

2023 Joint Comprehensive Plan Update Tift County & The Cities of Omega and Ty Ty



(Adopted on April 10, 2023)

Prepared for:
Tift County and the Cities of Omega, and Ty Ty
By:

Contents

I. Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning.....	4
1. Introduction.....	4
2. Community Involvement.....	4
3. Identification of Stakeholders.....	5
4. Identification of Participation Techniques	5
5. Conduct Participation Program.....	6
6. Consideration of Regional Water Plan and Environmental Planning Criteria.....	9
Chapter 391-3-16, Rules for Environmental Planning Criteria	12
II. PLAN ELEMENTS	12
1. COMMUNITY GOALS, VISION, AND HISTORY	12
2. NEEDS AND OPPORTUNITIES	16
NATURAL RESOURCES.....	16
CULTURAL RESOURCES	17
ECONOMIC DEVELOPMENT	18
HOUSING.....	19
LAND USE	20
TRANSPORTATION	21
COMMUNITY FACILITIES AND SERVICES	22
INTERGOVERNMENTAL COORDINATION	23
BROADBAND	23
3. ANALYSIS OF DATA AND INFORMATION.....	25
4. Broadband	27
5. CONSIDERATION OF DCA QUALITY COMMUNITY OBJECTIVES	34
6. COMMUNITY POLICIES.....	37
7. Community Work Program	51
Tift County Report of Accomplishments FY 2019-2023.....	51
City of Omega Report of Accomplishments FY 2019 – 2023	56
City of Ty Ty Report of Accomplishments FY 2019 – 2023.....	58
Tift County 5-Year Community Work Program 2024-2028.....	59
City of Omega 5-Year Community Work Program 2024-2028.....	62
City of Ty Ty 5-Year Community Work Program 2023-2027.....	63
8. Land Use Element	64
AGRICULTURAL CHARACTER AREA.....	64
AGRICULTURAL RESEARCH, EDUCATION, AND EXTENSION PARK CHARACTER AREA	66
CITY OF OMEGA DOWNTOWN CHARACTER AREA	68
CITY OF OMEGA RESIDENTIAL CHARACTER AREA	70
CITY OF TY TY DOWNTOWN CHARACTER AREA	71
CONSERVATION CHARACTER AREA.....	73
HIGH SCHOOL CHARACTER AREA.....	75
INDUSTRIAL CHARACTER AREA.....	77
INTERCHANGE CHARACTER AREA	79
OLD NEIGHBORHOOD REDEVELOPMENT CHARACTER AREA	81
RESIDENTIAL CHARACTER AREA.....	83
RURAL HIGHWAY CORRIDOR CHARACTER AREA	85
URBAN COMMERCIAL CORRIDOR CHARACTER AREA	87
VILLAGE ACTIVITY CENTER CHARACTER AREA	89
Appendix.....	91

Photos on the cover page were taken by SGRC staff

I. Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning

1. Introduction

The 2023 Joint Tift County and Cities of Omega and Ty Ty Comprehensive Plan Update was prepared by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

As required by the Local Comprehensive Planning Standards, the 2013 Tift County and Cities of Omega and Ty Ty Comprehensive Plan Update consist of the following elements:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Land Use Element
(As a community with zoning or land development regulations subject to the Zoning Procedures Law)
- Broadband

The City of Tifton has chosen to develop a separate Comprehensive Plan for the 2023 Update.

2. Community Involvement

All of the required elements have been developed with extensive opportunities for involvement and input from stakeholders throughout the county and cities. The following steps were taken to ensure that this plan reflected the full range of needs and opportunities of the many stakeholders and residents in the county:

- a) An initial Stakeholder Group was identified, including City and County elected and appointed officials, City and County staff, law enforcement, local businesses and industries, the Board of Education, the Tift Area Greenways Association, Chamber of Commerce, Development Authority, and the general public.
- b) Participation techniques were identified. Methods included meetings/workshops, extensive email correspondence, website publication of meeting notices and draft documents, and use of social media.
- c) The initial public kick-off hearing was held on September 12, 2022, at the Tift County Public Safety Complex. It was held to make potential stakeholders and residents aware that the comprehensive plan update and review were now underway, explain the update's purpose, and encourage residents and other stakeholders to participate in the plan update actively.

Three publicly notified informal workshops were held at the Tift County Public Safety Complex. The first workshop was held on September 15, 2022, and consisted of a strength, weaknesses, opportunities, and threats (SWOT) analysis for needs and opportunities applicable to greater Tift County. The second workshop was held on October 20, 2022, to review the policies, and the third workshop was held on November 17, 2022, to review the Land Use Element and the maps.

The Report of Accomplishments and Community Work Program was reviewed with the individual communities for greater customization and applicability, including developing new projects for the next five years.

After each workshop, the suggested revisions were input into the next iteration of the workbook by SGRC staff using notes from the workshops. The new workbook draft was distributed by email to all stakeholders. This was done for each of the workshops. The draft comprehensive plan update was then distributed and added to the SGRC and Tift County's website, with sufficient review time before the transmittal public hearing on February 13, 2023, where the community had a final opportunity to discuss any additional changes with the elected officials before the transmittal of the updated draft comprehensive plan for review by the Department of Community Affairs.

3. Identification of Stakeholders

A comprehensive list of potential stakeholders was gathered with input from the elected officials, department heads, and other concerned citizens. Copies of every meeting's sign-up sheets are included in this plan in the Appendix.

4. Identification of Participation Techniques

The following participation techniques were utilized during the update process:

- Two Public Hearings:
 - Kick-off
 - Transmittal
- Three Listening Sessions/Workshops:
 - Goals, needs, opportunities, and policies
 - Policies and Work Program Report of Accomplishments
 - Land Use Element and Community Work Program
- The Broadband Element was discussed at the workshops.
- Individual meetings to discuss Report of Accomplishments and 5-year community work program
- Extensive e-mail correspondence with stakeholders (notices of meetings, e-mail requests for comments, distribution of revised drafts and final documents)
- Special section on SGRC website as well as County and City Websites

- Dissemination of Information in the newspaper (public notices, advertisements)

5. Conduct Participation Program

A foundational principle the Southern Georgia Regional Commission utilizes in all of its planning projects is public and stakeholder participation from and coordination with multiple and diverse interest groups. All participants were included in the stakeholder group to ensure the broadest buy-in and diversity of input into the comprehensive plan update. Outreach to the public, local governments, economic development authorities, other stakeholders, and interested parties were accomplished through e-mail correspondence, direct communication, the project website, and updates provided at workshops and other group meetings. Public comment opportunities were provided at the public hearing and County Commission meeting.

In addition to the two required public hearings, SGRC held three workshops to discuss several plan elements. The first workshop was used to review the existing goals, needs, opportunities, and policies; in the form of a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis, and also through open discussion, participants updated the list of goals, needs, opportunities, and policies to meet current needs. Copies of the sign-in sheets and public hearing notices are provided in the appendix.

The second workshop discussed the Policies and the Community Work Program. The Report of Accomplishments was developed in individual meetings with the communities and the updated Community Work Program. The participants developed the Community Work Program to include specific action items and projects feasible for the County and Cities to implement should funding be available.

The third workshop was utilized to update the Land Use Element and Maps as desired by the local governments.

Once the plan was drafted, it was distributed to the stakeholders and individual communities for review and approval.

SWOT ANALYSIS
(Strengths, Weaknesses, Opportunities, and Threats)

STRENGTHS
<ol style="list-style-type: none"> 1) Ordinances are in place to address noise. 2) The county has improved the local airport and strengthened and extended the runway. 3) Tift County has adopted a Mobile Home Park strict policy (ordinance). 4) The SGRC operates a public transit program throughout the county. 5) Open land, Little River, several small lakes, and peace and quiet. 6) There are several cultural fairs, such as arts, food, and ethnic. 7) Improving recreation facilities. 8) Major highways. 9) Working with the SGRC. 10) Improving access to broadband services. 11) Milder weather for year-round free outdoor recreation. 12) Culturally slower pace of life, which is attractive to urban dwellers. 13) Crossroads of network highways. 14) Availability of organized recreational sports activities for all ages.
WEAKNESSES
<ol style="list-style-type: none"> 1) More affordable housing is needed. 2) Poor public access to natural resources. 3) There is a need for more green spaces and connectivity between all areas of Tift County. 4) Poor infrastructure for alternative transportation, i.e., walking, biking, and wheelchairs. 5) Still, a portion of the population is underserved with broadband. 6) Lack of recycling options.
OPPORTUNITIES
<ol style="list-style-type: none"> 1) Regenerate the “Adopt A Mile” campaign. 2) Create a reward program for adopting a highway for clean-up. 3) The City of Tifton and Tift County are working on connectivity plans for better connectivity. 4) Research programs to address the unhoused populations. 5) River access. 6) Develop greenways for transportation purposes, connectivity, economic development, and meet-up places for people. 7) Continued growth of broadband access. 8) Encourage the younger demographic population to reside within the community. 9) Development of infrastructure to encourage alternative modes of transportation. 10) Regional collaboration for community facilities.
THREATS
<ol style="list-style-type: none"> 1) Littering is a problem throughout the community. 2) Noise from businesses and industries. 3) Homelessness is a problem that needs to be addressed throughout the communities. 4) Allowing economic development that abuses our natural resources, overextends our ability to service, i.e., electrical, water, sewer, and pollutes the area. 5) Inability to recruit businesses and workers due to insufficient broadband. 6) Declining demographics made up of the aging population. 7) Limited tax bases.

Photos from Workshops



6. Consideration of Regional Water Plan and Environmental Planning Criteria

During the preparation of the Comprehensive Plan Update, the local governments must review both the Regional Water Plan covering its area and the GDNR Rules for Environmental Planning Criteria as laid out in Chapter 391-3-16 to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

Suwannee-Satilla Regional Water Plan

Tift County and the Cities of Omega, and Ty Ty, lie within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2017.

The Suwannee-Satilla Regional Water Plan had identified 13 goals, listed below, to implement its vision of managing water resources sustainably under Georgia's regulated riparian and reasonable use laws to support the state's and region's economy, to protect public health and natural resources, and to enhance the quality of life for all citizens; while preserving the private property rights of Georgia's landowners, and in consideration of the need to improve resource augmentation and efficiency opportunities.



Source: CDM Suwannee-Satilla Regional Water Plan

Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, and industrial water needs, including all agricultural sectors (including agroforestry).
2. Manage ground and surface water to encourage sustainable economic and population growth in the region.
3. Manage the Region's and State's water resources in a manner that preserves and protects private property rights.
4. Ensure an adequate water supply of suitable quality to meet current and future human needs while protecting environmental resources.
5. Identify opportunities to optimize existing and future supplies and water and wastewater infrastructure.
6. Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
7. Protect and manage surface and groundwater recharge areas to ensure sufficient long-term water supplies for the region.
8. Protect, maintain, and, where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
9. Protect and maintain regional water-dependent recreational opportunities.
10. Identify opportunities to manage storm water to improve water quality and quantity.
11. Identify and implement cost-effective water management strategies.
12. Seek to provide economically affordable power and water resource service to all citizens in the region.
13. Identify and implement actions to better measure and share water use data and information.

In addition, the Regional Water Plan has adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include to manage water resources sustainably through the planning period and beyond:

The most significant needs in the Suwannee-Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

Short Term Water Quantity Management Practices (0-10 Years)

1. Utilize surface water and groundwater sources within the available resource capacities
2. Water conservation
3. Data Collection and research to confirm the frequency, duration, severity, and drivers of surface water gaps
4. Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns (1 in 10 years 7- day low flow condition)
5. Encourage sustainable groundwater use as a preferred supply in regions with surface water 7Q10 low flow concerns and adequate groundwater supply
6. Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use to address 7Q10 low flow concerns
8. Evaluate the potential to use existing storage to address 7Q10 low flow concerns
9. Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow concerns

Short-Term Water Quality Management Practices (0 – 10 Years):

1. Point Sources:

- Support and fund the current permitting and waste load allocation process to improve treatment of wastewater and increase treatment capacity
- Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry

2. Non-Point Sources:

- Data collection to confirm source of pollutants and causes; encourage storm water ordinances, septic system maintenance, and coordinated planning
- Ensure funding and support for Best Management Practices Programs by local and state programs, including urban/suburban, rural, forestry, and agricultural Best Management Practices

3. Non-point Source Existing Impairments:

- Total maximum daily load listed streams: Improve data on source of pollutant and length of impairment; Identify opportunities to leverage funds and implement non-point source Best Management Practices

Longer Term (20 – 40 years) water quantity and quality management practices include:

- Improve infiltration and management of wetlands
- Evaluate incentive-based programs to manage, increase, and restore wastewater and stormwater returns
- Identify the potential/feasibility of a multi-purpose reservoir
- Identify the feasibility of regional inter-basin transfer
- Continue wastewater and stormwater master planning

Chapter 391-3-16, Rules for Environmental Planning Criteria

The Environmental Planning Criteria that are part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains, the last of these not applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and the Mountains and River Corridor Protection Act.

The criteria require local governments to identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction.

Some uses may be grandfathered, such as land uses existing before adopting a watershed plan, mining activities permitted by DNR, specific utility placements, unique forestry, or agricultural services.

The Environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors, which shall be incorporated into this comprehensive plan and addressed explicitly and in more detail through local ordinances and land development code regulations.

II. PLAN ELEMENTS

1. COMMUNITY GOALS, VISION, AND HISTORY

The Community Goals Element aims to lay out a road map for Tift County and the Cities of Omega and Ty Ty; to generate local buy-in to the plan and to ensure that the plan is implemented. The goals listed below were initially developed in the previous Comprehensive Plan through several community workshops. The goals are listed by category and not in order of priority. These goals were then reviewed and updated individually during the first workshop of the 2023 Comprehensive Plan update.

Goal 1: NATURAL RESOURCES - To preserve unique natural resources, including soils, rivers, and lakes, to provide for and promote the continued protection of natural resources.

Goal 2: CULTURAL RESOURCES – Protect our unique cultural character and sense of place, including historical sites and special community events.

Goal 3: ECONOMIC DEVELOPMENT – To support a growing and balanced economy that bolsters the community’s position as a regional economic engine, offering high-wage jobs by ensuring a high level of workforce adequacy; and to provide community growth and development, which benefits all segments of the diverse population.

Goal 4: HOUSING – To encourage access to appropriate and affordable housing options for all residents of all income levels.

Goal 5: LAND USE – To guide or direct land development patterns through the planning process to ensure that the County and the Cities anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources.

Goal 6: TRANSPORTATION - To provide a safe, efficient transportation system with various options to meet all residents’ needs, improve connectivity to the state transportation system, and promote efficient infrastructure and transportation facilities to support quality economic development.

Goal 7: COMMUNITY FACILITIES & SERVICES -To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

Goal 8: INTERGOVERNMENTAL COORDINATION -To encourage coordination of planning efforts with other local service providers and, authorities neighboring communities, and state and regional planning agencies.

Goal 9: BROADBAND – To provide digital broadband and communications to meet the current and future needs of residents, businesses, and industry within Tift County and the Cities of Omega and Ty Ty Ty are met.

Vision

Tift County and the Cities of Omega and Ty Ty thrive on having the ambiance of a small community yet offering high-quality employment, affordable housing, superb amenities, and welcoming communities with a sense of individual belonging, accentuated by natural greenway corridors. The community desires to preserve its rich community agricultural and forestry heritage through the preservation of prominent landmarks, and these sites will be of paramount importance to citizens and elected officials. Partnerships between the County and the Cities of Omega and Ty Ty will continue to strengthen, to promote

History

Tift County was created on August 17, 1905, and was named after Henry Harding Tift, who founded Tifton in 1872. It covers an area of 265 square miles in south-central Georgia. An act of the Georgia General Assembly created the county. It was created from sections of Berrien, Irwin, and Worth Counties. In 1905, Georgia did not allow a new county to be named after a living person. Hence, the legislature voted to name the county after Nelson Tift of Albany, Georgia (1810-91), an uncle of Henry Tift. Tift purchased about 65,000 acres of virgin pine in the Wiregrass Region of South Georgia. He established a sawmill and a village for his workers.



marjoriebowers.com



Georgiaencyclopedia.com

Mr. Tift then expanded into the turpentine business and barrel-making operations. His bare timberlands were then turned into farms for cotton, corn, livestock, fruit, tobacco, pecans, and sweet potatoes. In 1888, the Georgia Southern and Florida Railway connected Tift's mill to Atlanta.

Tift provided employment and financial growth opportunities for his flourishing market center by founding the Tifton Cotton Mill, the Bank of Tifton, the growing of fruit, groceries and general merchandise, cottonseed oil, lumber, brick and stone, and several railroads, all essential for the development of a region. Tift also established a model farm north of town and donated a large parcel of acreage for an agricultural experiment station; these enterprises eventually led to the development of Abraham Baldwin College and the Coastal Plain Experiment Station in Tifton.

Tift's civic commitment was most evident in his donation of lands for churches (Methodist, Baptist, and Episcopal) and Fulwood Park and his decades of service as a city

2. NEEDS AND OPPORTUNITIES

The initial Needs and Opportunities were developed and identified in the previous comprehensive plan for Tift County, the Cities of Omega, and Ty Ty. For this 2023 complete plan update, the needs and opportunities were reviewed in the first three workshops. The participants reviewed and discussed the previously identified needs and opportunities and either deleted, amended, or retained them as deemed applicable to Tift County, Omega, and Ty Ty. This was done utilizing a strengths, weaknesses, opportunities, and threats (SWOT) analysis with stakeholders and residents, statistical data and information analysis, and review and revision as applicable to the needs and opportunities. The Corresponding implementation measures address the following needs and opportunities of the Community Work Program for Tift County, the Cities of Omega, and Ty Ty.

NATURAL RESOURCES



Needs:

- 1.1** *All rivers and groundwater recharge areas need continued protection from development, littering, and dumping of trash in the natural environment.*
- 1.2** *Need funding for purchasing and setting up new passive parks and improvements to existing parks.*
- 1.3** *Need to explore Tift County's unique natural resources and promote them.*

Opportunities:

- The County and Cities should work with the Tourism Association to market Greater Tift County's natural resources to increase economic and tourism opportunities in the community. Assets of the community are the Little River Corridor, the New River Corridor, Southside Branch and Westside Branch Rivershed, and Ty Ty Creek.

- There is abundant land for walking, cycling, and parks, which can be used for exercising and socializing.
- Consider the adoption of a Greenway Plan that would provide transportation infrastructure alternatives.
- Explore partnering with neighboring counties to accomplish desired conservation projects (the State of Georgia purchased 7,000 acres that join Irwin and Tift Counties).

CULTURAL RESOURCES



Needs:

- 2.1** *Lack of funding for cultural resources.*
- 2.2** *There needs to be more focus on historical assets, heritage, and value.*
- 2.3** *Need to preserve the municipal areas for historical economic vitality in Omega and Ty Ty.*
- 2.4** *No central funnel for cultural facilities and programs. Where this does exist, there is no public or private funding available.*
- 2.5** *Need inventory of historic structures and landmarks.*
- 2.6** *Need technical assistance with preserving historic structures and landmarks in the Phillipsburg and Unionville areas.*

Opportunities:

- All communities can adopt proactive regulations, including design or historic preservation standards before continued development permanently depletes the County's natural and cultural resources.
- Marketing of cultural resources. For example, the Tift County Courthouse was built in 1912-1913. The historic courthouse building is located in the City of Tifton. It was designed by an Atlanta-based architect, William Augustus Edwards, and was added to the National Register of Historic Places on September 18, 1980. A collaborative inventory of historically significant buildings, places, and events for the City of Omega and Ty Ty would be another great piece in a tourism program.
- Encourage protecting and conserving the rich historical heritage in Tift County and the Cities of Omega, Tifton, and Ty Ty.

ECONOMIC DEVELOPMENT



Needs:

- 3.1** *Greater Tift County continues to seek a qualified workforce with sufficient education and work ethics. The educational level of the workforce has been an issue in Tift County and the region as a whole.*
- 3.2** *Agricultural businesses and rural development are essential and require strong community support to remain an essential part of the economic development Sector.*
- 3.3** *There is a need for updating and rebranding marketing materials to represent County and each city.*
- 3.4** *Need to refine the incentives to attract businesses and clarify what type of business needs to be recruited.*
- 3.5** *Need to make areas inviting for people to stay. Quality of life is essential for people to live in the area. Improved quality of life will attract more residents, a better workforce, and employment opportunities by attracting industries that rely on these residents.*
- 3.6** *Need to attract businesses and industries that are green and more service-oriented, which produces jobs but also protects water and land.*
- 3.7** *The northern and eastern sides of the county need sewer service for further growth.*
- 3.8** *Need for housing, shops, local eateries, etc., to be close to each other for easy connectivity for pedestrians, bicycles, and other non-vehicular transportation. Connectivity includes adequate coverage by broadband for residential and business purposes.*

Opportunities:

- More education and training programs would encourage high-tech, agricultural research and development, and businesses and industries to locate in Greater Tift County.
- Continue to encourage the agricultural small business sector for niche farming and agriculture-related businesses, such as specialty foods, farmer's market products, and food processing industries.
- Continue to attract investors by emphasizing local educational institutions such as ABAC, Southern Regional Technical College, the University of Georgia, and the local school system.
- Continue to encourage business development to assist Greater Tift County's economic development.

- Building zero energy/passive/solar panel houses would attract residents and workers to Tift County.
- There is available space at the existing Industrial Park to attract additional business.
- Encourage support of existing colleges and universities.
- Create incentives to motivate those who sustain jobs and positively impact the tax base.
- Potential for more festivals and marketing within the community.
- Agriculture-related incubators with UGA on Carpenter Road are an asset to the community and should be utilized for existing and new business incubators.
- The Chamber of Commerce is an excellent resource for information.
- The I-75 Interchanges should be designated gateways into Tift County communities where applicable.
- Identify new commercial/business development areas to encourage new businesses to locate in Greater Tift County.
- Designate rural areas that are appropriate for rural commercial growth.
- Private/public partnerships between local educational institutions and the private/public sectors should continue and be strengthened to provide strong career-based programs, including but not limited to summer jobs and internships for the younger population segments (middle and high school). This will attract and retain younger people and increase the workforce pool and expertise, not just in commercial and industrial areas but also in agriculture.
- Continue to encourage the connection of central sewer infrastructure to decrease the use of on-site septic systems.
- Encourage and support improved infrastructure linkages between the interchanges, the airport, business centers, educational facilities, neighborhoods, and downtown.

HOUSING



Needs:

- 4.1 There is a need to address the health and safety danger of blighted and neglected mobile homes and traditionally built home programs for dilapidated houses are still in need of funding.
- 4.2 There needs to be more maintenance on the older housing stock. While many neighborhoods are stable, there remain maintenance needs in several areas. Older established neighborhoods should be maintained and preserved.
- 4.3 A community group for housing and a local land bank is needed.

- 4.4 There needs to be more accountability for absentee landowners.
- 4.5 Code Enforcement action and funding levels need to be increased to abate abandoned houses and take advantage of new infill housing opportunities.

Opportunities:

- A mix of appropriate housing stock would be provided by developing incentives to facilitate private and public sector cooperation.
- Developing funded rehabilitation programs for mobile homes and dilapidated buildings and funding for increased code enforcement would ensure stability for the existing neighborhoods.
- Get landlords to clean up rental housing through an inspection/code enforcement program.
- Encourage and support private/public funding sources for redevelopment, maintenance, and rehabilitation.
- Consider reinstating GICH in Tift County
- Need for Smart Growth Management with mixed developments, including standards for tiny houses.

LAND USE



Needs:

- 5.1 *Maintenance of neglected vacant residential lots.*

Opportunities:

- Maintaining vacant residential lots would improve the character of neighborhoods, especially if repeated violations could be eradicated.
- Providing buffering and setbacks between agricultural and non-agricultural uses will protect agricultural uses.
- Continue encouraging landscaping and beautification on major corridors and other entry roads into Tift County. All entry roads coming from the interchanges, especially the Highway 82 corridor, should continue to be cleaned up and beautified to serve as entrance statements to and throughout the community.

TRANSPORTATION



Needs:

- 6.1** *More safe sidewalks must be provided for children walking to school, including safe home to school routes.*
- 6.2** *The communities need additional safe biking and pedestrian lanes and additional maintenance of the existing bike and pedestrian lanes.*
- 6.3** *Public transportation services need to be expanded to allow greater access and connectivity.*

Opportunities:

- The opportunity for increasing bicycling and pedestrian activity should be considered 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 streets” concept. Throughout the community, there is a lack of sidewalks along residential roadways; this is a problem, especially municipal areas. Safety is also an issue as bicycles and increasingly motorized wheelchairs utilize traffic lanes.
- The Southern Georgia Regional Commission Transportation Department can perform some services at little to no cost, including writing a Complete Streets policy, conducting a Walk Audit, and recommending improvements for sidewalks, etc.
- Crossroads of networks of highways are an asset to Tift County.

COMMUNITY FACILITIES AND SERVICES



Needs:

- 7.1 *There is a shortage of qualified applicants for law enforcement and public Safety positions.*
- 7.1 *There are no after-hours medical facilities located within Omega or Ty Ty.*
- 7.2 *Need to expand public water/sewer facilities to accommodate new growth.*
- 7.3 *Recycling is a continued need in the area.*
- 7.4 *There is a need to upgrade the Tift County Recreation outdoor recreational facilities.*

Opportunities:

- Tift County's environment and natural resources are appropriate for developing multi-use recreation trails. People are already using the reservoir area. The SGRC transportation department can analyze improvements.
- The Regional Transit with SGRC is available for anyone and should be expanded and promoted.
- The Performing Arts Center at the High School and the future ABAC Performing Arts Center are significant assets.
- Increase and upgrade family-oriented recreation facilities such as the Tift County outdoor recreation facilities.
- The Tift County Recreation Department has budgeted for improvements and additions to the recreational facilities.

INTERGOVERNMENTAL COORDINATION



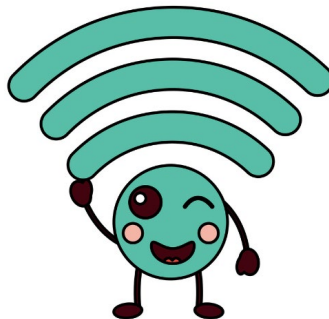
Needs:

8.1 *There is a need to continue intergovernmental coordination among all jurisdictions and a steady stream of communication should exist.*

Opportunities:

- Greater Tift County has experienced a trend of increased communication among local government agencies and governing bodies. This trend should continue as increased communication and collaboration between the various jurisdictions, school systems, and authorities would improve future planning efforts and increase the effectiveness of individual actions.
- Continued collaboration should occur between Greater Tift County and the Southern Georgia Regional Commission.

BROADBAND



Needs

- 9.1** *The lack of sufficient digital broadband coverage in areas of Tift County limits educational, and economic development opportunities.*
- 9.2** *More affordable, accessible, consistent, and higher-speed broadband access with additional bandwidth is needed throughout Greater Tift County to serve residential, commercial, and industrial users.*
- 9.3** *Technological product development is outpacing the availability of broadband infrastructure; medical centers, schools, libraries, and businesses need to keep up*

with product developments yet are unable due to the limits of the infrastructure in rural areas.

Opportunities:

- Better broadband services will improve the future of all citizens and businesses.
- Encourage the partnership of providers to allow better broadband services.
- Public/private partnerships could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.
- Broadband infrastructure may be included during road project development to increase project efficiency and outcomes.
- The county and cities can become a designated Broadband Ready Community by adoption of a Broadband Ordinance.

3. ANALYSIS OF DATA AND INFORMATION

Tift County

Population

The population of Tift County in 2021 was estimated at 41,344, 1.6% up from the 40,562 who lived there in 2016. In comparison, the US population grew by 2.7%, and Georgia's population grew by 4.8% during this period.

Tift County's population increased in three out of the five years between the years 2016 through 2021. Its most significant annual population increase was 1.7% between 2019 and 2020. The county's most significant decline was between 2020 and 2021 when the population dropped by 0.3%. Between 2016 and 2021, the county grew by an average of 0.3% per year.

The 65+ age group was the fastest growing among the age groups of 0-4, 5-19, 20-34, 35-49, 50-64, and 65 and older. Between 2016 and 2021, the 65+ age group increased by 11.5%. The 0-4 group has the highest decline dropping 7.4% between 2016 and 2021. The share of the population ages 0-4 years old decreased from 7.1% in 2016 to 6.5% in 2021. The population that is 65 and older increased from 14.4% in 2016 to 15.8% in 2021.

Education

17.8% of the population 25 years and older have a Bachelor's Degree or higher in Tift County. 16% of the population 25 years and older have no high school diploma or equivalent.

Employment

66.5% of the population are employed by private companies, 14% are self-employed, 9.2% are employed with not-for-profit companies, 15.6% work for the local, state, and federal government.

Income and Poverty

The median household income is \$46,245, and 22.1% of the population is below the poverty level. The labor force rate is 59.4% for those 16 or older.

Housing

The median rental cost in recent years is \$683 per month. The median house value is \$63,500. The median property value grew from the previous year's \$60,400. Home ownership rate is 61.5% in the county.

Race and Ethnicity

In 2021, Tift County was more diverse than it was in 2016. In 2021, the white population made up 54%, compared to 56.2% in 2016. Between 2016 and 2021, the Hispanic/Latino population grew the most, with a 1.2% increase. The white population had the most significant decrease of 2.1%.

City of Omega

Population

Omega's population in 2020 was estimated at 1,318, and it is the 315th largest city in Georgia. Omega is currently growing at a rate of 0.75% annually, and its population has increased by 1.52% since the most recent census, which recorded a population of 1,318 in 2020. Omega's population for 2022 has been estimated at 1,338.

Omega's population increased in 2016 compared to the 2010 population of 1,221. The number increased by 6.4%, with the population being 1,299 people. The population increased between 2005-2010.

The median age in Omega is 32.7 years, 35.5 years for males, and 29.8 years for females. 55.4% over 25 years or older are in the labor force. The median age is 30.5 years, 30.5 years for males and 30.6 years for females.

Education

2.1% of the population 25 years and older have a Bachelor's Degree or higher in Omega. 36% of the population 25 years and older have no high school diploma or equivalent.

Employment

74.0% of the population are employed by private companies, 6% are self-employed, 12.4% are employed with not-for-profit companies, 7.7% work for the local, state, and federal government.

55.4% over 25 years or older are in the labor force. The unemployment rate is 5.5%.

Income and Poverty

The 2020 median income is \$38,836, with a poverty rate of 26.9%, increasing by 3.36% in one year. The largest demographic living in poverty are females less than 5, followed by females 45-54 and males less than 5.

Housing

The median rental cost in recent years is \$717 per month, and the median house value is \$63,500. The median property value grew from the previous year's \$60,400. Home ownership rate is 73.8%

Race and Ethnicity

In 2021, the City of Omega's white population was 45.82%, compared to 43.16% in 2016. Between 2016 and 2021, the Hispanic/Latino rate was 55.6%, an increase from 45.31% in 2016. The black population decreased from 11.46% in 2016 to 10.7% in 2021.

In 2020, there were 122 times more Other (Hispanic) than any other race or ethnicity. There were 416 White (Non-Hispanic) and 148 White (Hispanic), the second and third most common ethnic groups. 56.9% of the people are Hispanic (700 people).

City of Ty Ty

Ty Ty's population in 2020 was estimated at 641, and it is the 408th largest city in Georgia. Ty Ty is currently declining at a rate of 8.27% annually, and its population has decreased by 11.97% since the 2020 census. In 2022 it was estimated that there is now a population of 625, which still shows a decline.

Ty Ty's population peaked in 2010 when its population was 725. It currently has a population 13.9% smaller since 2010.

Education

Among those 25 years and older, 44.2% of residents have at least a high school degree or equivalent, 5.2% have a bachelor's degree, and 1.4% have a graduate degree.

Employment

71.7% of the population are employed by private companies, 16.9% are self-employed, 4.2% are employed with not-for-profit companies, 7.2% work for the local, state, and federal government.

55.4% over 25 years or older are in the labor force. The unemployment rate is 5.5%.

Income and Poverty

The average household income in Ty Ty is \$36,000, with a poverty rate of 33.3%. The median income in 2020 was \$36,000, with one-year growth of 8.05%. This is still less than the median annual income of \$66,559 across the United States.

Among those 16 and older, 55.4% of Ty Ty residents are in the labor force. The unemployment rate is 10.3%.

Housing

The median rental cost in recent years is \$814 per month, and the median house value is \$60,000.

Race and Ethnicity

In 2020, there were 2.88 times more white (non-Hispanic) residents than other races or ethnicity. There were 328 (51.2%) of the White population, 203 (31.7%) Black or African American and 50 (7.8%) Other residents. 100 (15.6%) of the people are Hispanic.

The Hispanic population went from 12.38% in 2016 to 15.6% in 2020. The white population went from 44.4% in 2016 to 51.2% in 2020.

4. Broadband



In recognition of the importance of broadband infrastructure to the vitality of communities, the Georgia legislature passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018. The Act provides planning, deployment, incentives, and other purposes for broadband services. It also requires comprehensive plans to promote the deployment of broadband services. Tift Co, the Cities of Omega, and Ty Ty recognize the importance of broadband expansion by including this Element in their Comprehensive Plan.

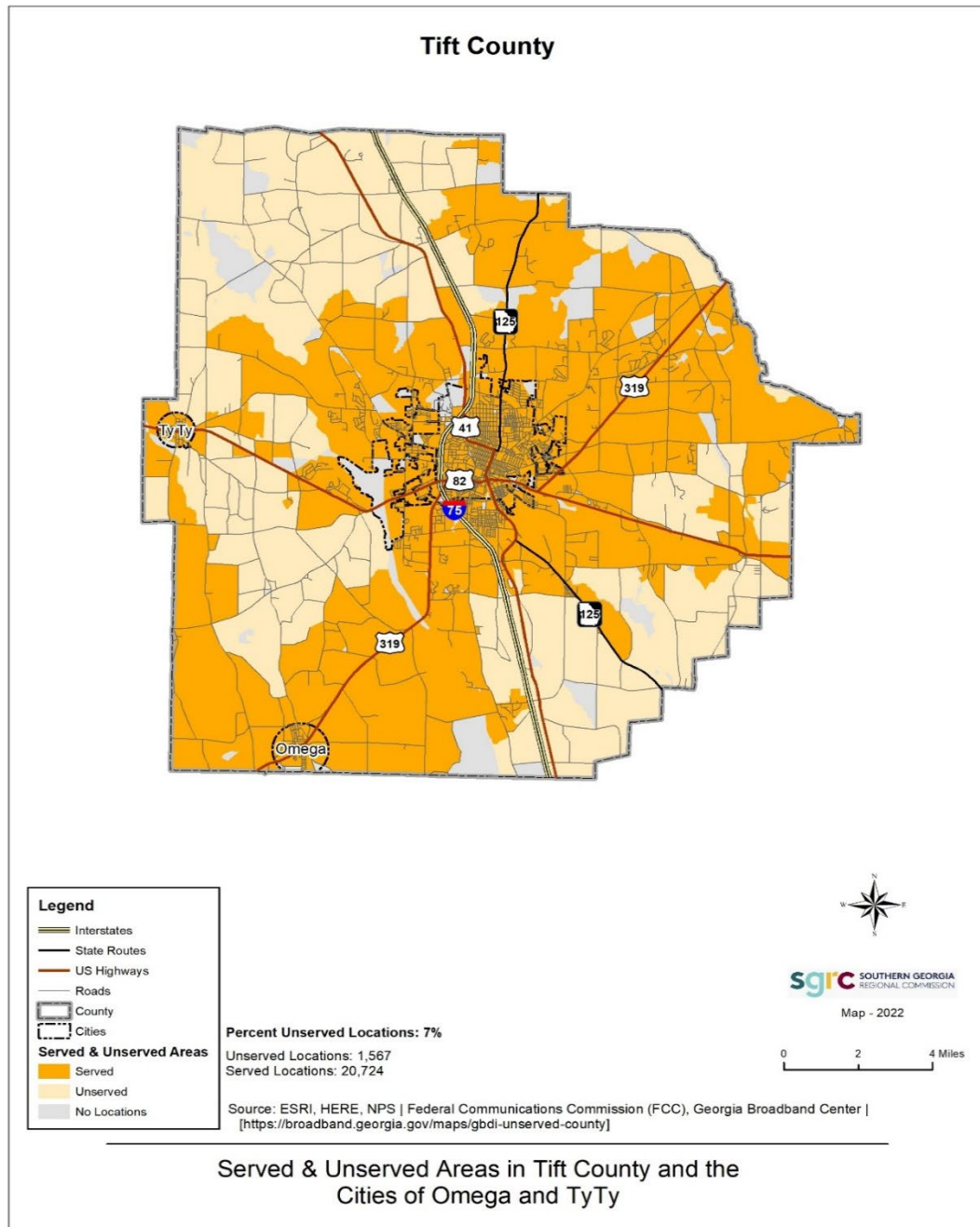
Broadband services enable residents to access vital services such as healthcare, economic opportunity, and education. Expansion of rural broadband and improvement in the position of broadband services can address concerns of resident out-migration. Effective and efficient broadband enables internet-based businesses to succeed in the global economy. Educating upcoming generations of students in web literacy and digital skills training with adequate broadband speed and connectivity is challenging.

The latest data shown in Map 1 below identifies 7% of the locations in Tift County as unserved. County statistics are based on a fixed, terrestrial broadband definition of 25 megabits per second down and three megabits per second up. The broadband service is available to at least ONE consumer (residential and business) in a census block. Populated census blocks that did not meet this definition are delineated in Map 1 below as “Unserved.”

Map 1: Served & Unserved Areas in Tift County and the Cities of Omega

2023 Joint Comprehensive Plan Update for Tift County and the Cities of Omega, and Ty Ty

and Ty Ty



77.9% of households in Tift County have a computer, compared to 85% of households statewide. Broadband internet subscriptions in the County are held by 68.6% of households.

The average Tift County home can get up to 891 Mbps on their internet plan. For most people, the fastest download speed in the county is 1,000 Mbps, which 83.84% of residents can get. Some homes and apartments do not have access to these speeds. On

the slower end, for example, less than 1% of homes can only purchase plans up to 0.77 Mbps. See the internet provider details below for info about their speed and coverage in Tift County.

Internet speeds tend to be faster in the south parts of Tift County, and slower in the northwest areas of the county.

54.4% of the population in Tift County has a cellular plan, and 20.1% have no other type of internet plan with their data plan. 44.4% have cable, fiber optic, or DSL as their broadband service.

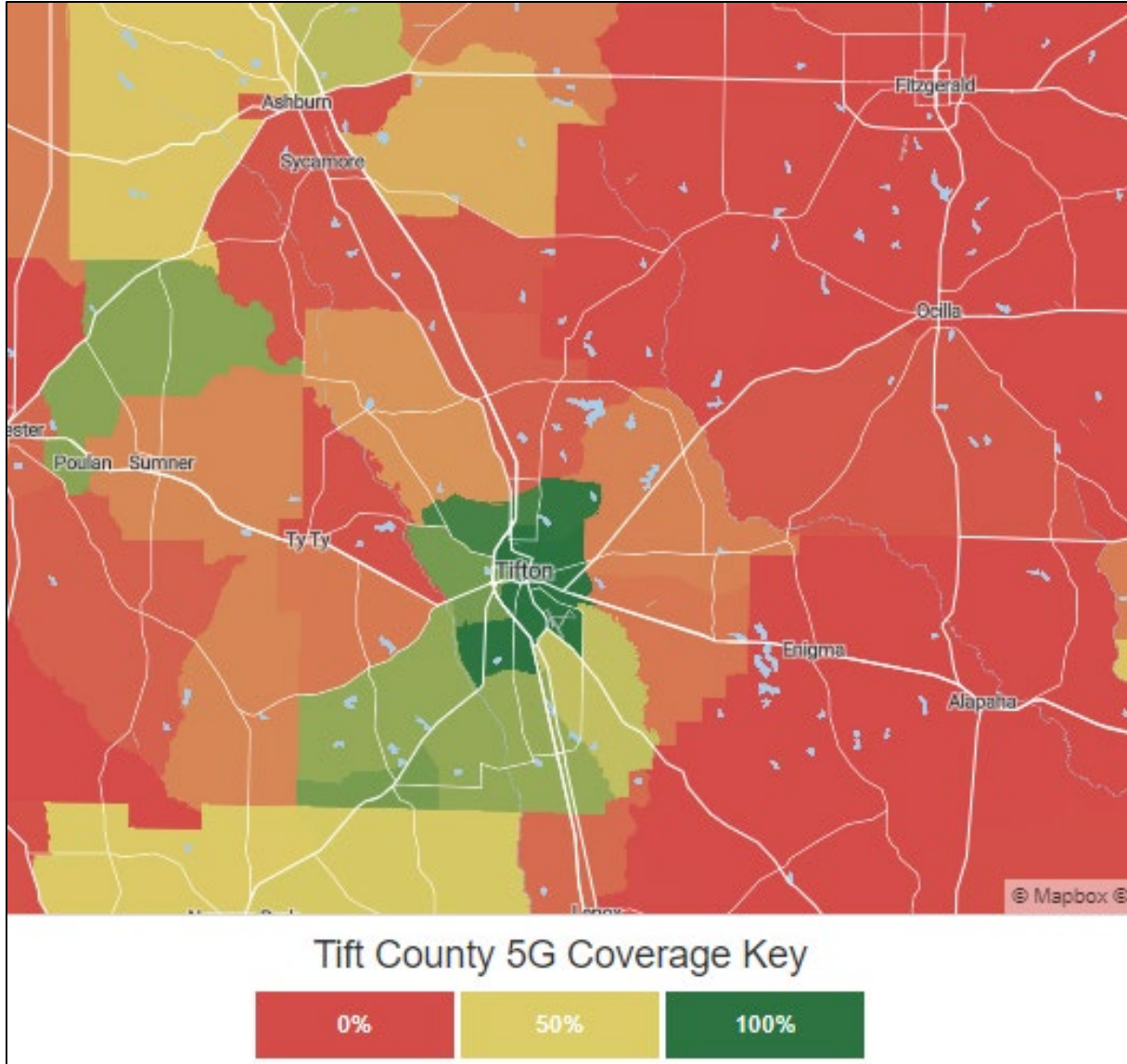
In Tift County, there are five mobile wireless carriers to choose from. Some kind of wireless covers 100% of the county area. 90.85% of the residents have 5G service at their homes.

PROVIDER	COVERAGE IN TIFT COUNTY	DATA SPEEDS	
T-Mobile	100.00%	5G:	90.69%
		4G:	97.28%
AT & T Wireless	100.00%	5G:	32.23%
		4G:	100.00%
		3G or 2G:	100.00%
Verizon	100.00%	3G or 2G:	100.00%
		4G:	100.00%
Visible	100.00%	3G or 2G:	100.00%
		4G:	100.00%
Mint	100.00%	5G:	90.69%
		4G:	97.28%

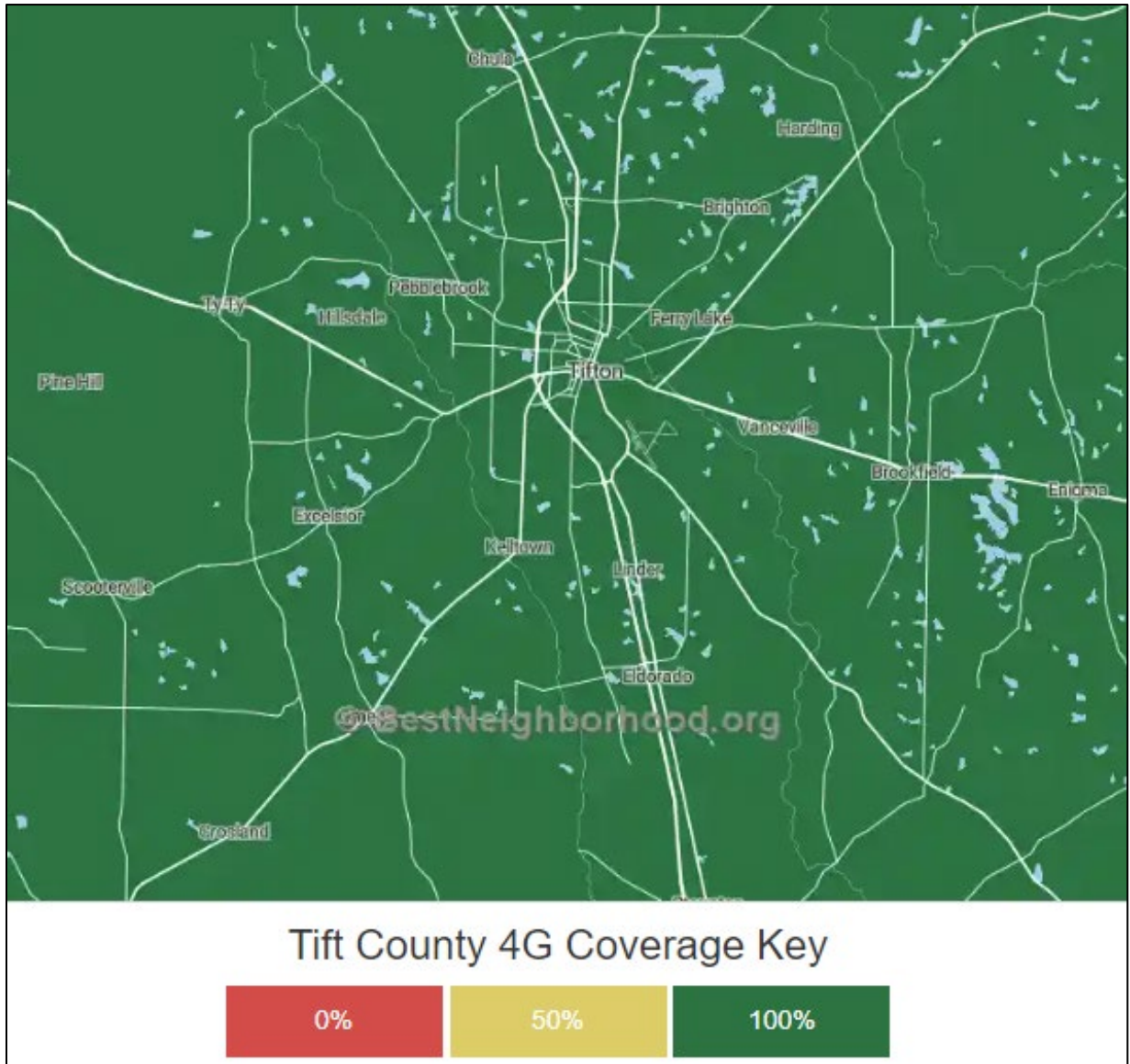
Mobile coverage will vary in Tift County based on the provider and location. 5G is the fastest mobile data in the county, covering 90.85% of homes, while 4G covers 100% of the county. Some cell service covers 100% of the land (260.9 square miles).

Map 2 and 3 below shows the service territory:

Map 2: 5G Service Territory



Map 3: 4G Service Territory



The central portions of the county have better overall cellular coverage with faster data. The northwestern areas of Tift County areas are generally slower. The mobile coverage may vary throughout the county based on the provider and location.

Tift County and the Cities of Omega and Ty Ty recognize there are many barriers for private broadband services providers to effectively roll out necessary broadband infrastructure in rural areas of the State. City and county leaders recognize the importance of broadband quality for industry retention and recruitment within this community. Community leaders continuously seek to improve the quality of life for Tift County/Omega/and Ty Ty residents. Industry relocation and business creation are dependent on the necessary infrastructure being in place. The need for high-quality

broadband infrastructure to ensure recruitment and expansion of the established local industry. The Broadband Ready Community and site designation have been established to incentivize private investment in rural broadband services. The County and Cities plan to apply for these designations and signal to the State and private Internet Service Providers their prioritization of rural broadband improvement and expansion in their community.

5. CONSIDERATION OF DCA QUALITY COMMUNITY OBJECTIVES

DCA Quality Community Objectives and Best Practices:	
Objectives	Best Practices
<p>1. Economic Prosperity Encourage the development or expansion of businesses and industries suitable for the community. Factors to consider when determining suitability include job skills required, long-term sustainability; linkages to other economic activities in the region; impact on the area’s resources; or prospects for creating job opportunities that meet the needs of a diverse local workforce.</p>	<ul style="list-style-type: none"> • Research and create a sourcebook to identify technical and financial assistance available for local businesses from regional, state, and federal sources and make it available to local businesses. • Track the business needs of existing businesses to help with business retention. • Tailor training programs to provide workforce skills needed by local businesses.
<p>2. Resource Management Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation, encouraging green building construction and renovation, utilizing appropriate waste management techniques, fostering water conservation and reuse, or setting environmentally sensitive areas aside as green space or conservation reserves.</p>	<ul style="list-style-type: none"> • Create an inventory of environmentally sensitive areas, such as groundwater recharge areas, river corridors, and wetlands, as a first step to creating a local strategy for minimizing negative impacts on water quality and quantity.
<p>3. Efficient Land Use Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging the development or redevelopment of sites closer to the traditional core of the community, designing new development to minimize the amount of land consumed, carefully planning an expansion of public infrastructure, or maintaining open space for agricultural, forestry, or conservation uses.</p>	<ul style="list-style-type: none"> • Create incentives such as tax breaks, code changes, or other regulatory tools to encourage property owners to rehabilitate underutilized or vacant structures so that they can be put to new uses. • Revise land development regulations to remove rigid parking requirements to reduce the number of unnecessary spaces in the community. This may include reducing the required parking spaces or allowing shared parking between adjacent facilities.
<p>4. Local Preparedness Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and addressing new challenges, or undertaking an all-hazards approach to disaster preparedness and response.</p>	<ul style="list-style-type: none"> • Ensure consistency of Tift County, the Cities of Omega, and Ty Ty’s land use/zoning ordinances with the adopted comprehensive plan. • Pursue CDBG grants to implement needed infrastructure projects. • Continue implementation of a Service Delivery Strategy.

<p>5. Sense of Place Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as the focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community or protecting scenic and natural features that are important to define the community's character.</p>	<ul style="list-style-type: none"> • Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
<p>6. Regional Cooperation Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations, identifying joint projects that will result in greater efficiency and less cost to the taxpayer, or developing collaborative solutions for regional needs such as the protection of shared natural resources, development of the transportation network, or creation of a tourism plan.</p>	<ul style="list-style-type: none"> • Provide education on home loan assistance to foster rehabilitation and revitalization.
<p>7. Housing Options Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging the development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness needs in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.</p>	<ul style="list-style-type: none"> • Create an ordinance to allow tiny single-family houses ("cottages") of 600-1,000 square feet in appropriate of the community's district. A cottage takes up about half the size of a conventional new house, and its impact, in terms of traffic, stormwater, etc., is also about half. Cottages fill a need for affordable housing, especially for empty-nesters, retirees, young couples, or any 1-2-person household. • Provide education on home loan assistance to foster rehabilitation and revitalization.
<p>8. Transportation Options Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining development; or coordinating transportation and land use decision-making within the community.</p>	<ul style="list-style-type: none"> • Create a continuous, well-maintained sidewalk network, especially around schools. • Ensure safe, adequate, and well-designed facilities for bicyclists.
<p>9. Educational Opportunities Make educational and training opportunities available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and enhancing local educational institutions or programs, providing access to other regional institutions, instituting programs to improve local graduation rates, expanding vocational education</p>	<ul style="list-style-type: none"> • Ensure that all schools and libraries have adequate and efficient internet access to provide sufficient online education and certification opportunities.

<p>programs, or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.</p>	
<p>10. Community Health Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to participate in the community entirely.</p>	<ul style="list-style-type: none"> • Develop a comprehensive list of local citizens' health services and assistance resources. • Continue coordinating with SGRC by participating in the GDOT 5311 program to provide public transportation to the nearest public health facility.

6. COMMUNITY POLICIES

1. NATURAL RESOURCES

Goal 1: To preserve unique natural resources, including soils, rivers, and lakes, to provide for and promote the continued protection of natural resources.

Needs & Policies:

1.1 *All rivers and groundwater recharge areas need continued protection from development, littering, and dumping of trash in the natural environment.*

- Policy 1.1.1: Encourage litter pick-up and clean-up campaigns, and consider a program to imposing fines for violations.
- Policy 1.1.2: Regenerate the “Adopt a Mile” highway program for clean-up of litter.
- Policy 1.1.3: Consider having a reward program for those participating in clean-up of litter.
- Policy 1.1.4: Continue to research methods to address litter and implement an action plan.
- Policy 1.1.5: Consider the implementation of public education programs regarding various water conservation and litter reduction methods at all levels, including but not limited to municipal, agricultural, households, and businesses.
- Policy 1.1.6: Encourage procedures to ensure drinking water is protected in all areas of Greater Tift County.
- Policy 1.1.7: Encourage public and private participation and partnerships between all communities in Tift County in water conservation and clean-up programs.

1.2.1 *Need funding for purchasing and setting up new passive parks and improvements to existing parks.*

- Policy 1.2.1: Support the continued implementation of the Tift Area Greenway Plan to conserve available natural areas and abandoned railways for greenway trails and environmental protection.

- Policy 1.2.2: Consider partnership with GDOT in renovation projects for historical infrastructure assets.

1.3 *Need to explore Tift County’s unique natural resources and promote them.*

- Policy 1.3.1: Encourage the development and use of public parks that offer areas for picnics, walking trails, yoga in the park, serenity, etc.

2. CULTURAL RESOURCES

Goal 2: Protect our unique cultural character and sense of place, including historical sites and special community events.

2.1 *Lack of funding for cultural resources.*

- Policy 2.1.1: Greater Tift County should develop a local incentive or assistance program to encourage local building owners to take advantage of their buildings via the voluntary historic designation process. Such local incentives could be tax incentives, cash or in-kind, or restoration of such structures.
- Policy 2.1.2: When appropriate, and as resources allow, Greater Tift County should support citizen-initiated efforts to preserve and protect cultural resources.
- Policy 2.1.3: Builders should be encouraged to preserve, redevelop, and/or rehabilitate historically significant resources for all properties they develop.

2.2 *There needs to be more focus on historical assets, heritage, and value.*

- Policy 2.2.1: Encourage the adaptive reuse of underutilized historic buildings and structures throughout Greater Tift County.
- Policy 2.2.2: Encourage the conservation and extension of the valuable life of cultural resources through rehabilitating underutilized properties consistent with preserving their historic character and value.
- Policy 2.2.3: Consider the development of public education programs about Greater Tift County’s cultural resources and historic preservation, which could be used to inform citizens about their importance. This would also include educational programs promoting local history and heritage for children in local schools.

- Policy 2.2.4: Encourage cooperation with the Tifton-Tift County Chamber of Commerce, Tifton-Tift County Arts Council, Tifton-Tift County Library, the Downtown Development Authority, Tifton Heritage Foundation, and other local cultural and historical organizations to increase awareness among residents and visitors of the existence and variety of the County’s cultural resources.
- Policy 2.2.5: Encourage tourism activities promoting appreciation of the County’s cultural resources.
- Policy 2.2.6: Encourage the development of a countywide historic preservation ordinance.
- Policy 2.2.7: Encourage the identification of public infrastructure improvements as part of the overall program to promote the protection and preservation of significant cultural resources.
- Policy 2.2.8: Encourage new development to locate in suitable locations to protect cultural resources, mainly historic landscapes and farmsteads, from encroachment.

2.3 *Need to preserve the municipal areas for historical economic vitality in Omega, and Ty Ty.*

- Policy 2.3.1: Consider establishing private and public partnerships to develop an architectural salvage warehouse to store 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 the conservation of building materials.
- Policy 2.3.2: Consider developing programs for the protection, preservation, and appropriate use of historically significant buildings, structures, sites, and landscapes through adopting and implementing a historic preservation chapter in the Tift County Unified Land Development Codes.

2.4 *No central funnel for cultural facilities and programs. Where this does exist, there is no public or private funding available.*

- Policy 2.4.1: The communities should consider offering incentives to protect and rehabilitate designated cultural resources in the unincorporated area and, when appropriate, should coordinate with each other and State and Federal agencies on intergovernmental efforts to preserve cultural resources.

- Policy 2.4.2: Encourage the establishment of a historical museum and archives for Greater Tift County. This museum should be used to store and display historical papers, books, photographs, textiles, and other historical or cultural memorabilia. Information about the history of Greater Tift County’s cultural resources, such as historic surveys, should be kept there.
- Policy 2.4.3: Encourage the community to cooperate on a comprehensive historic preservation plan to be created for Greater Tift County to establish the historical 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.

2.5 *Need inventory of historic structures and landmarks.*

- Policy 2.5.1: Encourage all communities to expand existing cultural resources and to survey and identify cultural resources within the county. Historic property information previously analyzed and submitted to the Department of Community Affairs Historic Preservation Division could be used to supplement this survey as well, as previously conducted historic resource surveys for the City of Ty Ty, which are available at the Tifton-Tift County Library, the Ty Ty City Clerk’s office, and at the Georgia Department of Natural Resources.

2.6 *Need technical assistance with preserving historic structures and landmarks in the Phillipsburg and Unionville areas.*

- Policy 2.6.1: In cases where a significant historic structure is threatened by demolition, encourage the 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 property’s preservation and rehabilitation.

3. ECONOMIC DEVELOPMENT

Goal 3: To support a growing and balanced economy that bolsters the community’s position as a regional economic engine, offering high-wage jobs by ensuring a high level of workforce adequacy; and to provide community growth and development, which benefits all segments of the diverse population.

Needs & Policies

3.1 *Greater Tift County continues to seek a qualified workforce with sufficient education and work ethic. The educational level of the workforce has been an issue in Tift County and the Region as a whole.*

- Policy 3.1.1: Continue to encourage any lifelong learning programs in the area to provide necessary basic skill levels in the workforce.
- Policy 3.1.2: Continue to encourage the development of more vocational programs to meet business and industry needs.
- Policy 3.1.3: Continue to encourage the development of more education and training programs that promote high-tech, agricultural research and development businesses and industry to locate in Greater Tift County.

3.2 *Agricultural businesses and rural development are important and require strong community support to remain an important part of the economic development sector.*

- Policy 3.2.1: Continue to encourage the 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 3.2.2: Continue to support the expansion of Greater Tift County's identity as a Center of Excellence in Agriculture for the Southeastern United States.
- Policy 3.2.3: Continue supporting agriculture and aquaculture research, education programs, and development activities.
- Policy 3.2.4: Continue to encourage the protection of natural resources and farmlands.
- Policy 3.2.5: Continue to encourage the cultivation of education/business and public/private partnerships to provide education and training support programs, which will provide for the workforce's education for higher-paying jobs that will assist in training placement.

- Policy 3.2.6: Continue to encourage the Development Authority to facilitate the movement of targeted economic development projects through the permitting process.

3.3 *There is a need for updating and rebranding marketing materials to represent the County and each city.*

- Policy 3.3.1: Tift County is rebranding its logo, applications, web page, letterhead, etc. The cities need to pursue this also.

3.4 *Need to refine the incentives to attract businesses and clarify what type of business needs to be recruited.*

- Policy 3.4.1: Attract investors by emphasizing the local educational institutions' ability to provide an excellent workforce base and a great education.
- Policy 3.4.2: Coordinate with the Airport Authority to simplify and shorten the review and approval process to incentivize targeted development at the airport while ensuring that public health, safety, and welfare are not compromised.
- Policy 3.4.3: Continue to recognize the healthcare industry in the area as a contributor for higher paying jobs and a potential regional growth industry, but strive to minimize the hospital authority's conversion of taxable property to tax-exempt status.
- Policy 3.4.4: In line with market demand, encourage the development of a high-quality business park to attract back-office headquarters to provide higher-paying jobs in Greater Tift County.
- Policy 3.4.5: Support public and private efforts to utilize ag-businesses, educational institutions, and the health care sector to attract other, related clean industries.
- Policy 3.4.6: Continue to work with local and other educational institutions as valuable recruiting tools and to ensure a quality local workforce
- Policy 3.4.7: Continue to encourage and develop private/public partnerships to establish work programs for young adults, including summer jobs and internships.

3.5 *Need to make areas inviting for people to stay. Quality of life is essential for people to live in the area. Improved quality of life will attract more residents, a better workforce, and better employment opportunities by attracting industries that rely on these residents.*

- Policy 3.5.1: Encourage 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.
- Policy 3.5.2: Encourage and support increased marketing of the area's benefits and quality of life.
- Policy 3.5.3: Encourage continued enforcement of the Noise Ordinance for businesses and industries throughout the communities.
- Policy 3.5.4: Encourage the younger demographic population to live within the community.

3.6 *Need to attract businesses and industries that are green and more service-oriented, which produces jobs but also protects water and land.*

- Policy 3.6.1: Coordinate and work with Federal and State agencies to relocate new jobs and business opportunities to Greater Tift County.
- Policy 3.6.2: Continue to encourage industries for Greater Tift County that will provide year-round employment opportunities.
- Policy 3.6.3: Continue to encourage consistency in the Unified Land Development Codes, Zoning Maps, and Future Development Maps of all communities.
- Policy 3.6.4: Continue to encourage the development of economic clusters for businesses and industries that would benefit from being located near related industries. Attracting businesses that complement each other contributes significantly to developing a viable business community.
- Policy 3.6.5: Continue expansion of new industry and existing business and industry.

3.7 *The north and east sides of Tifton, within the county, need sewer for further growth.*

- Policy 3.7.1: Encourage the connection of central sewer infrastructure to decrease the use of on-site septic.

3.8 *Need for housing, shops, local eateries, etc., to be close to each other for easy connectivity for pedestrians, bicycles, and other non-vehicular transportation. Connectivity also includes adequate coverage by broadband for residential and business purposes.*

- Policy 3.8.1: Encourage interchange land use planning and the provision of public facilities with the location of new businesses and industries.
- Policy 3.8.2: Encourage and support improved infrastructure linkages between the interchanges, the airport, business centers, educational facilities, neighborhoods, and downtown.
- Policy 3.8.3: Support appropriate business incentive programs that will Attach outside businesses to locate interchange and airport locations, encouraging businesses to expand.
- Policy 3.8.4: Any long-range water and sewer plans should include all industrial and commercial land use areas near the interchange and airport business areas.
- Policy 3.8.5: Encourage the implementation of a Pedestrian & Bicycle Connectivity Plans.

4. HOUSING

Goal 4: To encourage access to appropriate and affordable housing options for all residents of all income levels.

Needs & Policies

4.1 *There is a need to address the health and safety danger of blighted and neglected mobile homes and traditional-built homes. While many neighborhoods are stable, there are maintenance needs. Redevelopment programs for dilapidated houses are still in need of funding.*

- Policy 4.1.1: Consider gathering research on regulations for mobile homes/manufactured homes so they can function as viable options for affordable housing.
- Policy 4.1.2: Continue to enforce the mobile home park development regulations to decrease their negative impacts.

4.2 *There needs to be more maintenance on the older housing stock. While many neighborhoods are stable, there remain maintenance needs in several areas. Older established neighborhoods should be maintained and preserved.*

- Policy 4.2.1: Encourage partnerships to increase the use of CHIP Grants for housing rehabilitation.
- Policy 4.2.2: Support identification of substandard housing and develop a neighborhood revitalization strategy, including using standardized demolition procedures.
- Policy 4.2.3: Encourage 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 4.2.4: Continue to promote smaller lot sizes with smaller homes where appropriate and sustainable to provide quality entry-level housing.
- Policy 4.2.5: Investigate the possibility of using the GICH program for housing rehabilitation and neighborhood revitalization.

4.3 *A community group for housing and a local land bank are needed.*

- Policy 4.3.1: Encourage coordination and cooperation between communities and private partnerships to establish a land bank.
- Policy 4.3.2: Research and address the needs of the unhoused population.

4.4 *There is a lack of accountability for absentee landowners and a lack of enforcement.*

- Policy 4.4.1: Consider implementing ways to hold absentee landowners accountable for their properties.

4.5 *Code Enforcement action and funding levels need to be increased to abate abandoned houses and take advantage of new infill housing opportunities.*

- Policy 4.5.1: Encourage finding additional funding for all communities to address the need for increased Code Enforcement of abandoned and neglected buildings.

5. LAND USE

Goal 5: To guide or direct land development patterns through the planning process to ensure that the County and the Cities anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources.

Needs & Policies

- 5.1** Maintenance of neglected vacant residential lots.
- Policy 5.1.1: Encourage the development of more vigorous code enforcement capabilities to address nuisance abatement needs and regular maintenance/upkeep needs.
 - Policy 5.1.2: Encourage protecting existing neighborhoods from encroaching incompatible uses to increase and maintain the attractiveness and reduce neglect.
 - Policy 5.1.3: Encourage continued updating of subdivision regulations to ensure that new development is consistent with the existing community's character.
 - Policy 5.1.4: Continue to encourage development only where appropriate infrastructure is available and determines the placement of future growth through Character areas.

6. TRANSPORTATION

Goal 6: To provide a safe, efficient transportation system with various options to meet all residents' needs, improve connectivity to the state transportation system, and promote efficient infrastructure and transportation facilities to support quality economic development.

- 6.1** *More safe sidewalks need to be provided for children walking to school, including safe routes to school.*
- Policy 6.1.1: Encourage participation in the Safe Routes to School program.
 - Policy 6.1.2: Encourage stronger relationships and coordination between the Board of Education, the communities, and GDOT to plan for and implement safe multi-use routes to school.

- Policy 6.1.3: Encourage stronger code enforcement capabilities to keep vacant houses and lots along school routes well maintained to increase safety for children walking to school. Funding sources are limited, so finding additional funding should be recommended.
- Policy 6.1.4: Encourage coordination and funding between agencies to help ease road congestion near schools and school routes to increase children's safety.

6.2 *The communities need additional, safe biking and pedestrian lanes and maintenance of the existing bike and pedestrian lanes.*

- Policy 6.2.1: Encourage the continued planning and creation of complete street system to create a complete bicycle and pedestrian circulation system. The opportunity for increasing bicycling and pedestrian activity should be considered as part of road improvement projects. This would ensure a high level of safe bicycle and pedestrian access throughout the community. This could include bicycle lanes where street space allows, designated shared lanes with special markings, and paved paths that accommodate shared use.

6.3 *Public transportation services need to be expanded to allow greater access and connectivity.*

- Policy 6.3.1: Continue support for using existing Park & Ride programs and locations and using the SGRC Transit System.
- Policy 6.3.2: Encourage a county-wide inventory and map to identify areas where beautification and connectivity can be improved, including using multi-use trails and greenways.
- Policy 6.3.3: Continue participation in the transit program with the SGRC.

7. COMMUNITY FACILITIES AND SERVICES

Goal 7: **To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.**

Needs & Policies

7.1 *There is a shortage of qualified applicants for law enforcement and public Safety positions.*

- Policy 7.1.1: Encourage recruiting and workforce training efforts that would increase the quality and availability of law enforcement and public safety/emergency personnel.
- Policy 7.1.2: Review coverage and response time in the Greater Tift County areas for all law enforcement and emergency services.

7.2 *There are no after-hours medical facilities located within Omega or Ty Ty.*

- Policy 7.2.1: Encourage the implementation of a basic after-hours medical emergency facility for Ty Ty and Omega.

7.3 *Need to expand public water/sewer facilities to accommodate new growth.*

- Policy 7.3.1: Encourage growth by providing water and sewer lines and tie the services into the appropriate land use.
- Policy 7.3.2: Continue to ensure adequate water, sewer, road, and solid waste collection to serve new growth, especially in high-density development.
- Policy 7.3.3: Encourage continued coordination with the Tifton/Tift County Utilities Master Plan.
- Policy 7.3.4: Continue to encourage the provision of both water and sewer services to Heavy Industrial (HI) and Wholesale Light Industrial (WLI) zoned property concurrent with development to provide sufficient protection to the health and safety of the public, avoid groundwater contamination, and provide for adequate protection.

7.4 *Recycling is a continued need for the area.*

- Policy 7.4.1: Continue to encourage and support efforts for residential recycling programs and develop educational and operational programs to promote residential recycling to the maximum extent actively.
- Policy 7.4.2: Continue to consider the most cost-effective alternative solid waste management practices that will extend the landfill's useful life.

7.5 *There is a need to continue upgrading the Tift County Recreation outdoor recreational facilities.*

- Policy 7.5.1: Continue to consider capital improvements for parks &

recreation areas in Greater Tift County including pools, shelters, gazebos, picnic areas, and other active recreational amenities promoting outdoor social gatherings.

- Policy 7.5.2: Encourage the creation and improvement of libraries, parks, and recreation areas that promote fitness and outdoor social gatherings, along with bike routes connecting to these areas.
- Policy 7.5.3: Continue to consider potential funding sources for the development of recreational facilities.

8. INTERGOVERNMENTAL COORDINATION

Goal 8: To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities, and state and regional planning agencies.

Needs & Policies

8.1 *There is a need to continue intergovernmental coordination among all jurisdictions and a steady stream of communication should exist.*

- Policy 8.1.1: Consider having semi-annual intergovernmental meetings between the County and Cities.
- Policy 8.1.2: Encourage and further dialogue between higher education and public service agencies to utilize students as interns, including arts, sciences, and journalism students.
- Policy 8.1.3: Continue working relationships and communication between the BOE, ABAC, SRTC, and the Cities and County. Include the students as part of the community.
- Policy 8.1.4: Encourage the formation of a Homebuilders Association in Tift County to increase education about this industry.

9. BROADBAND

Goal 9: To provide digital broadband and communications to meet the current and future needs of residents, businesses, and industry within Tift County and the Cities of Omega and Ty Ty are met.

9.1: *The lack of sufficient digital broadband coverage in areas of Tift County limits educational, and economic development opportunities.*

- o Policy 9.1.1: More robust broadband services will enable greater opportunities for citizens and businesses.
 - o Policy 9.1.2: Consider broadband infrastructure in roadway projects where the necessary infrastructure may be included in the right-of-way.
- 9.2:** *More affordable, accessible, consistent, and higher-speed broadband access with additional bandwidth is needed throughout Greater Tift County to serve residential, commercial, and industrial users.*
- o Policy 9.2.1: Public/Private Partnerships could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.
- 9.3:** *Technological product development is outpacing the availability of broadband infrastructure; medical centers, schools, libraries, and businesses need to keep up with product developments yet are unable due to the limits of the infrastructure in rural areas.*
- o Policy 9.3.1: Continue to support a more robust provision of broadband infrastructure.

7. Community Work Program

Tift County Report of Accomplishments FY 2019-2023

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23	REPORT OF ACCOMPLISHMENTS
CULTURAL RESOURCES										
Participate with cities to prepare a countywide historic resource survey	\$15,000	Tift County	General Funds	1	x					Not Accomplished/Canceled Cities and County have put this on hold. No interest at this time.
HOUSING										
Construct transitional housing	\$1.6 million	Tift County	CDBG/County	3	x					Completed
COMMUNITY FACILITIES & SERVICES										
Achieve 7-minute time coverage (satellite) for the City of Omega	\$400,000	Tift County Fire Rescue	SPLOST	5	x	x				Completed Staffed with full-time EMS and Fire (This was a project with the Tift County EMS/Fire Dept., not Recreation)
Build 2 new fields around the H5/6 area	\$90,000	Tift County Recreation Dept	SPLOST	5		x				Underway Moved to FY 24- FY 28 Combined with a new project name: Improvements to up-grade In-Town Recreation Parks

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23	REPORT OF ACCOMPLISHMENTS
Build a skate park with bikeways Change wording to: Build Greenway, to include bikeways	\$750,000	Tift County Recreation Dept	SPLOST	5		x				Underway Preliminary Plan completed with Watkin & Associates
Finish installing bleachers at city parks	\$30,000	Tift County Recreation Dept	SPLOST	5	x					Underway Bleachers are being installed. Combined with a new project name: Improvements to upgrade In-Town Recreation Parks
Install bleacher shades	\$90,000	Tift County Recreation Dept	SPLOST	5	x					Underway Moved to FY 24- FY 28 Combined with Upgrades E. B. Hamilton Park
Pave Eve Park parking lot	\$800,000	Tift County Recreation Dept	SPLOST	5		x	x			Underway Moved to FY 24- FY 28 Combined with a new project name: Improvements to upgrade In-Town Recreation Parks
Purchase 26 acres west of E.B. Hamilton Complex	\$169,000	Tift County Recreation Dept	SPLOST	5	x	x				Completed

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23	REPORT OF ACCOMPLISHMENTS
Refurbish existing parks in the City	staff time	Tift County Recreation Dept	SPLOST	5	x	x	x			Postponed Currently in the process, as amended. Moved to FY 24- FY 28 Combined with a new project name: Improvements to upgrade In-Town Recreation Parks
Relight Eve Park	\$164,000	Tift County Recreation Dept	SPLOST	5	x					Completed
Remarcite Fun & Lap Pool	\$200,000	Tift County Recreation Dept	SPLOST	5		x				Completed (Whole pool)
Repair & Replace Dug-out roofs	\$72,000	Tift County Recreation Dept	SPLOST	5	x	x				Underway
Replace scoreboards in 6 fields	\$36,000	Tift County Recreation Dept	SPLOST	5	x					Underway
Restroom Storage at Eve Park	\$30,000	Tift County Recreation Dept	SPLOST/Tourism Product Development Funds	5		x				The old restroom is torn down. Postponed to complete project Move to FY 24- FY 28 Combined with a new project name: Improvements to upgrade In-Town Recreation Parks

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23	REPORT OF ACCOMPLISHMENTS
Resurface tennis courts and install windscreens	\$25,000	Tift County Recreation Dept	SPLOST	5		x				Postponed Move out to FY 24- FY 28
Soccer Restroom Pavilion & meeting room	\$70,000	Tift County Recreation Dept	SPLOST	5		x				Completed
Upgrade EB Hamilton Park (Install bleachers and other necessary improvements)	\$5,500,000	Tift County Recreation Dept	SPLOST/ARPA/GENERAL FUND	5	x	x	x			Underway Out for bid on 3/23
TRANSPORTATION										
3 lane Moore Hwy	\$1.69 million	Tift County /GDOT	SPLOST	5	x					Completed
4 lane EB Hamilton		Tift County	SPLOST	5	x					Completed
Old Ocilla Road – 4 to 5-lane projects	\$8,000,000	Tift County /GDOT	GDOT	5				x	x	Postponed until FY 26, 27, and 28
Old Omega Road Realign intersection & improvements	\$3,000,000	Tift County /GDOT	Federal/ GDOT/ SPLOST	5				x	x	Completed
Paving & drainage to Sherry Ln, Cox Rd Pecan, and Lawson Ct	\$667,000	Tift County	CDBG	5	x					Completed
Paving Spring Hill Church Road & Sandy Hammock	\$600,000	Tift County	SPLOST	5	x					Completed

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23	REPORT OF ACCOMPLISHMENTS
Truck Route	\$60,000,000	Tift County /GDOT	GDOT/ SPLOST	5				x	x	Not Accomplished/Canceled (Not wanted by citizens, so Commissioners deleted this project)
Whiddon Mill Road 4 to 5 Lanning project	\$5,000,000	Tift County /GDOT	Federal/ GDOT/ SPLOST	5				x	x	Deleted (City of Tifton project)
BROADBAND										
Provide adequate high-speed broadband access for local industries and commercial businesses	\$10,000,000	County, Cities, Public/Private Partnership	General Fund, SPLOST, grants, private funding	6				x	x	Underway Broadband Company has installed more fiber-optic

City of Omega Report of Accomplishments FY 2019 – 2023

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 19	FY 20	FY 21	FY 22	FY 23	REPORT OF ACCOMPLISHMENTS
Prepare a citywide resource survey	\$5,000	City of Omega	General Funds		x				Not Accomplished/Canceled Not needed at this time
Expand Sewer Treatment Plant and upgrade pumping stations	\$1,700,000	City of Omega	CDBG/SPLOST	x	x	x	x	x	Underway Maintenance has been completed on the oxidation pond. 2 pump stations have been cleaned out. Cleaned sludge out of the pond.
Addition of an elevated storage tank for Well #3	\$5,000,000	City of Omega	CDBG	x					Postponed Capacity currently sufficient. Carry over to FY 24-28
Addition to City Hall	\$200,000	City of Omega	General Funds		x	x			Underway In the bidding process. Hope to begin a project in 3 months
TRANSPOR-TATION									
Paving all unpaved roads in the City	\$500,000	City of Omega	CDBG, GDOT		x	x			Underway Paved County Line dirt road

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 19	FY 20	FY 21	FY 22	FY 23	REPORT OF ACCOMPLISHMENTS
Sidewalk improvements along US 319 Change to: Continue to construct sidewalks along US 319 and other streets as needed, and include repairs to existing sidewalks	\$500,000	City of Omega	Grants/SPLOST /TIA FUNDS		x	x			Underway Completed a portion of the project and wants to continue to city limits on the west side of town
BROADBAND									
Provide adequate high-speed broadband access for local industries and commercial businesses	\$10,000,000	County, Cities, Public/Private Partnership	SPLOST, grants, private funding				x	x	Underway

City of Ty Ty Report of Accomplishments FY 2019 – 2023

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 19	FY 20	FY 21	FY 22	FY 23	REPORT OF ACCOMPLISHMENTS
COMMUNITY FACILITIES & SERVICES									
Additional Well and Storage Tank	\$500,000	City of Ty Ty	SPLOST		x				Completed
Construction of sidewalk system	\$100,000	City of Ty Ty	CDBG/TE grant	x		x			Postponed Move to FY 24 – FY 28
Construct elevated tank	\$1.2 million	City of Ty Ty	SPLOST	x	x	x			Completed
Street paving and drainage	\$700,000	City of Ty Ty	SPLOST	x	x	x	x	x	Postponed Move to FY 24 - FY 28
BROADBAND									
Provide adequate high-speed broadband access for local industries and commercial businesses	\$10,000,000	County, Cities, Public/Private Partnership	General Fund, SPLOST, grants, private funding						Underway

Tift County 5-Year Community Work Program 2024-2028

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 24	FY 25	FY 26	FY 27	FY 28
COMMUNITY FACILITIES & SERVICES									
Build Greenway to include bikeways	\$750,000	Tift County Recreation Dept	SPLOST/DENERAL FUND	7				X	X
Repair and replace dugout roofs	\$72,000	Tift County Recreation Dept	SPLOST	7	X	X			
Replace scoreboards at 6 fields	\$36,000	Tift County Recreation Dept	SPLOST	7	X	X	X		
Resurface tennis courts and install windscreens	\$25,000	Tift County Recreation Dept	SPLOST	7	X	X	X	X	X
Upgrade EB Hamilton Park to include installing bleachers, shades, and other necessary improvements	\$5,500,000	Tift County Recreation Dept	ARPA/SPLOST/GENERAL FUND	7	X	X			
Improvements to up-grade In-Town recreation parks (build new fields, install bleachers, lighting, pave additional parking spaces, 8 pickleball courts, restrooms, and storage)	\$1.5 million	Tift County Recreation Dept.	SPLOST 6/Hotel-Motel Tax/Product Development Funds	7	X	X			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 24	FY 25	FY 26	FY 27	FY 28
Puckett Park Rehabilitation of the basketball court and restroom, construction of an open-air pavilion, and new playground equipment	\$250,000	Tift County Recreation Dept.	American Rescue Plan	7	x				
Construction of new County Courthouse Annex	\$5 million	Tift County	SPLOST	7	x	x	x	x	x
Re-evaluate Tax Digest	\$685,000	Tift County Tax Assessor	General Fund	7	x	x			
TRANSPORTATION									
Old Ocilla Road – 4 to 5-lane projects	\$8,000,000	Tift County/GDOT	GDOT	6			x	x	x
Taxiway Improvements at Henry Tift Myers Airport	\$5,600,000	Tift County Airport Authority/GDOT	TIA	6	x				
Omega-Eldorado Road Bridge Replacement of Arnold Street	\$1,911,000	Tift County/GDOT	TIA	6	x	x			
Omega-Eldorado Road Bridge Replacement over Little River	\$2,582,250	Tift County/GDOT	TIA	6	x	x			
I-75 @ CR 421/Chula Brookfield Rd – Phase II (Exit 69)	\$20,905,000	Tift County/GDOT	TIA	6		x	x	x	x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 24	FY 25	FY 26	FY 27	FY 28
Upper Ty Ty Road Bridge Replacement over Little River	\$2,710,000	Tift County/GDOT	TIA	6	x	x			
Scotterville Road Bridge Replacement over Little Creek	\$1,410,000	Tift County/GDOT	TIA	6	x	x			
McCormick Drive Widening and Realignment	\$3,500,000	Tift County/GDOT	TIA	6		x	x	x	x
Philipsburg-Unionville Construction to include paving, drainage, stormwater, and water and sewer	\$6.7 million	Tift County/GDOT	ARPA/SPLOST/CDBG	6	x				
Resurface Jack Bankston and Chula Whiddon Mill Rd	\$1.3 million	Tift County/GDOT	LMIG/SPLOST	6	x				
Bowen Rd Paving	\$250,000	Tift County/GDOT	LMIG/SPLOST	6	x				
Adams Road Culvert Replacement	\$250,000	Tift County/GDOT	LMIG/SPLOST	6	x				
Red Oak Rd paving (3 miles)	\$5 million	Tift County/GDOT	SPLOST/TIA	6	x				
BROADBAND									
Provide adequate high-speed broadband access for local industries and commercial businesses	\$10,000,00	County, Cities, Public/Private Partnership	General Fund, SPLOST, grants, private funding	9					

City of Omega 5-Year Community Work Program 2024-2028

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 24	FY 25	FY 26	FY 27	FY 28
COMMUNITY FACILITIES & SERVICES									
Expand Sewer Treatment Plant and upgrade pumping stations	\$1,7000,000	City of Omega	CDBG/SPLOST	7	x	x	x		
Addition of an elevated storage tank for Well #3	\$5,000,000	City of Omega	CDBG	7	x	x	x	x	x
Addition to City Hall	\$200,000	City of Omega	General Funds	7					
TRANSPORTATION									
Paving all unpaved roads in the city	\$500,000	City of Omega	CDBG, GDOT	6	x	x	x	x	x
Continue to construct sidewalks along US 319 and other streets as needed, and include repairs to the existing sidewalks	\$500,000	City of Omega	Grants/SPLOST/TIA Funds	6					
BROADBAND									
Provide adequate high-speed broadband access for local industries and commercial businesses	\$10,000,000	County, Cities, Public/Private Partnership	SPLOST, private funding	9	x	x	x		

City of Ty Ty 5-Year Community Work Program 2023-2027

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 24	FY 25	FY 26	FY 27	FY 28
COMMUNITY FACILITIES & SERVICES									
Construction of sidewalk system	\$100,000	City of Ty Ty	CDBG/TE Grant	7	x	x	x	x	x
Street paving and drainage	\$700,000	City of Ty Ty	SPLOST	7	x	x	x	x	x
BROADBAND									
Provide adequate high-speed broadband access for local industries and commercial businesses	\$10,000,000	County, Cities, Public/Private Partnership	SPLOST, grants, private funding	9	x	x	x	x	x

8. Land Use Element

AGRICULTURAL CHARACTER AREA

DESCRIPTION:



The agricultural character area designation in Greater Tift County is intended for areas outside the urban service areas associated with agricultural activities. These areas are appropriate for cash crops, livestock, forestry, and ranching. Many of these agriculturally utilized lands are under the ten-year conservation designation through the Tax Assessor.

PREDOMINANT LAND USE:

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



DEVELOPMENT STRATEGY:

Preserve these areas' rural/agricultural character by maintaining very low-density residential development, primarily accessory to farm operations and large lot sizes. The use of conservation easements to protect environmentally sensitive areas should be encouraged. These roads should be widened only when required to meet public safety standards.

PERMITTED ZONING DISTRICTS: (Tift County)

- AG – Agricultural Use
- RR1 – Rural Single-family Residential
- RPD – Rural Planned Development District

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Resource Management
- 3) Sense of Place

IMPLEMENTATION MEASURES:

Conservation Easements

Encourage owners of key properties (such as those in environmentally sensitive areas, included in the local greenspace plan, or designated for agricultural use in the comprehensive plan) to utilize conservation easements or sale of development rights to preserve their land from future development. Conservation easements allow private

landowners to donate the development rights of their property to a qualified conservation organization or government agency in exchange for tax savings. The sale of development rights is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency. In both cases above, giving up the development rights permanently protects property from development and thereby ensures that it remains green space or farmland.

Preserve Agriculture Land Use

Help contain sprawl development by preserving agricultural lands in your community. This may be accomplished by combining the following:

- 1) Establish an agriculture zoning district with very large minimum lot size requirements (at least 20 acres).
- 2) Require an agricultural buffer for all new non-agricultural development adjacent to designated agricultural land. This will minimize future potential conflicts between ag and non-ag land uses.
- 3) Employ a waiver program that requires, at the time any land use permit, building permit, or occupancy permit is applied for on non-agricultural land abutting or within 1,000 feet of agricultural land, that the applicant would sign a waiver indicating that he understands that agricultural land exists near the subject property. An agricultural operation is ongoing adjacent to his existing or proposed use.
- 4) Develop a program to assist local farmers in selling their products or otherwise profiting from their farms. These include agri-tourism, farmers' markets, farm festivals, and related activities.

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 unique character that should be preserved for the potential expansion of these institutions in Tift County.



PREDOMINANT LAND USE:

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

DEVELOPMENT STRATEGY:

Encourage the development of a micro-community atmosphere conducive to quality rental housing for students and induce the growth 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 disabled individuals and the high frequency of educational workshops for elementary school children conducted on the campuses.

PERMITTED ZONING DISTRICTS:

- AG – Agricultural Use

QUALITY COMMUNITY OBJECTIVES:

- 1) Resource Management
- 2) Sense of Place
- 3) Educational Opportunities

IMPLEMENTATION MEASURES:

Sidewalk/Trail Network

Promote physical activity in your community by creating or improving sidewalks, trails, and safe transportation that connect to important destinations such as schools, public facilities, employment centers, parks, and recreation areas.

Tourism Strategy

Plan a tourism initiative and marketing campaign based on your community's heritage and cultural resources. The strategy might also entail employing a well-designed logo and tourist-oriented directional signage systems to help tourists find their needed services. Heritage and Cultural tourism are big businesses in Georgia.

Workforce Training

Provide access to training opportunities for the local workforce. These can include formal educational institutions, private providers, and specialized programs from the Department of Labor. Training resources are especially critical in this era of technology and rapid change.

CITY OF OMEGA DOWNTOWN CHARACTER AREA



DESCRIPTION:

Downtown Omega comprises 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:

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



DEVELOPMENT STRATEGY:

Maintain the rural atmosphere while accommodating retail and commercial uses within the village center. Connect to regional greenspace networks and trails, available to pedestrians, bicyclists, and equestrians for tourism and recreational purposes. Preserve, restore, and reuse historic buildings. Improve the private investment and development environment, especially for businesses, restaurants, and entertainment. Expand green spaces and civic spaces. Mix land uses and control building typology. Implement a balance of transportation options and design.

PERMITTED ZONING DISTRICTS:

- C-B-D – Central Business District

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Efficient Land Use
- 3) Resource Management
- 4) Sense of Place
- 5) Housing Options

IMPLEMENTATION MEASURES:

Tourism Strategy

Plan a tourism initiative and marketing campaign based on your community's heritage and cultural resources. The strategy might also entail employing a well-designed logo and tourist-oriented directional signage systems to help tourists find their needed services. Heritage and Cultural tourism are big businesses in Georgia.

CITY OF OMEGA RESIDENTIAL CHARACTER AREA

DESCRIPTION:

Areas with predominantly residential character range from traditional single-family homes, infill small lots, or residential areas and subdivisions.



DEVELOPMENT STRATEGY:



The focus should be reinforcing stability by encouraging more home ownership and maintenance or upgrading existing properties. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should also be provided.

PREDOMINANT LAND USE:

The predominant land use in this area is residential. A mix of uses, including neighborhood commercial and office, would also be suitable. It is recommended that all communities identify a central point that can act as a gathering point for the immediate community.

PERMITTED ZONING DISTRICTS:

- R-14 – Single-Family Residential
- R-8 – Residential
- M-R – Multiple Residential

QUALITY COMMUNITY OBJECTIVES:

- 1) Sense of Place
- 2) Housing Options

IMPLEMENTATION MEASURES:

Rehabilitation Codes

Adopt building codes with standards appropriate to the renovation of older buildings. Typical building codes were written with new construction in mind, and strict application of these codes to older buildings will significantly increase renovation costs. Rehabilitation codes help keep costs down, encouraging older properties' rehabilitation.

CITY OF TY TY DOWNTOWN CHARACTER AREA

DESCRIPTION:

Downtown Ty Ty is located on the major thoroughfare of US 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. Some commercial buildings, such as the Ty Ty Peanut Company, and a few places of worship are located within the downtown character area.



PREDOMINANT LAND USE:

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



DEVELOPMENT STRATEGY:

Maintain the rural atmosphere while accommodating retail and commercial uses within the village center. Connect to regional greenspace networks and trails, available to pedestrians, bicyclists, and equestrians for tourism and recreational purposes. Preserve, restore, and reuse historic buildings. Improve the environment for private investment and development, especially for businesses, restaurants, and entertainment. Expand green spaces and civic spaces. Mix land uses and control building typology. Implement a balance of transportation options and design.

PERMITTED ZONING DISTRICTS:

- C-B-D – Central Business District

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Efficient Land Use
- 3) Resource Management
- 4) Sense of Place
- 5) Housing Options

IMPLEMENTATION MEASURES:

Tourism Strategy

Plan a tourism initiative and marketing campaign based on your community's heritage and cultural resources. The strategy might also entail employing a well-designed logo and tourist-oriented directional signage systems to help tourists find their needed services. Heritage and Cultural tourism are big businesses in Georgia.

CONSERVATION CHARACTER AREA

DESCRIPTION:

The Conservation Character Area is intended to identify areas in Greater Tift County that exhibit unique or special environmental characteristics and may be held 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, and Ty Ty Creek.



PREDOMINANT LAND USE:



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

DEVELOPMENT STRATEGY:

Protect water quality and groundwater recharge areas, and protect significant natural resources such as pristine wetlands and upland areas to preserve natural habitat. Only allow appropriate zoning districts, which may not have to be included in the Character Area. Uses should be passive parks and recreation, conservation, agriculture, and forestry. The adoption of a Conservation (CON) Zoning District is recommended. It is further recommended that a regional trail network be explored in this Area.

PERMITTED ZONING DISTRICTS:

- AG – Agricultural Use (Tift County)

QUALITY COMMUNITY OBJECTIVES:

- 1) Resource Management
- 2) Sense of Place

IMPLEMENTATION MEASURES:

Conservation Easements

Encourage owners of key properties (such as those in environmentally sensitive areas, included in the local greenspace plan, or designated for agricultural use in the comprehensive plan) to utilize conservation easements or sale of development rights to preserve their land from future development. Conservation easements allow private landowners to donate the development rights of their property to a qualified conservation organization or government agency in exchange for tax savings. The sale of development rights is an arrangement whereby private landowners sell the development rights of their

property to a qualified conservation organization or government agency. In both cases above, giving up the development rights permanently protects property from development and thereby ensures that it remains green space or farmland.

HIGH SCHOOL CHARACTER AREA

DESCRIPTION:

This is an established area with activity centered on substantial land use that has regional reach beyond the neighborhood of Tift County High School. The neighborhoods are older but stable. Residential developments have extended to the northeast of the City of Tifton into unincorporated Tift County with the extension of the water lines. Development pressures and housing needs have intensified in the area. Sewer is currently unavailable east of New River Church Road. The existing development west of New River Church Road consists of large-lot single-family subdivisions with mixed agricultural uses. Commuter traffic has been a concern in this area.



PREDOMINANT LAND USE:

The predominant uses are institutional and residential, with some land remaining undeveloped.

DEVELOPMENT STRATEGY:

A mixed-use community is desired for this area 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.



PERMITTED ZONING DISTRICTS: (Tift County)

- R-12 – Single-Family Residential
- R-8 – Residential
- M-R – Multiple Residential
- R-P – Residential-Professional
- CC – Community Commercial
- GB – General Business
- RPD – Rural Planned Development
- UPD - Urban Area Planned Development

QUALITY COMMUNITY OBJECTIVES:

- 1) Local Preparedness
- 2) Economic Prosperity
- 3) Efficient Land Use
- 4) Transportation Options

IMPLEMENTATION MEASURES:

Transportation to Services

Provide public transportation options to local community health facilities. Continue to coordinate with SGRC for services for the Regional Transit System.

INDUSTRIAL CHARACTER AREA

DESCRIPTION:

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



PREDOMINANT LAND USE:

The predominant uses are agricultural industries, construction services, manufacturing, millwork, motor freight transportation and warehousing, wholesale trades, airport, transportation, communication, utilities, and other similar uses.

DEVELOPMENT STRATEGY:

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 for industrial surroundings.

PERMITTED ZONING DISTRICTS: (Tift County)

- WLI – Wholesale/Light Industrial
- HI – Heavy Industrial
- GB – General Business
- TMA – Henry Tift Myers Airport Overlay District (to prevent encroachment into the runway protection zones and airspace zones)

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity

IMPLEMENTATION MEASURES:

Targeted Industry Analysis

Strategically choose which types of businesses to recruit and support using relevant community characteristics to determine which will best fit local job needs and workforce skills, complement existing businesses, or not impose on the community. Also, consider recent growth rates, for various industries, in the region, the state, and the U.S.

Stormwater Management

Continue to maintain and implement the Tift County Stormwater Management Ordinance which includes:

- 1) Incentives for low impact development (LID,) which uses innovative site design techniques to collect and drain or evaporate stormwater runoff onsite, rather than routing it into a typical stormwater collection system. LID techniques include bioretention, permeable pavers, tree box filters, rain barrels, disconnected downspouts, narrower streets, infiltration swales, rooftop gardens, bioretention cells, and rain gardens.
- 2) Requirements that impervious surfaces do not exceed a maximum percentage of total lot size in particular community sections, particularly those that drain most directly into water supply streams or reservoirs.

INTERCHANGE CHARACTER AREA

DESCRIPTION:



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

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, often requiring large parking lots, are oriented towards the highway.



DEVELOPMENT STRATEGY:

Provide and protect an environment that provides innovative land uses and flexibility in design to develop attractive gateways for the community.

PERMITTED ZONING DISTRICTS: (Tift County)

- WLI – Wholesale/Light Industrial
- GB – General Business
- UPD – Urban Area Planned Development
- RPD – Rural Planned Development

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Sense of Place
- 3) Regional Cooperation

IMPLEMENTATION MEASURES:

Targeted Industry Analysis

Strategically choose which types of business to recruit and support using relevant community characteristics to determine which will best fit local job needs, workforce skills or complement existing businesses. Also, consider recent growth rates, for various industries, in the region, the state, and the U.S.

Right-of-Way Improvements

Work with the Federal Highway Department to undertake public improvements in the right-of-way to enhance the physical appearance and walkability of selected districts of your community. Right-of-way improvements are any public improvements made in a roadway's "right-of-way," which is the strip of land that includes the road itself and the narrow band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. These improvements may include adding or upgrading sidewalks, planting trees or other landscaping, adding street furniture, such as benches and attractive trash receptacles, or working with the local utility companies to relocate overhead utility lines either below ground or at the rear of lots.

OLD NEIGHBORHOOD REDEVELOPMENT CHARACTER AREA

DESCRIPTION:

This area contains some of the oldest neighborhoods on the southern side of Tift County. It has much of its original housing stock but needs to improve in property maintenance, specifically in areas with many mobile homes. An Urban Redevelopment Plan for a portion of the area was completed in 2000.



PREDOMINANT LAND USE:



This area mainly comprises low-income residential housing, mobile homes, rental housing, absentee ownership, and vacant properties.

Preserve and rehabilitate what remains of the original housing stock while rebuilding new, attractive neighborhoods on vacant land following traditional neighborhood development principles. The neighborhoods should include a well-designed

new neighborhood activity center at an appropriate location, providing 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 safely enable residents to have complete streets to walk/bike to work, shopping, or other destinations in the area. Right-of-way would have to be acquired to meet the need for complete streets.

PERMITTED ZONING DISTRICTS: (Tift County)

- R-P – Residential Professional
- R-8 – Single-Family Residential

QUALITY COMMUNITY OBJECTIVES:

- 1) Sense of Place
- 2) Housing Options

IMPLEMENTATION MEASURES:

Infill Development Program

Develop a comprehensive strategy for encouraging infill development in particular community areas while regulating this development to ensure the quality of life in affected neighborhoods. This strategy should include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density, and location of new infill projects.

Land Assembly for Redevelopment

Institute a program to purchase key land parcels and offer these for private redevelopment. This can encourage the revitalization of declining community areas by reducing developers' costs and difficulty assembling these sites.

RESIDENTIAL CHARACTER AREA

DESCRIPTION:

These are established and stable residential areas with well-maintained homes and a high homeownership rate. These areas can be found in the northern part of the county, north and west of New River Church Road, and other areas transitioning into the county's rural areas. The density ranges from low to medium, with primarily 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.



DEVELOPMENT STRATEGY:

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 and neighborhood-level active and passive recreation opportunities should be provided.

PERMITTED ZONING DISTRICTS: (Tift County)

- R1 – Single-Family Residential
- RR1 – Rural Single-family Residential
- R21 – Medium-density Residential
- R12 – Single-Family Residential

QUALITY COMMUNITY OBJECTIVES:

- 1) Housing Options

IMPLEMENTATION MEASURES:

Inclusionary Zoning

Review local zoning codes to identify and eliminate barriers limiting affordable housing developments, such as minimum housing size requirements, maximum density requirements, or limitations on multi-family residential development. Inclusionary zoning may require the inclusion of some percentage of affordable housing units in each new residential development.

Improving Street Connectivity

Promote connectivity in local road systems to reduce the traffic load on collector and arterial streets and improve the walkability in your community. Typical approaches to improving connectivity include requiring subdivisions and office parks to have multiple ingress and egress points, disallowing cul-de-sacs and other closed street networks, encouraging the use of interconnected grid street network designs, and establishing maximum block length standards.

Housing for the Elderly

Start an Aging in Place or Lifelong Community Initiative to educate about appropriate adaptations to ensure that housing remains suitable as residents age. Provide incentives for housing development targeted explicitly at the elderly (assisted living, senior living, "mature" living, etc.). Evaluate local ordinances to ensure that this type of housing is allowed in appropriate areas of your community, particularly those with good walkability for exercise, shopping, and social visits.

RURAL HIGHWAY CORRIDOR CHARACTER AREA

DESCRIPTION:

Old Ocilla Road and US Hwy 41 are mostly lined with agricultural and rural uses outside the urban service area. Suburban residential growth is starting to be present along that corridor, significantly closer to the city limits of Tifton. Much of the existing residential development consists of large-lot and low-density developments. Trees line the roads, and the homes are typically set back on the lots to be buffered from the traffic. Water service is limited, and sewer service is limited.



PREDOMINANT LAND USE:

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



DEVELOPMENT STRATEGY:

Continue to protect the farmland, natural resources, and the rural character of these areas in the unincorporated county while balancing and retaining growth pressures.

PERMITTED ZONING DISTRICTS: (Tift County)

- AG – Agricultural Use
- RR1 – Rural Single-Family Residential
- R1 – Single Family Residential
- CC – Community Commercial
- RPD – Rural Planned Development
- RP – Residential/Professional

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Local Preparedness
- 3) Regional Cooperation

IMPLEMENTATION MEASURES:

Aesthetic Overlay

Enact special measures to preserve and enhance the physical attractiveness of particular districts of the community, particularly gateway corridors or similar areas important to the community's image. These measures may include signage controls, special landscaping requirements, building design guidelines, or screening requirements for

obtrusive uses like cell towers, utilities, and energy-generating infrastructure. These special requirements are typically adopted as an overlay district, a mapped area where additional regulations apply as a supplement to existing zoning and subdivision regulations.

URBAN COMMERCIAL CORRIDOR CHARACTER AREA



DESCRIPTION:

These highway corridors in Greater Tift County carry high passenger and truck traffic volumes. 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 dominant land uses along these corridors are commercial, big-box developments, automobile dealerships, fast food restaurants, gas stations, and other highway-oriented business uses.



DEVELOPMENT STRATEGY:

It is widely recognized that these urban commercial corridors connect regional activity centers, provide for fairly efficient movement of people and goods, and serve more regional businesses than the 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 the chosen identity of Greater Tift County through architecture, sense of style, and quality of construction. Current developments and businesses should be refurbished to meet this vision.

PERMITTED ZONINGS: (Tift County)

- CC – Community Commercial
- GB – General Business
- RP – Residential/Professional
- RPD – Rural Planned Development
- UPD – Urban Planned Development
- WLI - Wholesale Light Industrial

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Local Preparedness
- 3) Regional Cooperation
- 4) Transportation Options

IMPLEMENTATION MEASURES:

Flexible Parking Standards

Revise land development regulations to remove rigid parking requirements to reduce the number of unnecessary spaces in the community. This may include reducing the required parking spaces or allowing shared parking between adjacent facilities.

Flexible Street Design Standards

Revise street design requirements in local development regulations to tailor streets to the neighborhood scale and types of traffic they serve. Revisions may include reducing street widths, requiring bicycle lanes, or adding on-street parking.

Complete Streets

Considering adopting a "Complete Streets" philosophy in designing and building local streets that specifies that "users" of a road include pedestrians, bicyclists, and public transportation passengers of all ages and abilities, as well as trucks, buses, and automobiles. This approach should be applied to new and retrofit projects and involves using sidewalks, street trees, etc.

VILLAGE ACTIVITY CENTER CHARACTER AREA

DESCRIPTION:

These include the historic unincorporated communities of Eldorado, Chula, and Brookfield. These areas have their main commercial activities located at highway intersections, which serve the surrounding agricultural areas and rural residential residents. These areas face development



pressures from the City of Tifton's outward growth and residents' desire for affordable housing. Also included are areas within the Cities of Ty Ty and Omega, not within Downtown Character Areas but the city limits.

consist of compatible uses such as residential, neighborhood commercial, churches, schools, and parks.

DEVELOPMENT STRATEGY:

Maintain the rural atmosphere while providing essential services such as EMS, limited employment opportunities, new residential opportunities, and affordable, quality housing. Maintain the local character by improving the village's main street area with local businesses and industry that will serve passers-by and residents and provide local jobs. The pedestrian-friendly environment should be enhanced by adding or expanding sidewalks and creating amenities such as trail and bike routes.

PERMITTED ZONING DISTRICTS: (Tift County)

- AG – Agricultural Use
- R-1 – Single Family Residential
- RR1 – Rural Single-family Residential
- CC – Community-Commercial
- GB – General Business

QUALITY COMMUNITY OBJECTIVES:

- 1) Sense of Place
- 2) Economic Prosperity
- 3) Efficient Land Use



The predominant land use is that of a village with some centralized commercial activity to serve the immediate needs of the surrounding area. In these areas, mixed neighborhood uses are appropriate and

PREDOMINANT LAND USE:

The predominant land use is that of a village with some centralized commercial activity to serve the immediate needs of the surrounding area. In these areas, mixed neighborhood uses are appropriate and



IMPLEMENTATION MEASURES:

Tourism Strategy

Plan a tourism initiative and marketing campaign based on your community's heritage and cultural resources. The strategy might also entail employing a well-designed logo and tourist-oriented directional signage systems to help tourists find their needed services. Heritage and Cultural tourism are big businesses in Georgia.

Historic Preservation Program

Begin by identifying and mapping the visual, cultural, and historical assets your community most values. Then adopt a local historic preservation/protection ordinance to protect and enhance the places, districts, sites, buildings, structures, and works of art identified in the inventory of assets. This ordinance should be adopted under the auspices of the Georgia Historic Preservation Act, which establishes a local Historic Preservation Commission to provide oversight on the administration of the local ordinance and provide guidance on aesthetic changes to historic structures within locally designated districts.

Appendix

- #1 Sign-In Sheets**
- #2 Public Hearing Notices**
- #3 Data Analysis Charts**
- #4 Character Area Maps**
- #5 Transmittal Letters**
- #6 Adoption Resolutions**

1st Workshop

SIGN - IN SHEET
 SOUTHERN GEORGIA REGIONAL COMMISSION
 TIFT COUNTY 2023 COMPREHENSIVE PLAN UPDATE
 THURSDAY, SEPTEMBER 15, 2022
 9:00 AM - 11:00 PM

NAME	ORGANIZATION	PHONE	E-MAIL
Julie Lester			julie.lester.yahoo.com
Yolanda m. Baker	City of Omega	229-528-4400	ybaker@cityofomega.com
Sherry Boyett	City of Ty Ty	229-382-9476	cityoftyty@mcchsi.com
Paul Webb	Tift County Commission	229-392-5773	addus paul.webb@tiftcounty.org
JOEY FAWLER	TIFT Co. Board of Comm.	229-456-2648	joeey.fowler@tiftcounty.org
Chris Davis	Tift Co. Board of Comm	229-520-1224	Chris.davis@tiftcounty.org
John S. Quarlesman	WWRIS Savannah Riverkeeper	229-242-0102	John.Quarlesman@gmail.com
Koretta Nyfion	SGRC	229-333-5277	1nylfon@sgrc.us

2nd Workshop

SIGN - IN SHEET
 SOUTHERN GEORGIA REGIONAL COMMISSION
 TIFT COUNTY 2023 COMPREHENSIVE PLAN UPDATE
 2nd WORKSHOP
 THURSDAY, OCTOBER 20, 2022
 9:00 AM - 11:00 PM

NAME	ORGANIZATION	PHONE	E-MAIL
Sharon Petzel	TAGA		biKingop@gmail.com
Julie Lester			julie.lester@yahoo.com
Sherry Bayett	City of Ty Ty		cityoftyty@mchsi.com
Chris Davis	Tift County		Chris.Davis@tiftcounty.org
Jason Jordan	Tift County		jason.jordan@tiftcounty.org
Renata Elad	TAGA / ABAC		relade@abac.edu
Loretta Lightfoot	SGRC		

**Joint Public Hearing
for Transmittal
For the 2023 Comprehensive
Plan for Tift County and the
Cities of Omega, and TyTy
Comprehensive Plan Update**

A public hearing will be held at 6:00 pm on Monday, February 13, 2023, in Tift County, in the Room 204 of the Charles Kent Administration Building located at 225 North Tift Avenue, Tifton, Georgia, to review and transmit the 2023 Comprehensive Plan for Tift County and the Cities of Omega and TyTy to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the Tift County Commission office, the Cities of Omega, and TyTy and for download at the SGRC website: www.sgrc.us. Persons with special needs regarding disability access or foreign language should contact the County Clerk at Tift County at (229) 386-7856. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135. All persons are invited to attend the public hearing. If you would like more information, please contact the County Clerk at (229) 386-7856 or at miriam.jordan@tiftcounty.org or Loretta Hylton at the Southern Georgia Regional Commission at (229) 333-5277 or lhylton@sgrc.us.

675525
1/26/2023

County sets comprehensive plan schedule

BY DAVIS COBB
davis.cobb@gafnews.com

TIFTON — As with the city, Tift County is preparing to start the development process for its 2023 Comprehensive Plan.

Tift County Commission learned during its Sept. 12 meeting that the county comprehensive plan, which would decide the development for the county in the upcoming years, needs updating for 2023.

Loretta Hylton of the

Southern Georgia Regional Commission said development of the plan would occur during several meetings throughout the rest of the year, with each meeting focusing on a different sphere of development.

The first meeting, on Sept.

15, reviewed the goals, needs and opportunities of the county with the community.

On Oct. 20, the second meeting would review policies and the county's community work program.

The last meeting, scheduled

for Nov. 13, would examine character areas and land use elements.

Hylton said commissioners would be given a great deal of control in how this plan would be shaped, advising them to heavily partake in the upcom-

ing workshops. In addition, the County Commission would be used as the final review of the plan before it is submitted.

Each workshop is scheduled to be held 9-11 a.m., in the public safety building.

[Bookmark and Share](#)

Powered by [TECNAVIA](#) Copyright (c) 2022 The Tifton Gazette. Edition 09/21/2022

[Click here to see this page in the eEdition.](#) [Page A003](#)
(Login Required)

[Bookmark and Share](#)

Appendix #3 - Data Analysis

(Sources: <https://worldpopulationreview.com/us-cities> and [Census.gov](https://www.census.gov))

TIFT COUNTY

Population

Age and Sex

35.9 ± 0.4

Median Age in Tift County, Georgia

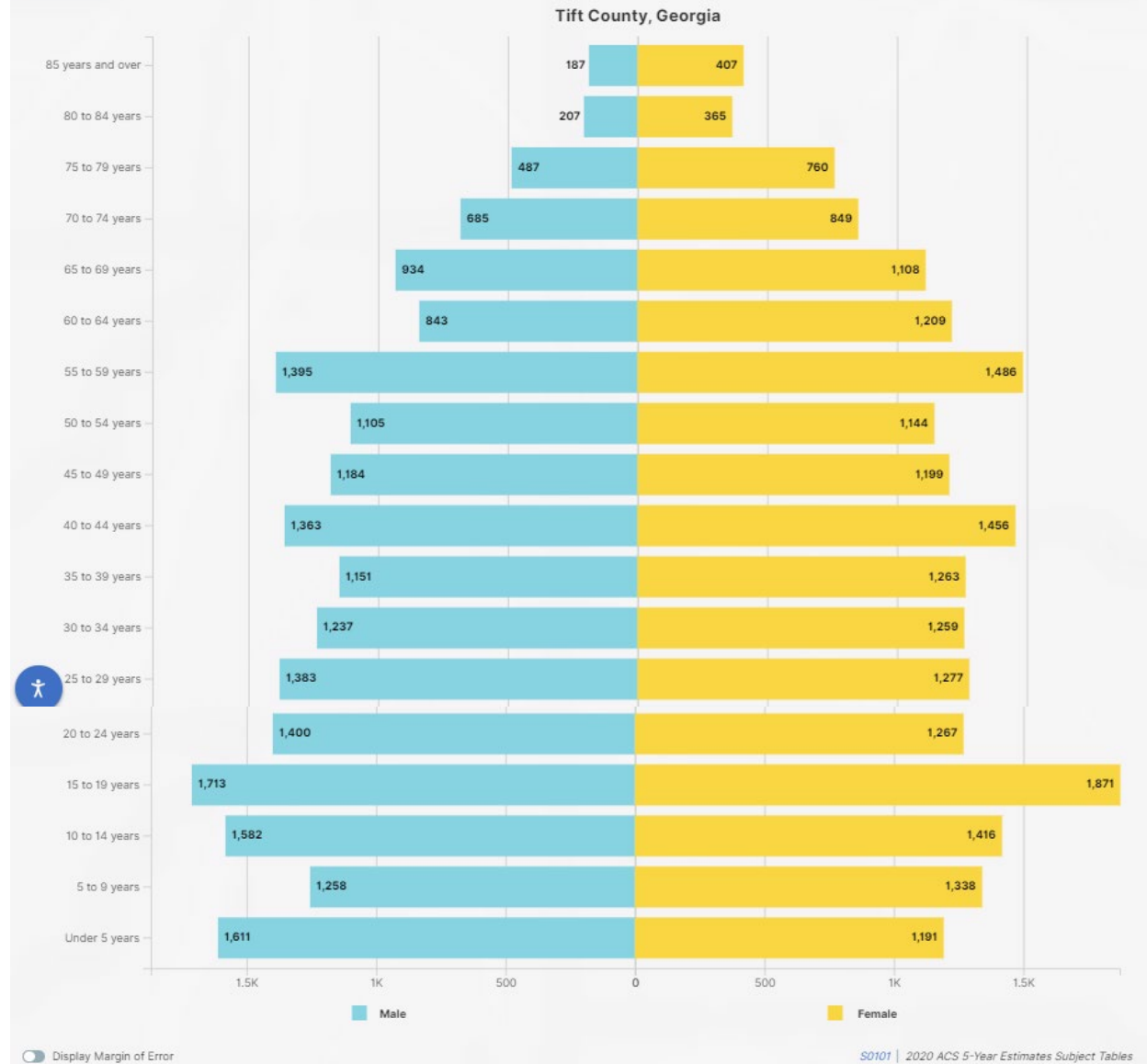
37.5 ± 0.1

Median Age in Georgia

S0101 | 2021 American Community Survey 5-Year Estimates

Population Pyramid: Population by Age and Sex
in Tift County, Georgia

Share / Embed



Older Population

14.7% ± 0.2%

65 Years and Older in Tift County, Georgia

14.7% ± 0.1%

65 Years and Older in Georgia

DP05 | 2021 American Community Survey 5-Year Estimates

Older Population by Age

in Tift County, Georgia

[Share / Embed](#)

65 to 74 years - 9.0%



75 to 84 years - 4.1%



85 years and over - 1.5%



0% 1% 2% 3% 4% 5% 6% 7% 8% 9%

Show Table Display Margin of Error

DP05 | 2021 ACS 5-Year Estimates Data Profiles

Education

Educational Attainment

17.8% ± 2.1%

Bachelor's Degree or Higher in Tift County, Georgia

34.6% ± 0.4%

Bachelor's Degree or Higher in Georgia

S1501 | 2021 American Community Survey 5-Year Estimates

Education Attainment (Population 25 Years and Older)

in Tift County, Georgia

[Share / Embed](#)

High School or equivalent degree - 33.5%



Some college, no degree - 18.1%



Associate's degree - 14.6%



Bachelor's degree - 8.3%



Graduate or professional degree - 9.5%



0% 5% 10% 15% 20% 25% 30% 35%



Download Table



Display Margin of Error

DP02 | 2021 ACS 5-Year Estimates Data Profiles

Employment

Class of Worker

15.6% ± 2.3%

Local, State, & Federal Government Workers in Tift County, Georgia

14.7% ± 0.3%

Local, State, & Federal Government Workers in Georgia

S2406 | 2021 American Community Survey 5-Year Estimates

Class of Worker

in Tift County, Georgia

[Share / Embed](#)

Employee of private company workers - 66.5%

Self-employed in own incorporated business workers - 3.9%

Private not-for-profit wage and salary workers - 9.2%

Local, state, and federal government workers - 15.6%

Self-employed in own not incorporated business workers and unpaid family workers - 4.8%

0% 5% 10% 15% 20% 25% 30% 35% 40% 45% 50% 55% 60% 65% 70%



Show Table



Display Margin of Error

S2406 | 2021 ACS 5-Year Estimates Subject Tables

Income and Poverty

Income and Earnings

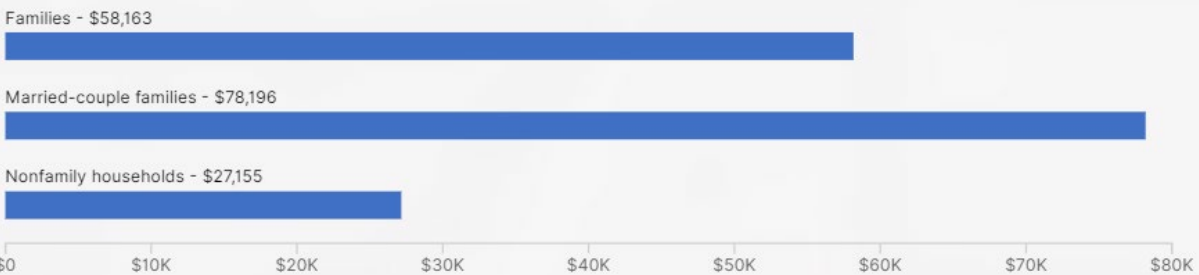
\$46,245 ± \$4,351
Median Household Income in Tift County, Georgia

\$66,559 ± \$712
Median Household Income in Georgia

S1901 | 2021 American Community Survey 5-Year Estimates

Median Income by Types of Families in Tift County, Georgia

[Share / Embed](#)



Show Table Display Margin of Error

S1901 | 2021 ACS 5-Year Estimates Subject Tables

Poverty

22.1% ± 3.0%

Poverty, All people in Tift County, Georgia

14.0% ± 0.4%

Poverty, All people in Georgia

S1701 | 2021 American Community Survey 5-Year Estimates

Poverty by Age

in Tift County, Georgia

[Share / Embed](#)

Under 18 years - 34.3%



18 to 64 years - 19.5%



65 years and over - 11.4%



0% 5% 10% 15% 20% 25% 30% 35%

Show Table Display Margin of Error

DP03 | 2021 ACS 5-Year Estimates Data Profiles

Housing

Financial Characteristics

\$683 ± \$63

Median Gross Rent in Tift County, Georgia

\$1,153 ± \$12

Median Gross Rent in Georgia

DP04 | 2021 American Community Survey 5-Year Estimates

Occupied Units Paying Rent

in Tift County, Georgia

[Share / Embed](#)

Less than \$500 - 21.9%



\$500 to \$999 - 66.7%



\$1,000 to \$1,499 - 9.4%



\$1,500 to \$1,999 - 2.1%



\$2,000 to \$2,499 - 0.0%

Homeownership Rate

61.5% ± 2.9%

Homeownership Rate in Tift County, Georgia

66.0% ± 0.5%

Homeownership Rate in Georgia

DP04 | 2021 American Community Survey 5-Year Estimates

Housing Value

in Tift County, Georgia

[Share / Embed](#)



Race and Ethnicity

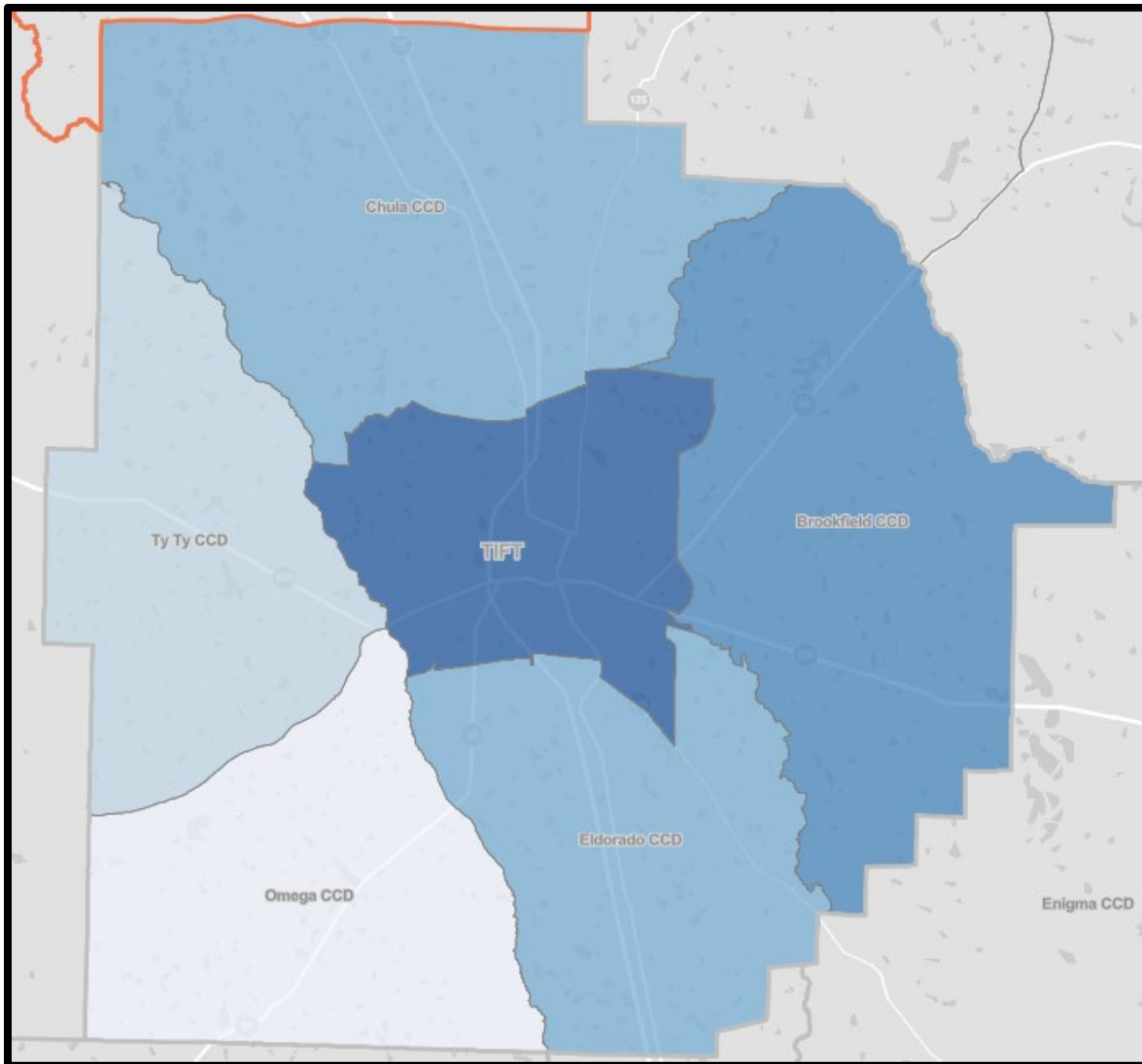
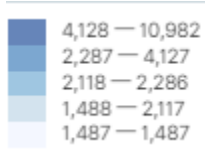
White

23,237

White alone in Tift County, Georgia

5,555,483

White alone in Georgia



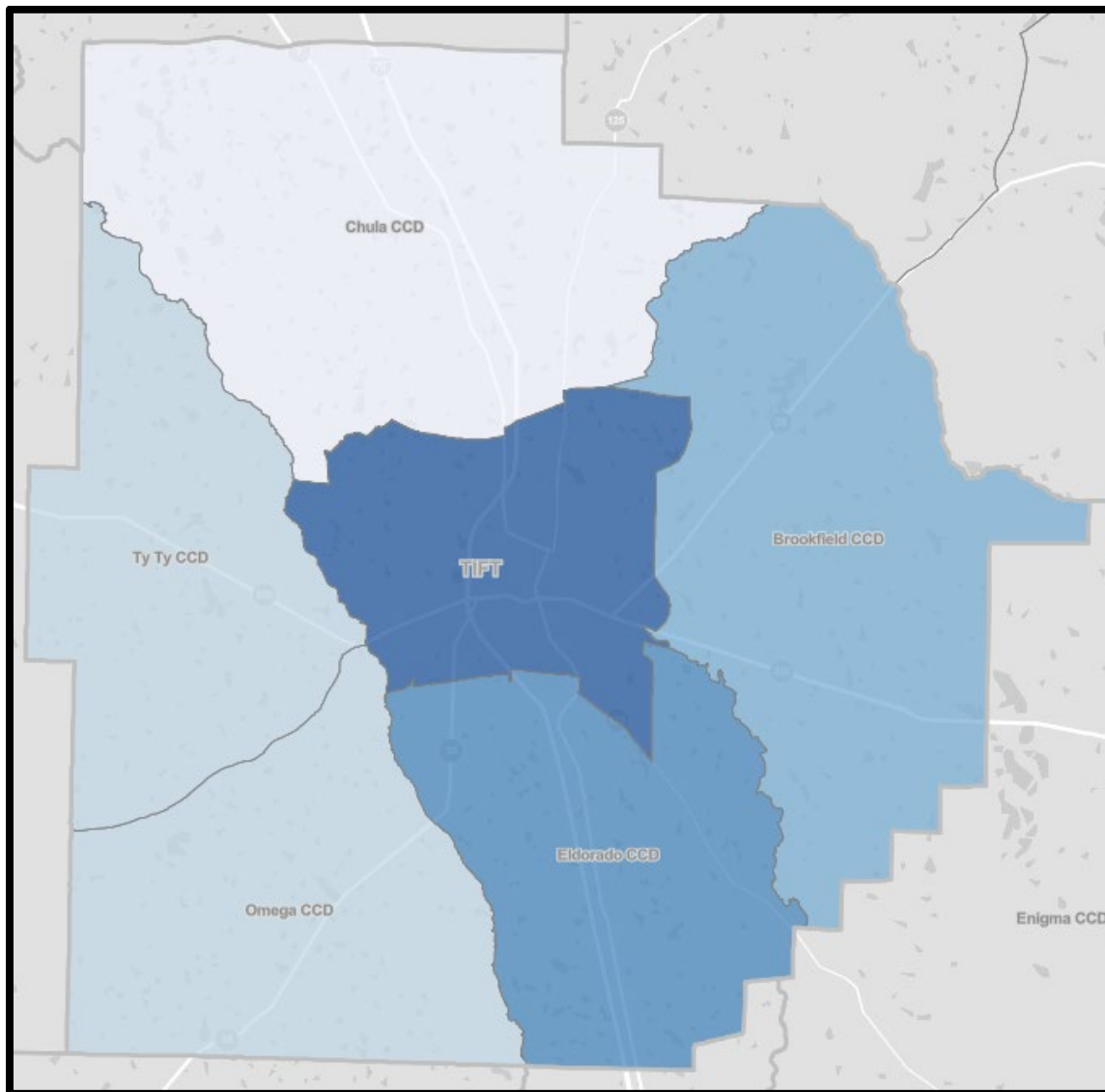
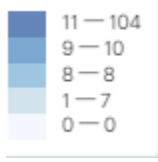
American Indian and Alaska Native

136

American Indian and Alaska Native alone in Tift County, Georgia

50,618

American Indians and Alaska Natives alone in Georgia



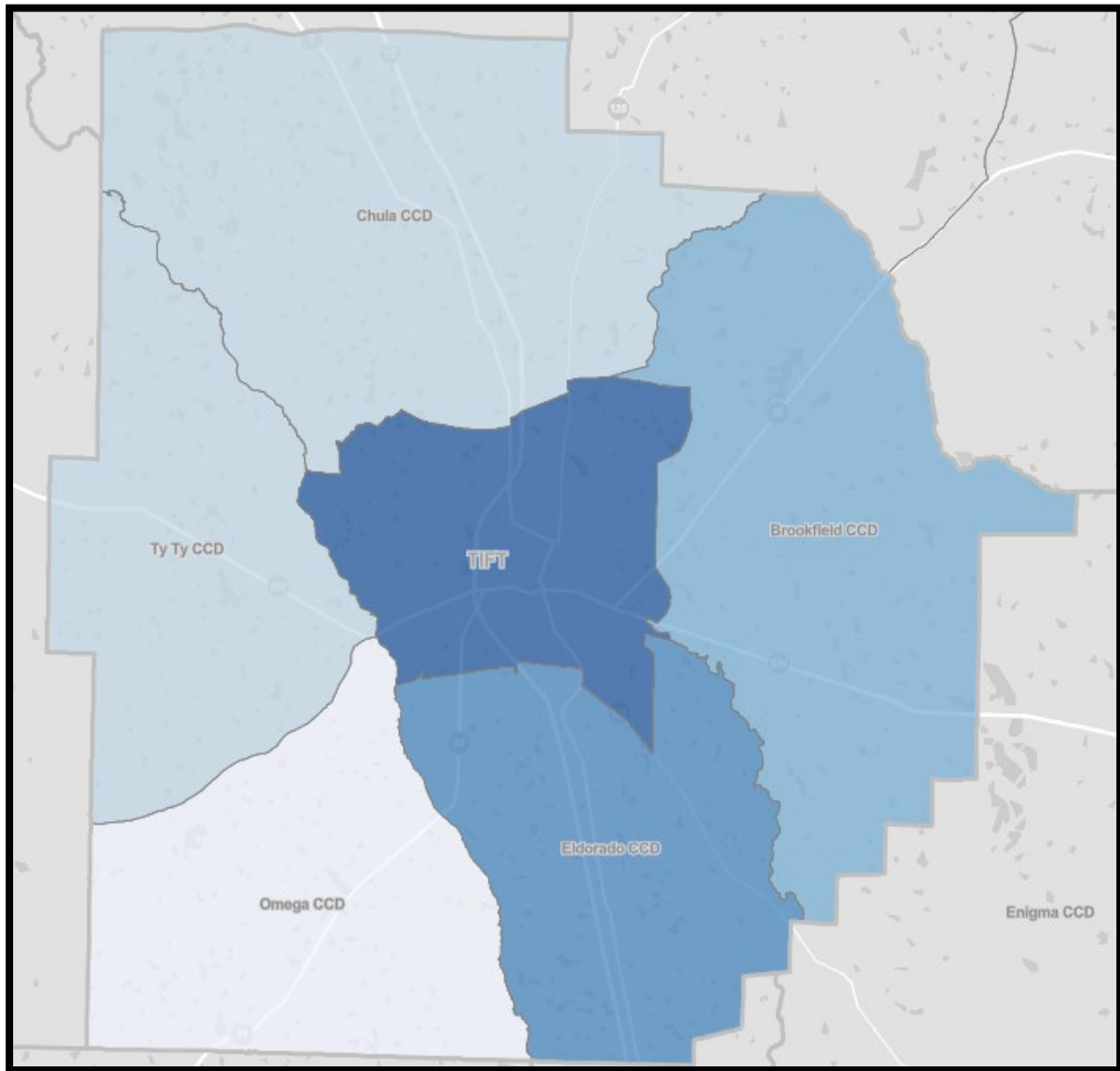
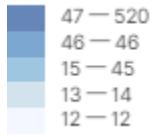
Asian

651

Asian alone in Tift County, Georgia

479,028

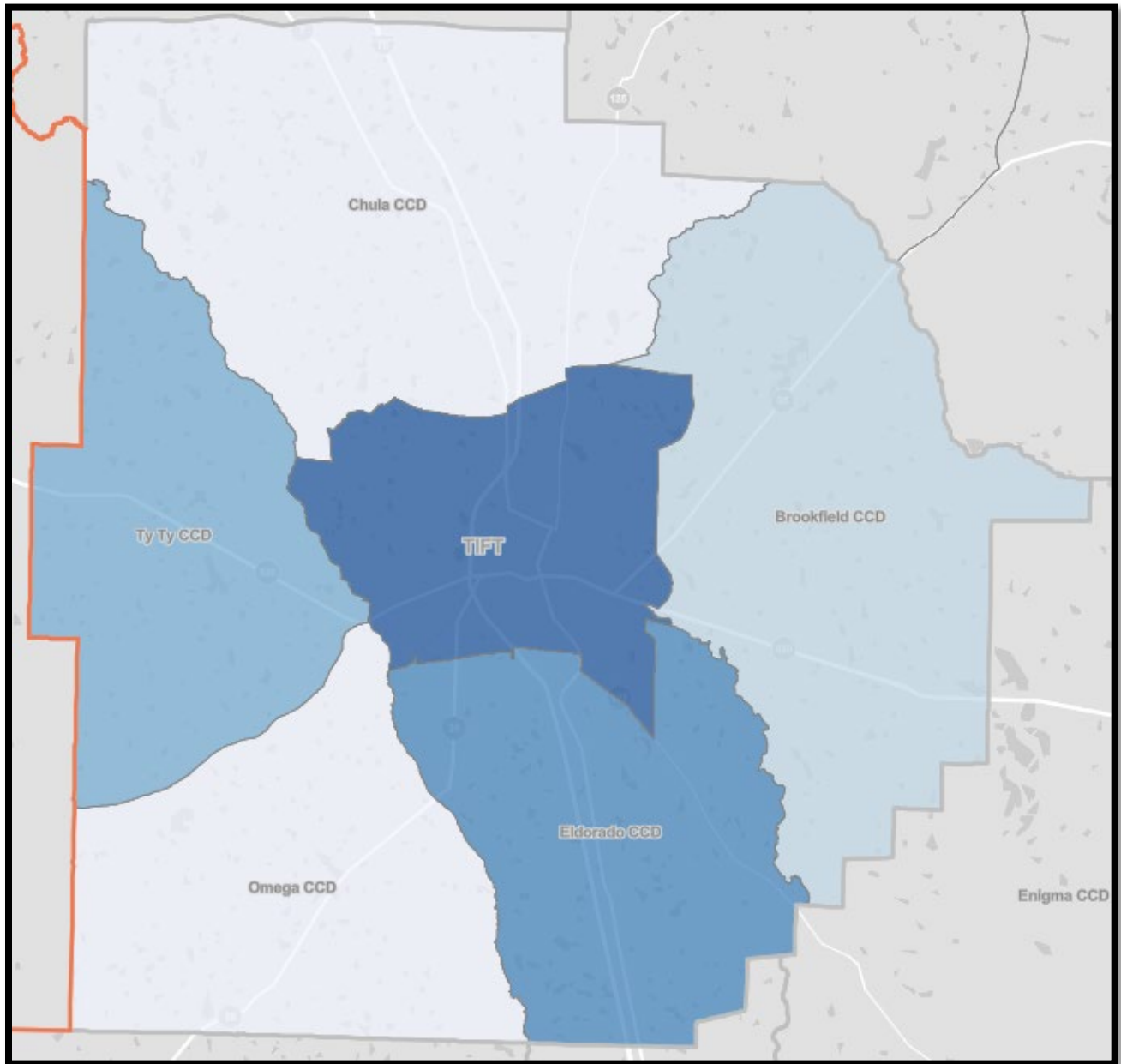
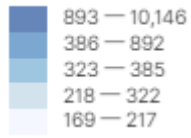
Asian alone in Georgia



Black or African American

12,131
Black or African American alone in Tift County, Georgia

3,320,513
Black or African American alone in Georgia



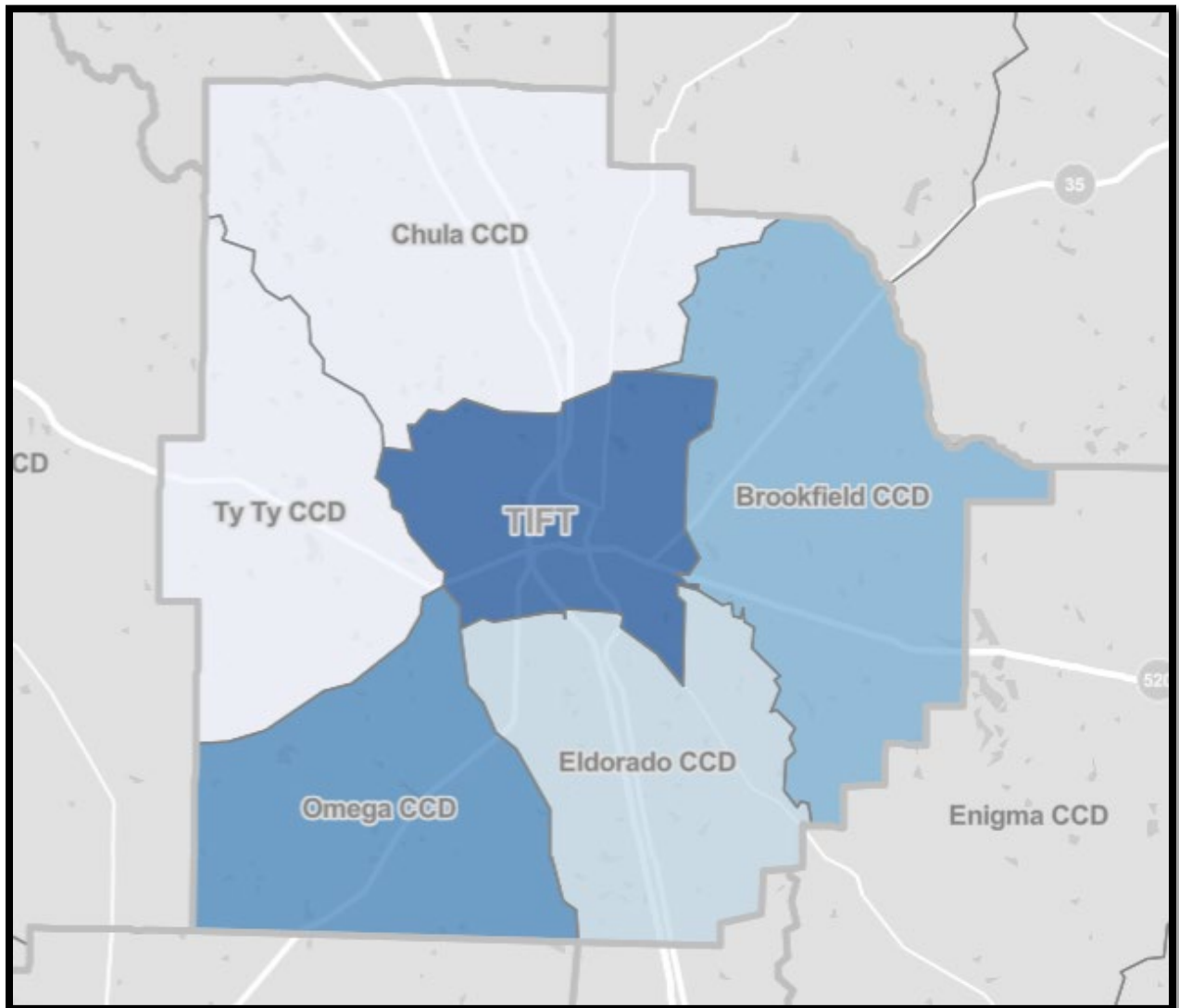
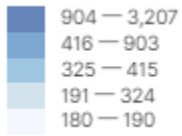
Hispanic or Latino

5,219

Hispanic or Latino (of any race) in Tift County, Georgia

1,123,457

Hispanic or Latino (of any race) in Georgia



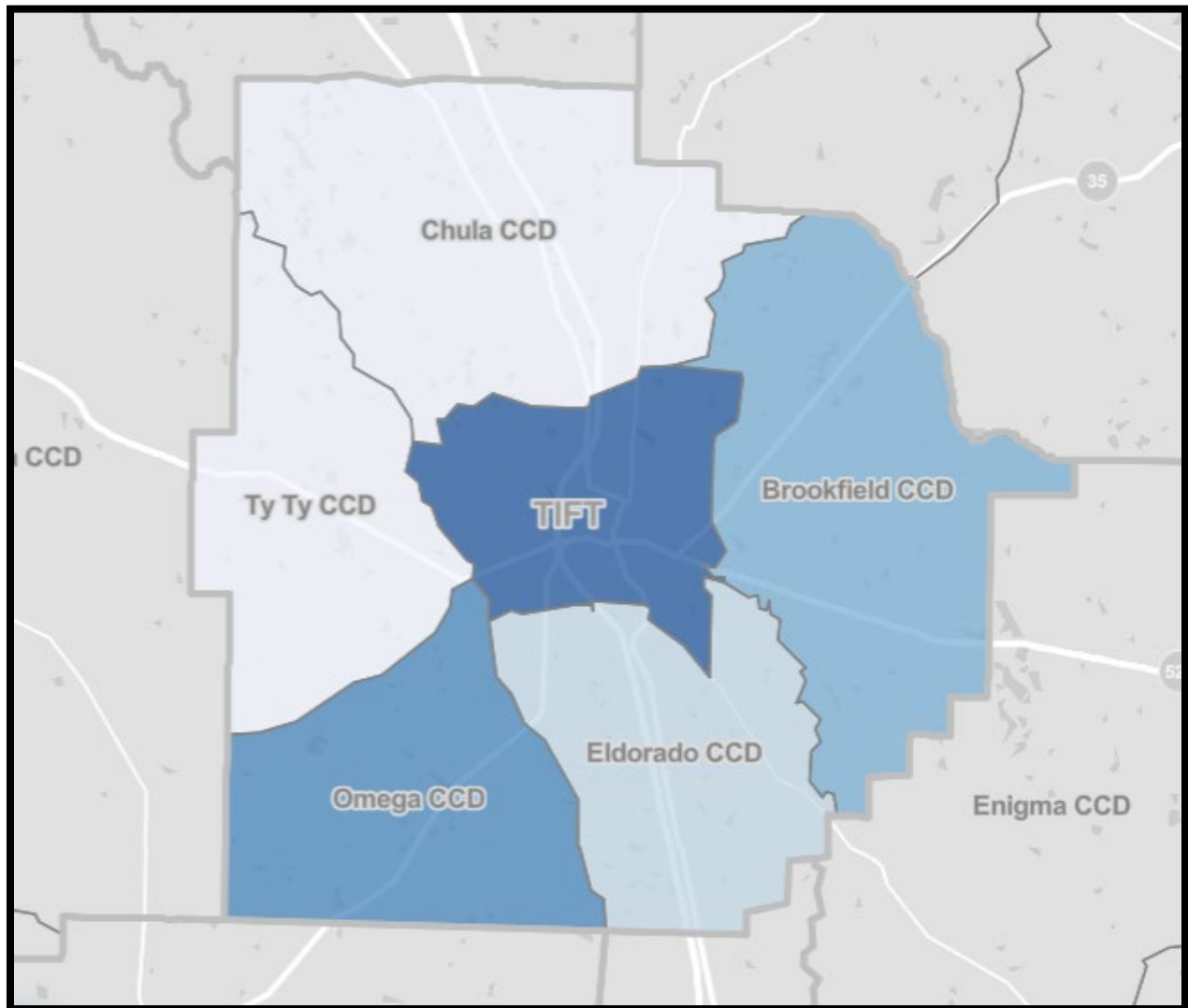
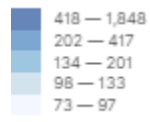
Some Other Race

2,769

Some Other Race alone in Tift County, Georgia

555,059

Some Other Race alone in Georgia



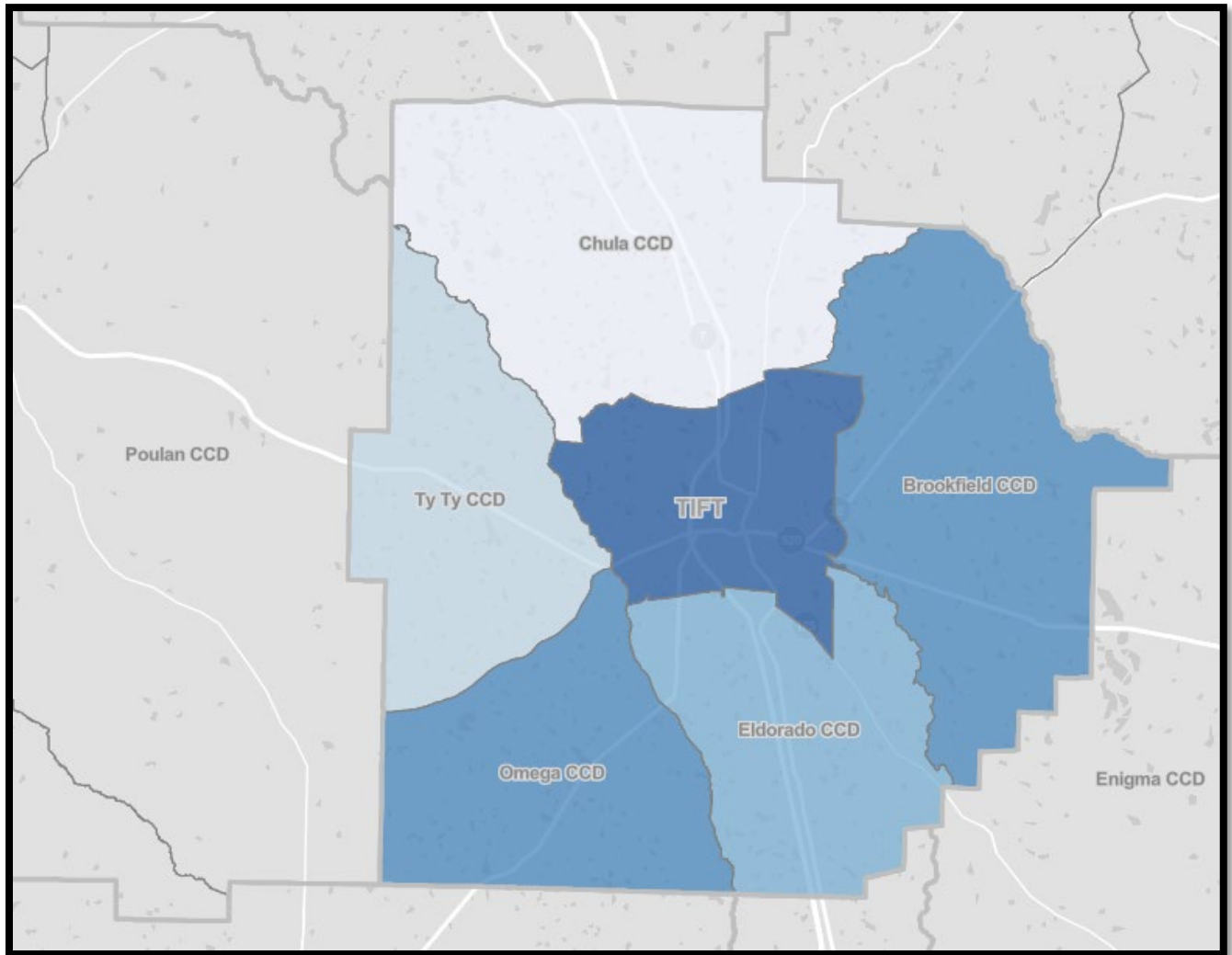
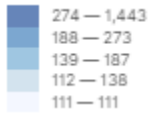
Two or More Races

2,418

Two or More Races in Tift County, Georgia

743,908

Two or More Races in Georgia



City of Omega

Population

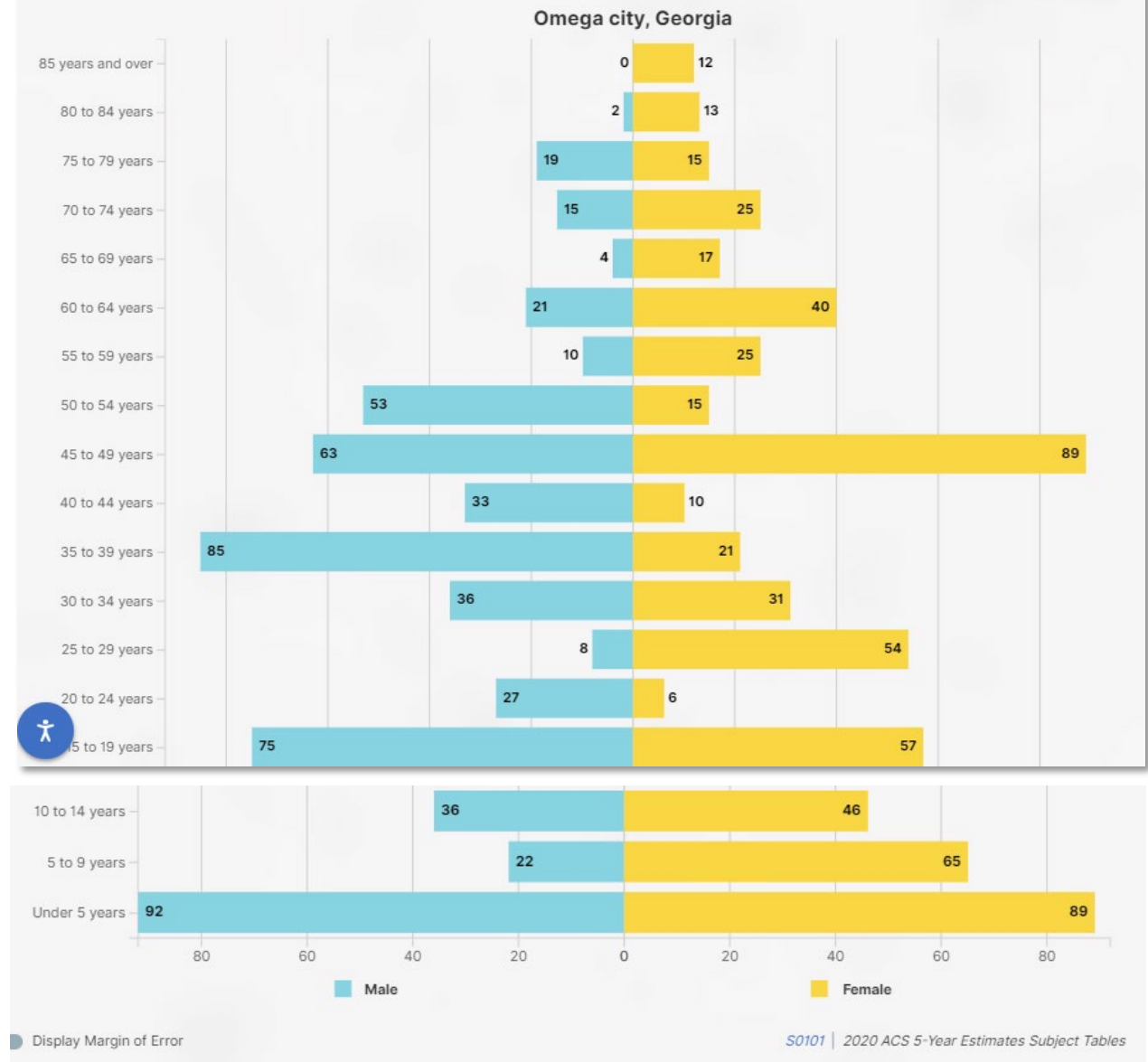
33.6 ± 7.9
Median Age in Omega city, Georgia

37.5 ± 0.1
Median Age in Georgia

S0101 | 2021 American Community Survey 5-Year Estimates

Population Pyramid: Population by Age and Sex
in Omega city, Georgia

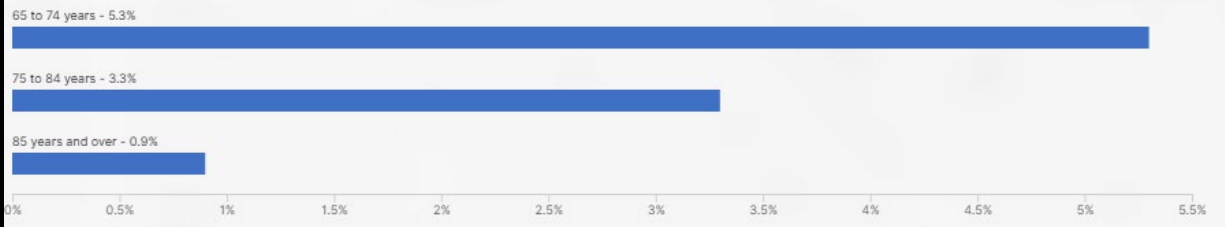
[Share / Embed](#)



Older Population by Age

in Omega city, Georgia

[Share / Embed](#)



Show Table Display Margin of Error

DP05 | 2021 ACS 5-Year Estimates Data Profiles

Education

Educational Attainment

2.1% ± 2.3%

Bachelor's Degree or Higher in Omega city, Georgia

34.6% ± 0.4%

Bachelor's Degree or Higher in Georgia

S1501 | 2021 American Community Survey 5-Year Estimates

Education Attainment (Population 25 Years and Older)

in Omega city, Georgia

[↗ Share / Embed](#)

High School or equivalent degree - 38.2%



Some college, no degree - 11.2%



Associate's degree - 12.4%



Bachelor's degree - 0.7%



Graduate or professional degree - 1.5%



0% 5% 10% 15% 20% 25% 30% 35% 40%

Show Table Display Margin of Error

DP02 | 2021 ACS 5-Year Estimates Data Profiles

Employment

Class of Worker

7.7% ± 8.8%

Local, State, & Federal Government Workers in Omega city, Georgia

14.7% ± 0.3%

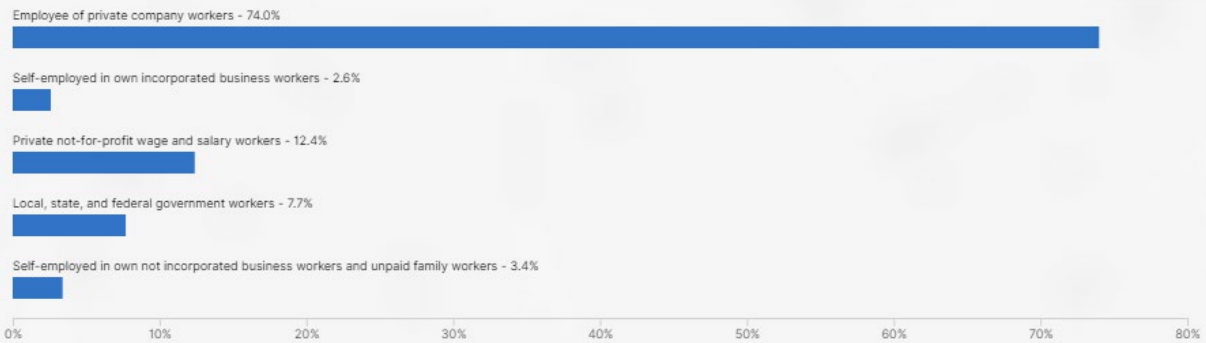
Local, State, & Federal Government Workers in Georgia

S2406 | 2021 American Community Survey 5-Year Estimates

Class of Worker

in Omega city, Georgia

[Share / Embed](#)



Show Table Display Margin of Error

S2406 | 2021 ACS 5-Year Estimates Subject Tables

Income and Poverty

Income and Earnings

\$38,836 ± \$13,063

Median Household Income in Omega city, Georgia

\$66,559 ± \$712

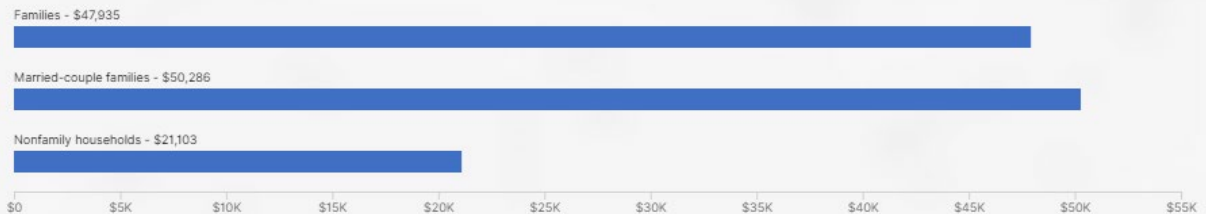
Median Household Income in Georgia

S1901 | 2021 American Community Survey 5-Year Estimates

Median Income by Types of Families

in Omega city, Georgia

[Share / Embed](#)



Show Table Display Margin of Error

S1901 | 2021 ACS 5-Year Estimates Subject Tables

Poverty

26.9% ± 14.4%

Poverty, All people in Omega city, Georgia

14.0% ± 0.4%

Poverty, All people in Georgia

S1701 | 2021 American Community Survey 5-Year Estimates

Poverty by Age

in Omega city, Georgia

[Share / Embed](#)

Under 18 years - 39.9%

18 to 64 years - 21.6%

65 years and over - 16.7%

0% 5% 10% 15% 20% 25% 30% 35% 40%

Show Table Display Margin of Error

DP03 | 2021 ACS 5-Year Estimates Data Profiles

Housing

Financial Characteristics

\$717 ± \$140
Median Gross Rent in Omega city, Georgia

\$1,153 ± \$12
Median Gross Rent in Georgia

DP04 | 2021 American Community Survey 5-Year Estimates

Occupied Units Paying Rent

in Omega city, Georgia

[Share / Embed](#)

Less than \$500 - 5.1%



\$500 to \$999 - 94.9%

\$1,000 to \$1,499 - 0.0%

\$1,500 to \$1,999 - 0.0%

\$2,000 to \$2,499 - 0.0%

\$2,500 to \$2,999 - 0.0%

\$3,000 or more - 0.0%



Show Table Display Margin of Error

DP04 | 2021 ACS 5-Year Estimates Data Profiles

Homeownership Rate

73.8% ± 11.0%

Homeownership Rate in Omega city, Georgia

66.0% ± 0.5%

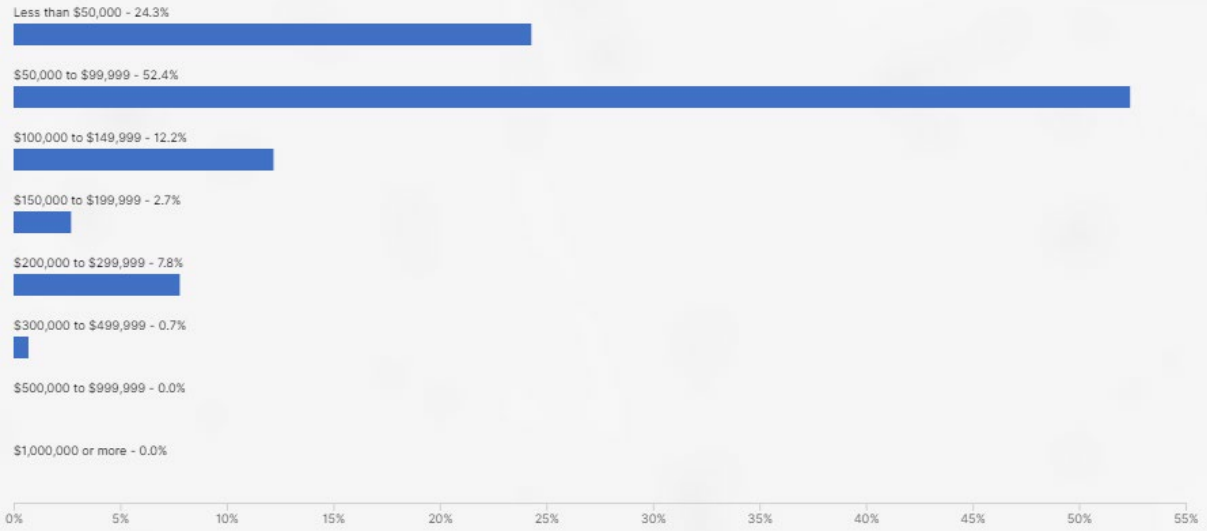
Homeownership Rate in Georgia

DP04 | 2021 American Community Survey 5-Year Estimates

Housing Value

in Omega city, Georgia

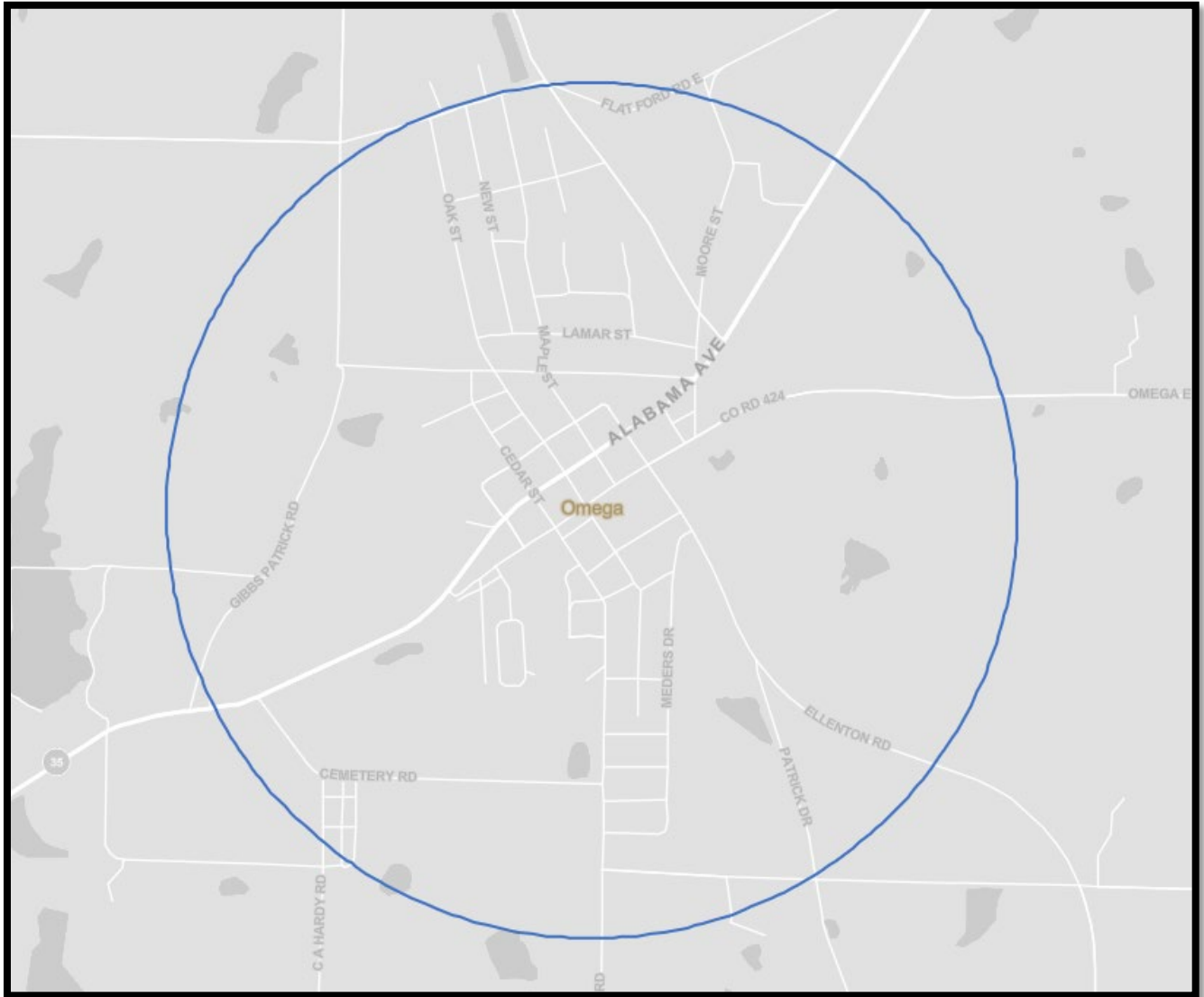
[↔ Share / Embed](#)



Show Table Display Margin of Error

DP04 | 2021 ACS 5-Year Estimates Data Profiles

Race and Ethnicity



White

636

White alone in Omega city, Georgia

Estimate for White alone in Omega city, Georgia. 636.

5,555,483

White alone in Georgia

American Indian and Alaska Native

4

American Indian and Alaska Native alone in Omega city, Georgia

Estimate for American Indian and Alaska Native alone in Omega city, Georgia. 4.

50,618

American Indian and Alaska Native alone in Georgia

Asian

7

Asian alone in Omega city, Georgia

Estimate for Asian alone in Omega city, Georgia. 7.

479,028

Asian alone in Georgia

Black or African American

203

Black or African American alone in Omega city, Georgia

Estimate for Black or African American alone in Omega city, Georgia. 203.

3,320,513

Black or African American alone in Georgia

Hispanic or Latino

651

Hispanic or Latino (of any race) in Omega city, Georgia

Estimate for Hispanic or Latino (of any race) in Omega city, Georgia. 651.

1,123,457

Hispanic or Latino (of any race) in Georgia

Some Other Race

270

Some Other Race alone in Omega city, Georgia

Estimate for Some Other Race alone in Omega city, Georgia. 270.

555,059

Some Other Race alone in Georgia

Two or More Races

198

Two or More Races in Omega city, Georgia

Estimate for Two or More Races in Omega city, Georgia. 198.

743,908

Two or More Races in Georgia

City of Ty Ty

Age and Sex

35.5 ± 16.5

Median Age in Ty Ty city, Georgia

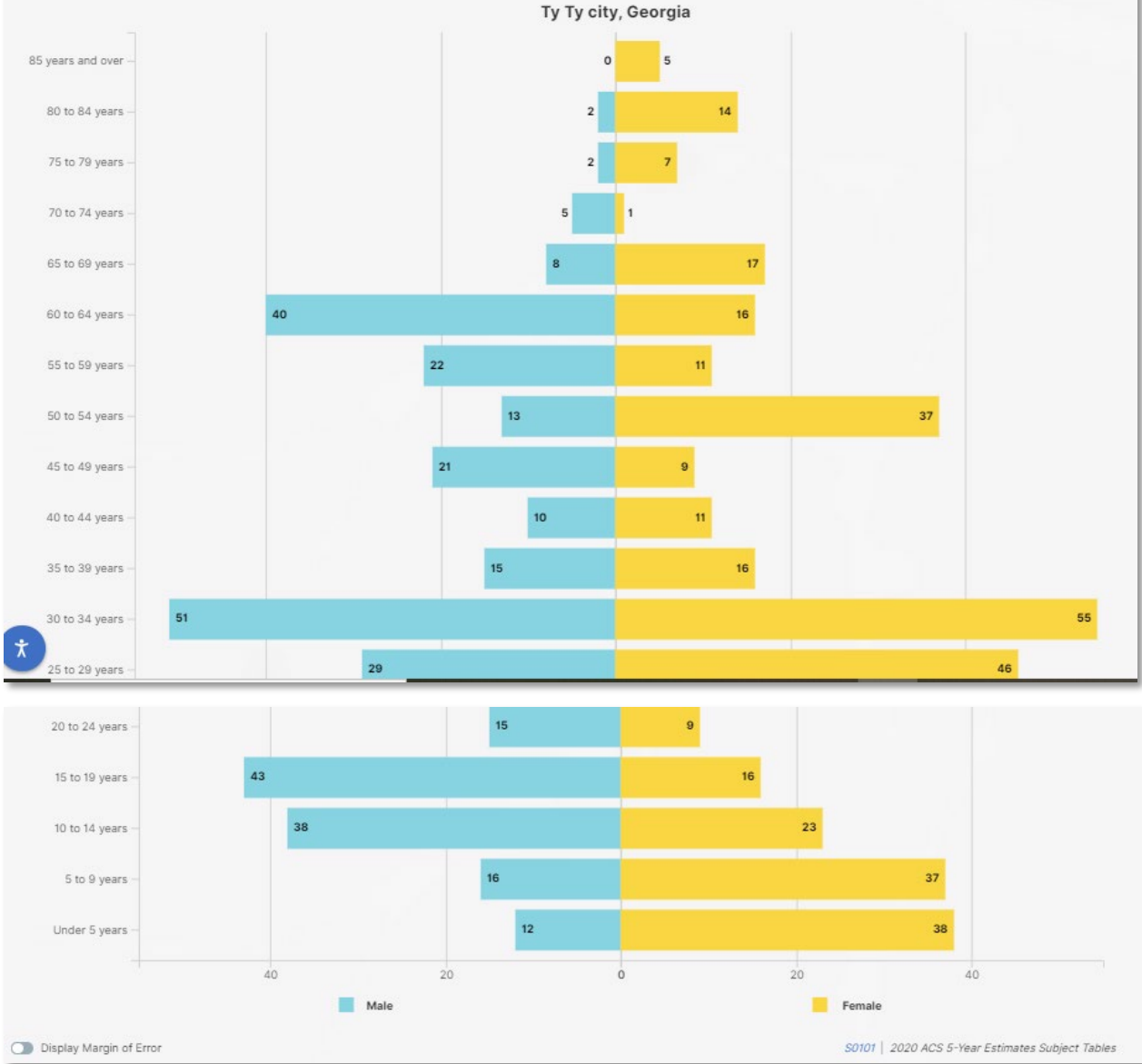
37.5 ± 0.1

Median Age in Georgia

S0101 | 2021 American Community Survey 5-Year Estimates

Population Pyramid: Population by Age and Sex
in Ty Ty city, Georgia

[Share / Embed](#)



Older Population

9.3% ± 5.1%

65 Years and Older in Ty Ty city, Georgia

14.7% ± 0.1%

65 Years and Older in Georgia

DP05 | 2021 American Community Survey 5-Year Estimates

Older Population by Age

in Ty Ty city, Georgia

[Share / Embed](#)

65 to 74 years - 5.2%



75 to 84 years - 3.5%



85 years and over - 0.7%



0% 0.5% 1% 1.5% 2% 2.5% 3% 3.5% 4% 4.5% 5% 5.5%

Show Table Display Margin of Error

DP05 | 2021 ACS 5-Year Estimates Data Profiles

Education

Educational Attainment

5.2% ± 3.6%

Bachelor's Degree or Higher in Ty Ty city, Georgia

34.6% ± 0.4%

Bachelor's Degree or Higher in Georgia

S1501 | 2021 American Community Survey 5-Year Estimates

Education Attainment (Population 25 Years and Older)

in Ty Ty city, Georgia

[Share / Embed](#)

High School or equivalent degree - 44.2%



Some college, no degree - 20.9%



Associate's degree - 10.7%



Bachelor's degree - 3.8%



Graduate or professional degree - 1.4%



0% 5% 10% 15% 20% 25% 30% 35% 40% 45%

Show Table Display Margin of Error

DP02 | 2021 ACS 5-Year Estimates Data Profiles

Employment

Class of Worker

7.2% ± 6.7%

Local, State, & Federal Government Workers in Ty Ty city, Georgia

14.7% ± 0.3%

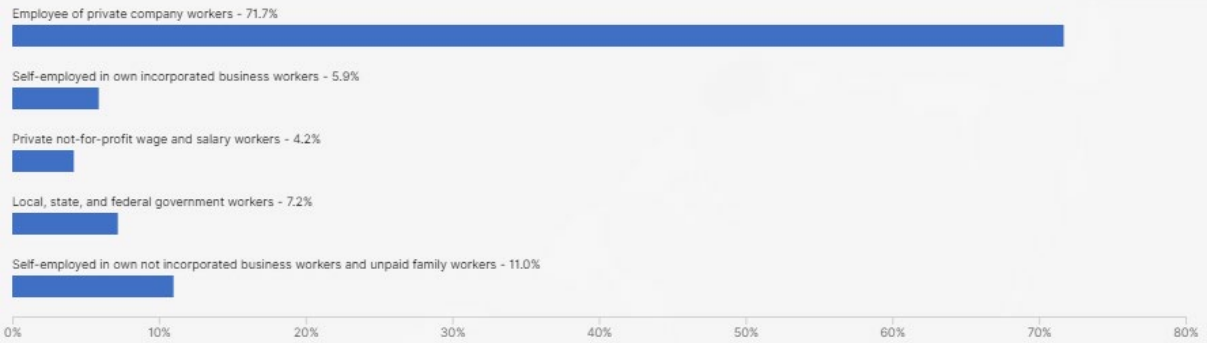
Local, State, & Federal Government Workers in Georgia

S2406 | 2021 American Community Survey 5-Year Estimates

Class of Worker

in Ty Ty city, Georgia

[Share / Embed](#)



Show Table Display Margin of Error

S2406 | 2021 ACS 5-Year Estimates Subject Tables

Income and Poverty

Income and Earnings

\$36,000 ± \$9,816

Median Household Income in Ty Ty city, Georgia

\$66,559 ± \$712

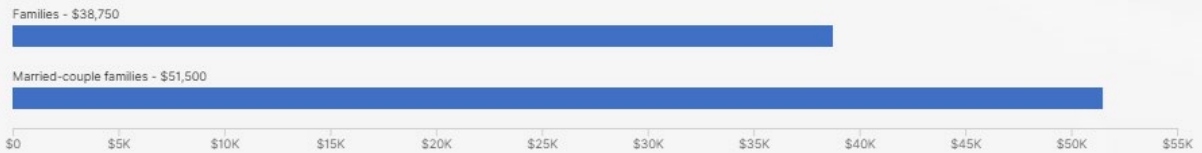
Median Household Income in Georgia

S1901 | 2021 American Community Survey 5-Year Estimates

Median Income by Types of Families

in Ty Ty city, Georgia

[Share / Embed](#)



Show Table Display Margin of Error

S1901 | 2021 ACS 5-Year Estimates Subject Tables

Poverty

33.3% ± 14.3%

Poverty, All people in Ty Ty city, Georgia

14.0% ± 0.4%

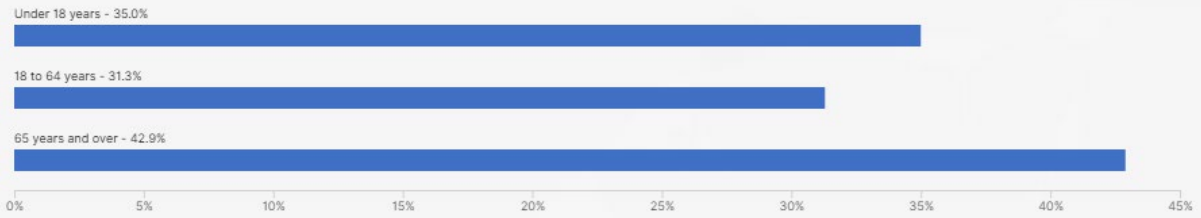
Poverty, All people in Georgia

S1701 | 2021 American Community Survey 5-Year Estimates

Poverty by Age

in Ty Ty city, Georgia

[Share / Embed](#)



Show Table Display Margin of Error

DP03 | 2021 ACS 5-Year Estimates Data Profiles

Housing

Financial Characteristics

\$814 ± \$107

Median Gross Rent in Ty Ty city, Georgia

\$1,153 ± \$12

Median Gross Rent in Georgia

DP04 | 2021 American Community Survey 5-Year Estimates

Occupied Units Paying Rent

in Ty Ty city, Georgia

[Share / Embed](#)

Less than \$500 - 0.0%

\$500 to \$999 - 87.2%

\$1,000 to \$1,499 - 12.8%

\$1,500 to \$1,999 - 0.0%

\$2,000 to \$2,499 - 0.0%

\$2,500 to \$2,999 - 0.0%

\$3,000 or more - 0.0%

0% 10% 20% 30% 40% 50% 60% 70% 80% 90%

Show Table Display Margin of Error

DP04 | 2021 ACS 5-Year Estimates Data Profiles

Homeownership Rate

59.8% ± 15.8%

Homeownership Rate in Ty Ty city, Georgia

66.0% ± 0.5%

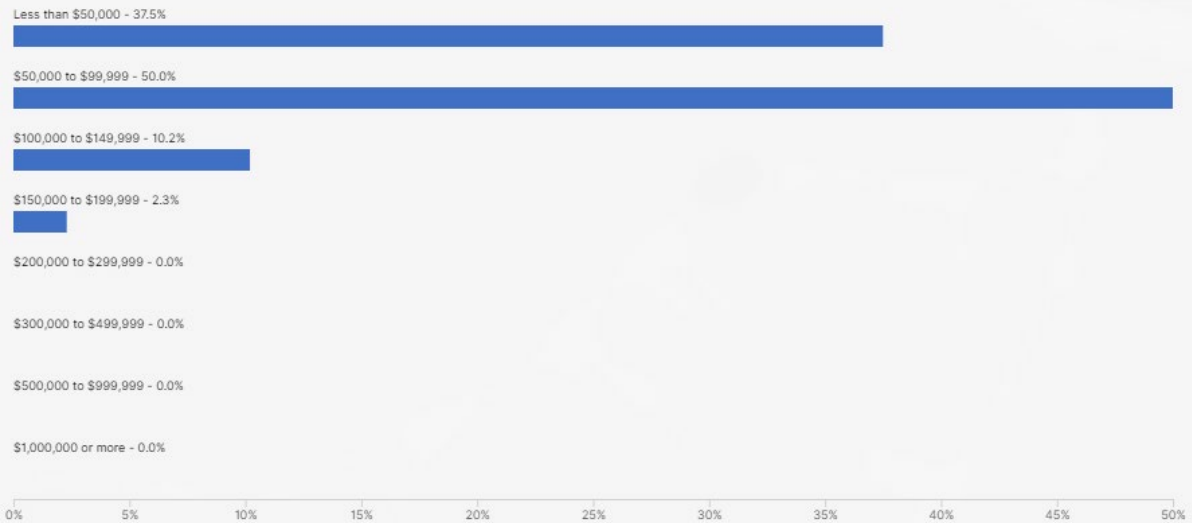
Homeownership Rate in Georgia

DP04 | 2021 American Community Survey 5-Year Estimates

Housing Value

in Ty Ty city, Georgia

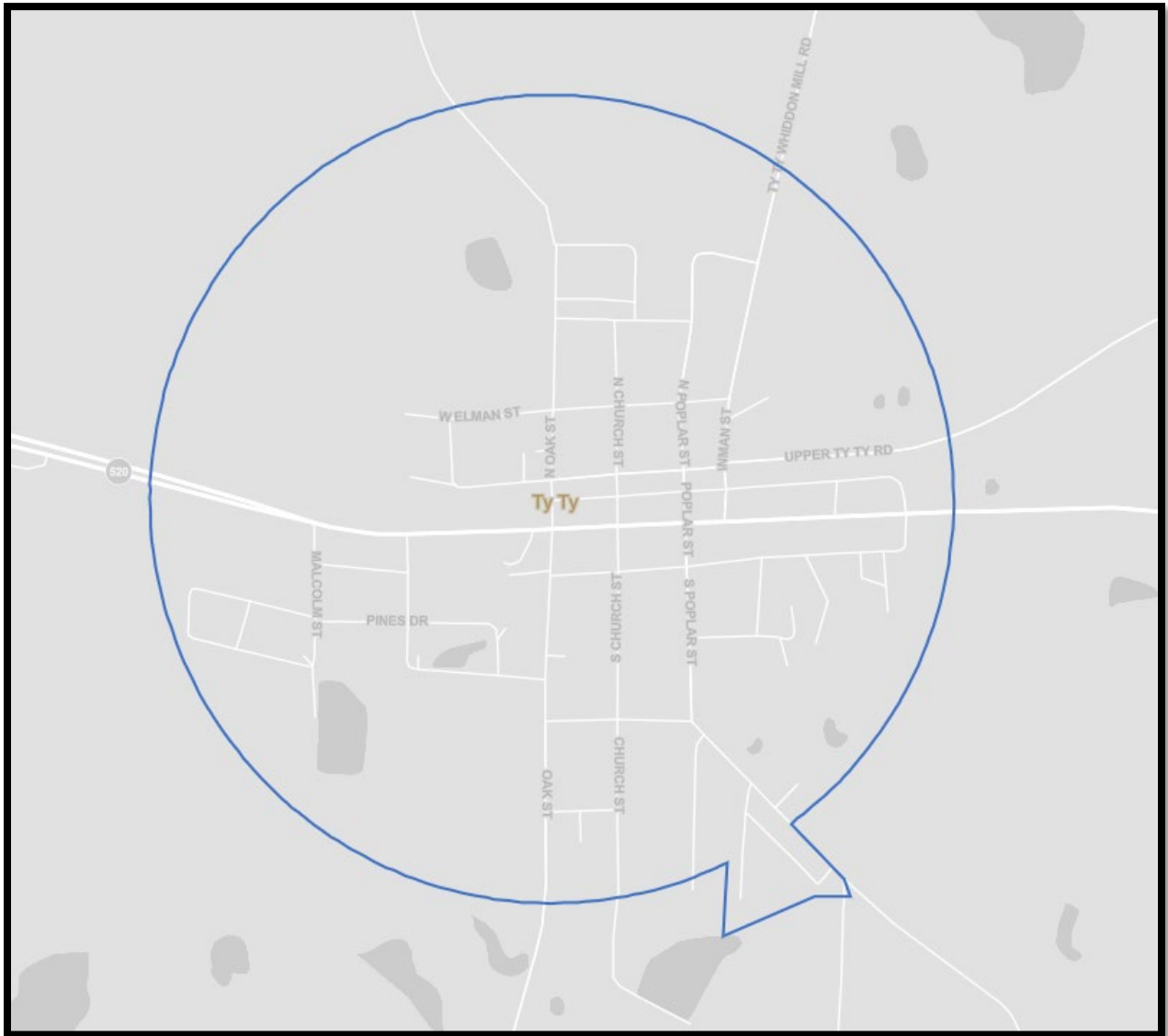
[Share / Embed](#)



Show Table Display Margin of Error

DP04 | 2021 ACS 5-Year Estimates Data Profiles

Race and Ethnicity



White

328

White alone in Ty Ty city, Georgia

Estimate for White alone in Ty Ty city, Georgia. 328.

5,555,483

White alone in Georgia

American Indian and Alaska Native

2

American Indian and Alaska Native alone in Ty Ty city, Georgia

Estimate for American Indian and Alaska Native alone in Ty Ty city, Georgia. 2.

50,618

American Indian and Alaska Native alone in Georgia

Asian

2

Asian alone in Ty Ty city, Georgia

Estimate for Asian alone in Ty Ty city, Georgia. 2.

479,028

Asian alone in Georgia

Black or African American

203

Black or African American alone in Ty Ty city, Georgia

Estimate for Black or African American alone in Ty Ty city, Georgia. 203.

3,320,513

Black or African American alone in Georgia

Hispanic or Latino

100

Hispanic or Latino (of any race) in Ty Ty city, Georgia

Estimate for Hispanic or Latino (of any race) in Ty Ty city, Georgia. 100.

1,123,457

Hispanic or Latino (of any race) in Georgia

Some Other Race

50

Some Other Race alone in Ty Ty city, Georgia

Estimate for Some Other Race alone in Ty Ty city, Georgia. 50.

555,059

Some Other Race alone in Georgia

Estimate for Some Other Race alone in Georgia. 555,059.

Two or More Races

56

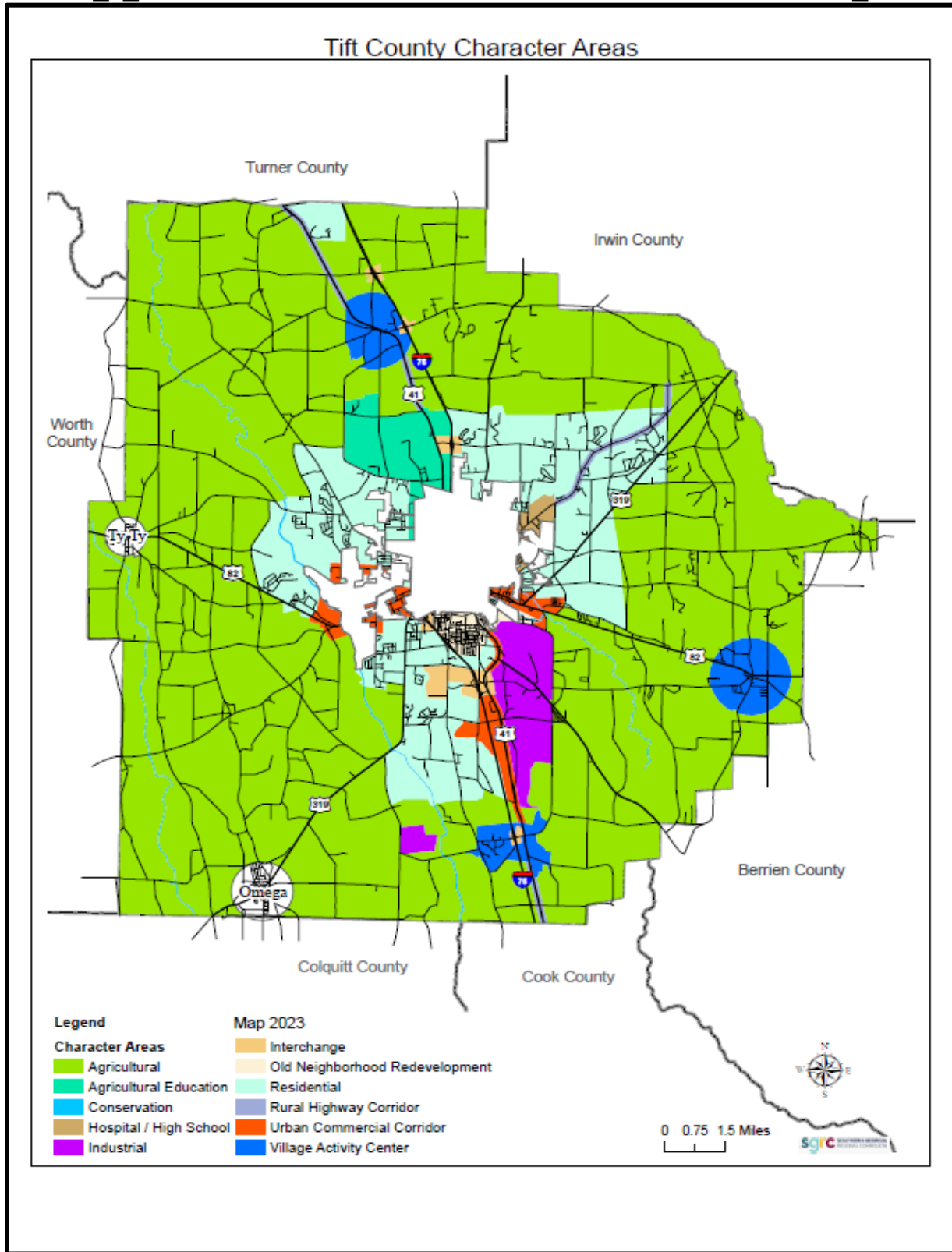
Two or More Races in Ty Ty city, Georgia

Estimate for Two or More Races in Ty Ty city, Georgia. 56.

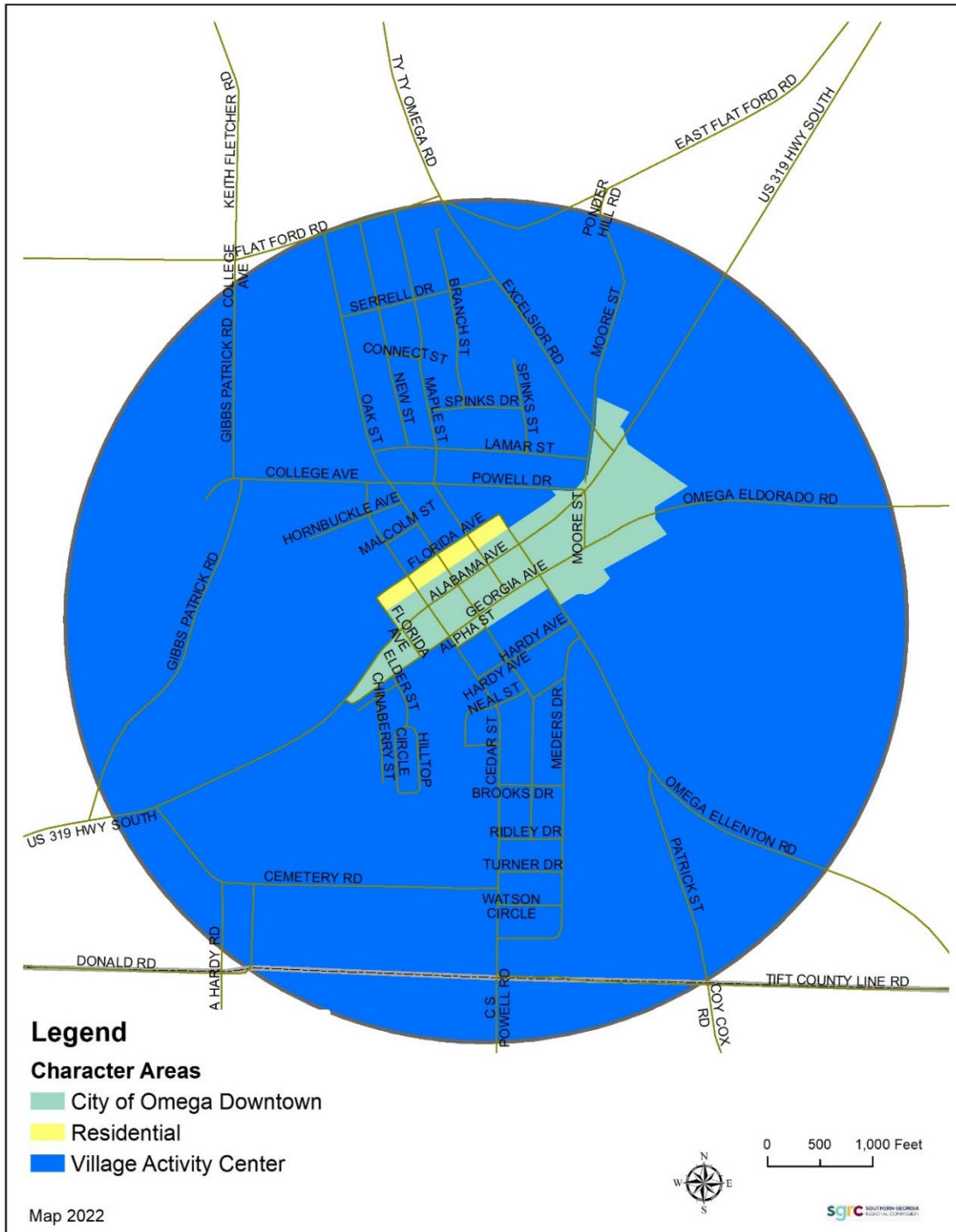
743,908

Two or More Races in Georgia

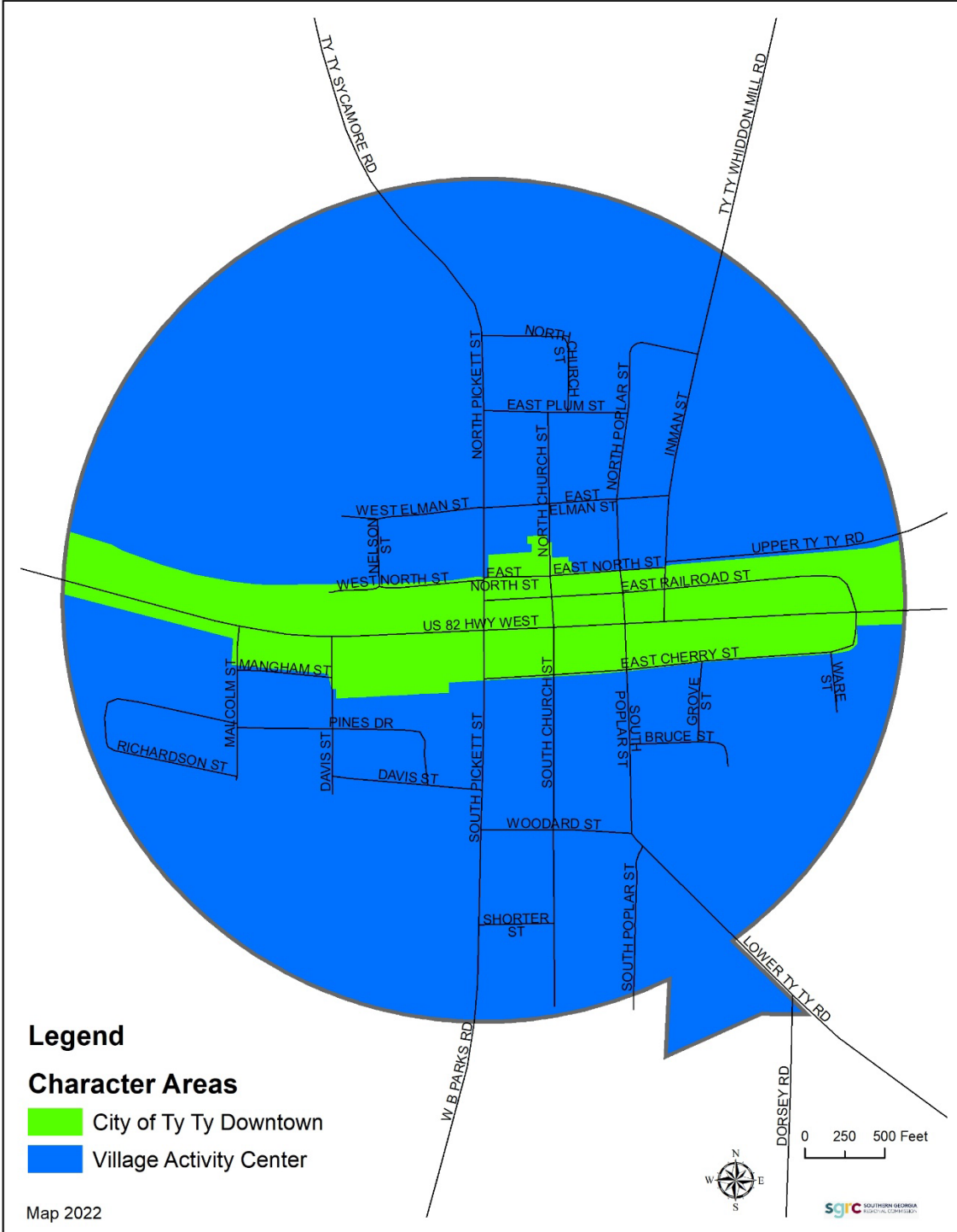
Appendix #4 - Character Area Maps



City of Omega Character Areas



City of TyTy Character Areas



Appendix #5 – Transmittal Letters

Tift County Transmittal Letter



Charles A. Kent Administrative Building
225 Tift Avenue North (31794)
Post Office Box 826
Tifton, GA 31793
Telephone: 229-386-7850
Fax: 229-386-7955

COMMISSIONERS

TONY MCBRAYER, Chairman
DONNIE HESTER
MELISSA HUGHES
FRED RIGDON
STAN STALNAKER
PAUL WEBB
GREG WOOD

Jim Carter, County Manager
Mike Walker, Asst. County Manager
Miriam B. Jordan, County Clerk
Diane Kelly, Finance Director
Anthony Rowell, County Attorney

February 13, 2023

Southern Georgia Regional Commission
1937 Carlton Adams Road
Valdosta, Georgia 31601

RE: **2023 Tift County and the Cities of Omega, and Ty Comprehensive Plan Amendment**

Tift County and the Cities of Omega and Ty Ty have completed the update to its Comprehensive Plan. They are submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

The public hearing was held with the Tift County Commission and involved the public in developing the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

If you have questions concerning our submittal, please contact Miriam Jordan, County Clerk, at (229) 386-7856 or miriam.jordan@tiftcounty.org

Sincerely,

Tony McBrayer
Chairman

Omega Transmittal Letter

RAY HUNT, JR.
MAYOR
YOLANDA M. BAKER
CITY CLERK



229-528-4400
OFFICE
229-528-6688
FAX

CITY OF OMEGA

P.O. Box 6 • OMEGA, GA 31775
omegacityhall@mchsi.com

February 17, 2023

Southern Regional Commission
1937 Carlton Adams Road
Valdosta, Georgia 31601

RE: 2023 Tift County and the City of Omega and City of Ty Ty Comprehensive Plan
Amendment

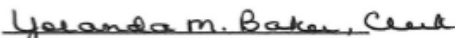
Tift County and the City of Omega and City of Ty Ty have completed the update to its Comprehensive Plan. They are submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

The public hearing was held with the Tift County Commission and involved the public in developing the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

If you have questions concerning our submittal, please contact Yolanda M. Baker, City Clerk, at (229) 528-4400 or ybaker@cityofomega.com

Sincerely,


Ray Hunt, Jr., Mayor


Yolanda M. Baker, City Clerk

Ty Ty Transmittal Letter



City of Ty Ty

P.O. BOX 99 • TY TY, GEORGIA 31795
PHONE 229-382-9476 FAX 229-382-3901

J. KEITH BEASLEY
MAYOR
SHERRY J. BOYETT
CITY CLERK

February 13, 2023

TO: Southern Georgia Regional Commission
1937 Carlton Adams Road
Valdosta, Georgia 31601


RE: 2023 Tift County and the Cities of Omega, and Ty Ty Comprehensive Plan Amendment

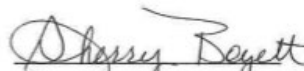
Tift County and the Cities of Omega, and Ty Ty have completed the update to its Comprehensive Plan. They are submitting it with this letter for review by the Southern Georgia Regional Commission and the Georgia Department of Community Affairs.

The public hearing was held with the Tift County Commission and involved the public in developing the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

If you have questions concerning our submittal, please contact Sherry Boyett, City Clerk, at (229) 382-9476 or cityoftyty@mchsi.com

Sincerely,


Mayor


City Clerk

Appendix #6 – Adoption Resolutions

Tift County Resolution

RESOLUTION NO. 2023-03

**RESOLUTION TO ADOPT
2023 JOINT COMPREHENSIVE PLAN UPDATE
FOR TIFT COUNTY AND THE CITIES OF OMEGA AND TY TY**

WHEREAS, Tift County has completed the 2023 Comprehensive Plan Update for Tift County and the Cities of Omega, and Ty Ty; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018;

BE IT THEREFOE RESOLVED, that Tift County does hereby adopt the 2023 Comprehensive Plan Update for Tift County and the Cities of Omega and Ty Ty.

APPROVED AND ADOPTED by the Tift County Board of Commissioners on this 10th day of April, 20 23.

TIFT COUNTY BOARD OF COMMISSIONERS



Tony McBrayer, Chairman

ATTEST:



Miriam B. Jordan, County Clerk

Omega Resolution

CITY OF OMEGA

**RESOLUTION TO ADOPT
2023 JOINT COMPREHENSIVE PLAN UPDATE
FOR TIFT COUNTY AND THE CITIES OF OMEGA AND TY TY**

RESOLUTION NO. 2023-004

WHEREAS, the City of Omega has completed the 2023 Comprehensive Plan Update for Tift County and the Cities of Omega, and Ty Ty;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018;

BE IT THEREFORE RESOLVED that the City of Omega does hereby adopt the 2023 Comprehensive Plan Update for Tift County and the Cities of Omega, and Ty Ty.

Adopted the 4th day of April, 2023.



Dickie Robinson, Vice Mayor

Yolanda M. Baker
Yolanda M. Baker, City Clerk



Ty Ty Resolution

CITY OF TY TY
RESOLUTION NO. 2023-03

RESOLUTION TO ADOPT
2023 JOINT COMPREHENSIVE PLAN UPDATE
FOR TIFT COUNTY AND THE CITIES OF OMEGA AND TY TY

WHEREAS, the City of Ty Ty has completed the 2023 Comprehensive Plan Update for Tift County and the Cities of Omega and Ty Ty;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018;

BE IT THEREFORE RESOLVED that the City of Ty Ty does hereby adopt the 2023 Comprehensive Plan Update for Tift County and the Cities of Omega and Ty Ty.

Adopted this 3 day of April, 2023.


J. Keith Beasley, Mayor


Sherry Boyett, City Clerk