-home business to service the neighborhood.
 - Require interconnectivity between developments
 - Require shared access points, mandatory ingress and egress turn-lanes and future ROW protection.
 - Provide for commercial businesses at neighborhood scale-and require architecture to be consistent with the neighborhood, avoid corporate architecture
 - Ensure that water, sewer and road infrastructure is provided concurrent with development. This also should include siting and size and type of additional schools, police and fire.

- Provide flexibility in subdivision regulation to encourage creative design, green space, open space and green design including bicycle and pedestrian way interconnectivity.

Agricultural Research, Education and Extension Park Character Area



Description:

This area includes the region in and surrounding the University of Georgia Tifton Campus, the Abraham Baldwin Agricultural College, and the USDA Agricultural Research Service as an area of special character that should be preserved for the potential expansion of these institutions in Tift County. This would include all the areas: beginning at I-75 exit 66, proceeding west on Brighton Road to US 41, proceeding north on US 41 to Rigdon Aultman Road, west on Rigdon Aultman Road to Zion Hope Road, south on Zion Hope Road to Early Hutchinson Road, west on Early Hutchinson Road to Whiddon Mill Road, south on Whiddon Mill Road to Carpenter Road, north on Carpenter Road to Rainwater Road, east on Rainwater Road to Baldwin Drive, south on Baldwin drive to 20th Street, east on 20th Street to US41, and north on US41 to I-75 and including all University of Georgia property south of Rainwater Road to the Agrirama.

Predominant Land Use:

The predominant land uses in this area are educational, institutional, agriculture and related research and residential accessory to the educational institutions.

Vision for the Future:

To encourage the development of a micro-community atmosphere conducive to quality rental housing for students and to induce the development of small to mid-size agribusinesses that would take advantage of the strong agricultural research programs and highly qualified workforce associated with the universities. The area should be planned to include enhancements for pedestrian, bicycle, and electric vehicle usage due to the access needs of handicapped individuals and due to the high frequency of educational workshops for elementary school children that are conducted on the campuses.

Quality Community Objectives:

- **Regional Identity Objective:** Regions should promote and preserve an “identity”, defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.
- **Growth Preparedness Objective:** Each Community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These may include housing and infrastructure to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Appropriate Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character

or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

- **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational, and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Community Commercial & Neighborhood Commercial (N-C & C-C):** The purpose of this district shall be to provide for neighborhood and community shopping facilities in neighborhood scale which may include a variety of sales, services and food establishments.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional (P/I):** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
 - **Single Family Residential (R-1):** The purpose of this district is to allow for single family residential development with minimum lot sizes of one acre (43,560 square feet), said areas being protected from the depreciating effects of small lot development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment. With health department approval, such districts may use individual water supply and septic tanks.
 - **Single Family Residential (R-20):** The purpose of this district is to provide single family residential areas with minimum lot sizes of twenty thousand square feet.
 - **Single Family Residential (R-14):** The purpose of this residential district within Village limits would be to allow for a non-agricultural, village residential development of about 3 dwelling units per acre.

- **Single Family Residential (R-12):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 12,000 square feet.
 - **Multiple-Residential (MR):** The purpose of this district is to provide orderly development of higher density residential areas for one, two, and multi-family dwellings with minimum lot sizes of eight-thousand square feet.
 - **Agricultural Use (A-U):** The purpose of this district shall be to allow any farm related operations and retail that will not adversely affect the surrounding neighborhood.
 - **Suburban Agriculture (SA):** The purpose of this district is to permit low-density agricultural uses in those areas where the City has yet to extend urban services and encourage development for needed urban area expansion. This district is designed to encourage the continuing low-intensity agriculture use of a property and protect active urban uses found in adjacent zoning districts.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
- Promote high and moderate density neighborhood developments to accommodate student housing
 - New development should be master-planned with mixed-uses, blending residential development with apartments and condominiums, retail businesses and services, and light agribusinesses and educational technology industries that are linked in a compact pattern that encourages walking and bicycling and reserves the potential for a campus bus system in the future
 - Promote the development of lodging and restaurant facilities near the UGA-Tifton conference center to facilitate pedestrian access to the center
 - There should be good vehicular and pedestrian/bike connections to retail and commercial services as well as internal street connections, connectivity to adjacent properties/subdivisions, and multiple site access points
 - Plan primary access corridors that will accommodate increased traffic associated with collegiate sporting events
 - Encourage compatible architecture styles that maintain the university character
 - Whenever possible, connect to regional networks of green space and trails available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
 - Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities
 - Create a “furnishings zone” – an area of the roadside that provides a buffer between pedestrians and vehicles. It contains landscaping, public street furniture, transit stops, public signage, and utilities.

Old Neighborhood Redevelopment Character Area



Description:

This area contains some of the oldest neighborhoods in the South Tifton area which is located south of SR 82 and bordered by the west by I-75, on the east by US 41 and the airport and in the south by the City Limits. It has much of its original housing stock in place, but housing conditions are worsening due to low rates of homeownership and a decline of property maintenance, specifically in areas with many mobile homes.

Predominant Land Use:

This area is mainly occupied by low income residential housing, mobile homes, rental housing and absentee ownership, and vacant properties.

Vision for the Future:

Preserve and rehabilitate what remains of the original housing stock, while rebuilding on vacant land new, attractive neighborhoods following the principles of traditional neighborhood development. The neighborhoods should include a well-designed new neighborhood activity center at an appropriate location, which would provide a focal point for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving residents. Strong pedestrian and bicycle connections should also be provided to encourage residents to walk/bike to work, shopping, or other destinations in area.

Quality Community Objectives:

- **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Implementation Strategies:

➤ **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**

- **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards, and blight along the public streets of the city.
- **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational, and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
- **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
- **Public/Institutional (P/I):** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **Neighborhood Commercial & Community Commercial (N-C & C-C):** The purpose of this district shall be to provide and protect convenient areas for neighborhood shopping facilities consisting of a wide variety of sales and services.
- **Single Family Residential (R-14):** The purpose of this residential district within Village limits would be to allow for a non-agricultural, village residential development of about 3 dwelling units per acre.
- **Single Family Residential (R-12):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 12,000 square feet.
- **Single Family Residential (R-10):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 10,000 square feet.
- **Single Family Residential (R-8):** The purpose of this residential district is to provide single family residential areas with minimum lot size of 8,000 square feet.
- **Multiple-Residential (MR):** The purpose of this district is to provide orderly development of higher density residential areas for one, two, and multi-family dwellings with minimum lot sizes of eight-thousand square feet.

➤ **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**

- Provide for flexibility in the zoning regulations to allow for a mix of uses which will allow the roots of a traditional neighborhood to appear
- Provide for flexibility in design standards to allow infill development to take place on smaller lots and provide for more affordability of housing
- Provide for traffic calming improvements to increase traffic safety in the older neighborhoods and encourage the streets as a social gathering space.
- Provide for regulations to address property maintenance as well as public health, welfare and safety issues.
- Provide for public/private partnerships to construct and rehabilitate quality housing.

Commercial Redevelopment Character Area



Description:

This area includes specifically the area around the old Wal-Mart building and has been designated as a mixed use infill area. The area is already experiencing a slight resurgence by finding new uses for the old Wal-Mart building, however, additional investment and attention is needed to return viable and attractive businesses to the area.

Predominant Land Use:

These areas have many older commercial uses that are in decline. Most of these uses were corporate stores under ownership of the corporation. These stores were usually in direct competition with neighborhood stores and caused them to move or close. Then typically these stores relocated to a more modern store and more suitable location without providing for an alternative use for the now vacant structure.

Vision for the Future:

Encourage a greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site. To minimize visual impact, buffer industrial areas with vegetation and landscaping in places where major roads pass through area, or where industrial area abuts a differing land use.

Quality Community Objectives:

- **Growth Preparedness Objective:** Each Community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These may include housing and infrastructure to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Appropriate Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**
 - **General Business (G-B):** The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway congestion, traffic hazards, and blight along the public streets of the city.
 - **Residential Professional (RP):** The purpose of this district is to create an area in which residential, limited business, professional, educational, and institutional uses can be compatibly mixed while maintaining a healthful living environment for the residents of the district. The minimum lot size in this district shall be 8,000 square feet.
 - **Community Commercial & Neighborhood Commercial (N-C & CC):** The purpose of this district shall be to provide for neighborhood and community shopping facilities in neighborhood scale which may include a variety of sales, services and food establishments.
 - **Wholesale/Light Industrial (WLI):** The purpose of this district is to allow in appropriate locations wholesale, light industrial uses that may blend with the overall Cultural Heritage character, but also may provide necessary tax base and employment opportunities.
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional (P/I):** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
 - **Multiple-Residential (MR):** The purpose of this district is to provide orderly development of higher density residential areas for one, two, and multi-family dwellings with minimum lot sizes of eight-thousand square feet.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal which include but are not limited to:**
- Provide for flexibility in the zoning regulations to allow for a mix of uses which will allow the roots of a traditional neighborhood to appear
 - Provide for flexibility in design standards to allow infill development to take place on smaller lots and provide for more affordability of housing
 - Provide for traffic calming improvements to increase traffic safety in the older neighborhoods and encourage the streets as a social gathering space.
 - Provide for regulations to address property maintenance as well as public health, welfare and safety issues.
 - Provide for public/private partnerships to construct and rehabilitate quality commercial and mixed use development.

Transportation/Utilities Character Area



Description:

The purpose of this character area is to recognize the transportation or utility use of a property. This designation is applied when appropriate, subject to the existing or intended specific use of the property. Areas in Greater Tift County with this designation include the City of Tifton Airport, the City of Ty Ty Sewer Treatment Plant and Drip Irrigation System Field, the City of Ty Ty Public Wells and the City of Omega Public Wells.

Predominant Land Use:

Airports, Landfill, Sewer Treatment Facilities, City/County Groundwater Wells, Sludgefields, both publicly and privately operated.

Vision for the Future:

To provide and protect an environment that is suitable for utilities, transportation and communication facilities, together with uses that can be compatible with utility, transportation and communication facility surroundings and to provide an environment that will protect such uses from encroaching incompatible development.

Quality Community Objectives:

- **Growth Preparedness Objective:** to identify and put in place the prerequisites for the type of growth Greater Tift County seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training to the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**
 - **Transportation/Communication/Utilities (TU):** The purpose of this district will be to provide and protect an environment suitable for larger properties with utilities, transportation and communication facilities together with such other uses as may be compatible with such uses and surroundings.
 - **Agricultural Use (A-U):** The purpose of this district is to allow reasonable economic use and continue existing uses that would not interfere with any of the Transportation/Communication/Utilities uses as shown above. Oftentimes clear zones around airports are used for grazing purposes, and the City of Ty Ty is operating a tree farm in the buffer zone to its sludgefields.
 - **Wholesale/Light Industrial (WLI):** The purpose of this district is to allow in appropriate locations wholesale, light industrial uses that may blend with the overall Cultural Heritage character, but also may provide necessary tax base and employment opportunities

- **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal.**
- Provide for appropriate buffering between the T/U uses and other uses
 - Provide for adequate education and notification requirements as well as deed restrictions and inclusions on potential impacts from uses permitted in T/U
 - Provide for adequate property purchase programs where negative impacts from public operations cannot be mitigated.
 - Provide for an Airport Master Plan.

Industrial Character Area



Description:

The existing and proposed industrial areas in Greater Tift County are located adjacent to major transportation infrastructure such as I-75 interchanges, the railroad, US 41 and the airport in order to take advantage of existing infrastructure to serve these uses without creating adverse impacts on other non-industrial neighborhoods. Heavy industrial is concentrated to the east of I-75, whereas lighter industrial and warehousing uses are concentrated on the west side of I-75.

Predominant Land Use:

Agricultural Industries, Construction Services, Manufacturing, Millwork, Motor Freight Transportation and Warehousing, Wholesale Trades or other similar uses.

Vision for the Future:

To provide an environment suitable for light and heavy manufacturing, wholesale, and warehousing activities that may impose undesirable noise, vibration, odor, dust or other offensive effects on the surrounding area together with other non-residential uses that may be necessary with industrial surroundings.

Quality Community Objectives:

- **Growth Preparedness Objective:** to identify and put in place the prerequisites for the type of growth Greater Tift County seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training to the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**
 - **Transportation/Communication/Utilities (TU):** The purpose of this district will be to provide and protect an environment suitable for larger properties with utilities, transportation and communication facilities together with such other uses as may be compatible with such uses and surroundings.
 - **Agricultural Use (A-U):** The purpose of this district is to allow reasonable economic use and continue existing uses that would not interfere with any of the Transportation/Communication/Utilities uses as shown above. Oftentimes clear zones around airports are used for grazing purposes, and the City of Ty Ty is operating a tree farm in the buffer zone to its sludgefields.
 - **Wholesale/Light Industrial (WLI):** The purpose of this district is to allow in appropriate locations wholesale, light industrial uses that may blend with the overall Cultural Heritage character, but also may provide necessary tax base and employment opportunities
 - **Heavy Industrial (HI):** The purpose of this district shall be to provide and protect areas for those industrial uses which cannot comply with the regulations of the WLI district.

- **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal.**
 - Provide for appropriate buffering between the industrial uses and other uses
 - Provide for adequate education and notification requirements as well as deed restrictions and inclusions on potential impacts from uses permitted in Industrials.
 - Provide for adequate property purchase programs where negative impacts from public operations cannot be mitigated.
 - Develop a list of targeted industries to be located in this area.

Interchange Character Area



Description:

The intent of the Interchange Character Area (IC) is to encourage innovative land use concepts to develop attractive gateways into Greater Tift County while serving the residents, business community and traveling public. Flexibility in zoning regulations and community input is very important to address local concerns and visions for these gateways. Any change in zoning and any development proposals should be in the form of Planned Development only in order to realize these factors.

Predominant Land Use:

Interchange and Gateway uses such as hotels, commercial and institutional uses, entertainment, services, restaurants.

Vision for the Future:

To provide and protect an environment provides innovative land uses and flexibility in design to develop attractive gateways for the County.

Quality Community Objectives:

- **Growth Preparedness Objective:** to identify and put in place the prerequisites for the type of growth Greater Tift County seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training to the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.
- **Appropriate Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.

Implementation Strategies:

- **Allow only Appropriate Zoning Districts which may but do not have to be included in this Character Area:**
 - **Planned Development:** The purpose of this district shall be to provide for planned and mixed use developments of varying density that are site specific and approved individually by the Governing Authority.
 - **Public/Institutional:** The purpose of this district is to provide an environment suitable for institutional, public and quasi-public uses.

- **Develop Policies to describe in detail implementation steps and regulations that should be carried forward into the Unified Land Development Code and as well as policies that provide action steps in general to implement the Goal.**

| Future Development Character Area/Zoning District Compatibility Matrix | | | | | | | | | | |
|---|-----------------|--------------|-------------------------|-------------|-----------------------|--------------------------------|--------------------------|-------------------------|------------------------|------------------------|
| Zoning | Character Areas | | | | | | | | | |
| | Agricultural | Conservation | Village Activity Center | Residential | Transitional Suburban | Old Neighborhood Redevelopment | Tifton Historic Heritage | City of Tifton Downtown | City of Omega Downtown | City of Ty Ty Downtown |
| E-R | x | x | | | | | | | | |
| A-U | x | x | x | | | | | | | |
| E-A | x | | | | | | | | | |
| S-A | | | | | x | | | | | |
| R-R | x | | | | | | | | | |
| R-1 | x | | | x | | | | | | |
| R-1A | | | | | | | | | | |
| R-20 | | | | x | x | x | | | | |
| R-14 | | | x | x | x | | x | | x | x |
| R-14M | | | x | | | | | | | |
| R-12 | | | | x | x | x | | | | |
| R-10 | | | | | x | x | x | | x | x |
| R-8 | | | x | | | x | | | | |
| R-8M | | | | | | | | | | |
| M-R | | | x | | x | x | x | | x | x |
| MHP | | | | | | | | | | |
| Planned Development | x | x | x | x | x | x | x | x | x | x |
| P/I | | | x | x | x | x | x | x | x | x |
| R-P | | | | x | x | x | x | | | |
| N-C & C-C | | | x | x | x | x | x | x | x | x |
| G-B | | | | x | | x | x | x | x | x |
| CD | | | | | | | x | x | x | x |
| CBD | | | | | | | x | x | | |
| WLI | | | x | | | | x | x | | |
| HI | | | | | | | | | | |
| T/U | x | | | | | | | | | |

| Future Development Character Area/Zoning District Compatibility Matrix | | | | | | | | |
|---|---|---|--------------------------|------------------------|-----------------------------------|-------------|--------------------------|------------|
| Zoning | Character Areas | | | | | | | |
| | Tift County High School and Regional Medical Center | Agricultural Research, Education, Extension and Research Park | Commercial Redevelopment | Rural Highway Corridor | Urban Commercial Highway Corridor | Interchange | Transportation/Utilities | Industrial |
| E-R | | | | X | | | | |
| A-U | | X | | X | | | X | X |
| E-A | | | | X | | | | |
| S-A | | X | | | | | | |
| R-R | | | | X | | | | |
| R-1 | | X | | X | | | | |
| R-1A | | | | | | | | |
| R-20 | X | X | | | | | | |
| R-14 | X | X | | | | | | |
| R-14M | | | | | | | | |
| R-12 | X | X | | | | | | |
| R-10 | X | | | | | | | |
| R-8 | | | | | | | | |
| R-8M | | | | | | | | |
| M-R | X | X | X | | | | | |
| MHP | | | | | | | | |
| Planned Development | X | X | X | X | X | X | X | X |
| P/I | X | X | X | X | X | X | X | X |
| R-P | X | X | X | | X | | | |
| N-C & C-C | X | X | X | X | X | | | |
| G-B | | | X | | X | | | |
| CD | | | | | | | | |
| CBD | | | | | | | | |
| WLI | | | X | | X | | X | X |
| HI | | | | | | | | X |
| T/U | | | X | | X | | X | X |

4. Translating the Vision into the Plan: Goals, Issues, Objectives, and Policies

a. Introduction

In order to translate the Future Vision for Greater Tift County into a feasible implementation plan, overall goals have to be developed to guide the plan and those issues and opportunities identified in the previous chapter that most likely will be encountered during the implementation phase. The goals, as are the issues and opportunities, are divided into eight major elements of Economic Development, Housing, Natural Resources, Cultural Resources, Community Facilities and Services, Land Use, Transportation, and Intergovernmental Coordination.

A goal statement for each of these elements, a list of issues and objectives, and policies are presented in the following sections. The issues and opportunities were first identified during the Community Assessment phase of the Plan through intense stakeholder and public participation input and then confirmed and prioritized during the Community Agenda portion of this Plan. The issues are building the base for the goals as they are describing long-term issues that the community desires to address in the next twenty years, and policies were built upon the opportunities as defined in the Community Assessment earlier in the process. Therefore, the opportunities are building the base for the policies, implementation strategies and short-term work program to address the issues and realize the goals. Quantitative benchmarks are used where appropriate to keep track of success and progress and identify areas where policies may need to be adjusted.

b. Priority List - Top Ten Priority List of Issues and Opportunities

The following is an overview over the results of the stakeholder surveys concerning the issues and opportunities as identified in the Community Assessment. Stakeholders were asked to rank the top ten issues and opportunities with the value “1” being the most important down to value “10”. Items not ranked were assigned a value of “20”. The total value assigned, with a lower number indicating a higher priority, was then calculated for each issue and opportunity with the results shown below.

Economic Development

Issues:

1. (70 pts)

- **Low local Workforce Education Level:** The area lacks a qualified workforce with sufficient education. Educational level of the workforce is an issue in Tift County, as those who do not have high school diplomas are not ready skill-wise to embrace opportunities at MTC, ABAC, etc. Tift County eliminated its support of Literacy Volunteers last year. Literacy Volunteers is a key player in the Adult Literacy arena, but had to cut the director's position to half-time because of Tift County's cut. MTC's adult literacy program is the largest player, but it is not able to expand its program in Tift County because of funding limitations. Next year is expected to be even tighter because of federal reductions in funding to adult programs. Educating the adult population remains key to educating the school-aged population.

2. (108 pts)

- **Return on investment for Ag Businesses:** Find opportunities for the agricultural businesses and operations to receive a return on their investment in order to preserve agriculture in the area.

3. (133 pts)

- **Opportunities for Young People:** Private/public partnerships need to be established to provide strong career based programs including but not limited to summer jobs and internships for the younger population segments (middle and high school) to attract and retain younger people and increase workforce pool and expertise, not just in commercial and industrial areas, but also in the agricultural area.

4. (139 pts)

- **Lack of local Area Jobs:** The area lacks local employment opportunities.

5. (144 pts)

- **Low average wages:** The area lacks high paying jobs; the average wage is still below Georgia's state average.

6. (225 pts)

- **Permitting Process:** The permitting processes are often inconsistent and do not provide sufficient guidance and flexibility to allow for sustainable development and consistency for developers.

7. (228 pts)

- **Lack of Utilization of I-75 Interchanges:** Tift County has seven interchanges with I-75, of which only two are fully utilized. Tift County needs to exploit its location and transportation infrastructure including the airport, to attract new distribution centers and possibly create an inland port.

8. (237 pts)

- **Community Identity:** Tifton/Tift County does not have a discernable character or identity. The development of an identity or "brand" for the area could help economic development initiatives and provide a tool to promote the Greater Tift County area as a quality community in which to live and do business in.

9. (246 pts)

- **Vacant Buildings.** Vacant buildings could be purchased and refurbished and made available for potential prospects.

10. (275 pts)

- **Lack of Marketing Materials.** Develop marketing materials to distribute to developers, potential prospects, trade associations, etc and develop and budget for an advertising program. Also continue to work with state and power company project officials to keep the area in the eye of potential prospects.

Opportunities:

1. (137 pts)

- Development of Agricultural Small Business, agriculture related business and niche farming would build on the existing agricultural culture, expand the business and take advantage of developments, expertise and support at the local higher educational institutions. This would include forming Co-ops for commodities such as vegetables or bio-energy and ethanol.

2. (153 pts)

- Public/private partnerships need to be established to provide education of the workforce for higher paying jobs and assist in training and placement. Continue to work with Moultrie Tech and Quick Start as a valuable recruiting tool. Continue to work with the Adult Literacy programs in the area to provide necessary basic skill levels in the workforce.

3. (171 pts)

- Pursue the designation of Greater Tift County as a Center of Excellence in Agriculture for the Southeastern United States. The area currently hosts the Agricultural Innovation Center, leads the world in turf grass development and other innovative agricultural research.

4. (175 pts)

- Local educational institutions such as ABAC, Moultrie Tech, Troy University, and the University of Georgia Tifton Campus need to be recognized as providing a great base for a workforce and a great asset for economic development and attraction and retention of industry. USDA and UGA need to expand their research efforts in Tifton.

5. (218 pts)

- Increase and encourage research to find viable solutions to our energy problems and to produce food and fiber more efficiently by working with more efficient farming methods, utilizing more effective irrigation and finding natural (without chemicals or pesticides) ways for disease control, and possibly put a model into place for others to follow as an example in Tift County.

6. (234 pts)

- Greater Tift County needs to utilize ag-businesses, the educational institutions and the health care sector as a basis to attract other, related clean industry.

7. (251 pts)

- Strengthen retail opportunities through tax allocation districts and other tools that aid retail development. Tifton is ranked ninth in the State in retail pull power with 1.57. A pull factor greater than 1.00 indicates that a community is capturing more retail sales from consumers in other communities than it is losing.

8. (254 pts)

- Improved quality of life will attract more residents, a better workforce and better employment opportunities by attracting industries that will rely on these residents.

9. (255 pts)

- Strengthen Greater Tift County's reputation as a place for government offices, corporate headquarters and data processing centers.

10. (268 pts)

- The health care industry in the area needs to be recognized as a basis for higher paying jobs and a potential regional growth industry.

Housing

Issues:

1. (72 pts)

- **Older Housing Stock:** Many areas in Greater Tift County consist of older housing development; while many are stable neighborhoods, there are some instances of maintenance issues. To ensure the continued stability of these neighborhoods, continued code enforcement, community policing and property maintenance support programs are needed. This applies to all areas of Tift County including Tifton, Ty Ty, and Omega.

2. (76 pts)

- **Location and lack of maintenance of Mobile Home Parks specifically and rental properties in general often result in low-quality housing:** strategies need to be adopted to encourage maintenance of existing Mobile Home Parks. Mobile Homes are for many residents in the low and very low income groups the only option to own their home and possibly the land it is placed on.

3. (81 pts)

- **Lack of Affordable, Good Quality Housing:** Greater Tift County must adopt a strategy to accommodate the anticipated increase in need for affordable housing.

4. (117 pts)

- **Vacant Lots:** vacant lots need to be maintained instead of being neglected and can serve as infill development locations.

5. (119 pts)

- **Lack of opportunities and lack of knowledge to attain homeownership:** of quality affordable housing by working poor and even “middle” income families.

6. (167 pts)

- **Segregation of Housing Stock:** Mix of higher priced and affordable housing has not been proven and successfully implemented.

Opportunities:

1. (102 pts)

- Greater Tift County needs to take advantage of the opportunity to promote a more sustainable growth that addresses the community’s desire for a greener environment.

2. (110 pts)

- Old neighborhoods are also perceived as providing quality character to the area and should be maintained and preserved in high quality.

3. (128 pts)

- Jointly adopt and implement the International Property Maintenance Code to give Code Enforcement the abilities and tools to encourage proper maintenance and clean-up of properties.

4. (129 pts)

- Construction of quality housing tailored for retirees can attract more retirees to the area.

5. (133 pts)

- Develop mechanisms to maintain the value of the existing and future housing stock, while also providing diverse, affordable and quality housing. This can be done by taking advantage of the downtown mixed use character, where urban lofts and condominiums can be included or by incorporating incentives or requirements for developers to provide a certain amount of affordable housing either by contributing to a fund or providing them on-site or off-site.

5. (133 pts)

- Develop partnerships to build and market affordable infill housing in urban areas of Greater Tift County.

6. (136 pts)

- Provide a menu of incentives for affordable housing such as allowing a mix of housing sizes while maintaining the same quality of housing, funding contributions for off-site construction of affordable housing in exchange for incentives, off-site or on-site construction of affordable housing in exchange for pre-determined incentives.

7. (143 pts)

- Provide educational workshops, seminars and other support for potential homeowners to achieve homeownership.

8. (185 pts)

- Continued and joint implementation of the Georgia Initiatives for Community Housing.

9. (191 pts)

- A major chain grocery store located close to residential neighborhoods would certainly help attract more building of houses.

Natural Resources

Issues:

1. (47 pts)

- **Water Resource:** Water in general and groundwater specifically are becoming a resource in high demand and low supply. No development should decrease in any way the carrying capacity of drainage basins.

2. (64 pts)

- **Groundwater Recharge Areas:** existing groundwater recharge areas need to be protected from direct impacts (draining) by development and need to be protected from pollution to keep drinking water safe and clean.

3. (90 pts)

- **Green and Open Space Conservation & Development:** Trees and other natural resources are not protected enough.

4. (124 pts)

- **Existing Parks improvements to function as social gathering spaces.** Existing parks need to be improved with facilities such as gazebos, picnic areas etc. to be utilized more fully as social gathering spaces.

5. (133 pts)

- **Parks and Recreation Space Creation:** facilities that promote fitness and social, outdoors gatherings including recreation facilities and bike routes in greenways need to be expanded.

5. (133 pts)

- **Pressures from agricultural and development communities** continue to impede on the sensitive wetlands environments, especially along I-75 and Hwy 82.

Opportunities:

1. (83 pts)

- To protect groundwater recharge areas, the following protection opportunities include: wellhead protection program; limit impermeable surfaces with maximum building footprints and maximum paving areas; require sewer service instead of septic systems, especially for non-residential; establish zoning overlay districts; and provide incentives for recharge sensitive design.

2. (95 pts)

- Requirements shall be established to preserve and protect all existing and future water recharge areas.

3. (124 pts)

- Requirements shall be established that all residential subdivisions and site plans provide sufficient and contiguous passive and active recreation space for its residents. The quantity (acreage) of recreation land to be set aside shall be tied to a threshold dependent on the number of dwelling units.

4. (137 pts)

- Incorporate the development and maintenance of stormwater and flood control plans into Open Space and Green Space preservation through incentives or design alternatives.

5. (142 pts)

- Protect and preserve farmland by developing programs such as Transfer or Purchase of Development Rights Programs, Agricultural Easement Purchase Programs; Conservation Easement Programs; giving Local Tax Incentives; or providing for Agricultural Overlay Districts.

6. (167 pts)

- Develop implementation measures for conservation to protect existing and especially mature trees and other natural resources including wetlands and native upland habitat by allowing credits for wetland and upland preservation, mitigation or rehabilitation including on-site and off-site, other mitigation alternatives and requiring a certain minimum amount of existing native habitat for landscaping purposes.

7. (195 pts)

- Open Space and Green Space requirements need to be made part of the approval process for site plans and subdivision early on to ensure that sufficient, contiguous and quality land is set aside and not left-over parcels under power lines. No site plan or subdivision plan approval should be given without meeting these criteria.

8. (213 pts)

- Provide incentives to utilize existing native vegetation to satisfy landscaping requirements. This will also promote water conservation and be more cost effective.

9. (214 pts)

- Open Space and Green Space are viewed by residents as part of the attractiveness of Greater Tift County. Encourage and expand the protection of those resources.

10. (216 pts)

- Create preservation opportunities for wetlands such as using docks or boardwalks to cross a wetland rather than filling it in; lay-out of access paths along high ground; preserve existing drainage and minimize diverting water to or from wetland areas; avoid clearing or replacing natural native vegetation along the wetland edge (create a buffer); control exotic/invasive plant species; and follow State/Federal wetland regulations.

Cultural Resources:

Issues:

1. (46 pts)

- **Abandoned, Dilapidated, and/or Contaminated Buildings:** Historic buildings that are empty, in poor repair, or contaminated by lead paint and/or asbestos are a frequent occurrence throughout Greater Tift County

2. (114 pts)

- **Citizens are Unaware of Historic and Cultural Resources:** Due to the lack of local preservation programs and the lack of funding for cultural programs, many of Greater Tift County's citizens are unaware of historic and cultural resources or their benefits.

3. (126 pts)

- **Identification of Historic and Cultural Resources:** A comprehensive historic resource survey for Greater Tift County has not been completed. Detailed surveys for the historic downtown of the City of Tifton are available however at the library, the City Clerk's office and other locations.

4. (134 pts)

- **Protection for Historic and Cultural Resources:** Local historic preservation programs are either inadequate or do not exist for areas outside of the existing designated historic districts.

5. (138 pts)

- **Development Encroaching on Historic Property:** The high rate of growth Greater Tift County is experiencing may threaten historic resources and cultural landscapes.

Opportunities:

1. (69 pts)

- The first step in protecting historic and cultural resources is identifying what resources exist. Greater Tift County should undertake a county-wide, comprehensive historic resources survey, as a survey of this type would aid in creating a locally-based historic resources inventory that could be used in both statewide and local planning processes.

2. (87 pts)

- Tift County, Omega, and Ty Ty have the opportunity to adopt proactive regulations, such as historic preservation ordinances or character area plans before continued insensitive development results in a permanent loss of their historic and cultural resources.

3. (96 pts)

- Underutilized historic buildings and structures throughout Greater Tift County should be adaptively used.

4. (97 pts)

- Develop a joint Greater Tift County local incentive or assistance program to encourage local building owners to take advantage of the voluntary historic designation process for their buildings. Such local incentives could be tax incentives, cash or in-kind.

5. (105 pts)

- Develop a comprehensive Cultural Heritage Plan to identify cultural gaps and needs for Greater Tift County and identify fiscal needs and possible resources as well.

6. (114 pts)

- Greater Tift County's cultural resources could be promoted and used to market the area, increasing economic and tourism opportunities in its communities.

7. (115 pts)

- Public education programs about Greater Tift County's cultural resources and historic preservation, such as recently developed brochures, could be created to inform citizens about their importance. Educational programs could also be developed for school-age children promoting local history and heritage.

Land Use and Development

Issues:

1. (162 pts)

- **Approval of Subdivision with sufficient available service capacity for water, sewer and roads.** Subdivisions should only be approved when sufficient capacity is available for them and no development should be approved that would decrease the capacity of drainage basins.

2. (190 pts)

- **Threat to existing Farmland:** Encroaching development poses a threat to existing farmland, not only by turning existing farmland into residential subdivisions, but also by endangering neighboring farmland through perception of incompatible uses.

3. (219 pts)

- **Uncontrolled Growth:** Slow the uncontrolled growth of traditional housing areas or subdivisions to control impacts and assure that services are available before or at the same time as the houses.

4. (241 pts)

- **Lack of affordable housing.** Smaller lot sizes with smaller houses need to be available throughout the community where appropriate and where sustainable with water and sewer in order to provide good quality entry level housing.

5. (262 pts)

- **Lack of Cohesiveness in Planning:** There is no integration of the areas around the interchanges and downtown which would provide a cohesive use of land and architecture.

6. (272 pts)

- **Lack of Scrutiny of Developments before approval.** Development review needs to hold all developments to the same standards of development review to provide consistency and certainty for all parties involved.

7. (273 pts)

- **Threat to Rural Character:** Maintain the rural character of the area despite growth and development pressures.

8. (284 pts)

- **Lack of Medical Emergency Facility in Omega, Ty Ty and Brookfield:** Omega, Ty Ty and Brookfield do not have a medical emergency facility; residents have to drive to Tifton for emergency treatment. A facility such as the one on the south side of Tifton needs to be established in Omega and Ty Ty.

9. (290 pts)

- **Urban Sprawl:** Land Use is not defined enough to avoid urban sprawl and to provide a balance between housing, commercial demand and the environment.

10. (297 pts)

- **Flexibility to Implement Mixed Uses.** All current zoning regulations in the area lack the flexibility to implement a mixed use development, both vertically and horizontally. Zoning Districts should not be based on lot sizes but on gross density per acre.

Opportunities:

1. (184 pts)

- Land Use needs to be defined to avoid urban sprawl and to provide a balance between housing, commercial demand and the environment. Certain areas of the County should incorporate the possibility for high density development where appropriate.

2. (191 pts)

- Tie development approvals to the provision of appropriate roads, sidewalks and green spaces (open space and conservation). Developments need to define their set asides for roads, water, sewer and green space up front prior to review and approval.

3. (212 pts)

- Develop regulations that will provide more flexibility in zoning and uses, provide for decentralized nodes (like mini-communities), provide links from there to the educational institutions and provide corridors (including bike and pedestrian) from one node/mini-community to another.

4. (226 pts)

- Provide regulations that ensure that any proposed zoning will be compatible with the underlying “Future Land Use” as shown in the Comprehensive Plan. No zoning shall be approved that is not consistent with the comprehensive plan. A compatibility matrix shall be established to provide an easy overview at which “Future Land Use Designations” and zoning categories are allowed. The Unified Code shall determine appropriate permitted uses, special exceptions and accessory uses for each zoning category.

5. (252 pts)

- Improved quality of life will attract more residents, a better workforce and better employment opportunities by attracting industries that will rely on these residents.

6. (254 pts)

- Protect existing farmland from development by developing incentives to keep farmland agricultural and make it productive for farmers to do so and require sufficient buffers or transitional areas to protect existing farm operations from perception and complaints about incompatible farming uses next to newer residential subdivisions.

7. (265 pts)

- Protect natural resources within developments by promoting the use of conservation subdivision designs. Create a conservation subdivision ordinance and provide incentives for creating those and providing greenway connections.

8. (275 pts)

- Develop a cost sharing mechanism where developers bear the cost of infrastructure and services to support their development.

9. (290 pts)

- Develop incentives for developers to incorporate more than minimum required green space, open space and conservation areas into their subdivision designs.

10. (296 pts)

- Develop an overlay zone or zoning district to develop the interchange and downtown areas into a cohesive and integrated area.

Community Facilities and Services

Issues:

1. (112 pts)

- **Increasing Demand for Services:** Greater Tift County is growing with a more diverse population and industry and with that growth comes an increasing demand for services. Careful planning and coordination is required to ensure that adequate services are available for the next 20 years.

2. (158 pts)

- **Provision and Timing of Services:** Residential and commercial developments are approved and constructed without ensuring that the proper services (water, sewer, roads) are in place when the impacts occur. Projected capacity needs and funding sources for the provision of capacity for water, sewer, roads, fire/EMS and police have to be established prior to any approvals of subdivisions or site plans.

3. (214 pts)

- **City of Ty Ty Groundwater Wells.** Ty Ty’s groundwater wells are also located within the City and are surrounded by residential or commercial development. Sufficient safeguards need

to be established that no contamination or degradation of the water quality occurs by limiting the types of uses within a certain distance of the wells to prohibit any kind of hazardous substances within the cone of influence of the wells.

4. (220 pts)

- **City of Ty Ty lack of local EMS service.** The City of Ty Ty is in need of an EMS Service and needs to work with Greater Tift County EMS to locate an EMS service in that area.

5. (233 pts)

- **City of Ty Ty:** needs to provide additional capacity for water system improvements, including improvements and repairs to elevated water storage tank, upgrading water and sewer lines, and expansion of water treatment facility.

6. (251 pts)

- **Lack of requirements for treatment of Stormwater.** Requirements need to be established to provide proof and detail on provision of adequate on-site and off-site retention and detention of stormwater concurrent with development. Such proof needs to be established prior to approval of residential and non-residential subdivisions or site plans

7. (259 pts)

- **Cumulative impacts of approvals are not taken into account.** Requirements need to be established to account for cumulative impacts of development on existing and proposed facilities.

8. (261 pts)

- **Infrastructure constructed without meeting City/County/State Standards.** Often local governments are asked to take ownership of infrastructure once that infrastructure needs major repairs or maintenance, but it doesn't meet the local government's standards.

9. (268 pts)

- **City of Omega Groundwater Wells.** Omega's groundwater wells are located within the City and are surrounded by residential or commercial development. Sufficient safeguards need to be established that no contamination or degradation of the water quality occurs by limiting the types of uses within a certain distance of the wells to prohibit any kind of hazardous substances within the cone of influence of the wells.

10. (274 pts)

- **Litter Removal:** Funding needs to be provided for an efficient and effective litter removal throughout the County.

Opportunities:

1. (79 pts)

- Plan and guide the growth via the provision of water and sewer lines and tie the services into the appropriate land use.

2. (106 pts)

- Develop strategies to conserve and limit water use by offering credits or incentives to local water providers/farmers/companies that hold permits and do not withdraw the maximum amount that their permit allows; promote water conservation programs and funding opportunities for irrigation retrofits, use of grey water; construction of catchment ponds; provide education opportunities for homeowners and businesses on low-flow fixtures, xeri-scaping etc.

3. (108 pts)

- Shared cost of providing public services and facilities for new development – The developers need to bear the cost of providing public services and facilities. Improved planning could ensure services and facilities are used most efficiently as development occurs.

4. (114 pts)

- Tie the timing of development approvals to the construction of water and sewer services and roads. Services need to be part of the development.

5. (138 pts)

- Develop a 5-year Capital Improvements Program for construction of Public Facilities not just limited to water, sewer and roads, but also include public services such as parks, libraries and other public buildings.

6. (160 pts)

- Develop education programs and identify fiscal resources for implementation to teach the importance of litter control and water conservation to the new generations from K-12 in public and private schools.

7. (169 pts)

- Establish a joint Capital Improvement Program for all the communities which would be updated annually and would aid in planning future investments.

8. (172 pts)

- Fire and Police Services need to be maintained at excellent quality of service standards.

9. (173 pts)

- The Strategic Water Plan needs to be part of the Comprehensive Plan.

Transportation

Issues:

1. (140 pts)

- **Increase Safety for School Children:** Providing safe walkways for children walking to school.

2. (162 pts)

- **Highway 82 Corridor and other Entry Roads into Tifton lack landscaping and beautification.** The Hwy 82 corridor specifically, but all entry roads coming from the interchanges need to be cleaned up and beautified to serve as an entrance statements to and throughout the community. Beautification and landscaping standards should be adopted for all major highways and collectors.

3. (167 pts)

- **Multiple Access Points and Increased Connectivity.** Requirements need to be established for the approval of residential and non-residential subdivisions and site plans to provide for multiple access points to the surrounding roadway network to distribute the traffic more evenly, to avoid congestion, and to provide more access points for emergency services and vehicles.

4. (176 pts)

- **Creating a Safe Bicycle and Pedestrian Friendly Community:** The opportunity for increasing bicycling and pedestrian activity should be considered as part of road improvement projects. Paving shoulders or providing bike lanes can be accommodated as part of road maintenance or widening improvements. Such implementation measures will make bike and sidewalk projects more economical and part of a “complete road” concept. Throughout the county, there is a lack of sidewalks along residential roadways; this is a problem especially within the city limits. Safety is also an issue as bicycles and increasingly motorized wheelchairs utilize traffic lanes.

5. (198 pts)

- **Lack of road maintenance.** Many roads in Greater Tift County lack a sufficient maintenance program to fix pot holes, dirt roads need to be paved.

6. (207 pts)

- **Parking:** Any revitalization of downtown areas needs to take into consideration the often competing needs of number and location of parking spaces. A sufficient number and distribution of parking spaces is needed to ensure viability of the businesses without detracting from the attractiveness of the area, siting a parking structure into the middle of a block, or covering a large expansive area with asphalt instead of attractive green space.

7. (214 pts)

- **Competing Business Areas:** A proposed truck route around Tifton may jeopardize the redevelopment of downtown by luring businesses to the truck route, however, it may also provide for easier access to the downtown by eliminating heavy truck traffic in that area. Appropriate zoning districts will need to be put into place along the truck route so not to provide competition for downtown businesses.

8. (242 pts)

- **Provide an alternative road from the Holiday Inn to Wal-Mart other than Hwy 82.** The proposed truck route in the southern part of Tifton would address this issue.

9. (243 pts)

- **Major Transportation Corridors are too centered and concentrated.** Encourage that major transportation corridors will be developed concurrent with growth to provide better east-west and north-south access where desired for growth.

10. (272 pts)

- **Lack of Public Transportation.** Lack of public transportation was specifically noticed in areas of higher education and areas medical facilities.

Opportunities:

1. (70 pts)

- Any truck route around Tifton would have to be carefully planned in conjunction with future land use and development to provide complementary uses and not jeopardize revitalization of downtown.

2. (79 pts)

- Lobby State and federal officials for support to accelerate funding for the truck route.

3. (93 pts)

- Develop an access management plan for all major corridors throughout the County to maximize traffic flow and safety.

4. (96 pts)

- Accelerate widening Carpenter Road and other roadways improvements to provide sufficient capacity for existing and proposed development.

5. (99 pts)

- Requirements need to be established that all public or private roads meet subdivision standards including right-of-way dedications as part of the residential and non-residential site plan and subdivision approval process. No site plan or subdivision plan approval shall be given without meeting these criteria.

6. (132 pts)

- Develop requirements for contiguous sidewalks and bike paths including the potential for overpasses or underpasses.

7. (151 pts)

- Extension of the airport runway to 7,000 feet.

Intergovernmental Coordination

Issues:

1. (42 pts)

- **Coordination to provide effective and efficient services:** as the cities and Tift County increasingly rely on each other to provide services, all entities need to ensure that proper agreements are in place to ensure adequate delivery of public services to its citizens across jurisdictional boundaries.

2. (69 pts)

- **Reactivate the Citizens:** There is a feeling that local citizens are more reactive than proactive. Local governments should maintain strong communication links with citizens and civic organization to encourage all to become active participants in the local civic life.

3. (83 pts)

- **Lack of coordination with long-term School Board planning** and location of major schools jeopardizes long-term planning for infrastructure and cohesive land use planning and designation of appropriate zoning districts.

4. (89 pts)

- **Lack of public notice and transparency of approval process.** All agendas and minutes shall be published on the governments' websites for public review.

Opportunities:

1. (36 pts)

- Provide more coordination between the jurisdictions by adopting unified, if at a minimum, consistent codes and standards.

2. (50 pts)

- The population at large and specifically the older population segment provide a significant pool of volunteers, resources and expertise that needs to be tapped into for the good of the community.

3. (100 pts)

- Appoint a School Board member to the Greater Tift County Planning & Zoning Commission, voting or non-voting, to provide input and feedback on all development items before the Commission and to improve coordination with the School Board on all planning issues.

4. (113 pts)

- Involve the Hospital Authority in all major planning efforts and issues coming before the Planning & Zoning Commission.

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c. Goals, Issues, Objectives & Policies

1. Economic Development:

ECONOMIC DEVELOPMENT GOAL

IMPROVE THE GREATER TIFT COUNTY ECONOMY BY DIVERSIFYING AND ESTABLISHING AN ECONOMIC AND CULTURAL CLIMATE THAT WILL ALLOW GREATER TIFT COUNTY TO EFFECTIVELY COMPETE IN THE GLOBAL ECONOMY.

Economic Development Issues ,Objectives and Policies

ISSUE 1.

- **LOW LOCAL WORKFORCE EDUCATION LEVEL**
The area lacks a qualified workforce with sufficient education. The educational level of the workforce is an issue in Tift County, as those who do not have high school diplomas are not ready skill-wise to embrace opportunities at the local higher educational institutions. Educating the adult population remains key to educating the school-aged population. The local adult literacy program plays a large role, but it is not able to expand its program in Tift County because of funding limitations.

Objective 1.

Encourage the provision of appropriate educational opportunities, programs and facilities to meet existing and new business and industry needs.

Policy 1.1

Encourage the cultivation of education/business, public/private partnerships to provide education and training support programs, which will provide for the education of the workforce for higher paying jobs and that will assist in training and placement.

Policy 1.2

Continue to work with local and other educational institutions as valuable recruiting tools and to assure a quality local workforce.

Policy 1.3

Continue to encourage any lifelong learning programs in the area to provide necessary basic skill levels in the workforce.

Policy 1.4

Encourage the development of more vocational programs to meet business and industry needs.

Policy 1.5

Develop more education and training programs that encourage high-tech, agricultural research and development businesses and industry to locate in Greater Tift County.

ISSUE 2.

- **AGRICULTURAL BUSINESSES NEED TO HAVE A RETURN ON THEIR INVESTMENTS.**
Agricultural businesses and operations need to receive a return on their investment in order to preserve viable agriculture in the area.

Objective 2.

Expand agricultural activities, and maintain a sufficient agricultural land base to increase the sustainability, expansion, diversification and profitability of agricultural activities throughout Greater Tift County.

Policy 2.1

Develop an agricultural small business sector for niche farming and agriculture related businesses such as specialty foods, farmer’s market products and food processing industries which would build on the existing agricultural culture, expand the business and take advantage of developments, expertise and support at the local higher educational institutions.

Policy 2.2

Pursue the expansion of Greater Tift County’s identity as a Center of Excellence in Agriculture for the Southeastern United States.

Policy 2.3

Encourage and support agricultural and aquaculture research and education programs and development activities.

Policy 2.4

Coordinate and work with Federal and State agencies to relocate new jobs and business opportunities to Greater Tift County.

ISSUE 3.

- **LACK OF OPPORTUNITIES FOR YOUNG PEOPLE**
Private/public partnerships need to be established to provide strong career based programs including but not limited to summer jobs and internships for the younger population segments (middle and high school) to attract and retain younger people and increase workforce pool and expertise, not just in commercial and industrial areas, but also in the agricultural area.

Objective 3

Develop and implement of educational and work program activities designed to retain the younger generations in Greater Tift County

Policy 3.1

Encourage and develop private/public partnerships to establish summer jobs and internships for the younger population segments.

Policy 3.2

Encourage area businesses and agencies to emulate the Community’s work programs for young adults area wide.

Policy 3.3

Encourage programs like the “Work Ready Program” implemented by the local educational institutions.

Policy 3.4

Encourage public/private partnerships for the development of work programs and career education programs such as a career academy for young adults.

ISSUE 4.

- **LACK OF LOCAL AREA JOBS**
The area lacks local employment opportunities.

Objective 4

Attract businesses and industries to diversify the business and industrial base, broaden the economic base and strengthen the local job market.

Policy 4.1

Attract investors by emphasizing local educational institutions' such as ABAC, Moultrie Tech, Troy University, and the University of Georgia Tifton ability to provide a great workforce base.

Policy 4.2

Develop a list of target industries for Greater Tift County that will provide year round employment opportunities.

Policy 4.3

Identify locations for and encourage development of economic clusters for business and industry that would benefit from being located near related industries. Attracting businesses that complement each other contributes significantly to developing a viable business community.

Policy 4.4

Prepare and maintain an inventory of incentives, business programs and housing stock, and available sites to accommodate new businesses and business expansions.

Policy 4.5

Update the existing market analysis to determine needed acreage for commercial and specifically industrial land use and zoning designations.

Policy 4.6

In coordination with the Business Development Authority identify appropriate locations for future industrial properties.

Policy 4.7

Coordinate with the Airport Authority to simplify and shorten the review and approval process to incentivize targeted development at the airport while ensuring that the public health, safety and welfare are not compromised.

ISSUE 5.

- **LOW AVERAGE WAGES**
The area lacks high paying jobs; the average wage is still below Georgia's state average.

Objective 5:

Develop comprehensive economic development strategy and implement activities designed to improve the overall prosperity of Greater Tift County and its residents.

Policy 5.1

The health care industry in the area needs to be recognized as a basis for higher paying jobs and a potential regional growth industry.

Policy 5.2

In line with market demand, encourage the development of a high-quality business park to attract back-office headquarters to provide for higher paying jobs in Greater Tift County.

Policy 5.3

Greater Tift County needs to utilize ag-businesses, the educational institutions and the health care sector as a basis to attract other, related clean industry.

Policy 5.4

Improved quality of life will attract more residents, a better workforce and better employment opportunities

by attracting industries that will rely on these residents.

ISSUE 6.

- **COMPLEXITY AND LENGTH OF PERMITTING PROCESS**
The permitting processes are often inconsistent and do not provide sufficient guidance and flexibility to allow for sustainable development and consistency for developers.

Objective 6

Establish procedures and tools to encourage business development and assist economic development in Greater Tift County.

Policy 6.1

Consider establishing a point person or inter-agency and inter department permitting team whose purpose is to facilitate the movement of targeted economic development projects through the permitting process.

Policy 6.2

Provide in the Unified Land Development Code procedures to streamline and coordinate the permitting processes in Greater Tift County to provide consistency and incentives for developers which will result in high quality development that provides sustainable and quality development for Greater Tift County without undue tax burden or burden on the natural and social environment.

Policy 6.3

Ensure consistency in the Unified Land Development for City of Tifton and Tift County jurisdictions specifically with regard to zoning definitions, supplemental standards, zoning regulations and permitting procedures.

Policy 6.4

Establish a “toolbox” to assist developers and businesses in locating appropriate facilities for their needs and to provide for all necessary statistical information to encourage outside investors to locate in Greater Tift County.

Policy 6.5

Provide the most current Unified Land Development Code, Zoning Map, and Future Development Maps on the Cities’ and County’s websites.

Policy 6.6

Provide a continuing education and communication process to assist the public in understanding and following the permitting process.

Policy 6.7

Encourage and improve the use of the Tift County Airport as a first class general aviation facility, to improve safety for flight training and flight service facilities, to improve access for business and industry, to improve access for residents and to encourage outside investors to locate in the area.

ISSUE 7.

- **LACK OF UTILIZATION OF I-75 INTERCHANGES**
Tift County has seven interchanges with I-75, of which only two are fully utilized.

Objective 7

Encourage economic development projects that utilize the existing transportation infrastructure including the airport and the existing I-75 interchanges.

Policy 7.1

Coordinate interchange land use planning and the provision of public facilities with the location of new

businesses and industries.

Policy 7.2

Encourage the use of compact, mixed use development around the interchanges and the airport.

Policy 7.3

Any rezoning within the interchange areas should only be through the Planned Development Process.

Policy 7.4

Encourage and support improved infrastructure linkages between the interchanges, the airport, business centers, educational facilities and residents.

Policy 7.5

Develop and utilize appropriate business incentive programs that will attract outside businesses to locate in interchange and airport locations and that will encourage existing businesses to expand in those locations.

Policy 7.6

Ensure that any long range water and sewer plans include all industrial and commercial land use areas located within proximity of the interchange and airport business areas.

ISSUE 8.

○ **LACK OF COMMUNITY IDENTITY**

Tifton/Tift County does not have a single discernable character or identity. The development of an identity or “brand” for the area could help economic development initiatives and provide a tool to promote the Greater Tift County area as a quality community in which to live and do business in.

Objective 8

Develop a comprehensive marketing plan to promote a single identity for Greater Tift County including strategies on how to implement the marketing plan

Policy 8.1

Develop a comprehensive plan to outline and implement a single cohesive identity and community. The development of an identity or “brand” for the area could help economic development initiatives and provide a tool to promote the Greater Tift County area as a quality community in which to live and do business.

Policy 8.2

Assist in implementing the Downtown Master Plan in coordination with the Downtown Authority by strengthening retail opportunities through tax allocation districts and other tools that aid retail development. Tifton is ranked ninth in the State in retail pull power with 1.57. A pull factor greater than 1.00 indicates that a community is capturing more retail sales from consumers in other communities than it is losing.

Policy 8.3

Strengthen Greater Tift County’s reputation as a place for government offices, corporate headquarters and data processing centers and as a Crossroads due to its location adjacent to significant rail, road and air infrastructure.

Policy 8.4

Tourism efforts should be strengthened to create a Convention and Visitor’s Bureau, and create opportunities for tourists to stay overnight. This could be achieved by attracting sporting events that would attract visitors and families, encouraging agri-tourism and eco-tourism as well as other cultural-heritage events.

Policy 8.5

Assist in the development of hotel and conference facilities across from the Conference Center to take advantage of first-class conference facilities. Assist the Agrirama and its committee in pursuing their goals of providing conference facilities.

ISSUE 9.

- **VACANT BUILDINGS NEED TO BE USED**
Vacant buildings could be purchased and refurbished and made available for potential prospects.

Objective 9

Encourage patterns of development that are less costly to provide with public services and facilities, and encourage the redevelopment and revitalization of older residential, industrial, and commercial areas.

Policy 9.1

Encourage redevelopment projects that will promote economic development opportunities.

Policy 9.2

Place a high priority on infill projects that are consistent with redevelopment goals in Greater Tift County.

Policy 9.3

Consider developing an area-wide land use plan that will increase opportunities for business and industry consistent with Greater Tift County's growth principles.

Policy 9.4

Protect and reuse Greater Tift County's historic sites and buildings to preserve its heritage, promote economic development, enhance quality of life and add to the tourist experience.

Policy 9.5

Explore permitting incentives to encourage and increase the use of existing vacant buildings.

ISSUE 10.

- **LACK OF MARKETING MATERIALS.**

Objective 10

Encourage an overall joint marketing strategy for Greater Tift County.

Policy 10.1

Establish a Joint Marketing Board consisting of private and public members including but not limited to a representative from each of the Cities and the County, the Chamber of Commerce, Downtown Authority, Business Development Authority, Historic Preservation Board, Tourist Development and others to effectively coordinate and increase the various marketing efforts, and to share resources and information.

Policy 10.2

Continue to work with state and power company project officials to keep the area in the eye of potential prospects.

Policy 10.3

Increase the cooperation between public agencies and private organizations to present a unified POSITIVE image of Greater Tift County.

Policy 10.4

Promote and market entertainment and sports activities in Greater Tift County.

Policy 10.5

Encourage and strengthen the role of the arts in economic development by attracting and accommodating amateur and professional arts events and businesses throughout Greater Tift County.

2. Housing:

HOUSING GOAL

TO PROVIDE OPPORTUNITIES FOR HOMEOWNERSHIP AND HOUSING RESOURCES FOR ALL CITIZENS OF GREATER TIFT COUNTY THROUGH PUBLIC/PRIVATE PARTNERSHIPS.

Housing Issues, Objectives & Policies

ISSUE 1.

○ **LACK OF MAINTENANCE OF OLDER HOUSING STOCK:** Many areas in Greater Tift County consist of older housing development. While many are stable neighborhoods, there are some instances of maintenance issues. To ensure the continued stability of these neighborhoods, continued and increased code enforcement, community policing and property maintenance support programs are needed.

Objective 1

To provide an adequate mix of safe and sanitary housing, which will meet the needs of existing and future residents of Greater Tift County.

Policy 1.1

Old neighborhoods are also perceived as providing quality character to the area and should be maintained and preserved in high quality.

Policy 1.2

Substandard, dilapidated housing that presents a danger to the welfare, health and safety of the public should be eliminated through demolition or removal.

Policy 1.3

Greater Tift County should seek partnerships with cooperative neighborhood and civic groups to further the elimination of dilapidated housing and encourage the maintenance of adequate housing stock.

ISSUE 2.

○ **LOW QUALITY HOUSING AS A RESULT OF THE LOCATION OF MOBILE HOME PARKS IN DILAPIDATED NEIGHBORHOODS AND THE LACK OF MAINTENANCE OF MOBILE HOMES AND OTHER RENTAL PROPERTIES IN GENERAL:** Strategies need to be adopted to encourage maintenance of existing Mobile Home Parks. Mobile Homes are for many residents the only option to own their home and possibly the land it is placed on.

Objective 2

Greater Tift County should establish a comprehensive housing program that will address substandard housing stock in the County.

Policy 2.1

Greater Tift County should develop a substandard housing data base about the type, tenure, cost and condition of Mobile Home and other substandard housing stock

Policy 2.2

After the substandard housing database is established, the data should be updated annually to assure that reliable and current data are available on the condition and upkeep of the substandard housing stock.

Policy 2.3

Jointly consider adoption and implementation of the International Property Maintenance Code to give Code Enforcement the abilities and tools to encourage proper maintenance and clean-up of properties.

Policy 2.4

Greater Tift County should review and amend if necessary their regulations that permit Mobile Homes in the County in order to assure that Mobile Homes will be maintained and or demolished and not pose a threat to the health, welfare and safety of its residents and the general public.

Policy 2.5

Ensure that code enforcement resources are adequate to ensure implementation of any adopted and applicable property maintenance codes.

ISSUE 3.

- **LACK OF GOOD QUALITY HOUSING AND GOOD QUALITY AFFORDABLE HOUSING:** It is important for Greater Tift County to develop a strategy to accommodate the anticipated increase in need for good quality housing as well as good quality housing that is affordable.

Objective 3

Designate in appropriate areas on the Future Development Map sufficient land to meet future housing needs both for good quality housing and good quality housing that is affordable.

Policy 3.1

Encourage the construction of quality and affordable housing for all age and economic citizen groups within the County.

Policy 3.2

Ensure continued and joint implementation of the Georgia Initiatives for Community Housing.

Policy 3.3

Encourage the development of single family dwelling units to be located in the vicinity of employment centers including new industrial or commercial development.

Policy 3.4

Consider the location of support businesses such as quality grocery stores and other businesses supporting a neighborhood to attract quality housing.

Policy 3.5

Greater Tift County needs to take advantage of the opportunity to promote a more sustainable growth that addresses the community's desire for a quality and sustainable environment.

Policy 3.6

Review ordinances, codes, regulations and permitting process for the purpose of identifying excessive requirements as well as considering additional requirements that would increase private sector participation in meeting housing needs.

ISSUE 4.

- **VACANT LOTS:** vacant lots need to be maintained instead of being neglected and can serve as infill development locations.

Objective 4

Greater Tift County shall develop and provide incentives for utilization of existing vacant lots for residential infill development by providing for example density bonuses.

Policy 4.1

Identify and map all areas in Greater Tift County which qualify as appropriate urban infill areas for residential

and non-residential development.

Policy 4.2

Develop public/private partnerships to build and market affordable infill housing in the identified urban infill areas of Greater Tift County.

Policy 4.3

In keeping with the identified urban infill areas, permit smaller lots and higher density residential developments in those areas. Priority should be given to existing non-conforming lots of record and to Planned Developments. All development within infill areas should be consistent with and at a minimum maintain and improve the character of the neighborhood.

ISSUE 5.

- **LACK OF OPPORTUNITIES AND LACK OF KNOWLEDGE TO ATTAIN HOMEOWNERSHIP:** of quality affordable housing by working poor and even “middle” income families.

Objective 5

Greater Tift County shall develop a “toolbox” to provide potential homeowners with the technical assistance needed to obtain homeownership in a reasonable way.

Policy 5.1

Provide educational workshops, seminars and other support for potential homeowners to achieve homeownership.

Policy 5.2

Develop incentives to encourage and increase homeownership as opposed to rental situations.

ISSUE 6.

- **DIVERSITY OF HOUSING STOCK COULD BE APPROPRIATE AND CONSIDERED FOR SOME AREAS IN GREATER TIFT COUNTY**

Objective 6

Develop and provide incentives to facility private and public sector cooperation to provide a mix of appropriate housing stock.

Policy 6.1

Develop mechanisms to maintain the value of the existing and future housing stock, while also providing diverse, affordable and quality housing. This can be done by taking advantage of the downtown mixed use character, where urban lofts and condominiums can be included or by incorporating incentives or requirements for developers to provide a certain amount of affordable housing either by contributing to a fund or providing them on-site or off-site.

Policy 6.2

Provide a menu of incentives for affordable housing such as allowing a mix of housing sizes while maintaining the same quality of housing, funding contributions for off-site construction of affordable housing in exchange for incentives, off-site or on-site construction of affordable housing in exchange for pre-determined incentives.

3. Natural Resources:

NATURAL RESOURCES GOAL

THE NATURAL RESOURCES OF GREATER TIFT COUNTY SHOULD BE PROTECTED, APPROPRIATELY USED, OR CONSERVED IN A MANNER WHICH MAXIMIZES THEIR FUNCTIONS AND VALUES.

Natural Resources Issues, Objectives & Policies

ISSUE 1.

- **WATER RESOURCES NEED TO BE MAINTAINED:** Water in general and groundwater specifically are becoming a resource in high demand and low supply.

Objective 1

No development should exceed the capacity of any existing and future drainage basins.

Policy 1.1

The Unified Land Development Code should require the use of native and drought tolerant vegetation that is adapted to existing and climatic conditions in landscaping.

Policy 1.2

The Unified Land Development Code should require the submission of an environmental impact report, which addresses concerns for protection of water resources and of natural habitat protection for residential projects greater than 20 acres and commercial projects greater than 10 acres or that are adjacent to public conservation lands or designated groundwater recharge areas.

Policy 1.3

Greater Tift County should continue to implement a public education program regarding various methods of water conservation at all levels including but not limited to: municipal, agricultural, households, and businesses.

ISSUE 2.

- **GROUNDWATER RECHARGE AREAS NEED TO BE PROTECTED:** Existing groundwater recharge areas need to be protected from direct impacts (draining) by development and need to be protected from pollution to keep drinking water safe and clean.

Objective 2

Greater Tift County should continue to develop and enforce regulations which require the conservation, appropriate use, and protection of groundwater recharge areas and surface waters.

Policy 2.1

To protect groundwater recharge areas, the following protection opportunities include: wellhead protection program; limit impermeable surfaces; require sewer service instead of septic systems, especially for non-residential; establish zoning overlay districts; and provide incentives for recharge sensitive design.

Policy 2.2

Requirements shall be established to preserve and protect all existing and future water recharge areas.

Policy 2.3

Incorporate the development and maintenance of stormwater and flood control plans to include Open Space and Green Space preservation through incentives or design alternatives such as a retention pond, rain gardens, or vegetated swales.

Policy 2.4

The Unified Land Development Code will address comprehensive stormwater management including the following:

- a) the mandatory use of stormwater detention and or retention,
- b) streambank and shoreline buffer zones,
- c) general design and construction standards for on-site stormwater management,
- d) best management practices for urban and agricultural development, and
- e) encourage groundwater recharge through design.

Policy 2.5

The Unified Land Development Code stormwater management provisions should require a vegetated and functional littoral zone to be established as part of the surface water management system of upland water bodies occurring on development sites.

Policy 2.6

The Unified Land Development Code should provide regulations which require the protection and maintenance of the natural functions (flow and storage) of the 100 year floodplain by including the following:

- a) reduced parking,
- b) conservation easements,
- c) cluster site planning, and
- d) micrositing of buildings.

Policy 2.7

Develop and implement a watershed ordinance that meets the Georgia Department of Natural Resource's standards.

Policy 2.8

The use of pervious pavement should be encouraged in new developments to reduce pollutants such as sediment, phosphorous, nitrogen, and zinc through infiltration.

Policy 2.9

Best Management Practices (BMPs) should be promoted to reduce stormwater runoff in all locations to maintain or reduce water quality standards. Examples of structural BMPs may include but not limited to:

- a) Bioretention
- b) Sand Filter
- c) Stormwater Wetlands
- d) Wet Detention Basin
- e) Filter Strip
- f) Grassed Swale
- g) Infiltration Devices
- h) Restored Riparian Buffer
- i) Dry Extended Detention Basin
- j) Permeable Pavement Systems
- k) Rooftop Runoff Management

ISSUE 3.

- o **GREEN SPACE AND OPEN SPACE NEED TO BE MAINTAINED AND INCREASED:** Trees and other natural resources are not protected enough.

Objective 3

Open Space and Green Space are viewed by residents as part of the attractiveness of Greater Tift County. Encourage and expand the protection of those natural resources.

Policy 3.1

Protect and preserve farmland by developing programs such as Transfer or Purchase of Development Rights Programs, Agricultural Easement Purchase Programs; Conservation Easement Programs; giving Local Tax Incentives; or providing for Agricultural Overlay Districts.

Policy 3.2

Open Space and Green Space requirements need to be made part of the approval process for site plans and subdivision early on to ensure that sufficient, contiguous and quality land is set aside and not left-over parcels under power lines. No site plan or subdivision plan approval should be given without meeting these criteria. The Unified Land Development Code should require that existing on-site native habitat be incorporated to the maximum extent possible into the required subdivision plans as a part of the open space or landscape areas in lieu of the installation of new plant materials.

Policy 3.3

Clearing of native vegetation for new residential or commercial development prior to the issuance of subdivision approval or a building permit for construction shall be limited to that which is necessary for survey work.

Policy 3.4

The Unified Land Development Code should require clustering of buildings or dwelling units for projects which contain environmentally sensitive lands and critical habitats within its project boundaries in order to preserve these resources.

Policy 3.5

The Unified Land Development Code should require all development to proceed in a manner compatible with the conservation of natural systems and wildlife. All lands within projects that are proposed as conservation and open space areas should be held in single ownership by a homeowners association or other entity that will be responsible for the long term maintenance of the conservation or open space. Open space and conservation areas shall not include lands utilized to meet the minimum lot size requirements.

Policy 3.6

Agricultural exemption for timber harvesting shall be allowed but no non-agricultural development shall be allowed for 3 years after the date.

Policy 3.7

Provide credits towards landscape requirements when saving native habitats.

ISSUE 4.

- **NEW PARKS AND RECREATION SPACE NEED TO BE CREATED AND/OR IMPROVED TO FUNCTION AS SOCIAL GATHERING SPACES:** Facilities that promote fitness and social, outdoors gatherings including recreation facilities and bike routes in greenways need to be expanded. Existing parks need to be improved with facilities such as gazebos, picnic areas etc. to be utilized more fully as social gathering spaces.

Objective 4

Greater Tift County should develop a Park and Greenway Plan. At a minimum the plan shall include a map of existing and proposed parks and greenways, identify gaps in the parks and greenway network, and outline strategies for the maintenance and expansion of the existing network.

Policy 4.1

The Unified Land Development Code should establish requirements that all residential subdivisions and site plans provide sufficient and contiguous passive and active recreation space for its residents. The quantity (acreage) of recreation land to be set aside should be tied to a threshold dependent on the number of dwelling units.

Policy 4.2

Greater Tift County should pursue grants from local, state, federal and private organizations to plan and assemble the parks and greenway network.

Policy 4.3

Greater Tift County should encourage the multi-use of parks and greenways, as appropriate.

Policy 4.4

A continuous bike and sidewalk corridor plan shall be included in the Parks and Greenway Plan.

ISSUE 5.

- **NATURAL RESOURCES NEED TO BE PROTECTED FROM DEVELOPMENT PRESSURES.** Pressures from agricultural and development communities continue to impede on the sensitive wetlands environments.

Objective 5

Greater Tift County should protect native upland and wetland habitats, and should prevent the net loss of listed species and their habitat.

Policy 5.1

Develop implementation measures for conservation to protect existing and especially mature trees and other natural resources including wetlands and native upland habitat by allowing credits for wetland and upland preservation, mitigation or rehabilitation including on-site and off-site, other mitigation alternatives and requiring a certain minimum amount of existing native habitat for landscaping purposes.

Policy 5.2

Provide incentives to utilize existing native vegetation to satisfy landscaping requirements. This will also promote water conservation and be more cost effective.

Policy 5.3

Create preservation opportunities for wetlands such as using docks or boardwalks to cross a wetland rather than filling it in; lay-out of access paths along high ground; preserve existing drainage and minimize diverting water to or from wetland areas; avoid clearing or replacing natural native vegetation along the wetland edge (create a buffer); control exotic/invasive plant species; and follow State/Federal wetland regulations.

Policy 5.4

Include the recommendations of the CEMP into the Comprehensive Plan and incorporate the CEMP itself by reference.

Policy 5.5

The Unified Land Development Code should encourage the preservation of natural scenic views of natural waterways through the subdivision review process.

Policy 5.6

The Unified Land Development Code should require the following information during the subdivision review process:

- a) The location and extent of wetlands located on the property,
- b) Measures to assure that normal flows and quality of water will be provided to maintain wetlands after development, and
- c) Measures to mitigate for unavoidable wetlands impacts proposed as part of the development.

Policy 5.7

When it is determined that a wetland violation has occurred, restoration or mitigation should be required before any or any further development permits are issued or within 90 days, whichever occurs first.

4. Cultural Resources:

CULTURAL RESOURCES GOAL

GREATER TIFT COUNTY TAKES PRIDE IN AND VALUES IT'S HISTORIC AND CULTURAL RESOURCES. IN ORDER TO EFFECTIVELY PROTECT, PRESERVE, AND PROMOTE THESE RESOURCES, TIFT COUNTY, OMEGA, TIFTON, AND TY TY ENDEAVOR TO ADAPTIVELY REUSE VACANT HISTORIC BUILDINGS, DEVELOP HERITAGE TOURISM AND PUBLIC EDUCATION PROGRAMS FOCUSED ON HISTORIC PRESERVATION, IDENTIFY AND INVENTORY EXISTING CULTURAL RESOURCES, PROTECT CULTURAL RESOURCES THROUGH LOCAL REGULATIONS AND OTHER INITIATIVES, AND PREVENT DEVELOPMENT FROM DESTROYING CULTURAL RESOURCES.

Cultural Resources Issues, Objectives and Policies

ISSUE 1

- **Abandoned, Dilapidated, and/or Contaminated Buildings:** Historic buildings that are empty, in poor repair, or contaminated by lead paint and/or asbestos are a frequent occurrence throughout Greater Tift County

Objective 1

Vacant, historic buildings are nonrenewable resources in our community; therefore, Greater Tift County will endeavor to find new uses for these resources and appropriately rehabilitate them.

Policy 1.1

Underutilized historic buildings and structures throughout Greater Tift County should be adaptively used.

Policy 1.2

Greater Tift County should conserve and extend the useful life of cultural resources through the rehabilitation of underutilized properties consistent with preserving their historic character and value.

Policy 1.3

Unincorporated Tift County should consider offering incentives to protect and rehabilitate designated cultural resources in the unincorporated area and, when appropriate, should coordinate with the Cities of Omega, Tifton, and Ty Ty, as well as State and Federal Governments, on intergovernmental efforts to protect cultural resources.

Policy 1.4

The City of Tifton and unincorporated Tift County should endeavor to establish an architectural salvage warehouse for the storage of historic building materials from demolished structures. These materials should be made available for purchase by the general public to promote the rehabilitation of historic buildings and conservation of building materials.

ISSUE 2

- **Citizens are Unaware of Historic and Cultural Resources. Because local preservation programs are, to a large extent, unavailable in Greater Tift County, many of Greater Tift County's citizens are unaware of historic and cultural resources or their benefits.**

Objective 2

Greater Tift County should identify opportunities to increase awareness of the County's cultural resources among both visitors and residents.

Policy 2.1

Public education programs about Greater Tift County's cultural resources and historic preservation should be

developed and used to inform citizens about their importance. Educational programs promoting local history and heritage should also be created for school-age children for use in local public schools.

Policy 2.2

Greater Tift County should promote tourism activities that emphasize appreciation of the County's cultural resources.

Policy 2.3

Greater Tift County should cooperate with the Tifton-Tift County Chamber of Commerce, Tifton-Tift County Arts Council, Tifton Heritage Foundation, and other local cultural and historical organizations to increase awareness among both residents and visitors of the existence and variety of the County's cultural resources.

Policy 2.4

When appropriate, information should be provided about Greater Tift County's cultural resources on Tift County's World Wide Web site and local government television access channel.

Policy 2.5

Encourage the establishment of a historical museum and archives for Greater Tift County. This museum should be used for the storage and display of historic papers, books, photographs, textiles, and other historic or cultural memorabilia. Information pertaining to the history of Greater Tift County's cultural resources, such as historic resources surveys should also be kept there.

ISSUE 3

- **Identification of Historic and Cultural Resources. A comprehensive historic resource survey for Greater Tift County has not been completed.**

Objective 3

Greater Tift County will identify and inventory existing historic and cultural resources.

Policy 3.1

Greater Tift County should undertake a cultural resources survey to identify cultural resources located within the unincorporated County. Historic property information previously surveyed and submitted to the Department of Natural Resources, Historic Preservation Division, shall be used to supplement this survey. The results of this survey should be transmitted to the Department of Natural Resources, Historic Preservation Division, for the official State record.

Policy 3.2

The Cities of Tifton and Ty Ty should update their existing cultural resources surveys to identify cultural resources not previously identified within their communities. Historic property information previously surveyed and submitted to the Department of Natural Resources, Historic Preservation Division, should be used to supplement this survey. The results of this survey should be transmitted to the Department of Natural Resources, Historic Preservation Division, for the official State record. Previously conducted historic resource surveys for the Cities of Tifton and Ty Ty are available at the Tifton-Tift County Library, the City Clerk's office and at the Georgia Department of Natural Resources, Historic Preservation Division office.

Policy 3.3

A comprehensive historic preservation plan should be created for Greater Tift County to establish a the historic context of the County, develop goals and priorities for the identification, evaluation, registration, and treatment of cultural resources, identify fiscal needs and provide for public input. Ideally, the creation of such a historic preservation plan would be done in conjunction with the cultural resource surveys per Policies 3.1 and 3.2 above.

Policy 3.4

In support of Policies 3.1 and 3.2, the Cities of Omega, Tifton, Ty Ty and unincorporated Tift County should maintain a master inventory of all historic and cultural resources surveyed.

ISSUE 4

- **Protection for Historic and Cultural Resources. Local historic preservation regulations are either inadequate or do not exist for areas outside of the existing designated historic districts.**

Objective 4

Greater Tift County will protect its existing cultural resources through local regulation and/or other initiatives.

Policy 4.1

Greater Tift County should provide for the protection, preservation, and appropriate use of historically significant buildings, structures, sites, and landscapes through the adoption and implementation of a historic preservation chapter in the Tifton-Tift County Unified Land Development Code.

Policy 4.2

The Cities of Omega and Ty Ty will consider adopting a local historic preservation ordinance for the protection and preservation of their respective cultural resources.

Policy 4.3

When appropriate, and as resources allow, Greater Tift County should support citizen-initiated efforts to preserve and protect cultural resources.

Policy 4.4

When a significant historic structure or archaeological site is acquired by the municipalities of Greater Tift County, the local government should assess the feasibility of preserving the historic structure or significance of the archaeological site.

Policy 4.5

Greater Tift County may identify and include public infrastructure improvements as part of its overall program to promote the protection and preservation of significant cultural resources.

Policy 4.6

Greater Tift County should participate with the Georgia Department of Transportation to protect cultural resources during right-of-way acquisition, construction, operation, and maintenance of the roadway system in Tift County.

Policy 4.7

Where necessary, additional building code regulations and zoning requirements deemed should be implemented to facilitate the rehabilitation and maintenance of structures in the historic districts.

ISSUE 5

- **Development Encroaching on Historic Property. The high rate of growth Greater Tift County is experiencing may threaten historic resources and cultural landscapes.**

Objective 5

Greater Tift County will prevent the unnecessary destruction of historic resources and cultural landscapes from uncontrolled growth and development.

Policy 5.1

Greater Tift County should encourage the preservation, rehabilitation, or restoration of historic structures. The demolition of a historic structure or a structure that is integrally related to a historic structure shall be discouraged.

Policy 5.2

Greater Tift County should recognize cultural and historic resources that could potentially be affected by land use and zoning changes.

Policy 5.3

Greater Tift County will encourage new development to locate in suitable locations in order to protect cultural resources, particularly historic landscapes and farmsteads, from encroachment.

Policy 5.4

Builders should be encouraged to preserve and/or rehabilitate historically significant resources for all property they develop.

Policy 5.5

In cases where a significant historic structure is threatened by demolition, the opportunity for acquisition of fee or less-than-fee interest in the property by a governmental unit, an organization or any other community entity committed to the preservation, and rehabilitation.

Policy 5.6

Greater Tift County should develop a local incentive or assistance program to encourage local building owners to take advantage of the voluntary historic designation process for their buildings. Such local incentives could be tax incentives, cash or in-kind, or restoration of such structure as considered by Greater Tift County.

5. Land Use:

LAND USE GOAL

ENSURE THE HIGHEST QUALITY LIVING ENVIRONMENT POSSIBLE THROUGH A MIXTURE OF COMPATIBLE LAND USES AND CHARACTER AREAS REFLECTING THE NEEDS AND THE DESIRES OF THE LOCAL RESIDENTS AND THEIR VISION OF GREATER TIFT COUNTY 2028. THE GOAL SHALL BE IMPLEMENTED THROUGH STRICT ENFORCEMENT OF THE UNIFIED LAND DEVELOPMENT CODE AND BUILDING CODE BASED ON THE OBJECTIVES AND POLICIES THAT FOLLOW.

Land Use Issues, Objectives and Policies

ISSUE 1.

- **Approvals of Subdivisions and other developments without assurance that sufficient capacity will be available for water, sewer and roads and that the infrastructure required by the project will be provided concurrent with development.** Subdivisions and non-residential development should only be approved when sufficient capacity is available for them and no development should be approved that would decrease the capacity of drainage basins.

Objective 1

Require through the Unified Land Development Code that development projects must meet specific performance criteria (i.e. infrastructure, landscaping, setbacks, buffers) prior to approval.

Policy 1.1

Time the development of residential, commercial and industrial land concurrently with the provision of supporting public facilities such as streets, utilities, police and fire protection services, emergency medical service and public schools.

Policy 1.2

Tie all development approvals to the provision of appropriate roads, sidewalks and green spaces (open space and conservation) concurrent with development. Developments need to determine and commit to their set asides for roads, water, sewer and green space up front prior to review and approval.

Policy 1.3

Develop a cost sharing mechanism where developers bear the cost of any infrastructure and services necessary to support their development.

Policy 1.4

Develop regulations that will require that utilities in all new subdivisions be located underground.

Policy 1.5

Require that new developments be designed and planned in a manner which does not place unanticipated economic burden on the services and facilities of Greater Tift County.

Policy 1.6

All new subdivisions and Planned Developments that are proposed for Greater Tift County, for which water and/or sewer services can be provided to the project, should be required to provide a dry-line water/sewer distribution & collection system and provide for connection to the available water/sewer service when this service becomes available. The standard for construction of these systems shall be included in the Unified Land Development Code.

Policy 1.7

Within the urbanized and transitional suburban character areas, where Tifton-Tift County Utilities water and sewer utility service is currently not available or not planned to be available within the next two years of the Utility's Master Plan, the Unified Land Development Code shall not permit non-residential development or residential development in excess of two (2) units per acre, unless the following factors are met:

- a) the proposed development bears the entire fiscal impact of providing its own water and sewer services, and
- b) the developer agrees to connect to the Tift County Utilities' water and waste water system as soon as such a system becomes available with the connection cost borne solely by the developer.

Policy 1.8

The Tifton/Tift County Utility's Master Plan and its amendments and updates shall be incorporated into this Comprehensive Plan.

Policy 1.9

Heavy Industrial (HI) and Wholesale Light Industrial (WLI) zoned property should have both water and sewer services available to it concurrent with development in order to provide sufficient protection to the health and safety of the public, avoid groundwater contamination and to provide for sufficient fire protection.

ISSUE 2.

- o **Threat to existing Farmland:** Encroaching development poses a threat to existing farmland, not only by turning existing farmland into residential subdivisions, but also by endangering neighboring farmland through perception of incompatible uses.

Objective 2

Provide in the Unified Land Development Code provisions for a compatible and coordinated land use pattern that will establish agriculture as the primary use inside the Agricultural Character Areas and promotes retention of agricultural activities, preserves natural resources, and maintains native vegetative habitat.

Policy 2.1

Require sufficient buffers or transitional areas to protect existing farm operations from perception and complaints about incompatible farming uses next to newer residential subdivisions.

Policy 2.2

Require in the Unified Land Development Code that new developments within the A-U Zoning District not exceed the gross density of 1 unit per 3.0 acres

Policy 2.3

Require in the Unified Land Development Code that new residential developments within the A-U Character Areas retain a minimum of 35% of the gross project area in common open space.

Policy 2.4

Provide adequate buffering and setbacks between agricultural and non-agricultural uses to protect any agricultural uses from adverse impacts associated with the encroachment of non-agricultural development and protect agricultural uses from nuisance complaints created by agricultural operations. Ensure that Agricultural Best Management Practices are used.

Policy 2.5

Provide in the Unified Land Development Code that no non-agricultural development is permitted in the A-U Character Areas that does not address all of its infrastructure impacts, both on-site and off-site. All such development should pay the entire cost of its fiscal impacts on public facilities and services.

ISSUE 3.

- o **Unmanaged Growth:** Slow any unmanaged growth of traditional housing areas or subdivisions

to control impacts and assure that services are available before or at the same time as the houses.

Objective 3

Require through the Unified Land Development Code, specific performance criteria (i.e. landscaping, separation standards, and infrastructure requirements) that all new developments be compatible with surrounding land uses, both existing and as presented on the Future Development Map.

Policy 3.1

Define Land Use to avoid urban sprawl and to provide a balance between housing, commercial demand and the environment. Certain areas of the County should incorporate the possibility for high density development where appropriate.

Policy 3.2

Provide regulations in the Unified Land Development Code that ensure that any proposed zoning will be compatible with the underlying “Character Areas” as shown in the Comprehensive Plan. No zoning should be approved that is not consistent with the adopted Comprehensive Plan. A compatibility matrix will be established to provide an easy overview at which “Character Area designations” and zoning categories are allowed. In the Unified Land Development Code determine appropriate permitted uses, special exceptions and accessory uses for each zoning category.

ISSUE 4.

- **Lack of affordable housing.** Smaller lot sizes with smaller houses need to be available throughout the community where appropriate and where sustainable concurrent with water and sewer in order to provide good quality entry level housing.

Objective 4

Develop incentives to allow for mixed lot sizes, infill development and creative architecture on smaller lots, consistent with the surrounding neighborhood, to provide for quality and affordable housing.

Policy 4.1

Many non-conforming structures and uses exist that suffer from lack of maintenance and pose a hazard to the public welfare, health and safety. In the Unified Land Development Code provide regulations that ensure that these non-conforming uses and structures will be phased out as soon as possible either through renovation or demolition and replacement.

Policy 4.2

Opportunities for reinvestment and redevelopment of declining residential and commercial areas need to be created in order to provide aid to struggling areas.

Policy 4.3

Encourage regulation of rental properties for proper maintenance and limit the number of occupants for safety reasons.

ISSUE 5.

- **Lack of Cohesiveness in Planning:** There is no integration of the areas around the interchanges and downtown which would provide a cohesive use of land. Cohesiveness and compatibility of planning is also a concern in other Character Areas.

Objective 5

Coordinate planning efforts by public and private parties in a manner which will provide for the residents’ needs without negative impact on surrounding land uses and public facilities.

Policy 5.1

Develop an overlay zone to develop the interchange of I-75 and Hwy82 and the adjacent downtown areas into

a cohesive and integrated area as outlined in the Downtown Master Plan for the City of Tifton.

Policy 5.2

Coordinate with the School Board on Future Land Use designations to locate schools in areas where residential development is desirable.

Policy 5.3

Future Schools should be allowable in all Character Areas except Industrial and Conservation. Schools may not be allowed in A-U Character Areas, where public services such as streets, water, sewer, police, fire protection, and emergency medical services cannot be provided.

Policy 5.4

A Land Use Steering Committee shall be appointed to help with the implementation and realization of the Comprehensive Plan after it is adopted. Appointees shall include representatives from local government, interested citizens, the business community, the hospital authority, the School Board and other local organizations and agencies as appropriate.

ISSUE 6.

- **Lack of Scrutiny of Developments before approval.** Development review needs to hold all developments to the same standards of development review to provide consistency and certainty for all parties involved.

Objective 6

Review all development applications under the Standards of the Unified Land Development Code and require all petitions to provide sufficient information to enable staff to determine sufficiency and consistency of the development application or petition with the Code prior to scheduling for public hearings.

Policy 6.1

Designate minimum requirements for set-asides such as open space/green space and landscaping.

Policy 6.2

Provide regulations that will ensure that existing and proposed uses are compatible and to ensure that proposed uses are appropriate and compatible with natural and cultural uses surrounding it.

Policy 6.3

The Unified Land Development Code needs to include criteria and standards for the protection of native upland and wetland properties.

ISSUE 7.

- **Threat to Rural Character:** Maintain the rural character of the area despite growth and development pressures.

Objective 7

Greater Tift County should encourage development only where appropriate infrastructure is available and determine through the Character Areas where future growth should be located in order to preserve Tift County's rural character.

Policy 7.1

Protect natural resources within developments by promoting the use of conservation subdivision designs. Create a conservation subdivision ordinance or supplemental standards and provide incentives for creating Conservation Subdivisions.

Policy 7.2

Develop incentives for developers to incorporate more than minimum required green space, open space and conservation areas into their subdivision designs.

Policy 7.3

Provide for approvals of residential and non-residential subdivisions only if the proposed lot sizes are consistent with the character of the surrounding areas or if the proposed subdivision is contiguous to a zoning district which already permits smaller lots and higher densities.

Policy 7.4.

Provide regulations in the Unified Land Development which ensure that the minimum size for proposed Planned Developments is the land area that is required for two units in the underlying zoning district.

ISSUE 8.

- **Lack of Medical Emergency Facility in Omega, Ty Ty and Brookfield:** Omega, Ty Ty and Brookfield do not have a medical emergency facility; residents have to drive to Tifton for emergency treatment.

Objective 8

Greater Tift County will work with the appropriate agencies to equally provide emergency services throughout the County.

Policy 8.1

Develop a 10 year Master Plan for coverage and response time areas in Greater Tift County in cooperation with the Fire and Police Department and Emergency Medical Services.

ISSUE 9.

- **Threat of Urban Sprawl:** Land Use is not defined enough to avoid urban sprawl and to provide a balance between housing, commercial demand and the environment.

Objective 9

Strive for sustainable growth and direct future growth to areas that have been determined appropriate for such growth and the provision of necessary infrastructure.

Policy 9.1

Encourage the location of higher quality grocery stores in areas where residential or mixed use development is desired.

Policy 9.2

Encourage the efficient use of resources through clustering of developments around nodes and clustering of structures within developments. Traditional subdivision design contributes to increase and excess in energy use. Future energy needs and cost need to be included in the design of development.

Policy 9.3

Encourage quality sustainable growth by encouraging more traditional neighborhood developments.

Policy 9.4

Eliminate future scattered and highway strip commercial development by encouraging the development of commercial centers or nodes consistent with the Future Development Map.

Policy 9.5

Concentrate tourist and regional service related commercial activities to those areas adjoining the interstate highway system or that have sufficient regional automobile traffic access.

Policy 9.6

Interchange development activities should not include commercial activities designed to service a small geographic (neighborhood) market. Local commercial and service activities should be located away from interchanges in order to avoid conflicts between regional and local traffic.

ISSUE 10.

- **Lack of Flexibility to Implement Mixed Uses.** Current zoning regulations in the area lack the flexibility to implement a mixed use development, both vertically and horizontally. Zoning Districts should not be based on lot sizes but on gross density per acre.

Objective 10

Identify areas in Greater Tift County which have unique characteristics and will require increased flexibility in planning efforts. Historic character areas, conservation character areas or village activity centers are examples of such planning areas.

Policy 10.1

Develop regulations that will provide more flexibility in zoning districts and uses, provide for decentralized nodes (like mini-communities), provide links from there to the educational institutions and provide corridors (including bike and pedestrian) from one node/mini-community to another.

Policy 10.2

Encourage developments to provide passive and active recreation opportunities for its residents and to provide entertainment options as part of mixed use developments. There is a perceived lack of activities for the evening hours including quality movie theatre, restaurants and other entertainment activities.

Policy 10.3

Develop and create opportunities for mixed-use communities integrating housing and commercial.

Policy 10.4

Support and encourage innovative land use development patterns through regulations in the Unified Land Development Code, which may include Planned Developments for residential, non-residential and mixed use projects, Conservation Subdivision, and other overlay zoning designations and supplemental standards.

6. **Community Facilities and Services:**

COMMUNITY FACILITIES GOAL

PROVIDE NEEDED COMMUNITY FACILITIES INCLUDING WATER, SEWER, SOLID WASTE, POLICE, FIRE, EMS, IN A MANNER THAT RESULTS IN THE MOST EFFECTIVE, ENVIRONMENTALLY SOUND, SAFE AND ECONOMIC SYSTEM PROVIDED CONSISTENT AND CONCURRENT WITH PRESENT DEMAND AND FUTURE GROWTH.

ISSUE 1.

- **Increasing Demand for Services:** Greater Tift County is growing with a more diverse population and industry and with that growth comes an increasing demand for services. Careful planning and coordination is required to ensure that adequate services are available for the next 20 years.

Objective 1

Greater Tift County should provide public facilities that do not promote urban sprawl.

Policy 1.1

Plan and guide the growth via the provision of water and sewer lines and tie the services into the appropriate land use.

Policy 1.2

Develop strategies to conserve and limit water use by offering credits or incentives to local water providers/farmers/companies that hold permits and do not withdraw the maximum amount that their permit allows; promote water conservation programs and funding opportunities for irrigation retrofits, use of grey water; construction of catchment ponds; provide education opportunities for homeowners and businesses on low-flow fixtures, xeri-scaping etc.

Policy 1.3

Establish a joint Capital Improvement Program for all communities which would be updated annually and would aid in planning future investments and which could serve as a basis for any future consideration of impact fees.

Policy 1.4

Identify areas where lack of Public Arts and Heritage facilities and services exist and develop a 5-year Public Arts and Heritage Master Plan for Greater Tift County.

Policy 1.5

Identify areas where lack of Library facilities and services exists and develop a 5-Year Library Master Plan for Greater Tift County.

Policy 1.6

Identify Parks & Recreation Areas in Greater Tift County and catalogue their needs for capital improvements such as pools, shelters, gazebos, picnic areas and other active recreational amenities to be more fully utilized for social gatherings. Develop a 5-year Park & Recreation Area Master Plan for Greater Tift County.

Policy 1.7

Identify areas where lack of Public Health and Human Services Program facilities and services exist and develop a 5-year Public Health and Human Services Master Plan for Greater Tift County.

ISSUE 2.

- **Provision and Timing of Services:** Residential and commercial developments need to be approved and constructed while ensuring that the proper services (water, sewer, roads) are in place when the impacts occur. Projected capacity needs and funding sources for the provision of capacity for water, sewer, roads, fire/EMS and police have to be established prior to any approvals of subdivisions or site plans.

Objective 2

Implement procedures for ensuring that when a development is approved, adequate water, sewer, road, solid waste capacity is available or will be available to serve the development concurrent with impacts.

Policy 2.1

Provide in the Unified Land Development Code criteria and mechanisms for shared cost between public and private entities of providing public services and facilities for new development where the private parties bear the cost of project generated demands for public services and facilities. Improved planning could ensure services and facilities are used most efficiently as development occurs.

Policy 2.2

The current Strategic Water Plan and all subsequent updates as adopted will become part of this Comprehensive Plan as referenced in this section and elsewhere in this Plan. The Strategic Water Plan should be reviewed and updated at a minimum every five years:

Policy 2.3

Fire and Police Services need to be maintained at current or improved excellent quality of service standards.

Policy 2.4

Provide in the Unified Land Development Code criteria and mechanisms for local governments not to issue permits when capacity of public services is not available. All development will be specifically conditioned upon the availability of services.

Policy 2.5

Require that Developments of Regional Impact determine the available capacity of water and sewer resources for the development, the cost of provision of the water and sewer service and make such information available to the reviewing entity.

Policy 2.6

Establish and maintain a five-year schedule of capital improvements needs for public facilities in recognized service areas in the following order or priority as determined by the appropriate local authority:

- a) replacement of obsolete or worn-out facilities, including repair, remodeling and renovation of facilities that will contribute to maintaining adequate capacity for delivering service to all of Tift County residents.
- b) New facilities that will reduce or eliminate existing deficiencies.
- c) New facilities that will provide the capacity for desired and programmed growth for the next five years, as updated annually.
- d) Improvements to existing facilities and new facilities which will significantly reduce operating cost.

ISSUE 3.

- **Groundwater Wells need to be protected within their area of influence from encroaching development that may be incompatible with ground water quality.**
The City's of Omega and Ty Ty's groundwater wells are located within City limits and are surrounded by residential or commercial development. Sufficient safeguards need to be established that no contamination or degradation of the water quality occurs by limiting the types of uses within a certain distance of the wells to prohibit any kind of hazardous substances within the cone of influence of the wells.

Objective 3

Develop a comprehensive wellhead protection program for all areas of incorporated and unincorporated Tift County.

Policy 3.1

Identify land uses which may not be compatible with, and may contribute to the degradation of, public potable

water wells. No industrial or mining uses will be permitted within a wellfield protection area around a public potable water well.

Policy 3.2

Condition the issuance of development approvals or permits on demonstration of the compatibility of the proposed project and its land uses with existing or future public potable water supply wells.

Policy 3.3

In the Unified Land Development Code provide mechanisms by which the Tift County Utilities Department coordinates all approvals of well and septic permits in Greater Tift County with the Health Department and that no such permits shall be issued without review and approval by the Tift County Utilities Department.

Policy 3.4

Investigate and encourage alternate methods of waste disposal than septic tanks in order to protect the quality of the groundwater.

ISSUE 4.

- **Lack of Medical Emergency Facility in Omega, Ty Ty and Brookfield:** Omega, Ty Ty and Brookfield do not have a medical emergency facility; residents have to drive to Tifton for emergency treatment.

Objective 4

Greater Tift County will work with the appropriate agencies to equally provide emergency services throughout the County.

Policy 4.1

Develop a 10 year Master Plan for coverage and response time areas in Greater Tift County in cooperation with the Fire and Police Department and Emergency Medical Services.

ISSUE 5.

- **County wide additional capacity for water and sewer system improvements is needed for sustainable growth,** including improvements and repairs to elevated water storage tanks, upgrading water and sewer lines, and expansion of water treatment facilities.

Objective 5

Create a 20 year county-wide infrastructure plan for water and sewer ~~shall be created~~ in order to coordinate services in the most effective way and coordinate all services between governments.

Policy 5.1

Develop a comprehensive county-wide water and sewer management plan to address anticipated capacity needs county-wide for a 20 year time frame.

ISSUE 6.

- **Lack of Unified Land Development Code regulations for treatment of Stormwater.** Requirements need to be established to provide proof and detail on provision of adequate on-site and off-site retention and detention of stormwater concurrent with development. Such proof needs to be established prior to approval of residential and non-residential subdivisions or site plans.

Objective 6

Develop regulations in the Unified Land Development Code which will serve as guidelines for the development and the protection and maintenance of the natural functions (flow and storage) within the 100-year floodplain and other natural drainage areas.

Policy 6.1

By December 2008, provide in the Unified Land Development Code regulations on construction standards within the 100 year flood plain for all required stormwater retention and detention areas including required access easements for maintenance.

Policy 6.2

Develop a Master Drainage and Stormwater Management Plan for Greater Tift County which should include the basis for a Wellfield Protection Ordinance.

Policy 6.3

Render no approvals for developments unless assurance is provided to Greater Tift County that all required drainage improvements will be provided for both on-site and off-site and maintained according to standards as outlined in the Unified Land Development Code.

Policy 6.4

Issue no final Certificate of Occupancy as further defined in the Unified Land Development Code until all drainage improvements, both on-site and off-site, for the particular development have been inspected and approved by Greater Tift County or other appropriate authority.

ISSUE 7.

- **Cumulative impacts of approvals are not taken into account.** Requirements need to be established to account for cumulative impacts of development on existing and proposed facilities.

Objective 7

Track cumulative impacts of developments on road, water and sewer capacity in order to determine how much capacity is available for proposed development and stop issuing development orders before existing capacity is exceeded.

Policy 7.1

By December 2008, develop provisions in the Unified Land Development Code that will tie the timing of development approvals to the construction of water and sewer services and roads. Services need to be part of the development concurrent with such development.

Policy 7.2

By December 2010, develop a 5-year Capital Improvements Program for construction of Public Facilities not just limited to water, sewer and roads, but also include public services such as parks & recreation, libraries and other public buildings.

ISSUE 8.

- **Infrastructure constructed without meeting City/County/State Standards.** Often local governments are asked to take ownership of infrastructure once that infrastructure needs major repairs or maintenance, but it doesn't meet the local government's standards.

Objective 8

Only approve developments when proposed road, water and sewer infrastructure systems are consistent with applicable state and county standards.

Policy 8.1

Issue no final Certificate of Occupancy as further defined in the Unified Land Development Code, until all public facilities improvements for water, sewer, drainage and roads, both on-site and off-site, for the particular development have been inspected and approved by Greater Tift County or other appropriate authority as being constructed consistent with appropriate city, county or state standards.

Policy 8.2

By December 2010, provide in the Unified Land Development Code mandatory requirements for design, operation and maintenance of public facilities systems, on-site and off-site, including requirements for maintenance and respective access easements.

ISSUE 9.

- **Greater Tift County should take steps to ensure that drinking water is protected in all areas of the County.**

Objective 9

Develop a comprehensive water conservation program which shall incorporate at a minimum the following policies.

Policy 9.1

In the Unified Land Development Code require the installation of water saving devices in all new construction.

Policy 9.2

In the Unified Land Development Code require in the landscaping portion to utilize to the maximum extent feasible native landscaping plants and xeriscaping.

Policy 9.3

In the Unified Land Development Code encourage reuse and reclamation of water for irrigation, landscape, agriculture and industry as an alternative to the use of potable water supply.

Policy 9.4

Provide in the Unified Land Development Code regulations that will regulate land use and development to protect the functions of the natural groundwater recharge areas.

ISSUE 10.

- **Litter Removal:** Funding needs to be provided for an efficient and effective litter and solid waste removal throughout the County.

Objective 10

Continue to implement and enforce the current Solid Waste Management Plan which by reference here and in other parts of this Plan is hereby made part of this plan.

Policy 10.1

Continue to develop education programs and identify fiscal resources for implementation to teach the importance of litter control and solid waste control to the new generations from K-12 in public and private schools.

Policy 10.2

Encourage and support efforts for residential recycling programs and develop educational and operational programs to actively encourage residential recycling to the maximum extent practicable.

Policy 10.3

By December 2010, develop and implement programs and incentives for non-residential recycling efforts including commercial and industrial waste recycling as well as demolition and construction debris recycling.

Policy 10.4

Develop and implement the most cost effective alternative solid waste management practices that will extend the useful life of the land fill. These alternatives include, but are not limited to: resource recovery, volume reductions by solid waste generators, volume reduction at transfer stations, separation of solid wastes at the source, composting recycling centers, public information programs, and operational changes which could improve efficiency.

Policy 10.5

By June 2009, develop and implement an education program focusing on informing the public about household hazardous waste, proper disposal methods and less environmentally harmful substitutes for these products.

Policy 10.6

By December 2009-review the locations of all existing solid waste & recycling collection centers, redistribute the locations for maximum accessibility to residents in the County and add new locations as determined necessary. This will serve to decrease current illegal dumping of household trash throughout the County and decrease expenses for clean-up and provide a cleaner and safer environment for the residents of Greater Tift County.

7. **Transportation:**

TRANSPORTATION GOAL

PROVIDE A SAFE AND EFFICIENT INTEGRATED MULTI-MODAL TRANSPORTATION SYSTEM WHICH ADDRESSES THE FUTURE NEEDS OF GREATER TIFT COUNTY FOR MOVEMENT OF PEOPLE AND FREIGHT, AND WHICH CONSIDERS THE SOCIAL, ECONOMIC, ENERGY AND ENVIRONMENTAL EFFECTS OF THE TRANSPORTATION SYSTEM.

Transportation Issues, Objectives and Policies

ISSUE 1.

- **Increase Safety for School Children:** Providing safe walkways for children walking to school.

Objective 1

Improve the transportation system to appropriately accommodate bicycle/ golf cart and pedestrian roadway design and facility requirements, with priority given to those facilities utilized by school children on their way to and from school.

Policy 1.1

By July 2010, develop and maintain an inventory of all significant streets within Greater Tift County with particular attention given to hazards, bottlenecks and barriers to children walking or riding their bike to school.

Policy 1.2

By July 2010, develop a bicycle and pedestrian accident recording program to identify roadway segments and intersections having frequent bicycle and pedestrian- related accidents

Policy 1.3

Include within the Unified Land Development Code a requirement that all new development provide bicycle/golf cart facilities and/or sidewalks along all collector and arterial roadways within and adjacent to the proposed development project.

Policy 1.4

Establish bicycle/golf cart and pedestrian facilities around schools, with emphasis placed on the area encompassing schools and areas around schools.

Policy 1.5

Provide additional sidewalks, where necessary, to connect or complete either existing or proposed sidewalks in a manner that provides a complete bicycle/golf cart and pedestrian circulation system.

ISSUE 2.

- **Major Corridor and other Entry Roads into Tifton lack landscaping and beautification.** The Hwy 82 corridor specifically, but all entry roads coming from the interchanges need to be cleaned up and beautified to serve as entrance statements to and throughout the community. Beautification and landscaping standards should be adopted for all major highways and collectors.

Objective 2

Work with the appropriate federal, state and local agencies to incorporate appropriate landscaping and other beautification into improvement plans for all major arterials county wide.

Policy 2.1

Develop a county-wide inventory and map in order to identify areas where beautification can be achieved and areas shall receive a priority ranking based on cost and effect.

ISSUE 3.

- **Multiple Access Points and Increased Connectivity.** Requirements need to be established for the approval of residential and non-residential subdivisions and site plans to provide for multiple access points to the surrounding roadway network to distribute the traffic more evenly, to avoid congestion, and to provide more access points for emergency services and vehicles.

Objective 3

Development review shall include provisions that will minimize one-entry subdivisions to enhance safety, traffic circulation and emergency vehicle access concerns.

Policy 3.1

Develop an access management plan for all major corridors throughout the County to maximize traffic flow and safety.

Policy 3.2

Requirements need to be established that all public or private roads meet subdivision standards including right-of-way dedications as part of the residential and non-residential site plan and subdivision approval process. No site plan or subdivision plan approval shall be given without meeting these criteria.

Policy 3.3

Require that all new subdivisions, planned unit developments, planned non-residential developments and planned mixed use developments be designed to include an efficient system of internal traffic circulation that does not require internal trips or trips of short distance to be forced onto the major roadway network.

Policy 3.4

Require that all new subdivisions, planned unit developments, planned non-residential developments and planned mixed use developments be designed so that all individual lots have direct access to the internal street system, and that any lot along the periphery of the development has a sufficient buffer from any major highway or incompatible land uses.

Policy 3.5

Provide for a county-wide right-of-way protection and dedication regulations and ordinance.

ISSUE 4.

- **Creating a Safe Bicycle/Golf Cart and Pedestrian Friendly Community:** The opportunity for increasing bicycling and pedestrian activity should be considered as part of road improvement projects. Paving shoulders or providing bike lanes can be accommodated as part of road maintenance or widening improvements. Such implementation measures will make bike/golf cart and sidewalk projects more economical and part of a “complete road” concept. Throughout the county, there is a lack of sidewalks along residential roadways; this is a problem especially within the city limits. Safety is also an issue as bicycles and increasingly motorized wheelchairs utilize traffic lanes.

Objective 4

To develop a safe bicycle/golf cart, pedestrian and small motorized vehicle transportation system accessible to all major public and private facilities by July 2020.

Policy 4.1

Identify the bicycle/golf cart and pedestrian traffic system needs for Greater Tift County through the development of a Bicycle and Pedestrian Master Plan that shall be updated on an annual basis.

Policy 4.2

Integrate the county wide and regional/statewide greenway and trail networks into the overall bicycle and pedestrian master plan.

Policy 4.3

Develop requirements for contiguous sidewalks and bike/golf cart paths including the potential for overpasses or underpasses.

Policy 4.4

Develop as part of the Unified Land Development Code, design criteria and standards to be used in addressing the needs of bicyclists and pedestrians and other small motorized vehicles such as motorized wheelchairs.

Policy 4.5

Work in coordination with GDOT to provide a traffic light at Church Street and Hwy 82 in Ty Ty to slow down through traffic, especially truck traffic, through downtown to minimize conflict of movement and prevent major accidents due to the speed factor.

ISSUE 5.

- **Lack of road maintenance.** Many roads in Greater Tift County lack a sufficient maintenance program to fix pot holes, dirt roads need to be paved.

Objective 5

Develop and follow a five year road maintenance plan that will rate and schedule road maintenance projects based on need, cost, availability of funding and private participation.

Policy 5.1

By July 2010, develop a five-year road maintenance program, to be updated annually.

ISSUE 6.

- **Parking:** Any revitalization of downtown areas needs to take into consideration the often competing needs of number and location of parking spaces. A sufficient number and distribution of parking spaces is needed to ensure viability of the businesses without detracting from the attractiveness of the area, siting a parking structure into the middle of a block, or covering a large expansive area with asphalt instead of attractive green space.

Objective 6

Encourage developments to provide sufficient parking on the least amount of impervious surface and provide incentives to develop creative parking options including but not limited to shared parking.

Policy 6.1

Include in the Unified Land Development Code by July 2009, provisions for requiring an adequate number of motorized and bicycle on-site parking spaces for each new site development as appropriate and provide for safe and efficient movement of vehicles, bicycles, and pedestrians as part of subdivision review and permitting.

Policy 6.2

As part of the Unified Land Development Code development, by July 2009, review the off-site parking standards to determine what modifications, if any, may be made to the existing standards .

ISSUE 7.

- **Competing Business Areas:** A proposed truck route around Tifton should expedite heavy truck through traffic and not create unmanaged commercial sprawl. It may provide for easier access to downtown by eliminating heavy traffic in that area. Appropriate zoning districts will need to be put into place along the truck route to achieve this goal without unduly fostering urban sprawl.

Objective 7

Encourage appropriate growth patterns by developing and adhering to zoning districts as identified on the Future Development Maps for all of Tift County.

Policy 7.1

Any truck route around Tifton would have to be carefully planned in conjunction with future land use and development to provide complementary uses and not jeopardize revitalization of downtown.

ISSUE 8.

- **Provide alternative service or frontage roads north and south of Hwy 82 west of I-75 and other major corridors where appropriate**

Objective 8

Maximize traffic flow and safety by providing service roads which will minimize driveways onto major highways.

Policy 8.1

Include in the Unified Land Development Code by July 2009, provisions for requiring service roads for each new site development as appropriate to provide for safe and efficient movement of vehicles, bicycles, and pedestrians as part of subdivision review and permitting.

ISSUE 9.

- **Major Transportation Corridors are too centered and concentrated.** Encourage major transportation corridors that will be developed concurrent with growth to provide better east-west and north-south access where desired for growth.

Objective 9

Work with the appropriate federal, state and local agencies to provide effective and efficient transportation corridors in the County without decreasing the resident's quality of life.

Policy 9.1

By December 2010, work with State and federal officials to establish support for an appropriate route for efficient freight movement in the County.

Policy 9.2

Accelerate widening Carpenter Road and other roadway improvements to provide sufficient capacity for existing and proposed development.

ISSUE 10.

- **Lack of Public Transportation.** Lack of public transportation was specifically noticed in areas of higher education and medical facilities.

Objective 10

Provide Public Transportation for the transportation dependent population of Greater Tift County in a safe and efficient manner.

Policy 10.1

Address the provision of efficient public transit services based on existing and proposed major trip generators and attractors, safe and convenient public transit stops, land uses and the accommodation of the special needs of the transportation disadvantaged in Greater Tift County.

Policy 10.2

Assist the local coordinated community transit provider in seeking additional state and federal assistance funds in order to provide necessary services.

Policy 10.3

Promote the availability of public transit to all transportation dependent residents through marketing and

public information efforts.

Airport Planning

Objective 11

Prepare and adopt new or update of Airport Master Plan with specific recommendations for airport operation and development.

Policy 11.1

The Master Plan should guide Greater Tift County in the expansion of a state-of-the art airport facility serving the general aviation and air transportation needs of the community.

Policy 11.2

The Master Plan should recognize the fundamental industrial/commercial nature of the airport and assure appropriate uses that do not conflict with airport operations or safety issues and provide for adequate buffering/mitigation of those surrounding uses that could be negatively affected by airport operations.

Policy 11.3

Incorporate existing and projected noise levels for the airport into considering requests for zoning changes and building permits for new construction and prohibit construction of noise sensitive structures within the 65 Ldn contour lines of the airport.

Policy 11.4

Greater Tift County should maintain and enforce adopted height restrictions applicable to the airport. No building permits for constructions shall be issued for proposed building heights in violation of the height restrictions.

Policy 11.5

Pursue and encourage the development of an inland port to complement other transportation dependent economic development efforts in the County.

8. Intergovernmental Coordination:

INTERGOVERNMENTAL COORDINATION GOAL

ESTABLISH EFFECTIVE COORDINATION MEASURES AMONG ALL PERTINENT PUBLIC AND QUASI-PUBLIC ENTITIES TO BEST MAINTAIN GREATER TIFT COUNTY'S QUALITY OF LIFE AND RESOURCES.

Intergovernmental Coordination Issues, Objectives and Policies

ISSUE 1.

- **Coordination to provide effective and efficient services:** as the cities and Tift County increasingly rely on each other to provide services, all entities need to ensure that proper agreements are in place to ensure adequate delivery of public services to its citizens across jurisdictional boundaries.

Objective 1

By December 2010, establish new and continue along existing means of coordination with adjacent municipalities, with local, state and federal agencies who have permitting and regulatory authority; and with quasi-public entities which provide services but lack regulatory authority in Tift County; with volunteer groups and with other interested citizen groups who have expressed their interest.

Policy 1.1

Provide more coordination between the jurisdictions by adopting unified, if at a minimum, consistent codes and standards.

Policy 1.2

Comprehensively involve the applicable local authorities and boards (i.e. Hospital Authority, School Board) in all major planning efforts and issues coming before the Planning & Zoning Commission through an advisory committee established to serve this purpose.

Policy 1.3

Charge the County and City chief elected officials with continuing responsibility for developing and implementing an effective intergovernmental coordination program for Greater Tift County.

ISSUE 2.

- **Reactivate the Citizens:** There is a feeling that local citizens are more reactive than proactive. Local governments should maintain strong communication links with citizens and civic organization to encourage all to become active participants in the local civic life.

Objective 2

Encourage active citizen participation by providing and actively promoting volunteer opportunities in appropriate places in local governments.

Policy 2.1

The population at large and specifically the older population segment provide a significant pool of volunteers, resources and expertise that needs to be tapped into for the good of the community. Provide volunteer opportunities and publicize them.

ISSUE 3.

- **Coordination with long-term School Board planning** and location of major schools is necessary so not to jeopardize long-term planning for infrastructure and cohesive land use planning and designation of appropriate zoning districts.

Objective 3

Coordinate closely with the School Board on the location of future school locations in relation to the projected population and land use.

Policy 3.1

By December 2009, appoint a School Board member to the Greater Tift County Planning & Zoning Commission as an ex-officio member, to provide input and feedback on all development items before the Commission and to improve coordination with the School Board on all planning issues.

Policy 3.2

Encourage and support joint agreements between the local governing bodies of municipalities, Tift County and the School Board.

ISSUE 4.

- **Lack of public notice and transparency of approval process.**

Policy 4.1

Efforts should be made to ensure that all agendas and minutes shall be published on the governments' websites for public review.

| Existing and Proposed Communication Links | | | | | | | | |
|--|-----------------------------|----------------|--------------------------|---------------------------|-----------------|-----------------------------|-----------------------|---------------------------------------|
| Coordinating Entity | Economic Development | Housing | Natural Resources | Cultural Resources | Land Use | Community Facilities | Transportation | Intergovernmental Coordination |
| Tift County | x | x | x | x | x | x | x | x |
| Tifton | x | x | x | x | x | x | x | x |
| Omega | x | x | x | x | x | x | x | x |
| Ty Ty | x | x | x | x | x | x | x | x |
| SGRDC | x | x | x | x | x | | x | x |
| Berrien | | | | | | x | x | x |
| Irwin | | | | | | x | x | x |
| Turner | | | | | | x | x | x |
| Worth | | | | | | x | x | x |
| Colquitt | | | | | | x | x | x |
| Cook | | | | | | x | x | x |
| Tift County Schools | x | x | x | | x | x | x | x |
| DCA | | x | | x | x | | | x |
| GDOT | | | x | x | x | x | x | x |
| EPD | | | x | | x | | | x |
| DNR | | | x | | | | | x |
| Citizens | x | x | x | x | x | x | x | x |
| Media | x | x | x | x | x | x | x | x |

5. Implementation Program (Policies, Responsible Party, Partners, Time Frame)

Introduction

In this section, the Comprehensive Plan identifies the implementation strategies along with the responsible parties and a projected time frame for implementation. The following table is organized by Comprehensive Plan element and identifies action items by time frame, such as: 1. Ongoing, 2. Short-Term (1-5 years) , 3. Medium Range (6-10 years) and 4. Long Range (10+ years).

The list of responsible parties or partners includes the following:

| Responsible Parties and/or Partners | Abbreviation |
|--|---------------------|
| Tift County Board of Commission | Tift County |
| City of Omega City Council | City of Omega |
| City of Tifton City Council | City of Tifton |
| City of Ty Ty City Council | City of Ty Ty |
| Tift County School Board | School Board |
| Tifton/Tift County Utilities | Tift Utilities |
| Tifton/Tift County Fire Department | Tift Fire |
| Tift County Sheriff | Tift Sheriff |
| Tifton Police Department | TPD |
| Omega Police Department | OPD |
| Chamber of Commerce | Chamber of Commerce |
| Tift County Development Authority | TCDA |
| Development Authority of Tift County | DATC |
| Downtown Development Authority | DDA |
| Airport Authority | Airport |
| Historic Preservation Board | HPB |
| South Georgia Regional Development Center | SGRDC |
| Georgia Department of Transportation | GDOT |
| Georgia Department of Community Affairs | DCA |
| Georgia Department of Natural Resources | DNR |
| Environmental Protection Agency | EPA |
| Army Corps of Engineers | ACE |
| University of Georgia | UGA |
| Moultrie Technical College | MTC |
| Federal Aviation Administration | FAA |
| Proposed Marketing Board | MB |

a. Economic Development

| Policy/Strategy/Action | Responsible Party | Partners | Time Frame |
|--------------------------------------|--|---|-------------------|
| Low Workforce Education Level | | | |
| Policy 1.1 | Tift County, City of TyTy, Tifton, Omega | School Board, Chamber of Commerce,, BDA, UGA, MTC, SGRDC | December 2009 |
| Policy 1.2 | Tift County, City of TyTy, Tifton, Omega | School Board, Chamber of Commerce, TCDA, DATC, UGA, MTC, SGRDC | Ongoing |
| Policy 1.3 | Tift County, City of TyTy, Tifton, Omega | School Board, Chamber of Commerce,, TCDA, DATC, UGA, MTC, SGRDC | Ongoing |
| Policy 1.4 | Tift County, City of TyTy, Tifton, Omega | School Board, Chamber of Commerce,, TADC, DATC, UGA, MTC, SGRDC | Ongoing |

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| | | | |
|---|--|--|---------------|
| Policy 1.5 | Tift County, City of TyTy, Tifton, Omega | School Board, Chamber of Commerce, TCDA, DATC, UGA, MTC, SGRDC | December 2009 |
| Return on Investment for Agricultural Businesses | | | |
| Policy 2.1 | Tift County, City of TyTy, Tifton, Omega | School Board, Chamber of Commerce,, TCDA, DATC, , UGA, MTC, SGRDC | December 2012 |
| Policy 2.2 | Tift County, City of TyTy, Tifton, Omega | School Board, Chamber of Commerce, TCDA, DATC, UGA, MTC, SGRDC | December 2011 |
| Policy 2.3 | | UGA, MTC, TCDA, DATC, Chamber of Commerce | Ongoing |
| Policy 2.4 | Tift County, City of TyTy, Tifton, Omega | School Board, Chamber of Commerce,, TCDA, DATC, UGA, MTC, SGRDC | Ongoing |
| Lack of Opportunities for Young People | | | |
| Policy 3.1 | Chamber of Commerce | TCDA, DATC, School Board, UGA, MTC, Tift County, City of TyTy, Tifton, Omega | Ongoing |
| Policy 3.2 | Chamber of Commerce | TCDA, DATC, School Board, UGA, MTC, Tift County, City of TyTy, Tifton, Omega | Ongoing |
| Policy 3.3 | Moultrie Technical College | Chamber of Commerce, TCDA, DATC, School Board, UGA, Tift County, City of TyTy, Tifton, Omega | July 2009 |
| Policy 3.4 | Chamber of Commerce | TCDA, DATC, School Board, UGA, Tift County, City of TyTy, Tifton, Omega | July 2009 |
| Lack of local Area Jobs | | | |
| Policy 4.1 | TCDA | DATC, Chamber of Commerce, Tift County, City of TyTy, Tifton, Omega | Ongoing |
| Policy 4.2 | Tift County, City of TyTy, Tifton, Omega | TCDA, DATC, Chamber of Commerce | December 2008 |
| Policy 4.3 | Tift County, City of TyTy, Tifton, Omega | TCDA, DATC, Chamber of Commerce | December 2008 |
| Policy 4.4 | TCDA | DATC, Chamber of Commerce, Tift County, City of TyTy, Tifton, Omega | December 2008 |
| Policy 4.5 | TCDA | DATC, Chamber of Commerce, Tift County, City of TyTy, Tifton, Omega | July 2009 |
| Policy 4.6 | Tift County, City of TyTy, Tifton, Omega | TCDA, DATC, Chamber of Commerce | December 2008 |
| Policy 4.7 | Tifton, Tift County | Airport Authority | ongoing |
| Low Average Wages | | | |
| Policy 5.1 | TCDA, Chamber of Commerce | DATC, Tift County, City of TyTy, Tifton, Omega | Ongoing |
| Policy 5.2 | TCDA, Chamber of Commerce | DATC, Tift County, City of TyTy, Tifton, Omega | December 2010 |
| Policy 5.3 | TCDA, Chamber of Commerce | DATC, Tift County, City of TyTy, Tifton, Omega | Ongoing |
| Policy 5.4 | All | All | Ongoing |
| Complexity and Length of Permitting Business | | | |

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|--|--|---|---------------|
| Policy 6.1 | Tift County, City of TyTy, Tifton, Omega | TCDA, DATC, Chamber of Commerce | December 2008 |
| Policy 6.2 | Tift County, City of TyTy, Tifton, Omega | TCDA, DATC, Chamber of Commerce | December 2008 |
| Policy 6.3 | Tift County, City of Tifton | TCDA, DATC | December 2008 |
| Policy 6.4 | Tift County, City of TyTy, Tifton, Omega | TCDA, DATC, Chamber of Commerce, SGRDC | December 2008 |
| Policy 6.5 | Tift County, City of TyTy, Tifton, Omega | TCDA, DATC, Chamber of Commerce, SGRDC | December 2008 |
| Policy 6.6 | Tift County, City of TyTy, Tifton, Omega | TCDA, DATC, Chamber of Commerce, SGRDC | Ongoing |
| Policy 6.7 | Tifton, Tift County | Airport Authority | Ongoing |
| Lack of Utilization of Interchanges | | | |
| Policy 7.1 | Tift County, City of Tifton | TCDA, DATC, Chamber of Commerce, SGRDC, GDOT, DCA | December 2008 |
| Policy 7.2 | Tift County, City of Tifton | TCDA, DATC, Chamber of Commerce, SGRDC, GDOT, DCA | December 2009 |
| Policy 7.3 | Tift County, City of Tifton | SGRDC | December 2008 |
| Policy 7.4 | Tift County, City of Tifton | TCDA, DATC, Chamber of Commerce, SGRDC, Airport Authority, FAA | |
| Policy 7.5 | Tift County, City of Tifton | TCDA, DATC, Chamber of Commerce, SGRDC, Airport Authority, Tift Utilities, GDOT | December 2009 |
| Policy 7.6 | Tift County, City of Tifton | TCDA, DATC, Chamber of Commerce, SGRDC, Airport Authority, | July 2009 |
| Lack of Community Identity | | | |
| Policy 8.1 | Tift County, City of TyTy, Tifton, Omega | All local organizations | December 2010 |
| Policy 8.2 | City of Tifton | Tift County, TCDA, DATC, Chamber, DDA | ongoing |
| Policy 8.3 | TCDA, DATC | All | ongoing |
| Policy 8.4 | TCDA, DATC | Chamber of Commerce, Tift County, City of TyTy, Tifton, Omega | December 2009 |
| Policy 8.5 | Tift County, City of TyTy, Tifton, Omega | TCDA, DATC, Chamber of Commerce, UGA | July 2012 |
| Vacant Buildings need to be used | | | |
| Policy 9.1 | Tift County, City of Tifton | TCDA, DATC, DDA, Chamber of Commerce, DCA, SGRDC, UGA | ongoing |
| Policy 9.2 | City of Tifton | Tift County, DDA, HPB | ongoing |
| Policy 9.3 | Tift County, City of TyTy, Tifton, Omega | SGRDC, TCDA, DATC, DDA, DCAj | December 2008 |
| Policy 9.4 | Tift County, City of TyTy, Tifton, Omega | DDA, HPB, SGRDC, DCA | Ongoing |
| Policy 9.5 | Tift County, City of Tifton | Omega, Ty Ty, Chamber of Commerce, TCDA, DATC, DDA | July 2009 |
| Lack of Marketing Materials | | | |
| Policy 10.1 | Tift County, City of TyTy, Tifton, Omega | TCDA, DATC, DDA, HPB, UGA, Realtor's Association, other private organizations | December 2008 |

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|-------------|--|--|---------------|
| Policy 10.2 | Marketing Board | TCDA, DATC, DDA, HPB, Tift County, City of TyTy, Tifton, Omega | December 2009 |
| Policy 10.3 | TCDA, DATC | DDA, Tift County, City of TyTy, Tifton, Omega, Georgia Power, DCA | ongoing |
| Policy 10.4 | Tift County, City of TyTy, Tifton, Omega | TCDA, DATC, DDA, realtor's association, HPD, other private organizations | ongoing |
| Policy 10.5 | Marketing Board | TCDA, DATC, DDA, Tift County, Tifton, Ty Ty, Omega, HPB, Arts Council | July 2009 |

b. Housing

| Policy/Strategy/Action | Responsible Party | Partners | Time Frame |
|---|--|---|-------------------|
| Lack of Maintenance of Older Housing Stock | | | |
| Policy 1.1 | Tift County, City of TyTy, Tifton, Omega | Private Citizens, Sheriff, TPD, OPD | ongoing |
| Policy 1.2 | Tift County, City of TyTy, Tifton, Omega | Private Citizens, Sheriff, TPD, OPD | July 2010 |
| Policy 1.3 | Tift County, City of TyTy, Tifton, Omega | Private citizens, faith based organization, neighborhood groups, homeowner associations | ongoing |
| Low quality housing as a result of the location of Mobile Homes in dilapidated neighborhoods and the lack of maintenance of Mobile Homes and other rental properties in general. | | | |
| Policy 2.1 | Tift County, City of TyTy, Tifton, Omega | Housing Authority, SGRDC | July 2010 |
| Policy 2.2 | Tift County, City of TyTy, Tifton, Omega | Housing Authority, SGRDC | ongoing |
| Policy 2.3 | Tift County, City of TyTy, Tifton, Omega | Sheriff, TPD, OPD, private residents | December 2008 |
| Policy 2.4 | Tift County, City of TyTy, Tifton, Omega | Tift County, City of TyTy, Tifton, Omega | July 2009 |
| Policy 2.5 | Tift County, City of TyTy, Tifton, Omega | Tift County, City of TyTy, Tifton, Omega | July 2009 |
| Lack of Good Quality Housing and Good Quality Affordable Housing | | | |
| Policy 3.1 | Tift County, City of TyTy, Tifton, Omega | Developers, private citizens, DCA, Housing Authority | ongoing |
| Policy 3.2 | Tift County, City of TyTy, Tifton, Omega | DCA | ongoing |

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|--|--|--|---------------|
| Policy 3.3 | Tift County, City of TyTy, Tifton, Omega | DCA, SGRDC | ongoing |
| Policy 3.4 | Chamber of Commerce | TCDA, DATC | ongoing |
| Policy 3.5 | Tift County, City of TyTy, Tifton, Omega | SGRDC, DCA, TC Utilities | ongoing |
| Policy 3.6 | Tift County, City of TyTy, Tifton, Omega | SGRDC, DCA | December 2009 |
| Vacant Lots | | | |
| Policy 4.1 | Tift County, City of TyTy, Tifton, Omega | DDA, HPB | December 2010 |
| Policy 4.2 | Tift County, City of TyTy, Tifton, Omega | DDA, HPB, SGRDC, DCA | December 2010 |
| Policy 4.3 | Tift County, City of TyTy, Tifton, Omega | DDA, HPB, SGRDC, DCA | December 2010 |
| Lack of Opportunities and lack of Knowledge to attain Homeownership | | | |
| Policy 5.1 | Tift County, City of TyTy, Tifton, Omega | Housing Authority, DDA | ongoing |
| Policy 5.2 | Housing Authority, DDA | Tift County, City of TyTy, Tifton, Omega | July 2010 |
| Diversity of Housing Stock | | | |
| Policy 6.1 | DDA, Housing Authority | Tift County, City of TyTy, Tifton, Omega | ongoing |
| Policy 6.2 | Tift County, City of TyTy, Tifton, Omega | DDA, Housing Authority, | December 2010 |

c. Natural Resources

| Policy/Strategy/Action | Responsible Party | Partners | Time Frame |
|--|--|------------------------------|-------------------|
| Water Resources Need to be Maintained | | | |
| Policy 1.1 | City of Tifton, Tift County | SGRDC | December 2009 |
| Policy 1.2 | City of Tifton, Tift County | SGRDC | December 2009 |
| Policy 1.3 | Tift County, Cities of Tifton, Omega, TyTy | UGA, Tifton Utilities, SGRDC | ongoing |
| Groundwater Recharge Areas need to be protected | | | |
| Policy 2.1 | Tift County, Cities of Omega, Tifton, TyTy | TC Utilities, SGRDC | December 2009 |
| Policy 2.2 | Tift County, Cities of Omega, Tifton, TyTy | TC Utilities, SGRDC | December 2009 |
| Policy 2.3 | Tift County, Cities of Omega, Tifton, TyTy | TC Utilities, SGRDC | December 2008 |

Greater Tift County 2028 Comprehensive Plan – Community Agenda

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|---|---|---------------------------------|---------------|
| Policy 2.4 | Tift County, Cities of Omega, Tifton, Ty Ty | TC Utilities, SGRDC | July 2009 |
| Policy 2.5 | Tift County, Cities of Omega, Tifton, Ty Ty | TC Utilities, SGRDC | December 2008 |
| Policy 2.6 | Tift County, Cities of Omega, Tifton, Ty Ty | TC Utilities, SGRDC | December 2008 |
| Policy 2.7 | Tift County, Cities of Omega, Tifton, Ty Ty | TC Utilities, SGRDC, DNR, EPD | December 2010 |
| Policy 2.8 | Tift County, Cities of Omega, Tifton, Ty Ty | TC Utilities, SGRDC | December 2008 |
| Policy 2.9 | Tift County, Cities of Omega, Tifton, Ty Ty | TC Utilities, SGRDC, DNR, EPD | ongoing |
| Green Space and Open Space need to be maintained and increased | | | |
| Policy 3.1 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA | December 2010 |
| Policy 3.2 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA | July 2009 |
| Policy 3.3 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA | July 2009 |
| Policy 3.4 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA | July 2009 |
| Policy 3.5 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA | July 2009 |
| Policy 3.6 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA | July 2009 |
| Policy 3.7 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA | July 2009 |
| Greater Tift County shall develop a Parks and Greenway Plan. | | | |
| Policy 4.1 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA | July 2009 |
| Policy 4.2 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA, GDOT | December 2010 |
| Policy 4.3 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA, GDOT | December 2010 |
| Policy 4.4 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA, GDOT | December 2010 |
| Greater Tift County shall protect native upland and wetland habitats and shall prevent the net loss of listed species and their habitats | | | |
| Policy 5.1 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA, GDOT, ACE | July 2010 |

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|------------|---|---------------------------------|---------------|
| Policy 5.2 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA, GDOT, ACE | July 2009 |
| Policy 5.3 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA, GDOT, ACE | July 2009 |
| Policy 5.4 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA, GDOT, ACE | July 2008 |
| Policy 5.5 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA, GDOT, ACE | December 2008 |
| Policy 5.6 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA, GDOT, ACE | December 2008 |
| Policy 5.7 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DNR, EPD, DCA, GDOT, ACE | July 2009 |

d. Cultural Resources

| Policy/Strategy/Action | Responsible Party | Partners | Time Frame |
|---|---|---|-------------------|
| Abandoned, Dilapidated and/or Contaminated Buildings are a frequent occurrence throughout Greater Tift County. | | | |
| Policy 1.1 | Tift County, Cities of Omega, Tifton, Ty Ty | DDA, HPB, residents, Heritage Foundation | ongoing |
| Policy 1.2 | Tift County, Cities of Omega, Tifton, Ty Ty | DDA, HPB, residents, Heritage Foundation | ongoing |
| Policy 1.3 | Tift County | Cities, of Omega, Tifton, Ty Ty, DDA, HPB, residents, SBRDC, DCA, Heritage Foundation | December 2010 |
| Policy 1.4 | Tift County, City of Tifton | Cities, of Omega, Ty Ty, DDA, HPB, residents, SBRDC, DCA, Heritage Foundation | December 2011 |
| Citizens are unaware of Historic and Cultural Resources. | | | |
| Policy 2.1 | HPB | School Board, Cities, SGRDC, DDA | July 2010 |
| Policy 2.2 | Chamber of Commerce, DDA | HPB, Tift County, Cities of Tifton, Ty Ty, Omega, proposed Marketing Board | ongoing |
| Policy 2.3 | Tift County, Cities of Omega, Tifton, Ty Ty | Chamber of Commerce, Arts Council, Heritage Foundation, DDA | ongoing |

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|--|---|---|---------------|
| Policy 2.4 | Tift County, Cities of Omega, Tifton, Ty Ty | Chamber of Commerce, Arts Council, Heritage Foundation, DDA | July 2009 |
| Policy 2.5 | Tift County, Cities of Omega, Tifton, Ty Ty | Chamber of Commerce, Arts Council, Heritage Foundation, DDA | December 2011 |
| Identification of Historic and Cultural Resources. A comprehensive historic survey for Greater Tift County has not been established | | | |
| Policy 3.1 | Tift County, City of Omega, | HPB, Heritage Foundation, SGRDC | December 2010 |
| Policy 3.2 | City of Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC | December 2010 |
| Policy 3.3 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC | December 2010 |
| Policy 3.4 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC | December 2010 |
| Protection for Historic and Cultural Resources are inadequate or do not exist for areas outside existing historic districts | | | |
| Policy 4.1 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC | July 2009 |
| Policy 4.2 | Omega, Ty Ty | Tift County, Tifton, HPB, Heritage Foundation, SGRDC | July 2009 |
| Policy 4.3 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC | ongoing |
| Policy 4.4 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC | ongoing |
| Policy 4.5 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC, GDOT | ongoing |
| Policy 4.6 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC, GDOT | ongoing |
| Policy 4.7 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC, | July 2010 |
| Development is encroaching on Historic Properties | | | |
| Policy 5.1 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC, | ongoing |
| Policy 5.2 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC, | December 2009 |
| Policy 5.3 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC, | December 2009 |
| Policy 5.4 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC | December 2009 |

| | | | |
|------------|---|----------------------------------|-----------|
| Policy 5.5 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC, | ongoing |
| Policy 5.6 | Tift County, Cities of Omega, Tifton, Ty Ty | HPB, Heritage Foundation, SGRDC, | July 2010 |

e. Land Use

| Policy/Strategy/Action | Responsible Party | Partners | Time Frame |
|---|---|--|---|
| Approvals of Subdivisions other developments without assurances that sufficient infrastructure capacity will be available and that the infrastructure will be available concurrent with development. | | | |
| Policy 1.1 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift Utilities, TPD, OPD, Fire, Sheriff, SGRDC | December 2008 |
| Policy 1.2 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift Utilities, SGRDC | December 2008 |
| Policy 1.3 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift Utilities, SGRDC | July 2009 |
| Policy 1.4 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift Utilities, SGRDC | December 2008 |
| Policy 1.5 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift Utilities, SGRDC | December 2008 |
| Policy 1.6 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift Utilities, SGRDC | December 2008 |
| Policy 1.7 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift Utilities, SGRDC | December 2008 |
| Policy 1.8 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift Utilities, SGRDC | December 2008 |
| Policy 1.9 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift Utilities, SGRDC | December 2008 |
| Threat to existing Farmland by encroaching development | | | |
| Policy 2.1 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA, UGA | December 2009 |
| Policy 2.2 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Policy 2.3 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Policy 2.4 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Policy 2.5 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | Tift County, Cities of Omega, Tifton, Ty Ty |

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|--|---|---|---------------|
| Uncontrolled Growth needs to be slowed to control impacts and assure services | | | |
| Policy 3.1 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | ongoing |
| Policy 3.2 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Lack of affordable housing | | | |
| Policy 4.1 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Policy 4.2 | Tift County, Cities of Omega, Tifton, Ty Ty | Housing Authority, Chamber of Commerce, TCBDA, BDATC, DDA | ongoing |
| Policy 4.3 | Housing Authority | Tift County, Cities of Omega, Tifton, Ty Ty | ongoing |
| Lack of Cohesiveness of Planning | | | |
| Policy 5.1 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Policy 5.2 | Tift County, Cities of Omega, Tifton, Ty Ty | School Board, SGRDC, DCA | ongoing |
| Policy 5.3 | Tift County, Cities of Omega, Tifton, Ty Ty | School Board, SGRDC, DCA | ongoing |
| Policy 5.4 | Tift County, Cities of Omega, Tifton, Ty Ty | All | October 2008 |
| Lack of Scrutiny of Developments before approval | | | |
| Policy 6.1 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Policy 6.2 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Policy 6.3 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Threat to Rural Character | | | |
| Policy 7.1 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Policy 7.2 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2009 |
| Policy 7.3 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Lack of Emergency Medical Facilities in Omega, Ty Ty and Brookfield | | | |
| Policy 8.1 | Sheriff, TPD, OPD, Fire EMS | Tift County, Cities of Omega, Tifton, Ty Ty | December 2010 |

| | | | |
|--|---|---|---------------|
| Threat of Urban Sprawl | | | |
| Policy 9.1 | Chamber of Commerce, TCDA, DATC | Tift County, Cities of Omega, Tifton, Ty Ty | ongoing |
| Policy 9.2 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA, School Board, Utilities | ongoing |
| Policy 9.3 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA, School Board, Utilities | ongoing |
| Policy 9.4 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA, School Board, Utilities | ongoing |
| Policy 9.5 | Chamber of Commerce, TCDA, DATC | Tift County, Cities of Omega, Tifton, Ty Ty | ongoing |
| Policy 9.6 | Tift County, Cities of Omega, Tifton, Ty Ty | Chamber of Commerce, TCDA, DATC, SGRDC | ongoing |
| Lack of Flexibility to Implement Mixed Uses | | | |
| Policy 10.1 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Policy 10.2 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Policy 10.3 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |
| Policy 10.4 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA | December 2008 |

f. Community Facilities & Services

| Policy/Strategy/Action | Responsible Party | Partners | Time Frame |
|---------------------------------------|---|---|-------------------|
| Increasing Demand for Services | | | |
| Policy 1.1 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, Tifton/Tift County Utilities | December 2008 |
| Policy 1.2 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift County Utilities, Health Department | December 2009 |
| Policy 1.3 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift County Utilities, Health Department, GDOT, SGRDC | December 2009 |
| Policy 1.4 | Tift County, Cities of Omega, Tifton, Ty Ty | Arts Council, Heritage Foundation, DDA | December 2012 |
| Policy 1.5 | Tift County, Cities of Omega, Tifton, Ty Ty | Libraries | December 2011 |
| Policy 1.6 | Tift County, Cities of Omega, Tifton, Ty Ty | Parks & Recreation | December 2009 |

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|--|---|--|-------------------------------|
| Policy 1.7 | Tift County, Cities of Omega, Tifton, Ty Ty | Health Department, Council on Aging, Clerk of Court, TPD, OPD, Tift County Sheriff | December 2010 |
| Provision and Timing of Services | | | |
| Policy 2.1 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, SGRDC | December 2008 |
| Policy 2.2 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, SGRDC | August 2008 |
| Policy 2.3 | Tift County, Cities of Omega, Tifton, Ty Ty | TPD, OPD, TCS, Fire, EMS | ongoing |
| Policy 2.4 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities | December 2008 |
| Policy 2.5 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA, Tifton/Tift County Utilities | August 2008 |
| Policy 2.6 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift County, Cities of Omega, Tifton, Ty Ty | December 2009 – December 2013 |
| Public Groundwater Wells need to be protected within their area of influence from encroaching development | | | |
| Policy 3.1 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, Omega and Ty Ty Utilities, SGRDC | December 2008 |
| Policy 3.2 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, Omega and Ty Ty Utilities, SGRDC | December 2008 |
| Policy 3.3 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, Health Department | December 2008 |
| Policy 3.4 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, | December 2008 |
| City of Ty Ty, Omega and areas such as Brookfield, Chula and Eldorado lack local EMS services | | | |
| Policy 4.1 | Tift County, Cities of Omega, Tifton, Ty Ty | Fire, EMS | December 2011 |
| City of Ty Ty lack of utility capacity | | | |
| Policy 5.1 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities | December 2015 |
| Lack of requirements for treatment of Stormwater | | | |
| Policy 6.1 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities | December 2008 |
| Policy 6.2 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities | December 2015 |

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| Policy 6.3 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, SGRDC | December 2008 |
| Policy 6.4 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities | December 2008 |
| Cumulative Impacts of Approvals are not taken into Account | | | |
| Policy 7.1 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, SGRDC | December 2008 |
| Policy 7.2 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, SGRDC | December 2010 |
| Infrastructure constructed without meeting City/County/State Standards | | | |
| Policy 8.1 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, SGRDC, Health Department | December 2008 |
| Policy 8.2 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, SGRDC, Health Department | December 2008 |
| Greater Tift County shall develop a comprehensive water conservation program. | | | |
| Policy 9.1 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, SGRDC, Health Department | December 2008 |
| Policy 9.2 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift County, Cities of Omega, Tifton, Ty Ty | December 2008 |
| Policy 9.3 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, SGRDC, Health Department | December 2008 |
| Policy 9.4 | Tift County, Cities of Omega, Tifton, Ty Ty | Tifton/Tift County Utilities, SGRDC, Health Department | December 2008 |
| Litter Removal | | | |
| Policy 10.1 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA, Solid Waste | ongoing |
| Policy 10.2 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA, Solid Waste, School Board | ongoing |
| Policy 10.3 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA, Solid Waste | December 2010 |
| Policy 10.4 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA, Solid Waste | ongoing |
| Policy 10.5 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA, Solid Waste, School Board | ongoing |
| Policy 10.6 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, DCA, Solid Waste, | December 2009 |

g. Transportation

| Policy/Strategy/Action | Responsible Party | Partners | Time Frame |
|---|---|--|-------------------|
| Increase Safety for School Children | | | |
| Policy 1.1 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff, School Board | July 2010 |
| Policy 1.2 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff | July 2010 |
| Policy 1.3 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff | December 2008 |
| Policy 1.4 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff, School Board | December 2011 |
| Policy 1.5 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff, School Board | December 2012 |
| Hwy 82 and other Entry Roads into Tifton lack Landscaping & Beautification | | | |
| Policy 2.1 | Tift County, Cities of Omega, Tifton, Ty Ty | DDA, TCDA, DATC, Chamber of Commerce | December 2012 |
| Need for Multiple Access Points and Increased Connectivity | | | |
| Policy 3.1 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff, School Board | |
| Policy 3.2 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, GDOT | December 2008 |
| Policy 3.3 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, GDOT | December 2008 |
| Policy 3.4 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, GDOT | December 2008 |
| Policy 3.5 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC, GDOT | December 2008 |
| Create a Safe Bicycle and Pedestrian Friendly Community | | | |
| Policy 4.1 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff, School Board, DDA, TCDA, DATC, | December 2012 |
| Policy 4.2 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff, School Board, DDA, TCDA, DATC, | December 2012 |

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| Policy 4.3 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff, School Board, DDA, TCDA, DATC, | December 2008 |
| Policy 4.4 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff, School Board, DDA, TCDA, DATC, | December 2008 |
| Policy 4.5 | | | |
| Lack of Road Maintenance | | | |
| Policy 5.1 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift County, Cities of Omega, Tifton, Ty Ty | December 2010 |
| Parking | | | |
| Policy 6.1 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC | December 2009 |
| Policy 6.2 | Tift County, Cities of Omega, Tifton, Ty Ty | SGRDC | December 2009 |
| Alternative Truck Route | | | |
| Policy 7.1 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, DDA, TCDA, DATC, | December 2008 |
| Provide Alternative Service Roads | | | |
| Policy 8.1 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, DDA, TCDA, DATC, | December 2008 |
| Major Transportation Corridors are too centered and concentrated | | | |
| Policy 9.1 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff, DDA, TCDA, DATC, | December 2010 |
| Policy 9.2 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift County, Cities of Omega, Tifton, Ty Ty | December 2010 |
| Lack of Public Transportation | | | |
| Policy 10.1 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff, School Board, DDA, TCDA, DATC, | July 2013 |
| Policy 10.2 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff, School Board, DDA, TCDA, DATC, | ongoing |
| Policy 10.3 | Tift County, Cities of Omega, Tifton, Ty Ty | GDOT, DCA, SGRDC, TPD, OPD, Tift Sheriff, School Board, DDA, TCDA, DATC, | ongoing |
| Airport Planning | | | |
| Policy 11.1 | Tift County, Cities of Omega, Tifton, Ty Ty | FAA, GDOT, DCA, SGRDC, Airport Authority | ongoing |

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| Policy 11.2 | Tift County, Cities of Omega, Tifton, Ty Ty | FAA, GDOT, DCA, SGRDC, Airport Authority | ongoing |
| Policy 11.3 | Tift County, Cities of Omega, Tifton, Ty Ty | FAA, GDOT, DCA, SGRDC, Airport Authority | ongoing |
| Policy 11.4 | Tift County, Cities of Omega, Tifton, Ty Ty | FAA, GDOT, DCA, SGRDC, Airport Authority | December 2008 |
| Policy 11.5 | Tift County, Cities of Omega, Tifton, Ty Ty | FAA, GDOT, DCA, SGRDC, Airport Authority | ongoing |

h. Intergovernmental Coordination

| Policy/Strategy/Action | Responsible Party | Partners | Time Frame |
|---|---|---|-------------------|
| Coordination to provide effective and efficient services | Tift County, Cities of Omega, Tifton, Ty Ty | | |
| Policy 1.1 | Tift County, Cities of Omega, Tifton, Ty Ty | All local and adjacent authorities and boards, municipalities and counties | December 2010 |
| Policy 1.2 | Tift County, Cities of Omega, Tifton, Ty Ty | All local and adjacent authorities and boards, municipalities and counties | December 2010 |
| Policy 1.3 | Tift County, Cities of Omega, Tifton, Ty Ty | All local and adjacent authorities and boards, municipalities and counties | ongoing |
| Reactivate the Citizens | | | |
| Policy 2.1 | Tift County, Cities of Omega, Tifton, Ty Ty | All local and adjacent authorities and boards, municipalities and counties, residents | ongoing |
| Lack of Coordination with long-term School Board Planning | | | |
| Policy 3.1 | Tift County, Cities of Omega, Tifton, Ty Ty | Planning Commission | December 2009 |
| Policy 3.2 | Tift County, Cities of Omega, Tifton, Ty Ty | All local and adjacent authorities and boards, municipalities and counties, residents | ongoing |
| Lack of Public Notice and Transparency of Approval Process | | | |
| Policy 4.1 | Tift County, Cities of Omega, Tifton, Ty Ty | Tift County, Cities of Omega, Tifton, Ty Ty | ongoing |

6. Short-Term Work Program

Introduction

In this section, the Comprehensive Plan identifies the capital improvements projects along with a projected time frame and a projected cost and funding source for implementation. The following table is organized by Comprehensive Plan element and identifies projects by time frame, such as: 1. Ongoing, 2. Short-Term (1-5 years), 3. Medium Range (6-10 years) and 4. Long Range (10+ years), projected cost and funding source. The update of this table will be incorporated into the annual capital improvements projects budget process by Greater Tift County.

| Short Term Work Program Tift County | | | | |
|---|------------------------------|-------------------|-----------------------|--------------------------------|
| Capital Improvement Project | Responsible Party | Time Frame | Projected Cost | Proposed Funding Source |
| Planning | | | | |
| Annually re-evaluate the Tift County Short-Term Work Program | Tift County/RDC | 2009-2013 | | |
| Historic Resources | | | | |
| Participate with cities to prepare a countywide historic resources survey | County, Cities, SHPO, RDC | 2010-2012 | \$15,000 | County/Cities |
| Economic Development | | | | |
| Support of Chamber of Commerce and Development Authority | City, County, State, Private | 2009-2013 | | |
| Continuation of expansion of new industry AND existing business and industry | City, County, State, Private | 2009-2013 | | |
| Purchase of additional land for industrial use | City, County | 2009-2013 | | |
| Market land use study to determine the amount of commercial/industrial land used and needed. | City, County | 2009-2010 | | |
| Land Use | | | | |
| Require through the ULDC that development projects must meet specific criteria prior to approval | City, County, RDC | 2009-2013 | | |
| ULDC will establish provisions for compatible land use that will make agriculture the primary use and preserves natural resources & native vegetative habitat | City, County, RDC | 2009-2013 | | |
| ULDC will require all new development meet specific performance criteria to be compatible with surrounding land uses (present & future). | City, County, RDC | 2009-2013 | | |

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| Smaller lot sizes with smaller homes available where appropriate & where sustainable in order to provide quality entry level housing | City, County, RDC | 2009-2013 | | |
| Coordinate planning by public & private parties so they provide the communities' needs without negative impact. | City, County, RDC | 2009-2013 | | |
| Development applications be reviewed under the ULDC & shall provide sufficient information for staff to determine sufficiency of the information for staff to determine sufficiency of the application | City, County, RDC | 2009-2013 | | |
| Encourage development only where appropriate infrastructure is available & determine placement of future growth through Character Areas. | City, County, RDC | 2009-2013 | | |
| Work with appropriate agencies to equally provide EMS throughout Greater Tift County | City, County, RDC | 2009-2013 | | |
| Strive for sustainable growth & direct future growth to areas determined appropriate & provision of necessary infrastructure. | City, County, RDC | 2009-2013 | | |
| Transportation | | | | |
| Ty Ty Sparks Road Construction of new road | GDOT/Tift County | 2009-2010 | \$1,400,000 | SPLOST |
| Salem Church Road Bridge and Culvert Replacements | Federal/GDOT/SPLOST 4 | 2009-20010 | \$3,000,000 | Federal/GDOT/SPLOST IV |
| Goff Street construction of new road and intersection improvement | GDOT/SPLOST | 2009-2010 | \$785,000 | GDOT/SPLOST IV |
| Carpenter Road (A) 5-lanning of Carpenter Road from 82 to Davis Road | City/County/Splost IV | 2009-2011 | \$18,000,000 | Federal/GDOT/SPLOST IV |
| Carpenter Road (B) 3 Lanning from Davis to Zion Hope Road | City/County/SPLOST IV | 2009-2011 | \$80,000 | SPLOST IV between City & County |
| *Old Ocilla Road- 4 to 5-Lanning Project | Federal/GDOT/SPLOST IV | 2011-2013 | | Federal/GDOT/SPLOST IV |
| *Old Omega Road Realign intersection & improvements | Federal/GDOT/SPLOST IV | 2009-2011 | | Federal/GDOT/SPLOST IV |
| *Whiddon Mill Road- 4 to 5-Lanning Project | Federal/GDOT/SPLOST IV | 2012-2013 | | Federal/GDOT/SPLOST IV |

| Truck Route | Federal/GDOT/ SPLOST | Unknown | | Federal/GDOT/ SPLOST IV |
|---|-------------------------|---------------|----------------|----------------------------|
| (*If DOT funding is available, Tift County will purchase, no price concepts have been completed.) | | | | |
| Community Facilities & Services | | | | |
| Fire Protection: | | | | |
| Construction of Westside Fire Station | City, County | 2011- 2013 | \$6000,000 | SPLOST IV |
| Ladder Truck Quint 75' | City, County | 2009- 2010 | \$960,000 | SPLOST IV |
| 4 3,500 Gallon Tankers | City, County | 2008- 2009 | \$800,000 | SPLOST IV |
| 3 Fire Engines | City, County | 2009- 2010 | \$500,000 | SPLOST IV |
| Replace Chula Fire Station | City, County | 2010 | \$250,000 | SPLOST IV |
| Emergency Medical Services: | | | | |
| Construction of new 911/emergency operations center | City, County | 2011- 2013 | \$3,200,000 | SPLOST IV |
| Public Water System: | | | | |
| ABAC System Improvements -Better fire flow & pressure to ABAC, provides adequate pressure to all buildings when ABAC tank or well is out, and connects Hwy. 125 tank & well to the Westside Tank & Well | City/County/ABAC | 2008- 2009 | \$357,776.86 | TBD |
| U.S. 319 System -Closes loop between Golden Road, Jordan Road, Kelltown, & Carpenter Road and improves fire flow to 319 area | City/County | 2009- 2011 | \$601,094.09 | SPLOST IV |
| Carpenter Road Improvements I: North of US 82 | City/County | 2009- 2011 | \$356,990.02 | TBD |
| Carpenter Road Improvements II: South of US 82 | City/County | 2010- 2013 | \$601,094.09 | TBD |
| Vanceville Tank & Well -Improve fire protection in Brookfield System -Provides additional water source | City/County | 2010- 2013 | \$1,065,165.22 | SPLOST IV |
| Fordham -Loops 2 dead mains in Eldorado System -Increases fire flow & residual pressure | City/County | 2011- 2013 | \$35,780.25 | SPLOST IV |
| Tifton/Eldorado Road South | City/County | 2012- 2013 | \$572,500.16 | SPLOST IV |
| Tifton/Eldorado Road North | City/County | 2012- 2013 | \$284,000.06 | SPLOST IV |

| | | | | |
|---|-------------------|-----------|----------------------------------|---------------------|
| Brookfield & Vanceville System | City/County | 2013-2015 | \$1,497,505.83 | TBD |
| Brighton Road & forest Lakes Subdivision Water services to rapidly developing residential area. | City/County | 2013-2016 | \$1,788,900.17 | TBD |
| Chula Expansion New water system for residential and industrial area in northern Tift County | City/County | 2014-2017 | \$5,473,360.95 | TBD |
| Omega Expansion | | 2015-2017 | \$2,234,575.24 | TBD |
| North West Expansion | | 2015-2018 | \$1,509,195.86 | TBD |
| Wastewater System: | | | | |
| Capital Extension of Wastewater Collection System | City/County | 2009-2011 | \$2,500,000 | SPLOST IV |
| Infiltration Inflow Projects of existing lines | City/County | 2010-2012 | \$2,930,000 | SPLOST IV |
| Capital Improvements to Tifton Regional Wastewater Treatment Complex | City/County | 2011-2013 | \$1,010,000 | SPLOST IV |
| Retirement of GEFA II and III Debts | City/County | 2009-2008 | \$5,000,000 | |
| Solid Waste: | | | | |
| Landfill equipment replacement: new scale house inert landfill, Upgrade Scales, new Truck | City/County | 2009 | \$408,000 (less trade in values) | TBD |
| New service truck & 10 roll off bins | City/County | 2010 | \$60,000 | TBD |
| Start D&O Plans for remaining Landfill area | City/County | 2010 | \$200,000 | TBD |
| Grinder for inert Landfill | City/County | 2011 | \$370,000 | TBD |
| Parks & Recreation: | | | | |
| Playground Equipment Puckett and Haire Parks | | | | |
| Refurbish existing in Town (City Park) fields | TCRD | 2008-2010 | \$241,425 | SPLOST, City/County |
| Upgrade E.B. Hamilton Complex | TCRD | 2008-2012 | \$114,000 | SPLOST, County |
| Relight Eve Park | TCRD | 2009-2011 | \$164,000 | SPLOST, County |
| Field Netting along penalty areas for player safety @ Optimist Park | TCRD | 2010-2012 | \$25,000 | SPLOST, County |
| Fencing at Optimist Park | TCRD | 2010-2012 | \$20,000 | SPLOST, County |
| Dugout Roofs | TCRD | 2011-2013 | \$72,000 | SPLOST, County |
| Bike and Pedestrian Walkways and Skate park | TCRD, City/County | 2010-2014 | \$750,000 | SPLOST, City/County |
| Scoreboard Replacements (6 fields) | TCRD | 2011-2013 | \$36,000 | SPLOST, City/County |

| | | | | |
|---|------|-----------|----------|---------------------|
| Bleacher Shades | TCRD | 2012-2013 | \$15,000 | SPLOST, City/County |
| Picnic Shelters at Parks | TCRD | 2012-2014 | \$14,400 | SPLOST, City/County |
| Friendly City Park Restrooms hook up to City Sewage and/or larger drain field installed | TCRD | 2013-2015 | \$50,000 | SPLOST, City/County |
| Bleachers at City Parks | TCRD | 2013-2015 | \$29,675 | SPLOST, City/County |
| Resurface Tennis Courts and Install Windscreen | TRCD | 2014-2017 | \$25,000 | SPLOST, City/County |

| Short Term Work Program City of Tifton | | | | |
|---|------------------------------|-------------------|-----------------------|--------------------------------|
| Capital Improvement Project | Responsible Party | Time Frame | Projected Cost | Proposed Funding Source |
| Planning | | | | |
| Annually re-evaluate the Tift County Short-Term Work Program | City of Tifton/RDC | 2009-2013 | | |
| Historic Resources | | | | |
| Update Tifton’s historic resources survey | City of Tifton, SHPO, RDC | FY 2011-2012 | \$10,000 | City of Tifton |
| Economic Development | | | | |
| Support of Chamber of Commerce and Development Authority | City, County, State, Private | 2008-2013 | | |
| Continuation of expansion of new industry AND existing business and industry | City, County, State, Private | 2008-2013 | | |
| Purchase of additional land for industrial use | City, County | 2009-2013 | | |
| Market land use study to determine the amount of commercial/industrial land used and needed. | City, County | 2009-2010 | | |
| Land Use | | | | |
| Require through the ULDC that development projects must meet specific criteria prior to approval | City, County, RDC | 2009-2013 | | |
| ULDC will establish provisions for compatible land use that will make agriculture the primary use and preserves natural resources & native vegetative habitat | City, County, RDC | 2009-2013 | | |
| ULDC will require all new development meet specific performance criteria to be compatible with surrounding land uses | City, County, RDC | 2009-2013 | | |

Greater Tift County 2028 Comprehensive Plan – Community Agenda

| | | | | |
|--|-----------------------|-----------|--------------|--|
| (present & future). | | | | |
| Smaller lot sizes with smaller homes available where appropriate & where sustainable in order to provide quality entry level housing | City, County, RDC | 2009-2013 | | |
| Coordinate planning by public & private parties so they provide the communities' needs without negative impact. | City, County, RDC | 2009-2013 | | |
| Development applications be reviewed under the ULDC & shall provide sufficient information for staff to determine sufficiency of the information for staff to determine sufficiency of the application | City, County, RDC | 2009-2013 | | |
| Encourage development only where appropriate infrastructure is available & determine placement of future growth through Character Areas. | City, County, RDC | 2009-2013 | | |
| Work with appropriate agencies to equally provide EMS throughout Greater Tift County | City, County, RDC | 2009-2013 | | |
| Strive for sustainable growth & direct future growth to areas determined appropriate & provision of necessary infrastructure. | City, County, RDC | 2009-2013 | | |
| Transportation | | | | |
| Carpenter Road (A) 5-lanning of Carpenter Road from 82 to Davis Road | City/County/SPLOST IV | 2009-2011 | \$18,000,000 | Federal/GDOT/SPLOST IV between City & County |
| Carpenter Road (B) 3 Lanning from Davis to Zion Hope Road | City/County/SPLOST IV | 2009-2011 | \$80,000 | SPLOST IV between City & County |
| Paving dirt streets in Tifton | City of Tifton | 2009-2011 | \$1,000,000 | State DOT and Local Funds |
| Streetscape downtown | City of Tifton | 2009-2010 | \$1,084,000 | State & Federal DOT, and Local Funds |
| Exit 61 Landscaping | City of Tifton | 2010 | \$200,000 | State and Local Funds |
| Old Omega Road & US 319 | GDOT | 2011-2013 | TBD | State DOT and Local Funds |
| Old Omega Road improvements | | 2011 | TBD | TBD |
| (*If DOT funding is available, Tift County will purchase, no price concepts have been completed.) | | | | |
| Community Facilities & Services | | | | |
| Governmental Buildings: | | | | |
| Renovations to City Hall | City | 2009-2011 | \$1,000,000 | SPLOST IV |
| Harrison-Walker Public Works Complex | City | 2011 | \$100,000 | SPLOST IV |

| | | | | |
|---|------------------|-----------|----------------|-----------|
| New Bay to shop | | | | |
| Fire Protection: | | | | |
| Construction of Westside 911/Fire Center | City, County | 2012-2014 | \$3,200,000 | SPLOST IV |
| Ladder Truck Quint 75' | City, County | 2009-2010 | \$960,000 | SPLOST IV |
| 4 3,500 Gallon Tankers | City, County | 2008-2009 | \$800,000 | SPLOST IV |
| 3 Fire Engines | City, County | 2009-2010 | \$500,000 | SPLOST IV |
| Replace Chula Fire Station | City, County | 2010 | \$250,000 | SPLOST IV |
| Emergency Medical Services: | | | | |
| Construction of new 911/emergency operations center | City, County | 2012-2014 | \$3,200,000 | SPLOST IV |
| Public Water System: | | | | |
| ABAC System Improvements -Better fire flow & pressure to ABAC, provides adequate pressure to all buildings when ABAC tank or well is out, and connects Hwy. 125 tank & well to the Westside Tank & Well | City/County/ABAC | 2008-2009 | \$357,776.86 | TBD |
| U.S. 319 System -Closes loop between Golden Road, Jordan Road, Kelltown, & Carpenter Road and improves fire flow to 319 area | City/County | 2009-2011 | \$601,094.09 | SPLOST IV |
| Carpenter Road Improvements I: North of US 82 | City/County | 2009-2011 | \$356,990.02 | TBD |
| Carpenter Road Improvements II: South of US 82 | City/County | 2010-2013 | \$601,094.09 | TBD |
| Vanceville Tank & Well -Improve fire protection in Brookfield System -Provides additional water source | City/County | 2010-2013 | \$1,065,165.22 | SPLOST IV |
| Fordham -Loops 2 dead mains in Eldorado System -Increases fire flow & residual pressure | City/County | 2011-2013 | \$35,780.25 | SPLOST IV |
| Tifton/Eldorado Road South | City/County | 2012-2013 | \$572,500.16 | SPLOST IV |
| Tifton/Eldorado Road North | City/County | 2012-2013 | \$284,000.06 | SPLOST IV |
| Brookfield & Vanceville System | City/County | 2013-2015 | \$1,497,505.83 | TBD |
| Brighton Road & forest Lakes Subdivision Water services to rapidly developing residential area. | City/County | 2013-2016 | \$1,788,900.17 | TBD |
| Chula Expansion New water system for residential and | City/County | 2014-2017 | \$5,473,360.95 | TBD |

| | | | | |
|--|-------------|-----------|-----------------------------------|-----------|
| industrial area in northern Tift County | | | | |
| Omega Expansion | | 2015-2017 | \$2,234,575.24 | TBD |
| North West Expansion | | 2015-2018 | \$1,509,195.86 | TBD |
| Wastewater System: | | | | |
| Capital Extension of Wastewater Collection System | City/County | 2009-2011 | \$2,500,000 | SPLOST IV |
| Infiltration Inflow Projects of existing lines | City/County | 2010-2012 | \$2,930,000 | SPLOST IV |
| Capital Improvements to Tifton Regional Wastewater Treatment Complex | City/County | 2011-2013 | \$1,010,000 | SPLOST IV |
| Retirement of GEFA II and III Debts | City/County | 2009-2008 | \$5,000,000 | |
| Solid Waste: | | | | |
| Landfill equipment replacement: new scale house inert landfill, Upgrade Scales, new Truck | City/County | 2009 | \$408,000 (less trade in values) | |
| New service truck & 10 roll off bins | City/County | 2010 | \$60,000 | |
| Start D&O Plans for remaining Landfill area | City/County | 2010 | \$200,000 | |
| Grinder for inert Landfill | City/County | 2011 | \$370,000 | |
| Equipment Replacement (Compacter, Back Hoe & D-6 Cat) | City/County | 2012-2017 | \$1,434,000 (less some trade ins) | |

| Short Term Work Program City of Ty Ty | | | | |
|--|------------------------------|-------------------|-----------------------|--------------------------------|
| Capital Improvement Project | Responsible Party | Time Frame | Projected Cost | Proposed Funding Source |
| Planning | | | | |
| Annually re-evaluate the city of Ty Ty Short-Term Work Program | Tift County/RDC | 2009-2013 | | |
| Historic Resources | | | | |
| Continue to support the rehabilitation of historic structures within the downtown Ty Ty Character area | Ty Ty, RDC | 2008-2012 | | City of Ty Ty |
| Economic Development | | | | |
| Support of Chamber of Commerce and Development Authority | City, County, State, Private | 2008-2013 | | |

| | | | | |
|--|------------------------------|-----------|--------------|-----------------------|
| Continuation of expansion of new industry AND existing business and industry | City, County, State, Private | 2008-2013 | | |
| Community Facilities & Services | | | | |
| Construction of Sidewalk System | City of Ty Ty | 2008-2013 | TBD | TBD |
| Addition of Traffic Light at the intersection of US-82 and Church Street | City of Ty Ty | 2008-2013 | TBD | TBD |
| Public Water System: | | | | |
| | | | | |
| Sewer Upgrades and Replacements | City of Ty Ty | 2009-2011 | \$500,000 | SPLOST, City of Ty Ty |
| Watershed Study | City of Ty Ty | 2009-2010 | TBD | |
| Smaller Water lines replaced with larger lines | City of Ty Ty | 2010-2012 | TBD | SPLOST, City of Ty Ty |
| Filtration System added to wastewater treatment facility | City of Ty Ty | 2010-2013 | \$1,5000,000 | SPLOST, City of Ty Ty |
| Additional Fire Hydrants | City of Ty Ty , TCFD | 2011-2013 | TBD | SPLOST, City of Ty Ty |
| Additional Well & Storage Tank | City of Ty Ty | 2012-2013 | TBD | TBD |

| Short Term Work Program City of Omega | | | | |
|--|------------------------------|-------------------|-----------------------|--------------------------------|
| Capital Improvement Project | Responsible Party | Time Frame | Projected Cost | Proposed Funding Source |
| Planning | | | | |
| Annually re-evaluate the City of Omega County Short-Term Work Program | Tift County/RDC | 2009-2013 | | |
| Historic Resources | | | | |
| Prepare a citywide historic resources survey | Omega, SHPO, RDC | 2011-2012 | \$5,000 | City of Omega |
| Continue to support the rehabilitation of historic structures within the Downtown Omega Character Area | Omega, RDC | 2009-2013 | | |
| Economic Development | | | | |
| Support of Chamber of Commerce and Development Authority | City, County, State, Private | 2009-2013 | | |
| Continuation of expansion of new industry AND existing business and industry | City, County, State, Private | 2009-2013 | | |

| Transportation | | | | |
|---|----------------------------|-----------|-------------|------------------------------------|
| Paving of all unpaved roads in City of Omega | City of Omega | 2009-2012 | | CDBG, City of Omega |
| Sidewalk improvements along US 319 | City of Omega | 2009-2012 | \$502,613 | CDBG, City of Omega |
| Community Facilities & Services | | | | |
| <i>Governmental Buildings:</i> | | | | |
| Addition to Community House (city owned Club House) | City of Omega | 2010-2012 | TBD | TBD |
| Construction of Shelter over tennis courts for use in pepper festival | City of Omega | 2011-2013 | TBD | TBD |
| Addition to Omega City Hall | City of Omega | 2012-2013 | TBD | TBD |
| <i>Fire Protection:</i> | | | | |
| Full time Fire protection in Omega | City of Omega, Tift County | 2012-2014 | TBD | Tift County, SPLOST, City of Omega |
| <i>Emergency Medical Services:</i> | | | | |
| Full time EMS in Omega | City, County | 2012-2014 | TBD | Tift County, SPLOST, City of Omega |
| <i>Public Water System:</i> | | | | |
| Expand Sewer Treatment Plant- Additional Spray field and Upgrade Pumping Stations | City of Omega | 2011-2015 | \$1,700,000 | SPLOST, CDBG, City of Omega |
| Addition of Elevated storage tank for well # 3 | City of Omega | 2012-2014 | TBD | TBD |
| <i>Parks and Recreation:</i> | | | | |
| Improve/Resurface Walking Track | City of Omega | 2010-2012 | TBD | City of Omega, SPLOST |

7. Report of Accomplishments

• TIFT COUNTY FIVE YEAR SHORT-TERM WORK PROGRAM

(Fiscal Year July 1, 1998 – June 30, 2003)

| PROJECTS | Estimated Cost/ Responsibility | SFY 98 | SFY 99 | SFY 00 | SFY 01 | SFY 02 | SFY 03 | ROA |
|--|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------------|
| 1.1.1 PLANNING | | | | | | | | |
| Annually re-evaluate the Tift County Short-Term Work Program | County | * | * | * | * | * | * | YES |
| Participate in all mediation/amendments to the 2010 Greater Tift County Comprehensive Plan | County & Cities | * | * | * | * | * | * | YES |
| Prepare all grant/loan applications (CDBG, EDA, RD, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority | County | * | * | * | * | * | * | YES |
| Prepare plans for a recycling center for bulk glass/storage | County, \$1.2 SPLOST | | * | | | | | YES |
| Begin preparation of drainage basin studies | County, \$15,000 | | * | | | | | YES |
| HISTORIC RESOURCES | | | | | | | | |
| Participate with cities to prepare a countywide historic resources inventory | County, Cities, SHPO, RDC, \$8,000 | | | * | * | | | YES |
| 1.1.2 POPULATION AND HOUSING | | | | | | | | |
| ECONOMIC DEVELOPMENT | | | | | | | | |
| Continue to foster all Chamber of Commerce priorities by promoting infill development in existing industrial parks | County, Cities, State, Private | * | * | * | * | * | | YES |
| Continue to support the IDA efforts to prepare financial packages for existing and new businesses/industries in Greater Tift County | County, Cities, State, Private | * | * | * | * | * | | YES |

Greater Tift County 2028 Comprehensive Plan – Community Agenda

| PROJECTS | Estimated Cost/ Responsibility | SFY 98 | SFY 99 | SFY 00 | SFY 01 | SFY 02 | SFY 03 | ROA |
|--|-----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----|
| 1.1.3 LAND USE | | | | | | | | |
| Code and ordinance changes will address the environmentally sensitive resources, namely, wetlands, groundwater recharge areas, and protected river corridors, identified in Part I of the Comprehensive Plan | County, RDC | * | * | | | | | YES |
| Prepare groundwater recharge area strategies and implementing ordinance amendments | County, RDC | * | * | | | | | YES |
| Adopt and enforce a land subdivision ordinance | County, RDC | * | | | | | | YES |
| Digitize floodplain & groundwater recharge area maps and add to county GIS database | County, RDC | * | * | | | | | YES |
| Continue to amend the zoning ordinance to implement the Tift County Future Land Use Plan | County | * | | | | | | O/G |
| 1.1.3.1 TRANSPORTATION | | | | | | | | |
| Update the Airport Master Plan and schedule improvements | County/City/FAA \$10-30,000 | | * | * | | | | O/G |
| I-75 widening from existing six-lane north/south into Turner and Cook Counties | Federal/State/DOT | | | | * | | | O/G |
| CR 108 Rigdon-Altman Roads resurfacing | County, SPLOST \$144,000 | | * | | | | | YES |
| CR 89 Old Isabella-Nashville reconstruction/paving | County, SPLOST, \$250,000 | | | * | | | | |
| CR 298 Golden Road Extension resurfacing | County, CDBG, \$140,000 | | | * | | | | YES |
| CR 9 Paulk Road resurfacing | County, SPLOST \$270,000 | | | * | | | | |
| CR 544 Duane Drive resurfacing | County, SPLOST \$77,000 | | * | | | | | |
| CR 574 Landmark Church Road resurfacing | County, SPLOST \$27,000 | | * | | | | | |

Greater Tift County 2028 Comprehensive Plan – Community Agenda

| PROJECTS | Estimated Cost/ Responsibility | SFY 98 | SFY 99 | SFY 00 | SFY 01 | SFY 02 | SFY 03 | ROA |
|---|-----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----|
| Design and prepare engineering plans for needed structures for an “inner” and “outer” perimeter road system identified in the Tift County/Tifton Future Land Use & Thoroughfare Plans | County/Tifton Ga. DOT | * | * | * | * | * | * | O/G |
| COMMUNITY FACILITIES & SERVICES | | | | | | | | |
| Governmental Buildings: | | | | | | | | |
| Construct a civic and convention center | County, \$4.9M SPLOST | | | | | * | | |
| Construct a new animal shelter | County, \$200,000 | | | * | | | | YES |
| Renovate and add an elevator to the Courthouse | County, \$800,000 SPLOST | | * | | | | | YES |
| Remodel and create functional offices in the Pickett Building (Health Center) | County, \$1.5M | | | * | | | | YES |
| 1.1.3.2 Fire Protection: | | | | | | | | |
| Continue to install dry hydrants for private parties at their cost and jointly use/maintain for fire protection purposes | County/Private | * | * | * | * | * | * | O/G |
| Complete the expansion of the fire station at Chula | County, SPLOST \$18,000 | | | * | | | | YES |
| Emergency Medical Services: | | | | | | | | |
| Construct a new EMS headquarters building and an expansion at the Northside station | County, \$60,000 SPLOST | | | * | | | | YES |
| Public Water System: | | | | | | | | |
| Conduct a water system evaluation study by a consulting engineer to ascertain needs, deficiencies, & a schedule of additions and improvements | County, GF, \$20- 40,000 | | | * | | | | YES |
| Continue to loop dead-end lines | County, \$5- 10,000/Y | * | * | * | | | | O/G |
| Brookfield & Eldorado tank replacements will depend on water system evaluation study | County, \$500,000 | | | * | * | | | O/G |
| Recreation: | | | | | | | | |

Greater Tift County 2028 Comprehensive Plan – Community Agenda

| PROJECTS | Estimated Cost/ Responsibility | SFY 98 | SFY 99 | SFY 00 | SFY 01 | SFY 02 | SFY 03 | ROA |
|--|---------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----|
| Construct a multi-purpose activity building | County, \$2.5M SPLOST | | | | | * | | YES |
| Add dressing rooms, concession stand and other facilities to the Amphitheater in Friendly City Park | County, \$100,000 SPLOST | | * | | | | | O/G |
| Provide outdoor lighting at the Hamilton Complex Field No. 6 | County, \$55,000 SPLOST | | * | | | | | YES |
| Provide outdoor lighting in Friendly City Park's soccer fields, and add restrooms and a concession stand | County, \$100,000 SPLOST | | * | * | * | | | YES |
| Purchase additional recreational land adjacent to Friendly City Park and City Recreation Park as land and funds become available to meet future population needs | County, City, SPLOST \$50,000/Y | | * | * | * | * | | O/G |
| Intergovernmental Coordination: | | | | | | | | |
| Coordinate with all cities in the preparation of a Service Delivery Strategy, according to the guidelines of the Service Delivery Strategy Act (H.B. 489) | County/Cities/RDC | * | * | | | | | YES |

• CITY OF TIFTON FIVE-YEAR SHORT-TERM WORK PROGRAM
(Federal Fiscal Year October 1 – September 30)

| PROJECTS | Estimated Cost/ Responsibility | FY 98 | FY 99 | FY 00 | FY 01 | FY 02 | FY 03 | ROA |
|--|-----------------------------------|----------|----------|----------|----------|----------|----------|-----|
| 1.1.4 PLANNING | | | | | | | | |
| Annually re-evaluate the Tifton Short-Term Work Program | City | * | * | * | * | * | * | O/G |
| Participate in any mediation/ amendments to the 2010 Greater Tift County Comprehensive Plan | City & County | * | * | * | * | * | * | YES |
| Prepare all grant/loan applications (CDBG, EDA, GEFA) after conducting a needs assessment and public hearing to ascertain which project has the highest priority | City | * | * | * | * | * | * | O/G |
| HISTORIC RESOURCES | | | | | | | | |

Greater Tift County 2028 Comprehensive Plan – Community Agenda

| PROJECTS | Estimated Cost/ Responsibility | FY 98 | FY 99 | FY 00 | FY 01 | FY 02 | FY 03 | ROA |
|---|---|----------|----------|----------|----------|----------|----------|-----|
| Nominate historic residential districts to National Register of Historic Places | Tifton Historic Preservation Commission | | | | * | * | * | YES |
| Update Tifton’s historic resources survey | City, SHPO, RDC \$8-10,000 | | | * | * | | | YES |
| 1.1.5 POPULATION AND HOUSING | | | | | | | | |
| Continue to upgrade housing conditions through the CDBG Programs in a partnership with Habitat for Humanity | City | | * | | * | | * | YES |
| 1.1.6 ECONOMIC DEVELOPMENT | | | | | | | | |
| Continue to foster all Chamber of Commerce priorities by promoting infill in existing and expanded industrial parks | City, County, State, Private | * | * | * | * | * | * | YES |
| Continue to support the IDA efforts to prepare financial packages for existing and new businesses and industries for Greater Tift County | City, County, State, Private | * | * | * | * | * | * | YES |
| 1.1.7 LAND USE | | | | | | | | |
| Code and ordinance changes will address the environmentally sensitive wetland resources identified in Part I of the Comprehensive Plan | City | * | * | | | | | YES |
| Adopt subdivision regulations | City, RDC, \$3,000 | * | * | | | | | YES |
| Continue to amend the zoning ordinance to implement the Tifton Future Land Use Plan | City | * | * | * | * | * | * | YES |
| Coordinate with Tift County on developing land usage/density scenario for the area from the existing city limits west to the Little River | City/County | * | * | | | | | YES |
| On the west side of Tifton re-evaluate water/sewer services master plan based on less than projected build-out scenario | City | * | | | | | | YES |

Greater Tift County 2028 Comprehensive Plan – Community Agenda

| PROJECTS | Estimated Cost/ Responsibility | FY 98 | FY 99 | FY 00 | FY 01 | FY 02 | FY 03 | ROA |
|--|-----------------------------------|----------|----------|----------|----------|----------|----------|-----|
| Amend urban and rural service area boundaries to support and guide development according to adopted water/sewer mast plans and capital funding program strategies | City, RDC | | * | | | | | YES |
| Digitize local floodplain maps and add to city GIS database | City | | * | * | | | | YES |
| 1.1.8 COMMUNITY FACILITIES & SERVICES | | | | | | | | |
| Governmental Buildings: | | | | | | | | |
| Prepare plans for the construction of a Law Enforcement Center (Tifton Police Department and Municipal Court) | City, \$2.1M SPLOST | | * | * | | | | YES |
| Fire Protection: | | | | | | | | |
| Complete construction of new fire station No. 1 and No. 3 by May, 1998 and June, 1998 | City, SPLOST \$1,055,819 | * | | | | | | YES |
| Prepare plans to construct a city fire training center | City, \$250,000 SPLOST | | * | | | | | YES |
| Public Water: | | | | | | | | |
| Annually update water system data base | City | * | * | * | * | * | * | O/G |
| Continue to phase improvements to the satellite water systems, namely Pebble Brook, North Gate Lake, and Forest Lake | City, GEFA, SPLOST \$2,073,600 | * | * | * | * | * | * | YES |
| Continue to loop water lines and tie into wells and storage tanks | City, SPLOST \$25- 50,000 | * | * | * | * | * | * | O/G |
| Public Sewer: | | | | | | | | |
| Re-evaluate system improvements after completion of the infiltration/inflow study, to determine if/when the Tri-County Gas Road interceptors need to be completed | City SPLOST | * | * | * | | | | YES |
| Re-evaluate the western fringe interceptor sewer plan; begin construction of Phase I which includes a new lift station, rehab of existing I-75 Lift Station and other improvements | City \$700,000 SPLOST | * | * | * | | | | YES |
| Streets and Roads: | | | | | | | | |

Greater Tift County 2028 Comprehensive Plan – Community Agenda

| PROJECTS | Estimated Cost/ Responsibility | FY 98 | FY 99 | FY 00 | FY 01 | FY 02 | FY 03 | ROA |
|---|--------------------------------------|----------|----------|----------|----------|----------|----------|-----|
| Design and prepare engineering plans for needed structures to develop an Inner Perimeter road system identified on Maps III-2 & III-3 in the Tifton/Tift County Future Land Use Plans | City, County, GA DOT | * | * | * | | | | |
| Prepare plans for southern by-pass | County/GADOT | | * | * | | | | YES |
| Prepare plans for northern by-pass | City/CO./GA DOT | | | | * | * | | YES |
| Prepare plans to widen Virginia Drive | City/GA DOT | | | * | * | | | YES |
| Pave Dirt Streets per priority schedule | City SPLOST \$180,883/Y | * | * | * | * | * | * | O/G |
| Widen GA 125 north from 20 th Street to 40 th Street | City, GA DOT \$125,000 | * | * | | | | | YES |
| Update 7 traffic signals and provide curb handicapped ramps in central business district area | City, GA DOT \$7,678 City cost | * | * | | | | | YES |
| Continue to construct sidewalks adjacent to public schools in Tifton, Omega, and Tift County | \$200,000 Cities/County GA DOT | * | * | * | * | | | YES |
| Widen to five lanes Seventh Street between Magnolia Drive and Central | City, GA DOT | | | * | | | | YES |
| Natural Gas: | | | | | | | | |
| Renovate the Natural Gas Utility Department building complete with offices, and provide facilities to sell and service all gas appliances | City, \$25,000 | | * | | | | | |
| Annually update gas system database | City | * | * | * | * | * | * | |
| Storm Drainage System: | | | | | | | | |
| Prepare Comprehensive Drainage Plan | City/County \$30,000 | * | * | | | | | |
| Construct improvements to N. Central drainage basin | City \$1.2M SPLOST | * | * | | | | | |
| Construct detention pond | City \$1.6M SPLOST | | * | | | | | |
| Telecommunication System: | | | | | | | | |
| Construct a city-wide fiber-optic telecommunications system capable of providing cable television and internet service | City, IDA \$7M bonds | | | * | * | | | YES |

- CITY OF OMEGA FIVE-YEAR SHORT-TERM WORK PROGRAM
(Calendar Fiscal Year January 1 – December 31)

| PROJECTS | Estimated Cost/Responsibility | CFY 98 | CFY 99 | CFY 00 | CFY 01 | CFY 02 | CFY 03 | ROA |
|---|-------------------------------|--------|--------|--------|--------|--------|--------|-----|
| PLANNING | | | | | | | | |
| Annually re-evaluate the Omega Short Term Work Program | City | * | * | * | * | * | | O/G |
| Participate in all updates to the "2010 Greater Tift County Comprehensive Plan" | City & County | * | * | * | * | * | | YES |
| Prepare all grant/loan applications (CDBG, EDA, RD, GEFA) after conducting a needs assessment and public hearing to ascertain which project has the highest priority | City | * | * | * | * | * | | O/G |
| Continue to support a countywide planning commission and provide representation | City | * | * | * | * | * | | O/G |
| 1.1.9 HISTORIC RESOURCES | | | | | | | | |
| Continue to promote the restoration of structure within the Omega Downtown Activity Center | City/Private | * | * | * | * | * | | O/G |
| Prepare an in-depth infrastructure (streets, parking, curb and gutter, overhead electric, etc.) improvement study, which compliments previous downtown structural and canopy beautification programs | City, DNR SHPO, RDC | * | * | | | | | NO |
| 1.1.10 POPULATION AND HOUSING | | | | | | | | |
| 1.1.11 ECONOMIC DEVELOPMENT | | | | | | | | |
| 1.1.12 LAND USE | | | | | | | | |
| Code and ordinance changes will address the environmentally sensitive resources, namely floodplains, wetlands, groundwater recharge areas, prime agricultural and forest lands, scenic views, sites and historic resources identified in Part I | City | * | * | * | * | * | | YES |
| Prepare, adopt and enforce a land subdivision ordinance | City, RDC \$2,500 | * | * | | | | | YES |
| COMMUNITY FACILITIES AND | | | | | | | | |

Greater Tift County 2028 Comprehensive Plan – Community Agenda

| PROJECTS | Estimated Cost/Responsibility | CFY 98 | CFY 99 | CFY 00 | CFY 01 | CFY 02 | CFY 03 | ROA |
|--|-------------------------------|--------|--------|--------|--------|--------|--------|-----|
| SERVICES | | | | | | | | |
| Public Sewer: | | | | | | | | |
| Conduct a sanitary sewer system evaluation which includes infiltration/inflow studies, and treatment capacity, note existing deficiencies and proposed corrective measures | City, GF \$10-20,000 | * | * | * | | | | YES |
| Recreation: | | | | | | | | |
| Develop a paved walking track within Joe Warren Park after plan designs, cost estimates and funding sources have become available | City/GF \$10,000 | * | | | | | | YES |
| Transportation: | | | | | | | | |
| Request Tift County to pave the following roads: Ulm Street, (part) of Oak Street, Meders Drive, Brooks Drive, Watson Circle, Turner Drive | County, Ga. DOT, CDBG | * | * | | | | | O/G |
| Prepare request for bid on the following vehicles: one dump truck, one police car, one garbage truck | City SPLOST \$174,750 | * | * | * | * | * | | YES |
| Seek funding assistance to construct a sidewalk on Cedar Street from U.S. 319 to College Avenue | City/GA DOT | | * | | | | | NO |

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-
- CITY OF TY TY FIVE-YEAR SHORT-TERM WORK PROGRAM
(Calendar Fiscal Year Jan. 1 – Dec. 31)

| PROJECTS | Estimated Cost/Resp. | CFY 98 | CFY 99 | CFY 00 | CFY 01 | CFY 02 | CFY 03 | ROA |
|---|----------------------|--------|--------|--------|--------|--------|--------|-----|
| PLANNING | | | | | | | | |
| Annually re-evaluate the Ty Ty Short-Term Work Program | City | * | * | * | * | * | * | O/G |
| Participate in any mediation/ amendments to the 2010 Greater Tift County Comprehensive Plan | City & County | * | * | * | * | * | * | YES |

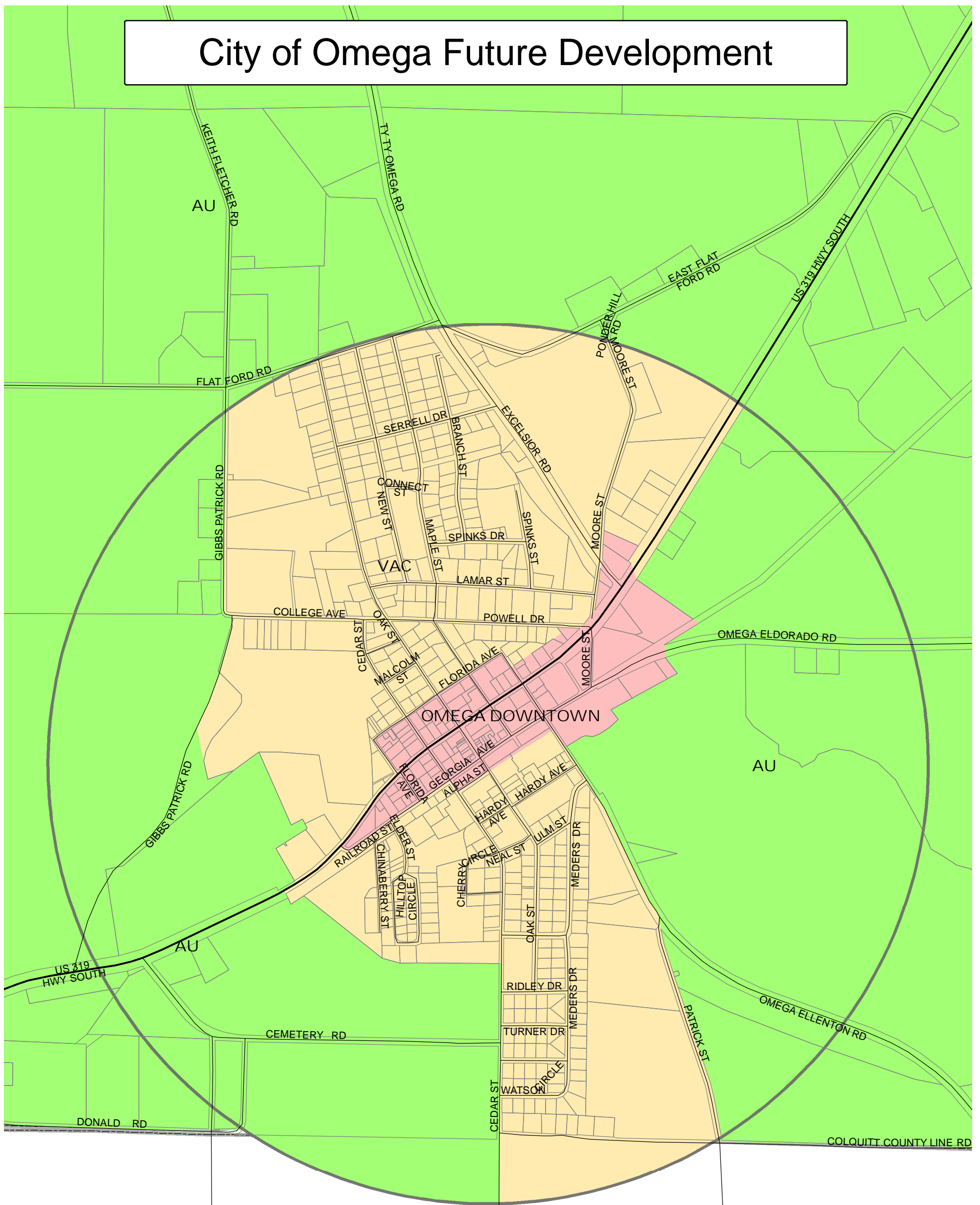
Greater Tift County 2028 Comprehensive Plan – Community Agenda

| PROJECTS | Estimated Cost/Resp. | CFY 98 | CFY 99 | CFY 00 | CFY 01 | CFY 02 | CFY 03 | ROA |
|---|---------------------------------|--------|--------|--------|--------|--------|--------|-----|
| Prepare grant/loan applications (CDBG, EDA, FmHA) after conducting a needs assessment and public hearing to ascertain which project has the highest priority | City | | * | * | * | * | * | YES |
| Petition to join the countywide planning commission and provide representation | City | * | * | * | * | * | * | YES |
| HISTORIC RESOURCES | | | | | | | | |
| Continue to promote the restoration of structures within the Ty Ty Downtown Activity Center | City, SHPO | * | * | * | * | * | * | O/G |
| POPULATION AND HOUSING | | | | | | | | |
| ECONOMIC DEVELOPMENT | | | | | | | | |
| LAND USE | | | | | | | | |
| Code and ordinance changes will address the environmentally sensitive resources, namely floodplains, wetlands, groundwater recharge areas, prime farmland and forest lands, scenic view, sites and historic resources, identified in Part I | City | * | * | * | * | * | * | YES |
| Prepare, adopt and enforce a subdivision control ordinance | City, RDC \$2,500 | | * | | | | | YES |
| Adopt proposed zoning ordinance text and map | City, RDC \$5,000 DCA Part 3 | * | | | | | | YES |
| Continue an interlocal agreement with Tift County to enforce the Ty Ty Building Code | City, County | * | * | * | * | * | * | O/G |
| 1.1.13 COMMUNITY FACILITIES AND SERVICES | | | | | | | | |
| Public Water: | | | | | | | | |
| Phase an annual program to repair water distribution and storage system | City, \$2,000/Y | * | * | * | * | * | * | YES |
| Public Sewer: | | | | | | | | |
| Implement the first phase of sanitary sewer system improvements | City \$300,000 GEFA | * | * | | | | | YES |
| Seek grant/loan assistance to annually address sanitary sewer system improvements | City | | | * | | * | * | YES |

Greater Tift County 2028 Comprehensive Plan – Community Agenda

| PROJECTS | Estimated Cost/Resp. | CFY 98 | CFY 99 | CFY 00 | CFY 01 | CFY 02 | CFY 03 | ROA |
|----------------------------------|-----------------------------|--------|--------|--------|--------|--------|--------|-----|
| Government Buildings: | | | | | | | | |
| Rehabilitate the Ty Ty City Hall | City \$100,000 SPLOST | | | | * | * | | YES |

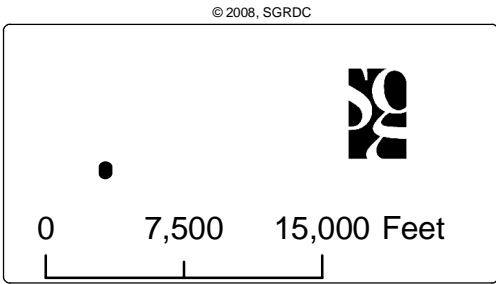
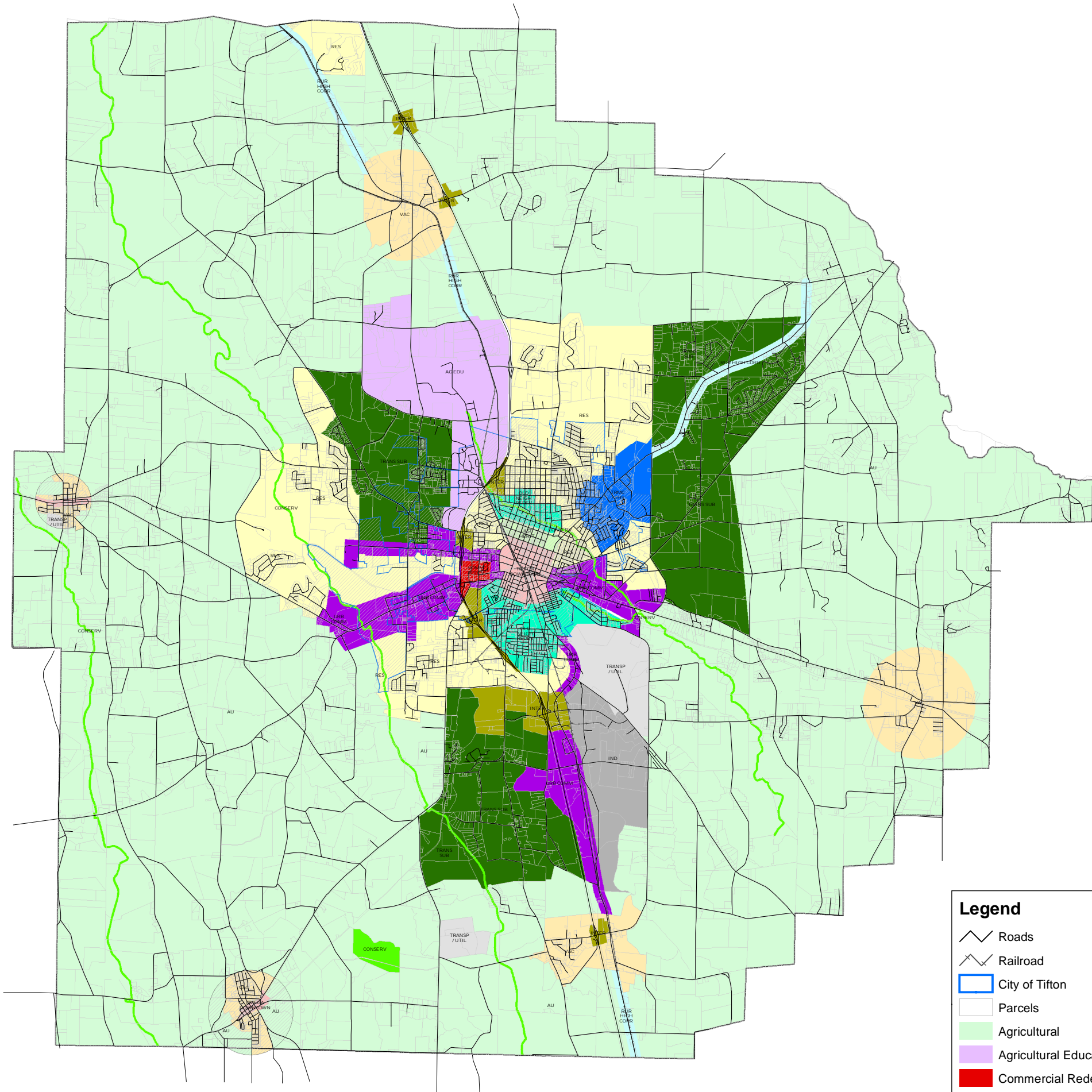
City of Omega Future Development



Legend

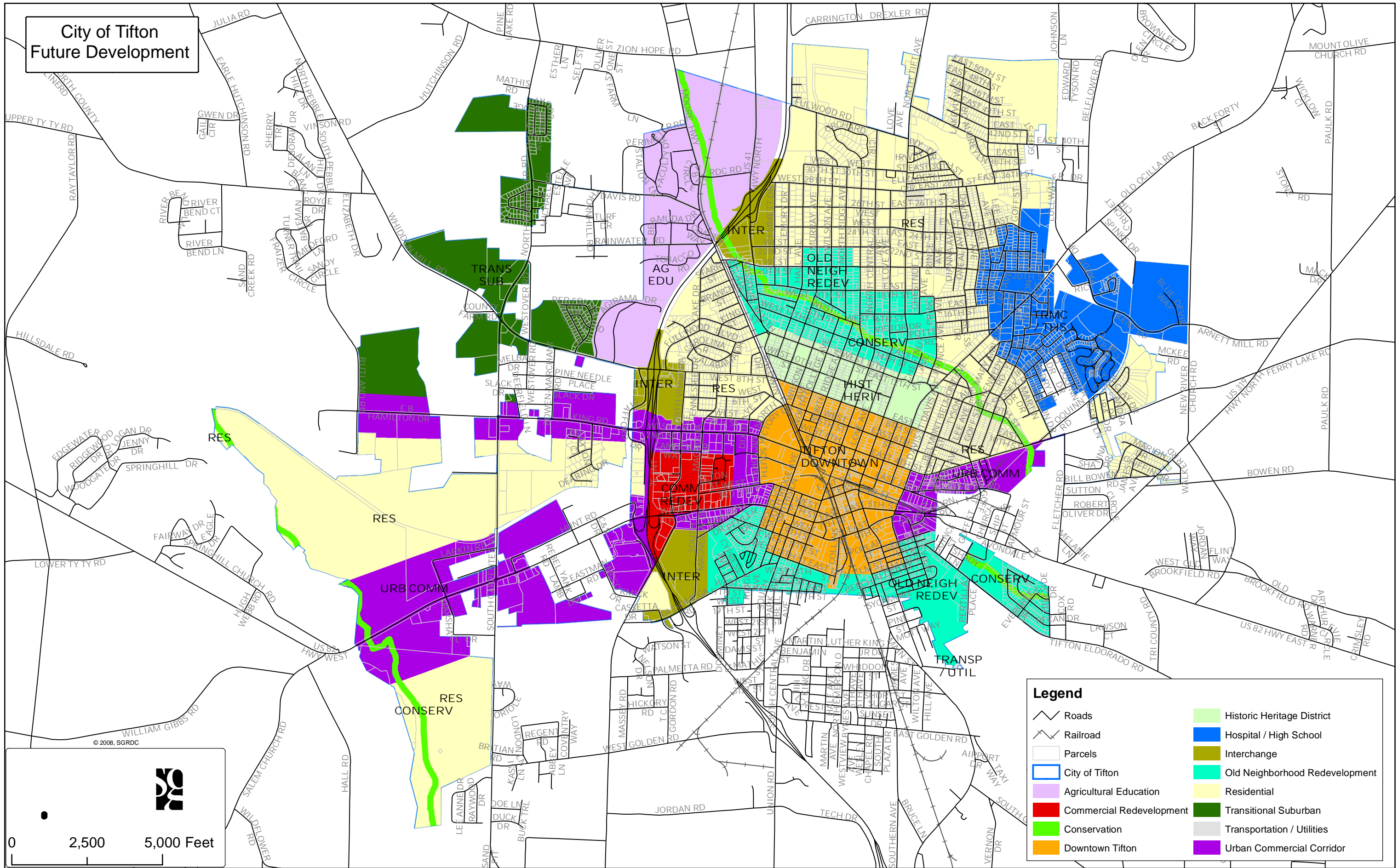
- Roads
- State Roads
- Tift County Parcels
- Agricultural
- City of Omega Downtown (Main S
- Village Activity Center
- County Boundary

Tift County Future Development



| Legend | | | | | |
|--------|--------------------------|--|--------------------------------|--|----------------------------|
| | Roads | | Downtown Tifton | | Residential |
| | Railroad | | Downtown Omega | | Rural Highway Corridor |
| | City of Tifton | | Downtown Ty Ty | | Transitional Suburban |
| | Parcels | | Historic Heritage District | | Transportation / Utilities |
| | Agricultural | | Hospital / High School | | Urban Commercial Corridor |
| | Agricultural Education | | Industrial | | Village Activity Center |
| | Commercial Redevelopment | | Interchange | | |
| | Conservation | | Old Neighborhood Redevelopment | | |

City of Tifton Future Development



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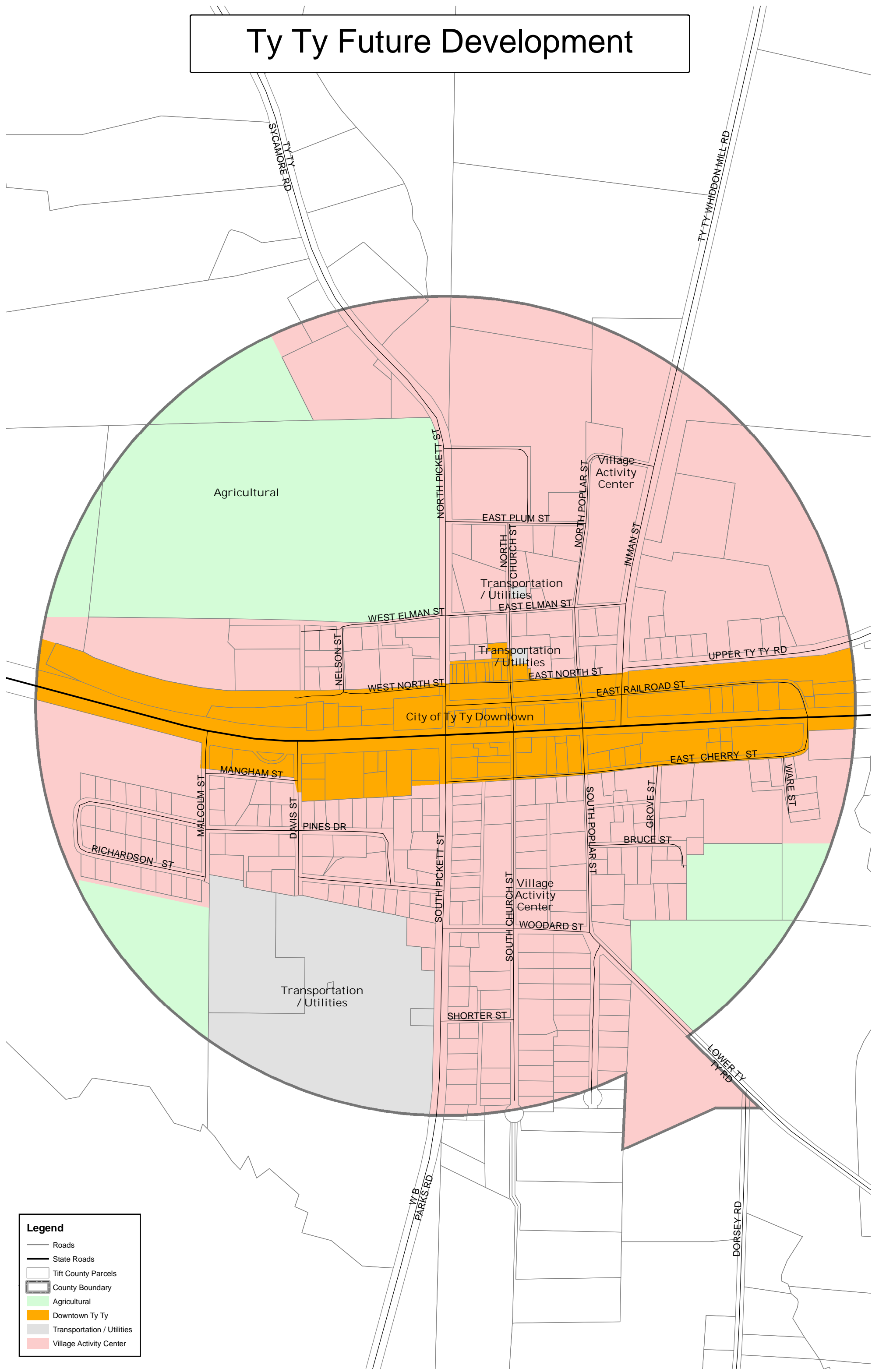


0 2,500 5,000 Feet

Legend

| | | | |
|--|--------------------------|--|--------------------------------|
| | Roads | | Historic Heritage District |
| | Railroad | | Hospital / High School |
| | Parcels | | Interchange |
| | City of Tifton | | Old Neighborhood Redevelopment |
| | Agricultural Education | | Residential |
| | Commercial Redevelopment | | Transitional Suburban |
| | Conservation | | Transportation / Utilities |
| | Downtown Tifton | | Urban Commercial Corridor |

Ty Ty Future Development



Legend

- Roads
- State Roads
- Tift County Parcels
- ▭ County Boundary
- Agricultural
- Downtown Ty Ty
- Transportation / Utilities
- Village Activity Center

CITY OF TIFTON SEWER SYSTEM

Legend

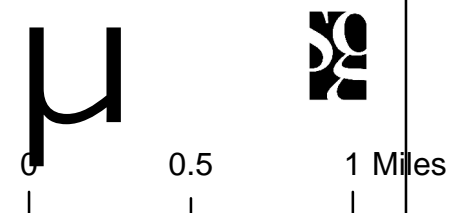
- Roads
- +— Railroad

Sewer Lines Diameter

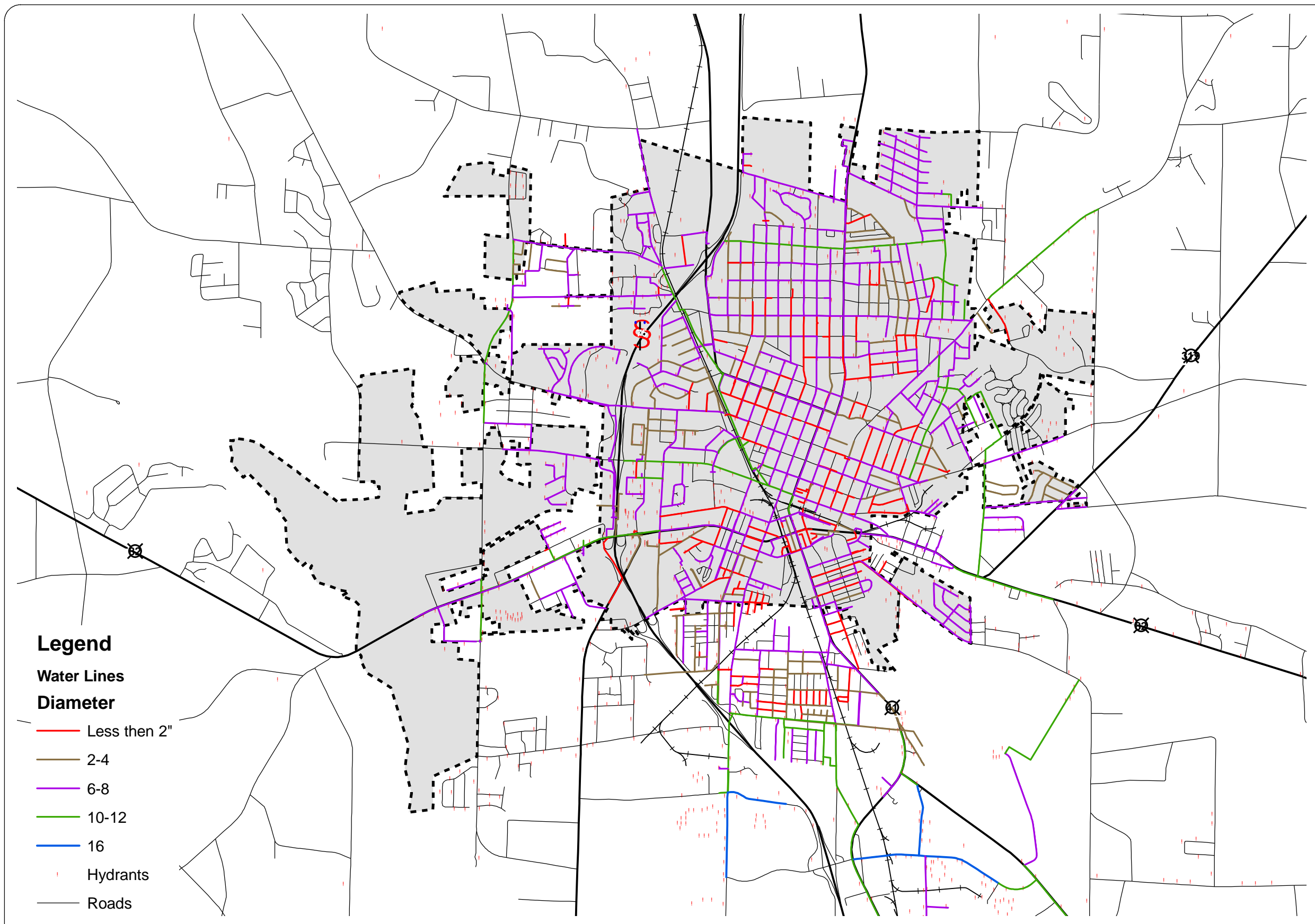
- 2 - 6
- 8 - 10
- 12 - 15
- 18 - 21
- 30 - 46

- City Limits

Source: City of Tifton Sewer Dept, 2008
Maps: South Georgia Regional Development Center - GIS, 2008
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CITY OF TIFTON WATER SYSTEM

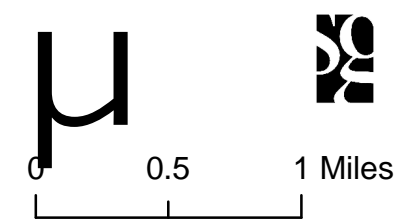


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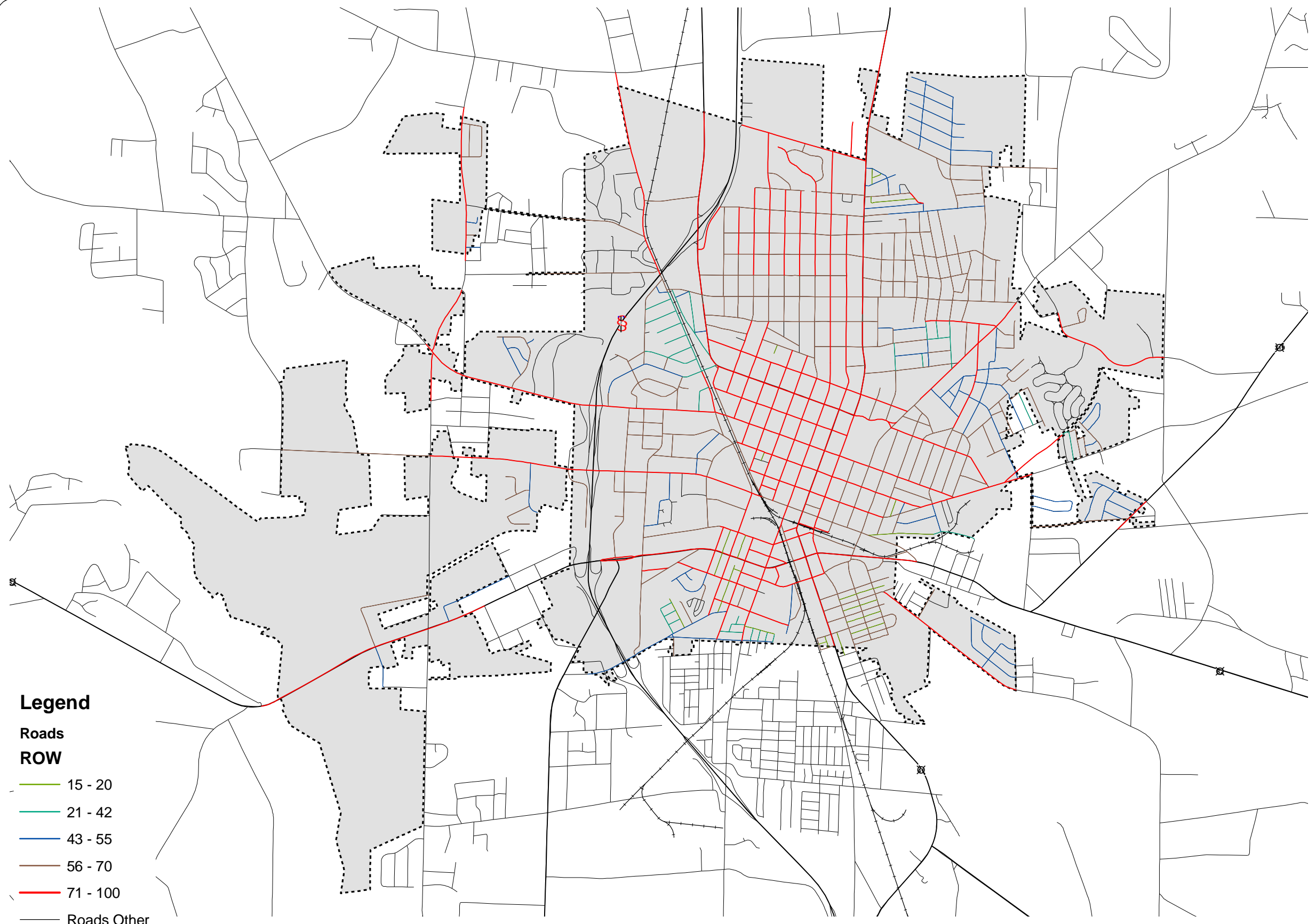
Water Lines Diameter

-  Less than 2"
-  2-4
-  6-8
-  10-12
-  16
-  Hydrants
-  Roads
-  Railroad
-  City Limits

Source: City of Tifton Water Dept, 2008
Maps: South Georgia Regional Development Center - GIS, 2008
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CITY OF TIFTON
RIGHT OF WAY MAP



Legend

Roads

ROW

-  15 - 20
-  21 - 42
-  43 - 55
-  56 - 70
-  71 - 100

 Roads Other

 Railroad

 City Limits

Source: City of Tifton Engineering Dept, 2008
Maps: South Georgia Regional Development Center - GIS, 2008
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