



2023

CITY OF  
**TIFTON**  
GEORGIA

**COMPREHENSIVE  
PLAN UPDATE**

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# **I. CHAPTER 110-12-1 MINIMUM STANDARDS AND PROCEDURES FOR LOCAL COMPREHENSIVE PLANNING**

## **1. Introduction**

The 2023 City of Tifton Comprehensive Plan Update was prepared in accordance with 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 2023 City of Tifton Comprehensive Plan Update consists of the following elements:

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

## **2. Community Involvement**

All of the required elements have been developed with extensive opportunity for involvement and input from stakeholders throughout the City of Tifton and within Tift County. The following steps were taken to ensure that this plan reflected the full range of issues and opportunities from the many stakeholders and residents in the city:

- a) An initial Stakeholder Group was identified, including city elected and appointed officials, city staff, law enforcement, local businesses and industries, including the health care sector, Board of Education, the Tift Area Greenways Association, Chamber of Commerce, Development Authority, and the general public.
- b) Participation techniques were identified. Techniques included three meetings/workshops, extensive email correspondence, website publication of meeting notices and draft documents, use of social media, and a public survey open to all posted on Constant Contact. The survey was sent out to all Stakeholders and also published on the Southern Georgia Regional Commission (SGRC) website.
- c) The initial public kick-off hearing was held on August 15, 2022 in the City of Tifton Commission Chambers in the Tifton City Hall located at 130 East 1<sup>st</sup> Street. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now underway, explaining the purpose of the update, and encouraging residents and other stakeholders to actively participate in the plan update.

Three publicly notified informal workshops, two hours in length, were held in a central location in the local community in addition to the two required public hearings. This series of



meetings/workshops was held to review, discuss, and revise the existing comprehensive plan as necessary.

**Workshop I** was held on October 11, 2022 and consisted of an overview of the Comprehensive Planning Process, an introduction to the staff and programs of the Southern Georgia Regional Commission, a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis, a review; and discussion of the Vision Statement and Goals for the City of Tifton from the 2018 plan.

Subsequent workshops were held on November 15<sup>th</sup>, 2022 and December 13, 2022 to review changes to documents from previous meetings and to review new materials relevant to the plan update process.

**Workshop II** was held on November 15, 2022 and consisted of a continued review of the Vision and Goals and also a review of the Needs and Opportunities. A discussion of the Vision and Goals resulted in a total re-write from the previous plan. The Needs and Opportunities from the SWOT analysis were reviewed by the entire group and those that were identified as most important were noted by staff for development into Policies.

**Workshop III** was held on December 13, 2022 and consisted of a review of Policies which consisted of applicable Policies from the previous plan being brought forward and the addition of new Policies based on needs identified in the SWOT analysis and ensuing discussion of those most important. Upon an extensive review and updating of the Policies, the group moved to review the Land-use Map from the previous plan for the City of Tifton. Discussions ensued and the group came to a consensus of a number of updates to the map.

The final draft of the draft comprehensive plan update was then distributed again prior to the transmittal public hearing, on March 20, 2023 where the community had a final opportunity to discuss any additional changes with the elected officials prior to the transmittal of the updated draft comprehensive plan for review by the Department of Community Affairs.

The Report of Accomplishments and Community Work Program were reviewed individually with the City of Tifton officials for updating and customization with the addition of new projects for the next five years.

### **3. Identification of Stakeholders**

A comprehensive list of potential stakeholders was put together with input from the Chamber of Commerce, Development Authority, elected officials, and residents. 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 Workshops:
  - Vision, Goals, SWOT Analysis
  - Needs & Opportunities
  - Policies & Land Use Element
- Individual meeting 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 the City of Tifton Website.
- Dissemination of Information in the newspaper (public notices, advertisements)
- An electronic 12-question Survey conducted via Constant Contact can be found in the Appendix.

## 5. Public Hearings and Workshops

### **1<sup>st</sup> Public Hearing – “Kick-off”**

The initial public hearing was held on August 15, 2022 in conjunction with the City of Tifton Mayor/Council Meeting at the city hall in the City of Tifton. The meeting was conducted for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was underway, to explain the purpose of the update and to encourage residents and other stakeholders to actively participate in the plan update. SGRC staff attended the meeting to conduct the presentation and to answer any questions.

## Workshop I

The first workshop was held on October 11, 2022. The purpose of the workshop was to update the vision statement and goals in the comprehensive plan and also to conduct a Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis for the City of Tifton. The SWOT Analysis Summary is included in the Appendix.

### Workshop I – City of Tifton Comprehensive Plan Update 2023



## Workshop II

The second workshop was held on November 15, 2022. The purpose of the workshop was to review the updated Vision, Goals and SWOT Analysis from Workshop I, and also to review the Needs and Opportunities from the previous plan.

### Workshop II – City of Tifton Comprehensive Plan Update 2023





### **Workshop III**

The third workshop was held on December 13, 2022. The purpose of the workshop was to update the Policies in the Comprehensive Plan and to review the Character Areas. This was accomplished through open discussions utilizing the newly revised Goals, Needs and Opportunities, and SWOT Analysis Summary from the previous workshops. The Policies from the previous plan were handed out at this meeting for review and comments.

#### **Workshop III – City of Tifton Comprehensive Plan Update 2023**





## **6. Conduct Participation Program**

A foundational principle utilized by the Southern Georgia Regional Commission in all of its planning projects is public and stakeholder participation from and coordination with multiple and diverse interest groups. In order to ensure the broadest buy-in and diversity of input into the comprehensive plan update, all participants were included in the stakeholder group. Outreach to the public, local governments, economic development authorities, and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, Facebook postings, the project website, and updates provided at workshops and other group meetings. Opportunity for public comment was provided at public hearings and at City Council meetings.

Two required public hearings were advertised in the legal organ for the City of Tifton and open to public input. The Southern Georgia Regional Commission (SGRC) assisted the City of Tifton, and held a series of three workshops to review and discuss the elements of the plan.

## 7. 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

The City of Tifton lies within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2017. Available 2016 Total Maximum Daily Loads (TMDL) data have been reviewed and any updates to the 2017 Suwannee Satilla Regional Water Plan have been addressed.

The Suwannee-Satilla Regional Water Plan had identified 13 goals, listed below, to implement its vision of managing water resources in a sustainable manner under Georgia's regulated riparian and reasonable use laws to support the state's and regions' 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 enhance 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 agro-forestry).

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 stormwater 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 in order to manage water resources in a sustainable manner through the planning period and beyond:

The most significant issues 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 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 potential/feasibility of a multi-purpose reservoir
- Identify 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 being 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 are in the Mountains and River Corridor Protection Act.

The criteria require that local governments shall 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 prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utilities placements, special 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 specifically and in more detail through local ordinances and land development code regulations.

## **II. PLAN ELEMENTS**

### **1. COMMUNITY GOALS AND VISION**

The purpose of the Community Goals Element is to lay out a road map for the City of Tifton to generate local buy-in to the plan and to ensure that the plan is implemented. The following Goals as listed were originally developed in the previous Comprehensive Plan through several community workshops. The goals are listed by category and are not listed in order of priority. These goals were then reviewed and updated individually during the first workshop of this 2023 Comprehensive Plan update.

#### **City of Tifton Vision**

Strategically located at a crossroads, both geographically and as the gateway to South Georgia, Tifton is a bustling small city filled with southern charm. Tifton is the County Seat of Tift County, and the home of several major educational institutions, a regional medical center, and serves as a center of commerce for the region. Downtown Tifton contains the historic core of the city with many beautiful buildings housing a variety of shops, services, restaurants and accommodations. A cultural arts center is located there which provides regular arts, education and cultural programming to people of all ages. Combining progressive planning and development strategies with the Chamber of Commerce, the Development Authority and other economic groups, the Tifton City Council and Management work diligently to assure positive benefits not only for citizens, but those who visit, shop, go to school, or conduct other business there. With a growing population and influx of new businesses, Tifton really is the ‘Friendly City’ where people want to be.

## **City of Tifton Goals**

- Goal 1:**      **NATURAL RESOURCES** – Promote energy efficiency and protect environmental and open space resources.
- Goal 2:**      **CULTURAL RESOURCES** - Recognize and foster the history, connection, and value of cultural resources, including the arts, festivals, local museums and historic preservation.
- Goal 3:**      **ECONOMIC DEVELOPMENT** – Seek varied options for economic diversification including re-use of vacant or underutilized buildings. Provide support to existing businesses while also promoting the City of Tifton as an incubator for new ideas and expansion/relocation of companies.
- Goal 4:**      **HOUSING** – Support a wide variety of housing options including promoting home ownership opportunities through education and assistance.
- Goal 5:**      **LAND USE & TRANSPORTATION** – Adopt land-use patterns that occur in a manner which protect neighborhoods, community resources, and promote efficient use of infrastructure and transportation facilities.
- Goal 6:**      **COMMUNITY FACILITIES & SERVICES** – Ensure the provision of infrastructure, community facilities, and public services which support efficient growth and development patterns.
- Goal 7:**      **INTERGOVERNMENTAL COORDINATION** - Encourage communication of planning efforts with other local service providers and authorities, neighboring communities, and state and regional planning agencies. Act as part of a broader region through the shared resources and common goals that connect counties, cities, and towns throughout South Georgia.
- Goal 8:**      **BROADBAND** – Provide digital broadband infrastructure to ensure the current and future needs of residents, businesses and industry are met.
- Goal 9:**      **EDUCATION** – Coordinate current and new local workforce needs with education opportunities offered in secondary and post-secondary educational institutions in Tifton and Tift County.



## 2. NEEDS AND OPPORTUNITIES

The initial Needs and Opportunities were developed and identified in the previous comprehensive plan Tift County and the Cities of Omega, Tifton, and Ty Ty. The 2023 comprehensive Plan Update is focused solely on the City of Tifton and does not include information from Tift County, or the Cities of Omega and Ty Ty. The current Needs and Opportunities were developed from the SWOT Analysis and then summarized by SGRC. The summarized version was then presented to the Stakeholders who then discussed and then either deleted, amended, or retained as deemed applicable to the City of Tifton. Each of the following Needs and Opportunities is addressed through the development of Policies and/or by corresponding implementation measures in the Community Work Program for the City of Tifton.

### **Resource Conservation – Natural and Cultural Resources:**

#### **Needs:**

- 1.1 All rivers and groundwater recharge area need continued protection from development, littering and dumping of trash in the natural environment.
- 1.2 Park safety is an issue – there is not enough security and it is not very safe to walk in the parks. Gangs and vandalism are a serious issue in public parks.
- 1.3 Park maintenance is weak and funding for maintenance is inadequate – playgrounds need to be updated and expanded for more play areas for children.
- 1.4 Funding for cultural resources is weak and lacking and needs to be strengthened.
- 1.5 Fulwood Park needs re-landscaping.
- 1.6 There needs to be more public space for gathering for festivals and entertainment.
- 1.7 Need funding for purchase and set-up of new passive parks and improvements to existing parks.
- 1.8 Railroad depots throughout the community need renovation.
- 1.9 The Tift Theater need to be refurbished on the exterior.
- 1.10 Continue to protect historic assets, heritage and historical value and a need to continue protection of the historic district.
- 1.11 Need to preserve the downtown area for historic and economic vitality.
- 1.12 No central funnel for cultural facilities and programs. Where this does exist, there is no public or private funding available.
- 1.13 Need an inventory of historic structures and landmarks in the Local Historic District and for it to be published in the statewide GNAHRGIS (Georgia's Natural, Archaeological, and Historic Resources GIS).
- 1.14 Need to inventory and preserve trees and continue a tree-planting program.

#### **Opportunities:**

- 1.1 There is land available for walking, cycling, and parks, and these areas can be used for exercising and socializing.
- 1.2 Increase annual funding budget line-item for park maintenance in city budget.
- 1.3 Allocate dedicated funds for park/playground expansion/maintenance in city budget.
- 1.4 Greenway development – multiuse paths for recreation can be developed along the abandoned railroad for more walking and biking opportunities.

- 1.5 Beautiful facilities are available and underutilized. For example: Tift Theater; Arts Museum; City Hall; and pocket parks which all could benefit from more promotion.
- 1.6 Following through on the development of the Tift Area Greenway Plan would expand opportunities for walking, biking and exercising.
- 1.7 Develop a paid Cultural Arts Director to brand and market the City, promote local events, coordinate city festivals, promote the arts and spread the word about local events.
- 1.8 Continue to support the Tift Theater programming and the Arts Museum as a way of supporting the cultural arts in the community.
- 1.9 There is a need for more festivals, tournaments and activities in the local parks for public enjoyment and use of the parks.
- 1.10 Provide protection for green spaces through text amendments to the zoning ordinance and through a strong Character Area Map.
- 1.11 Market cultural resources – develop a historic driving tour with accompanying website which encourages tourism.
- 1.12 Set aside specific line-item budget funding for the re-development of Fulwood Park.
- 1.13 Increase monitoring and security through more Police presence at public parks throughout the city.
- 1.14 Set aside funds/apply for grants as applicable for the Tift Theater exterior rehabilitation.
- 1.15 Continue funding an annual tree-planting event and program.
- 1.16 Hire a consultant to complete an up-to-date inventory of the Local Historic District.

### **Economic Development:**

#### **Needs:**

- 2.1 Continue to seek a skilled and qualified workforce with sufficient education and work ethics. The educational level of the workforce has been an issue in Tift County as well as the Region as a whole.
- 2.2 The community needs to be offered financial counseling and education.
- 2.3 There is a need for updating the rebranding marketing materials to represent the City of Tifton.
- 2.4 Need to refine the incentives to attract business and to clarify what type of business needs to be recruited.
- 2.5 Need to make areas inviting for people to stay. Quality of life is very important for people to live in the area, and improved quality of life will attract more residents, a better workforce, and better employment opportunities by attracting industries that will rely on these residents.
- 2.6 Need to attract business and industries that are green and more service-oriented, which produce jobs but also protect water and land.
- 2.7 The north and east sides of Tifton need sewer to further growth. Need to check this out.
- 2.8 Need for housing, shops, local eateries, etc. to be located in proximity to each other for easy connectivity for pedestrians, bicycles and other non-vehicular transportation.
- 2.9 Need adequate coverage by broadband for residential and business purposes. Broadband services are still not good in some areas of the city and there are areas where services are

cost prohibitive. There is a lack of internet access or affordable internet in public housing areas.

- 2.10 There is a lack of “mom-and-pop” restaurants and businesses – too many national brands.
- 2.11 Strongly focus on the re-development of Downtown Tifton including the development of more businesses, (esp. restaurants), support businesses (new and existing), reduction in the number of vacant buildings and the overall appearance and image of Downtown.

### **Opportunities:**

- 2.1 Re-start the Tifton Main Street program to work with the Downtown Development Authority to apply the Main Street Four-point Approach to economic revitalization Downtown.
- 2.2 Focus on financial literacy through the development of programs, presentations and materials available to the citizens of Tifton.
- 2.3 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 through the Board of Education.
- 2.4 Building houses that are zero energy or passive/solar panel equipped would attract residents and workers to Tifton.
- 2.5 Encourage support of local colleges and universities.
- 2.6 The growth of development could build the tax base. Create incentives to motivate those who sustain jobs and have a positive impact on the tax base.
- 2.7 Develop tournaments and activities for park use including re-establishing the Arts Festival and the addition of new festivals through the City of Tifton Parks and Recreation Department.
- 2.8 Create incentives for those who sustain jobs and have a positive impact on the tax base.
- 2.9 Develop more festivals in the downtown area to bring in people and showcase the community.
- 2.10 Agriculture-related incubators with UGA on Carpenter Road are an asset to the community and should be utilized for existing and new business incubators.
- 2.11 The Chamber of Commerce is a great resource for information.
- 2.12 The I-75 interchanges should be designated as gateways into Tifton/Tift County where applicable.
- 2.13 Vacant buildings should be purchased and refurbished to make available for potential prospects.
- 2.14 Determine new suitable areas for commercial/business development to increase available capacity.
- 2.15 What do we say about Broadband?
- 2.16 Private/public partnerships between local and 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 the agricultural area.



## **Development Patterns – Housing**

### **Needs:**

- 3.1 There is a need to be able to address the health and safety danger of blighted and neglected mobile homes as well as site-built homes. While many neighborhoods are stable, there are maintenance issues. Redevelopment programs for dilapidated homes are still in need of funding.
- 3.2 There is a lack of maintenance on the older housing stock. While many neighborhoods are stable, there are maintenance issues. These neighborhoods should be maintained and preserved in high quality.
- 3.3 A community group for housing is needed and a local level land bank is needed.
- 3.4 There is a lack of accountability for absentee land owners and a lack of enforcement.
- 3.5 Code enforcement action and funding levels need to be increased to abate abandoned houses and take advantage of new infill housing opportunities.
- 3.6 There is a lack of affordable housing.
- 3.7 There is a lack of mid-range (\$150-200 K) housing available.
- 3.8 The ration of home-ownership to rental is out of balance with approximately 60% of the residential units being leased compared to 40% that are owner-occupied.
- 3.9 Homelessness is a threat to natural and cultural resources and has the capability to affect economic development opportunities.

### **Opportunities:**

- 3.1 By developing and providing incentives to facilitate private and public sector cooperation, a mix of appropriate housing stock will be provided.
- 3.2 Developing funded rehabilitation programs for mobile homes and dilapidated buildings, as well as funding for increased code enforcement, would ensure stability for the existing neighborhoods.
- 3.3 Utilize Code Enforcement to cause landlords to clean up rental housing.
- 3.4 Encourage and support public/private funding sources for redevelopment, maintenance, and rehabilitation.
- 3.5 Preserve land for public use.
- 3.6 Need for Smart Growth Management with mixed developments, including standards for tiny houses.
- 3.7 Leverage financial literacy programs/initiatives.
- 3.8 Leverage Urban Redevelopment initiatives and plans for affordable housing.
- 3.9 Develop a Land Bank.

## **Development Patterns – Land Use and Transportation**

### **Needs:**

- 4.1 Some vacant residential lots are under-maintained and show signs of neglect.
- 4.2 Complete Streets would be an asset to the community, but not enough exist yet.
- 4.3 More safe sidewalks need to be provided for children walking to school, including safe routes to school.
- 4.4 Tifton needs additional safe biking and pedestrian lanes, and existing bike and pedestrian facilities need to be checked for maintenance issues.
- 4.5 Public transportation services need to be expanded to allow for greater access and connectivity.
- 4.6 Owners of rental properties need to be more accountable for maintenance.
- 4.7 City services such as Customer Service, Planning and Zoning, Business Licenses and Community Development are not located within convenient proximity to each other for easy customer access.
- 4.8 Simplify the Building Permit process and make it more user-friendly for developers.
- 4.9 Simplify the Re-zoning process and make it more user-friendly for developers.
- 4.10 There are too many blighted properties within the city.
- 4.11 The public is not very aware of public transportation options available to them.
- 4.12 There is a need for more public transportation options such as Taxi's.
- 4.13 Bicycle and pedestrian connectivity needs to be developed to connect them to Downtown Tifton.
- 4.14 Streets and sidewalks on the Southside area of the city are in poor condition and need to be repaired, repaved or re-laid.

### **Opportunities**

- 4.1 Amend the Code Enforcement ordinance to make it better for enforcing clean-up and improvement of vacant lots, site-built homes and mobile homes.
- 4.2 Continue to encourage landscaping and beautification on major corridors and other entry roads into Tifton. 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.
- 4.3 The opportunity for increasing bicycling and pedestrian activity should be considered as a part of the 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 as part of a "Complete Streets" concept. Throughout the community, there is a lack of sidewalks along residential roadways; this is a problem especially within the city limits. Safety is also an issue as bicycles and increasingly motorized wheelchairs utilize traffic lanes.
- 4.4 The Southern Georgia Regional Commission Transportation Department can perform some services at no cost, including providing a Complete Streets policy, conducting a Walk Audit, and recommending improvements for sidewalks, etc.

- 4.5 Centralize the location of city services including: Customer Service, Planning and Zoning, Businesses Licenses and Community Development in one convenient location.
- 4.6 Review and amend the current Tifton Zoning Ordinance so as to simplify the re-zoning process and develop a new corresponding zoning map.
- 4.7 Conduct a study of the potentials for sidewalk and bicycle connectivity between UGA and ABAC and Downtown Tifton.
- 4.8 Develop plans for the implementation of the Complete Streets concept with applicable funding measures.

### **Community Facilities and Services:**

#### **Needs:**

- 5.1 There is a shortage of qualified applicants for law enforcement and public safety/emergency positions.
- 5.2 Tifton's natural gas line is too small and has little future expansion capabilities for business and industrial growth.
- 5.3 There is a need to expand public water/sewer facilities to accommodate new growth.
- 5.4 Recycling is needed.
- 5.5 Emergency services (Fire and Police) radios lack service in rural areas because of a poor back-up radio system.
- 5.6 Lack of safety/security was identified as a serious issue preventing the development of a grocery store to serve the Southside of Tifton.
- 5.7 Lack of safety/security was identified with vandalism and lack of use of public parks and natural/cultural facilities.

#### **Opportunities:**

- 5.1 Conduct a Salary and Compensation survey for law enforcement and public safety personnel to assist in the City being more competitive in hiring new employees.
- 5.2 Tift Lift transportation is available for anyone and should be expanded and promoted to the public.
- 5.3 Tifton UGA Conference Center is a great opportunity for the community.
- 5.4 The Performing Arts Center at the High School and the ABAC Performing Arts Center are great community assets.
- 5.5 Increase and upgrade family-oriented recreation facilities.
- 5.6 Conduct a study of Tifton's natural gas line and develop cost estimates for upgrades.
- 5.7 Apply for grants for a new Back-up Radio System for the Police and Fire Departments communication.
- 5.8 Provide additional Police presence and security for local parks, the Southside and Eastside neighborhoods, and cultural facilities in Tifton.
- 5.9 Expand Tifton's natural gas line so that it serves a larger region with Albany and Douglas.
- 5.10 Apply for all grants relating to projects that need to be accomplished such as USDA, CDBG, CLG, CHIP, etc.



## **Intergovernmental Coordination:**

### **Needs:**

- 6.1 There is a need for more intergovernmental coordination among all jurisdictions, and a steady stream of communication should exist.
- 6.2 The City of Tifton and Tift County governing bodies do not work well together in a unified way and intergovernmental coordination is poor, uncompromising and ineffective.

### **Opportunities:**

- 6.1 Increase intergovernmental coordination among all jurisdictions through coordinated meetings.
- 6.2 Strive to overcome differences and improve communication and compromise between the City of Tifton and Tift County governing bodies.

## **Broadband:**

### **Needs:**

- 7.1 More affordable, accessible, and higher-speed broadband access is needed throughout Tifton.
- 7.2 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.

### **Opportunities:**

- 7.1 Better broadband services will improve the future of all citizens and businesses.
- 7.2 Encourage the partnership of providers to allow better broadband services.
- 7.3 Public/private partnerships could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.
- 7.4 Broadband infrastructure may be included during road project development to increase project efficiency and outcomes.

### 3. CONSTANT CONTACT SURVEY SUMMARY

In addition to the SWOT Analysis, an electronic survey was offered to the entire community via Constant Contact. The campaign was entitled: “City of Tifton Comp Plan 2023 Survey.” It was a twelve-question survey focused on the perceived appearance of Tifton, internet access, the feeling about historic resource preservation, relevant housing issues, preferred additions to Tifton and likes about Tifton. The survey netted 195 completed responses with the following summaries:

#### Constant Contact Survey Results

**Campaign Name:** City of Tifton Comp Plan 2023 Survey

**Survey Starts:** 519

**Survey Submits:** 195

**Export Date:** 12/20/2022 11:30 AM

#### OPEN QUESTION

Which county do you live in?

Brooks

Tift

Tift

**195 Response(s)**

#### MULTIPLE CHOICE

Do you live or work in the City of Tifton?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes	<div><div></div></div>		177	90%
No	<div><div></div></div>		18	9%
Total Responses			195	100%

#### MULTIPLE CHOICE

If you reside within the City of Tifton, do you own or rent your home?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Own my home	<div><div></div></div>		105	67%
Rent my home	<div><div></div></div>		27	17%
Other	<div><div></div></div>		24	15%
Total Responses			156	100%

#### OPEN QUESTION

What is your age?

55









40

26

**187 Response(s)**



MULTIPLE CHOICE

What do you consider to be the most relevant issues related to housing in Tifton?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Lack of senior housing and assisted living facilities			22	11%
The need for urban housing in downtowns and city centers			11	5%
Dated housing stock			12	6%
Lack of public water and sewer availability that limits new development			5	2%
Blighted properties that discourage new development			45	23%
Lack of high quality rental units for those who choose to rent			24	12%
Lack of blue collar workforce housing			71	36%
Lack of high-end housing			5	2%
Total Responses			195	100%

MULTIPLE CHOICE

Have you used public transit in Tifton?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			3	1%
No			192	98%
Total Responses			195	100%

OPEN QUESTION

Is there something lacking in Tifton that you would like to see added?

Need to refurbish the exterior of the Tift Theater - it is not a good image for Downtown in its current state of repair.

Need a new movie theatre and activities for children.

less hotels and more focus on the local community, cleaning up the east side of town and get rid of alot of unsitely old run down buildings. Some kind of entertainment/attraction that will give something for local and tourist to do.

148 Response(s)

OPEN QUESTION

What are some things you would miss from Tifton if you moved elsewhere?

It is a small-town feel with all of the big-town amenities including schools, shopping, and cultural events.









Hometown holiday celebration each year

There's nothing memorable or enjoyable. There's no attractions or entertainment. New hotels get built for tourism but nothing gets built for tourists to do. The crime rate is terrible and it's mostly due to the city's refusal to tear down and rebuild

116 Response(s)



MULTIPLE CHOICE

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Lack of high-end housing			5	2%
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Hometown holiday celebration each year

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116 Response(s)



OPEN QUESTION

Please leave any additional remarks you may want to mention:

Tifton is a really nice town that has a lot more potential left to discover!

With so many major highways and two highly accredited colleges there should be less focus on trying to preserve decayed buildings that have no true historical value and stop trying to interfere with growth. Tifton should be the size of Valdosta or bigger but opportunities to expand the community are shot down. The need for a bypass is overlooked while hwy 82 is backlogged with semi trucks all day. Let progress be progress and allow the city to expand the way it has wanted to for so many years

Do we have public transportation in Tifton?

**73 Response(s)**

## **4. CITY OF TIFTON HISTORICAL NARRATIVE**

Tifton, the county seat of Tift County, Georgia had its beginning in the 1870's when Henry Harding Tift set up a sawmill in the area and the workers built their houses around the sawmill. The place was referred to as Tift's Town and eventually shortened to Tifton. By 1873, a post office moved to Tifton and over time more businesses sprung up. By 1890, the citizens submitted articles of incorporation to the State Legislature and Tifton was incorporated. Tifton had no town square and the City was crisscrossed with rail lines, all heading from the center of town like spokes on a wagon wheel. The town boasted the same grand facilities as many small South Georgia towns with a courthouse, a town hotel, commercial buildings and other features. Many of these buildings featured interesting interior and exterior architectural embellishments of the times. As the town grew, Tifton built an opera house, several silent movie theatres, churches, and saloons. At the turn of the century, a thriving community had evolved from the pine forests and electrical lighting was the rage. The Myon Hotel, built in 1906 was billed as the grandest hotel south of Atlanta, entertained many a guest in splendid surroundings.



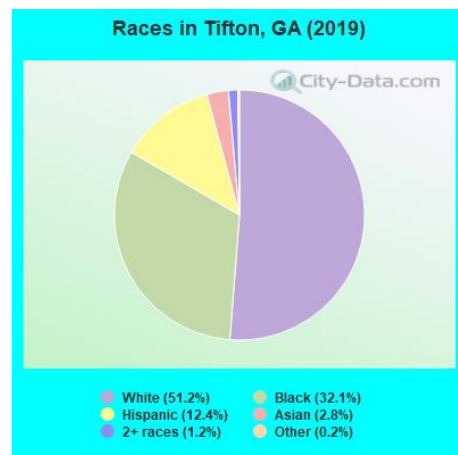
Carter-Parrot Railnet Train Downtown Tifton

## 5. ANALYSIS OF DATA AND INFORMATION

The City of Tifton contains 12.84 square miles of land area and is a hub for railroad and vehicular transportation modes. Tifton is located in south central Georgia along Interstate 75, which runs north to south through the city, leading north 167 mi (269 km) to Atlanta and south 45 mi (72 km) to Valdosta. Other highways that pass through the city include U.S. Route 41, U.S. Route 82, U.S. Route 319, and Georgia State Route 125.

According to the U.S. Census Bureau, the City of Tifton had a population of 17,235 as of July 1, 2021, an increase of 0.2% since April 1, 2020 when the population was 17,205. Some age make-up statistics of the population include: 7.4% under five years old; 21.5% under 18 years old; and 13.9% 65 years old and older.

The population consists of a number of races which are as follows: White at 53.3%; Black or African American at 32.8%; American Indian and Alaska Native alone 0%; Asian alone at 2.1%; Native Hawaiian and Other Pacific Islander alone at 0%; Hispanic or Latino at 13.9%.



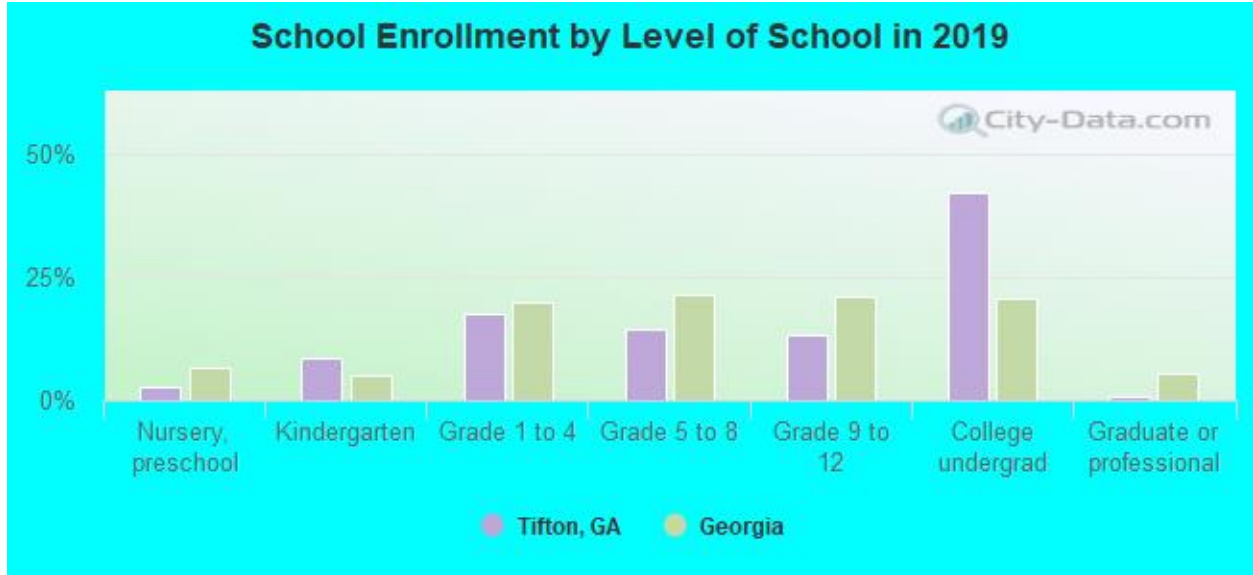
Source: City-Data.com

Household Statistics - U.S. Census 2021	Tifton, GA
Total Households	6,552
Persons per household	2.33
Owner-occupied home percent total	39.1%
Median Value of owner-occupied homes	\$139,000
Median Gross Rent	\$691

Educational opportunities abound in Tifton with the public school system - primary through High School, and many private schools as well. Tifton also has two post-secondary institutions of learning: Abraham Baldwin Agricultural College (ABAC) and the University of Georgia (UGA). ABAC is located in Tifton with four academic schools offering 14 Bachelor's Degrees. ABAC's academic schools are: School of Agriculture and Natural Resources; School of Arts and Sciences; Nursing and Health Sciences; and Stafford School of Business. UGA offers two

Master's Degree programs on its Tifton Campus: an Agricultural and Environmental Education degree, and the Plant Protection & Pest Management degree.

According to the U.S. Census for Tifton, Georgia, the percentage of high school graduation for persons of age 25 years+ is 84.5%. The percentage of the population in the City of Tifton with a Bachelor's Degree or higher is 19.4%.



Source: City-Data.com

The median household income in Tifton for 2021 was \$37,319. The per-capita income was \$24,075. The percentage of the population in poverty is 25.9%. Data USA reports that in 2020, there were 7,633 persons of the City's population employed and that that number is on the rise.

## 6. 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 broadband services planning, deployment, incentives, and other purposes. It also requires comprehensive plans to promote the deployment of broadband services. Tifton recognizes the importance of broadband expansion by including this Element in their Comprehensive Plan.

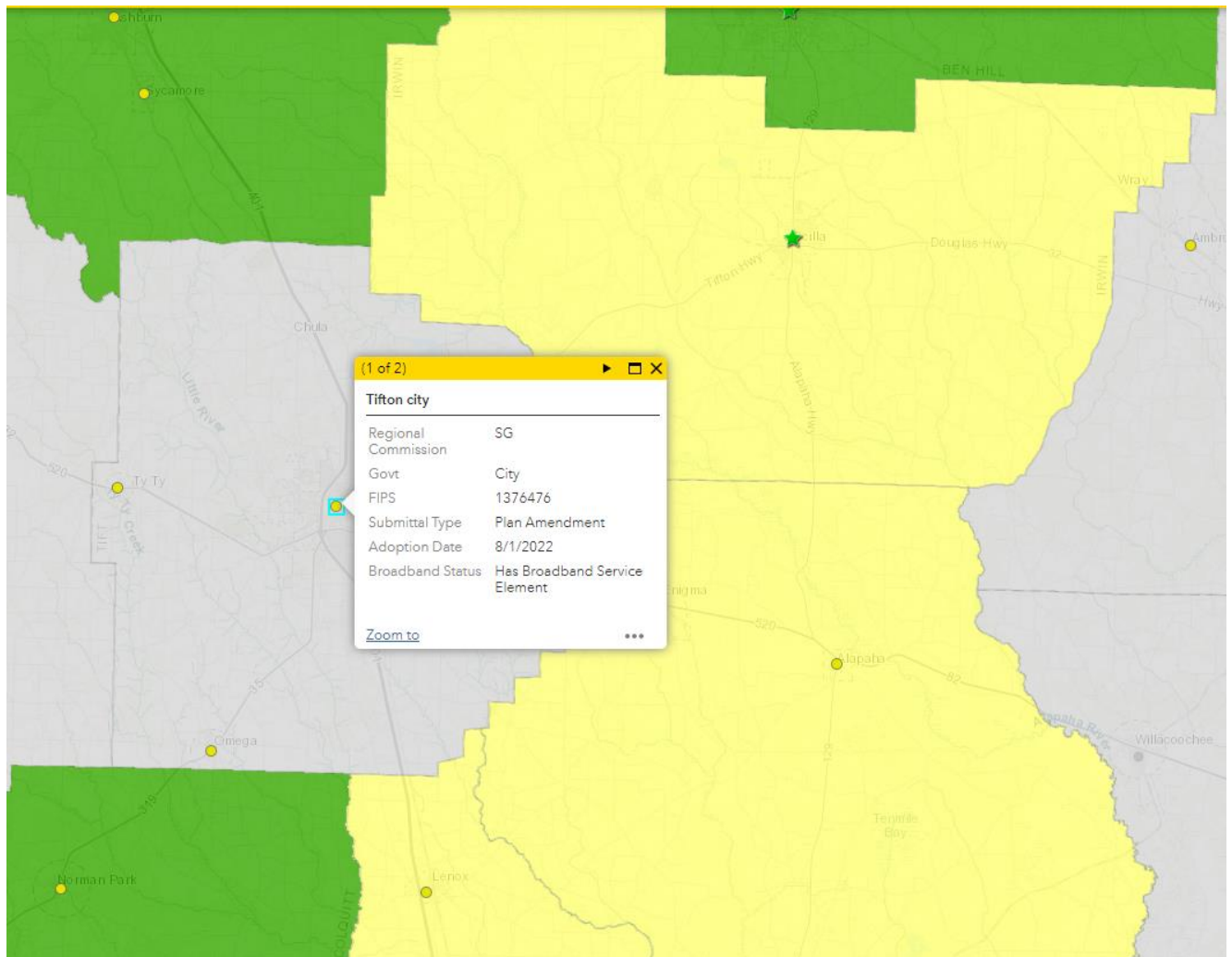
Broadband services enable residents to access several vital services such as healthcare, economic opportunity, and education. Expansion of rural broadband and improvement in the position of broadband services can address concerns of resident out-migration. Effective and efficient broadband enables internet-based businesses to succeed in the global economy.

During the Plan Update process, an electronic poll was conducted which netted 195 completed responses. One of the categories of the poll concerned Broadband. The question was asked: “Do you have access to internet at your home, other than satellite provider options? The answers to the question were in the form of multiple choices which were as follows:

1. “Yes, and the speed is adequate for my needs.”;
  2. “Yes, but the speed is too slow for my needs.”;
  3. “No.”
    - Sixty-three percent (63%) of the respondents chose response #1 – Yes, they had it and it was adequate.
    - Thirty-one percent (31%) of the respondents chose response #2 – Yes, they had it and it was not adequate.
    - Ten percent (10%) of the respondents chose response #3 – No they didn’t have access.
- The Excel spreadsheet with all responses to the survey can be found in the Appendix.

The City of Tifton recognizes that there are many barriers for private broadband services providers to effectively roll out necessary broadband infrastructure in rural areas of the State. City 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 Tifton residents. Industry relocation and business creation are dependent on the necessary infrastructure being in place. The lack of high-quality broadband infrastructure impedes 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 City of Tifton plans to apply for this designation and signal to the State and private Internet Service Providers their prioritization of rural broadband improvement and expansion in their community.





### Broadband Status: Cities

- N/A
- Has Broadband Service Element
- Broadband Ready

### Broadband Status: Counties

- N/A
- Has Broadband Service Element
- Broadband Ready

The latest broadband data for the City of Tifton is from the Georgia Technology Authority (GTA) in Atlanta, GA. The data is derived from the most recent update of the Georgia broadband data and indicates that there are 9,444 locations in Tifton and that they are all served by at least one internet service provider. The providers either meet or exceed service speeds of 25/3Mbps. Providers in the area include: AT&T, Comsouth, Mediacom, and Plant Telephone. Source: Georgia Technology Authority ([gta.georgia.gov](http://gta.georgia.gov)).

City statistics are based on a fixed, terrestrial broadband definition of 25 megabits per second (Mbps) down and three megabits per second up and where the broadband service is available to more than 80% of the locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved.'

**Percent of Unserved Locations: <1%**

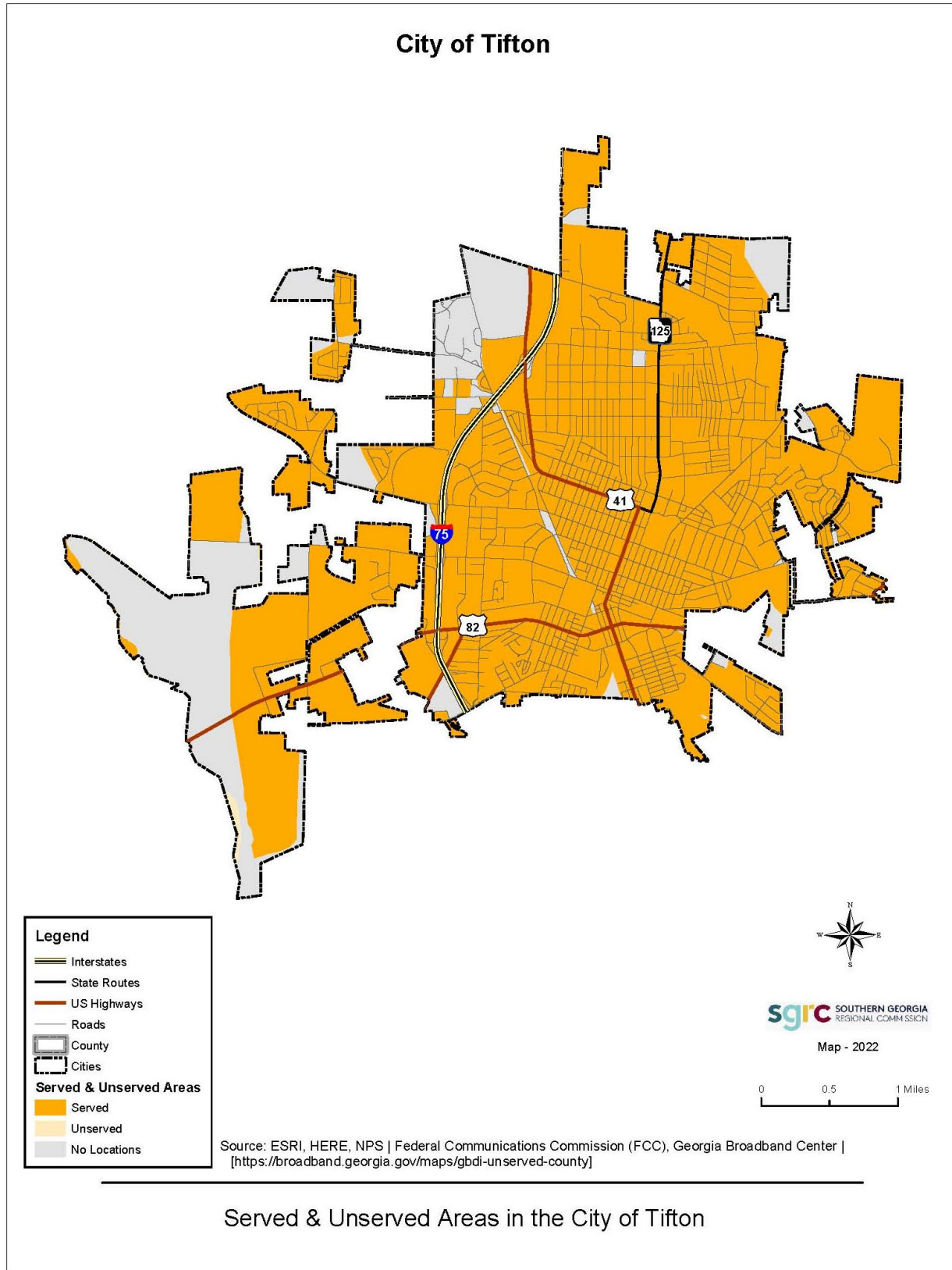
Served Locations: 9,444

Total Households: 6,552

Total Businesses: 696

Total Population: 17,235

## Map 1: City of Tifton Broadband Coverage Map 2022



## 7. CONSIDERATION OF DCA QUALITY COMMUNITY OBJECTIVES

DCA Quality Community Objectives and Best Practices:

Quality Community Objective	Notes on consistency with Comprehensive Plan for the City of Tifton
<b>1. Economic Prosperity</b> Encourage development or expansion of businesses and industries that are 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 resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.	Community activities, including economic development efforts, are consistent with this objective. Recommended best practices: <ul style="list-style-type: none"> <li>• Track Business Needs</li> <li>• Support Main Street Program</li> <li>• Workforce Training</li> <li>• Attract service-oriented Businesses</li> </ul>
<b>2. Resource Management</b> 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.	Land use element and goals and policies related to natural resources are consistent with this objective. Recommended best practices: <ul style="list-style-type: none"> <li>• Pervious paving</li> <li>• Green government practices</li> <li>• Recycling Program</li> <li>• Tree Planting Program</li> <li>• Support Greenway Development</li> <li>• Increase Public Transportation</li> </ul>
<b>3. Efficient Land Use</b> 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 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 expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.	The land use element and infrastructure-related goals and policies of this plan are consistent with this objective. Recommended best practices: <ul style="list-style-type: none"> <li>• Adaptive reuse</li> <li>• Infill development program</li> <li>• Urban redevelopment plan</li> </ul>
<b>4. Local Preparedness</b> 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 managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.	Projects and policies in this plan, and local ordinances, are consistent with this objective. The community also has a multi-jurisdictional hazard mitigation plan that is consistent with this objective, and capable leadership and staff. Recommended best practices: <ul style="list-style-type: none"> <li>• Evaluate ordinances for consistency</li> <li>• Professional development-planning staff</li> <li>• Upgrade Natural Gas Line</li> </ul>

<p><b>5. Sense of Place</b> 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>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Strengthen Code Enforcement</li> <li>• Support Historic Preservation Comm.</li> <li>• Aesthetic Overlay</li> <li>• Downtown Planning/Main Street</li> <li>• Historic Resources Survey</li> </ul>
<p><b>6. Regional Cooperation</b> 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 issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.</p>	<p>There is a high level of cooperation and collaboration with neighboring jurisdictions. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Regional roundtables</li> <li>• Shared service agreements</li> </ul>
<p><b>7. Housing Options</b> Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging 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 issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Develop a Land bank</li> <li>• Mixed-income housing</li> <li>• Home loan assistance/education</li> <li>• Workforce housing</li> <li>• Adopt Tiny Home Ordinance</li> </ul>
<p><b>8. Transportation Options</b> 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 developments; or coordinating transportation and land use decision-making within the community.</p>	<p>Transportation goals, policies, and projects are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Complete streets</li> <li>• Sidewalk/trail network</li> <li>• Improving street connectivity</li> <li>• Safe Routes to School</li> <li>• Bicycle/Ped. Facilities to ABAC/UGA</li> <li>• Promote alternative transportation modes</li> </ul>
<p><b>9. Educational Opportunities</b> Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life</p>	<p>Goals, policies, and projects in this plan are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Public internet access</li> <li>• Partnership with County Schools</li> </ul>



ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.	<ul style="list-style-type: none"> <li>Partnership with ABAC &amp; UGA</li> </ul>
<b>10. Community Health</b> 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 fully participate in the community.	Goals, policies, and projects in this plan are consistent with this objective. Recommended best practices: <ul style="list-style-type: none"> <li>Transportation to services</li> <li>Community Health Resource List</li> </ul>

## 8. COMMUNITY POLICIES

The following policies, organized by the community's goals were developed in conjunction with stakeholders and are intended to provide guidance to address the Needs and Opportunities identified in this Plan, and to provide a framework for the development of the Community Work Program. The Community Work Program then addresses the Policies through specific projects, anticipated costs, and an identified time frame.

### Natural Resources

**Goal 1:** Promote energy efficiency and protect environmental and open space resources.

**Policies:**

- Policy 1.1: Encourage programs for litter pick-up, clean-up/recycle campaigns and consider fine programs for violations.
- Policy 1.2: Consider implementation of public education programs regarding various methods of water conservation and litter reduction at all levels including but not limited to: municipal, agricultural, households, and businesses.
- Policy 1.3: Provide protection for green spaces through text amendments to the Zoning Ordinance and through a strong, working Character Area Map.

### Cultural Resources

**Goal 2:** Recognize and foster the history, connection, and value of cultural resources, including the arts, festivals, local museums and historic preservation.

**Policies:**

- Policy 2.1: Support the continued implementation of the Tiftarea Greenway Plan to conserve available natural areas and abandoned railways for greenway trails and environmental protection.
- Policy 2.2: Program more funding for all local parks to include improvements to facilities, maintenance of landscapes, and provision of enhanced security.
- Policy 2.3: Re-landscape Fulwood Park, expand its play equipment for children and provide for its continued future maintenance.
- Policy 2.4: Encourage partnership with the Georgia Department of Transportation to protect cultural resources during right-of-way acquisition, construction, operation, and maintenance projects.
- Policy 2.5: Encourage the adaptive reuse of underutilized historic buildings and structures throughout the City of Tifton.

- Policy 2.6: Update the Historic Resources Survey of the Local Historic District to include GNAHRGIS and assist the Tifton Historic Preservation Commission in their duties.
- Policy 2.7: Continue supporting programs for the protection, preservation, and appropriate use of historically significant buildings, structures, sites, and landscapes throughout Tifton.

## **Economic Development**

**Goal 3:** Seek varied options for economic diversification including re-use of vacant or underutilized buildings. Provide support to existing businesses while also promoting the City of Tifton as an incubator for new ideas and expansion/relocation of companies.

### **Policies**

- Policy 3.1: Continue to encourage any lifelong learning programs in the area to provide necessary basic skill levels in the workforce.
- Policy 3.2: Create incentives for those who sustain jobs and have a positive impact on the tax base.
- Policy 3.3: Continue to encourage the Development Authority and the Downtown Development Authority to facilitate the movement of targeted economic development projects through the permitting process.
- Policy 3.4: Support Tifton Tourism's efforts of marketing local events and facilities such as the Tift Theater, Arts Museum, and others.
- Policy 3.5: Consider developing a paid staff position for Cultural Arts Director to focus on Tifton's cultural scene through more festivals, events, marketing of cultural facilities and branding Tifton with a unique image.
- Policy 3.6: 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 through the Board of Education.
- Policy 3.7: Continue to encourage consistency in the Unified Land Development Codes, Zoning Maps, and Future Development Maps of Tifton.
- Policy 3.8: Continue expansion of new industry and existing business and industry.
- Policy 3.9: Develop expanded sewer on the north and east sides of Tifton to further growth.
- Policy 3.10: Encourage interchange land use planning and the provision of public facilities with the location of new businesses and industries.
- Policy 3.11: Encourage and support improved infrastructure linkages between the interchanges, the airport, business centers, educational facilities, neighborhoods, educational institutions, and downtown.

- Policy 3.12: Support appropriate business incentive programs that will attract outside businesses to locate in interchange and airport locations and that will encourage existing businesses to expand in those locations.
- Policy 3.13: Encourage the implementation of the Downtown Pedestrian & Bicycle Connectivity Plan during all phases of planning.
- Policy 3.14: Work with the Downtown Development Authority to support the Tifton Main Street Program in applying the Four-Point Main Street Approach to revitalize the downtown area.

## **Development Patterns - Housing**

**Goal 4:** Support a wide variety of housing options including promoting home ownership opportunities through education and assistance.

### **Policies**

- Policy 4.1: Encourage continued implementation of the Tifton Urban Redevelopment Plan through expanded funding for increased code enforcement.
- Policy 4.2: Develop public/private funded rehabilitation programs for mobile homes and dilapidated homes.
- Policy 4.3: Establish a land bank authority for the purpose of stabilizing neighborhoods and encouraging the re-use and redevelopment of properties in peril.
- Policy 4.4: Consider amending mobile home park development regulations in an effort to increase maintenance enforcement capabilities.
- Policy 4.5: Support identification of substandard housing and develop a neighborhood revitalization strategy including the use of standardized demolition procedures.
- Policy 4.6: Continue to require smaller lot sizes with smaller homes available where appropriate & where sustainable in order to provide quality entry level housing.
- Policy 4.7: Investigate the possibility of using the GICH program for improving housing rehabilitation and neighborhood revitalization.
- Policy 4.8: Consider ways to hold absentee landowners accountable for their properties.
- Policy 4.9: Encourage more owner-occupied housing over rental through financial counseling and education.
- Policy 4.10: Establish a Tiny House Ordinance.

## **Development Patterns - Land Use & Transportation**

**Goal 5: Adopt land-use patterns that occur in a manner which protect neighborhoods, community resources, and promote efficient use of infrastructure and transportation facilities.**

### **Policies**

- Policy 5.1: Amend the Code Enforcement Ordinance to strengthen the capabilities of enforcing clean-up and improvement of vacant lots, site-built homes and mobile homes and construction sites.
- Policy 5.2: Amend the Tifton Zoning ordinance so as to simplify the re-zoning process and develop a new corresponding Zoning Map.
- Policy 5.3: Centralize the location of City services including: Customer Service, Planning and Zoning, Business Licenses, and Community Development.
- Policy 5.4: Continue to encourage development only where appropriate infrastructure is available & determine placement of future growth through the use of an updated and working Tifton Character Area Map.
- Policy 5.5: Consider seeking funding through available grants for transportation improvement projects.
- Policy 5.6: Encourage the use of the Complete Streets concept throughout Tifton to improve safety and usability of all modes of transportation throughout the City.
- Policy 5.7: Encourage the continued review of land use controls to determine their effectiveness in protecting and improving major and in-town corridors, and update zoning ordinances as needed.
- Policy 5.8: Support the efforts of the Tift Area Greenway Association in the development of a greenway on the old abandoned railway corridor and other greenways in the City as appropriate.
- Policy 5.9: Encourage participation in the Safe Routes to School program including conducting school safety studies and school crash reports.
- Policy 5.10: Conduct a study for feasibility and development of sidewalk and bicycle connectivity between the UGA and ABAC campuses and Downtown Tifton.
- Policy 5.11: Define presumptive portfolios for specific unincorporated near-city neighborhoods.
- Policy 5.12: Describe anticipated effects of City land-use policies on specifically defined unincorporated neighborhoods.



## **Community Facilities and Services**

**Goal 6:** Ensure the provision of infrastructure, community facilities, and public services which support efficient growth and development patterns.

### **Policies**

- Policy 6.1: Encourage recruiting and workforce training efforts that would increase the quality and availability of law enforcement and public safety/emergency personnel.
- Policy 6.2: Conduct a Salary and Compensation survey for law enforcement and public safety personnel to assist in the City being more competitive in hiring new employees for these positions.
- Policy 6.3: Consider the potential for a Salary and Compensation survey for all other City of Tifton employee positions.
- Policy 6.3: Encourage continued coordination with the Tifton/Tift County Utilities Master Plan.
- Policy 6.4: Expand the natural gas pipeline through Tifton for expanded growth capabilities.
- Policy 6.5: Continue to encourage and support efforts for residential recycling programs and develop educational and operational programs to actively encourage residential recycling to the maximum extent practicable.
- Policy 6.6: Continue to consider the most cost effective alternative solid waste management practices that will extend the useful life of the landfill.
- Policy 6.7: Encourage the creation and improvement of parks and recreation areas that promote fitness and outdoor social gatherings, along with bike routes that connect to these areas.
- Policy 6.8: Continue to consider potential funding sources for the development of recreational facilities.
- Policy 6.9: Upgrade security at all public parks and cultural facilities in Tifton.

## **Intergovernmental Coordination**

**Goal 7:** Encourage communication of planning efforts with other local service providers and authorities, neighboring communities, and state and regional planning agencies. Act as part of a broader region through the shared resources and common goals that connect counties, cities, and towns throughout South Georgia.

### **Policies**

- Policy 7.1: Consider having semi-annual intergovernmental meetings between the Tifton, Tift County and the incorporated cities of Ty Ty and Omega.

- o Policy 7.2: Continue working relationships and communication between the BOE, ABAC, UGA (including Bainbridge College), SRTC, and the Cities and County. Include the students as part of the community.

## **Broadband**

**Goal 8:** Provide digital broadband infrastructure to ensure the current and future needs of residents, businesses and industry are met.

- o Policy 8.1: Support Broadband development to ensure more robust broadband services that enable greater opportunities for citizens and businesses.
- o Policy 8.2: Include consideration of broadband infrastructure in roadway projects where the necessary infrastructure may be included in the right-of-way.
- o Policy 8.3: Public/Private Partnerships could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.
- o Policy 8.4: Explore options for Broadband in public housing areas.

## **Education**

**Goal 9:** Coordinate current and new local workforce needs with education opportunities offered in secondary and post-secondary educational institutions in Tifton and Tift County.

- o Policy 9.1: Coordinate current and new local workforce needs with education opportunities offered in secondary and post-secondary educational institutions in Tifton and Tift County.
- o Policy 9.2: Private/public partnerships between local educational institutions and the public/private sectors should continue and be strengthened to provide strong career-based programs that are aligned with opportunities in the local workforce.

## 9. COMMUNITY WORK PROGRAM 2018-2023

### City of Tifton Report of Accomplishments 2018-2023

PROJECTS	ES-TIMATED COST	RESPON-SIBLE PARTY	FUNDING SOURCE	2021 ASSESSMENT	FY 19	FY 20	FY 21	FY 22	FY 23
<b>General Government</b>									
Bike Trail Project (Multi-Phased Project)	\$3,000,000.00 - \$250,000.00	City of Tifton	Grants, GDOT	Postponed – project funding has not been allocated		X	X	X	X
Fulwood Park Improvements	\$300,000.00	City of Tifton	SPLOST, Grants	Parts have been completed such as a walking path and electrical upgrades and parts are still Underway to include new playground equipment, security upgrades, and restroom improvements				X	X
Matt Wilson Neighborhood Redevelopment	\$2,000,000.00	City of Tifton	SPLOST, Grants, General Fund	Underway – portions have been completed and portions are still working	X	X	X	X	X
Myon Renovations (City Hall)	\$350,000.00	City of Tifton	SPLOST, General Fund	Postponed – funding allocation and final plans have not yet been completed			X	X	X
Ridge Avenue Building Improvements	\$50,000.00	City of Tifton	SPLOST, General Fund	Completed	X				
Continue to develop Staff Certifications	\$22,000.00	City of Tifton	General Fund	Underway – continuous efforts and operating budgets are allocated for staff training, certifications, and continuing education	X	X	X		
Tifton Dog Park	\$75,000.00	City of Tifton	Grants, Fundraising, General Fund	Completed	X	X	X		
<b>Community Development/Community Improvement - (Name changed from previous plan – formerly Environmental Management Department)</b>									

Blight Ordinance	\$10,000.00	City of Tifton	General Fund	Cancelled due to change of plans	X				
Body Cameras (5)	\$7,500.00	City of Tifton	General Fund	Cancelled due to diminished need		X			
Establish a Land Bank		City of Tifton	City & County General Fund	Underway			X	X	X
Establish a Tire Ordinance (Change to read: “ <b>Update Land Development Code to include a Tire Ordinance</b> ”)	\$1,200.00	City of Tifton	General Fund	Ongoing		X	X	X	X
1 Table for Plan Review	\$10,000.00	City of Tifton	General Fund	Cancelled due to diminished need			X		
Modify the current LDC	\$14,800.00	City of Tifton	General Fund	Cancelled due to change of plans		X	X		
One Fully Equipped Vehicle	\$34,896.00	City of Tifton	General Fund	Completed		X			
One Fully Equipped Vehicle	\$37,021.17	City of Tifton	General Fund	Underway					X
Strive to adjust the City Limits of the City of Tifton in order to eliminate spoke areas and achieve a better-defined City Limit.	Staff time	City of Tifton	General Fund	Underway					X
<b>Fire Department</b>									
Cascade Unit	\$75,000.00	City of Tifton	SPLOST	Cancelled due to diminished need		X			
Enhance Training Room	\$25,000.00	City of Tifton	SPLOST	Completed	X				
Extrication	\$85,000.00	City of Tifton	SPLOST	Completed	X				
Fire Prevention	\$25,000.00	City of Tifton	SPLOST, Grants	Completed				X	
HazMat/Training Equipment	\$150,000.00	City of Tifton	SPLOST/GRANTS	Cancelled due to reduced need					X
Purchase four 3,500-gallon tankers	\$870,000	City of Tifton	SPLOST	Cancelled due to reduced need		X			
Purchase Rescue Pumper	\$575,000.00	City of Tifton	SPLOST	Postponed – waiting on funding			X		
Replace Radios	\$125,000.00	City of Tifton	SPLOST	Completed	X				
Replace SCBA & Bottles	\$200,000.00	City of Tifton	SPLOST, Grants	Underway – Half Purchased					X

Replace Small Trucks	\$65,000.00	City of Tifton	SPLOST	Underway – One is already purchased					X	
Upgrade & Refurbish Training Tower and Burn Building	\$25,000.00	City of Tifton	SPLOST	Postponed – waiting on funding	X					
<b>Gas Department</b>										
Air Compressor	\$30,000.00	City of Tifton	City/SPLOST	Underway Move to FY 23						X
Backhoe for Department	\$140,000.00	City of Tifton	City/SPLOST	Completed		X				
Mower for Department	\$8,000.00	City of Tifton	City/SPLOST	Cancelled due to diminished need					X	
Peak Plant Upgrades	\$60,000	City of Tifton	City/SPLOST	Completed	X					
Trencher for Department	\$65,000.00	City of Tifton	City/SPLOST	Underway Move to FY 22					X	X
Trencher for Department	\$40,000.00	City of Tifton	City/SPLOST	Underway Move to FY 23						X
Truck for Department	\$40,000.00	City of Tifton	City/SPLOST	Completed		X				
Truck for Department	\$45,000.00	City of Tifton	City/SPLOST	Completed			X			
<b>Human Resources</b>										
Staff Advanced Certification	\$1,000	City of Tifton	General funds	Completed	X					
Transition Employee Files in Electronic Document Management System	Staff Time	City of Tifton	General funds	Completed	X					
Update Employee Handbook	\$2,000	City of Tifton	General funds	Completed 2020	X					
<b>IT Department</b>										
Desktop Hardware Refresh	\$50,000.00	City of Tifton	General Fund/SPLOST	Completed	X					
Desktop Hardware Refresh	\$50,000.00	City of Tifton	General Fund/SPLOST	Completed		X				
Desktop Hardware Refresh	\$50,000.00	City of Tifton	General Fund/SPLOST	Completed			X	X		
Install City Owned Fiber Optic Data Network System	\$125,000.00	City of Tifton	General Fund/SPLOST	Cancelled due to change of plans		X				
Network Hardware Refresh	\$35,000.00	City of Tifton	General Fund/SPLOST	Completed	X					



Network Hardware Refresh	\$35,000.00	City of Tifton	General Fund/SPLOST	Completed		X			
Network Hardware Refresh	\$35,000.00	City of Tifton	General Fund/SPLOST	Completed			X		
Network Hardware Refresh	\$35,000.00	City of Tifton	General Fund/SPLOST	Not Accomplished due to it being mistakenly duplicated				X	
Servers Hardware Refresh (Virtualization of Key Systems)	\$15,000.00	City of Tifton	General Fund/SPLOST	Completed	X				
Servers Hardware Refresh (Virtualization of Key Systems)	\$15,000.00	City of Tifton	General Fund/SPLOST	Completed		X			
Servers Hardware Refresh (Virtualization of Key Systems)	\$15,000.00	City of Tifton	General Fund/SPLOST	Completed			X		
Servers Hardware Refresh (Virtualization of Key Systems)	\$15,000.00	City of Tifton	General Fund/SPLOST	Not Accomplished due to it being mistakenly duplicated				X	
Software Upgrade and Licenses	\$20,000.00	City of Tifton	General Fund/SPLOST	Completed	X				
Software Upgrade and Licenses	\$20,000.00	City of Tifton	General Fund/SPLOST	Completed		X			
Software Upgrade and Licenses	\$20,000.00	City of Tifton	General Fund/SPLOST	Completed			X		
Software Upgrade and Licenses	\$20,000.00	City of Tifton	General Fund/SPLOST	Not Accomplished due to it being mistakenly duplicated				X	
Upgrade GEMS (ERP Software) to .NET version including hardware	\$125,000	City of Tifton	General Fund/SPLOST	Completed Switched to BS & A	X				
Upgrades to Camera & Security Systems City Wide	\$20,000.00	City of Tifton	General Fund/SPLOST	Completed	X				
Upgrades to Camera & Security Systems City Wide	\$20,000.00	City of Tifton	General Fund/SPLOST	Completed		X			
Upgrades to Camera & Security Systems City Wide	\$20,000.00	City of Tifton	General Fund/SPLOST	Completed			X		

Upgrades to Camera & Security Systems City Wide	\$20,000.00	City of Tifton	General Fund/SPLOST	Not Accomplished due to it being mistakenly duplicated					X	
<b>Landfill</b>										
Additional Property Purchase for Mining Soil	\$650,000.00	City of Tifton	SWCD	Underway						X
Building Upgrade	\$20,000.00	City of Tifton	SWCD	Postponed due to funding		X				
Mining Project- Old Site	\$25,000.00	City of Tifton	SWCD/NEW CONSTR	Postponed due to funding					X	
Replace 1001 Excavator	\$20,000.00	City of Tifton	SWCD	Cancelled due to diminished need					X	
Replace 1030-04	\$35,000.00	City of Tifton	SWCD	Completed		X				
Replace Bulldozer	\$375,000.00	City of Tifton	SWCD	Completed		X				
Replace Compactor (Rebuilt Old One)	\$750,000.00	City of Tifton	SWCD	Completed			X			
Replace Excavator	\$250,000.00	City of Tifton	SWCD	Postponed due to funding						X
Replace Off-Road Dump Truck	\$375,000.00 (Price Increase to \$600,000.00)	City of Tifton	SWCD	Moved to FY 24						X
Replace Undercarriage on Unit 1022	\$40,000.00	City of Tifton	SWCD	Completed		X				
Side Arm Mower for excavator	\$45,000.00	City of Tifton	SWCD	Cancelled due to diminished need		X				
Tractor w/Slide out-side mower	\$60,000	City of Tifton	SWCD	Cancelled due to diminished need		X				
<b>Main Street</b>										
Commerce Way Parking Lot	\$60,000.00	City of Tifton	SPLOST/Grants	Completed	X	X				
Downtown Lighting Project (LED)	\$200,000.00	City of Tifton	City/SPLOST/Grants	Completed	X					
Downtown Lighting Project (LED)	\$200,000.00	City of Tifton	City/SPLOST/Grants	Completed		X				
Downtown Lighting Project (LED)	\$200,000.00	City of Tifton	City/SPLOST/Grants	Completed			X			
Economic Development	\$50,000.00	City of Tifton	SPLOST	Completed	X	X	X			
Economic Development	\$50,000	City of Tifton	City/SPLOST/Grants	Move – this has been moved to other department work programs	X	X	X	X	X	

Facilities - Capital Improvements	\$20,000.00	City of Tifton	SPLOST, Grants	Completed				X	X
Facilities - Tifton Gardens	\$7,000.00	City of Tifton	SPLOST, Grants	Completed			X		
Facilities - Welcome Station	\$15,000.00	City of Tifton	SPLOST, Grants	Completed		X			
Way-Finding Signage	\$125,000.00	City of Tifton	SPLOST, Grants	Completed	X	X			
Improve crosswalks and other infrastructure per the Downtown Connectivity Plan and Master Plan	\$100,000	City of Tifton & add (DDA)	Local, Grants – change to: (USDA, EDA)	Underway	X	X	X	X	X
<b>Maintenance Department</b>									
Complex Building A - Replace 2 AC Units	\$15,000.00	City of Tifton	City/SPLOST	Underway (Move to FY 24)					X
Complex Building F - Replace 1 AC Unit	\$3,000.00	City of Tifton	City/SPLOST	Underway (Move to FY 24)				X	X
New Service Truck	\$45,000.00	City of Tifton	City/SPLOST	Underway (Move to FY 24)					X
Ridge Ave Building - Replace AC Units	\$15,000.00	City of Tifton	General Fund, SPLOST	Completed			X		
Purchase Scissor Lift	\$6,000	City of Tifton	General Fund	Underway (Move to FY 24)					X
<b>Police Department</b>									
<b>The items below for the Police Department need to be updated since the 2021 Review</b>									
Body Armor replacement	\$16,000.00	City of Tifton	General Fund/Grants	Completed	X	X	X	X	X
Building maintenance/flooring	\$25,000.00	City of Tifton	General Fund	Ongoing		I	X	I	I
Firearms replacement	\$15,000.00	City of Tifton	General Fund	Ongoing	I	I	X	I	I
Range update	\$50,000.00	City of Tifton	General Fund	Ongoing	I	I	X	I	I
Six (6) Fully Equipped Police Units	\$225,000.00	City of Tifton	General Fund	Completed	I	X	I	I	I
Six (6) Fully Equipped Police Units	\$231,750.00	City of Tifton	General Fund	Completed	I	I	X	I	I
Six (6) Fully Equipped Police Units	\$238,702.50	City of Tifton	General Fund	Ongoing	I	I	I	X	I

Six (6) Fully Equipped Police Units	\$245,863.60	City of Tifton	General Fund	Ongoing					X
Six (6) Fully Equipped Police Units	\$253,239.50	City of Tifton	General Fund	Ongoing					X
<b>Public Works Projects</b>									
10th Street Pipeline Rehabilitation	\$350,000.00	City of Tifton	SPLOST	Postponed-Funding Issue			X	X	X
11th Street Storm Pipe Replacement	\$100,000.00	City of Tifton	General Fund, SPLOST, Grants	Postponed-Funding Issue					X
12th Street U-Channel Ditch Improvements	\$1,100,000.00	City of Tifton	SPLOST, Grants	Postponed-Funding Issue					X
2 Dump Trucks for Department	\$150,000.00	City of Tifton	General Fund	Postponed-Funding Issue					X
2 Mowers for Department	\$16,000.00	City of Tifton	General Fund	Complete					X
2 Tractors for Department	\$90,000.00	City of Tifton	General Fund	Postponed-Funding Issue					X
3 Mowers for Department	\$24,000.00	City of Tifton	General Fund	Complete					X
3 Trucks for Department	\$80,000.00	City of Tifton	General Fund	Postponed-Funding Issue					X
6 Trucks for Department	\$175,000.00	City of Tifton	General Fund	Completed		X			
6th Street - Replace Drainage Pipe	\$350,000.00	City of Tifton	SPLOST	Postponed-Funding Issue					X
7 Trucks for Department	\$235,000.00	City of Tifton	General Fund	Postponed-Funding Issue					X
Annual Street Resurfacing/paving	\$300,000.00	City of Tifton	SPLOST, LMIG	Completed	X				
Annual Street Resurfacing/paving	\$310,000.00	City of Tifton	SPLOST, LMIG	Completed		X			
Annual Street Resurfacing/paving	\$310,000.00	City of Tifton	SPLOST, LMIG	Postponed-Funding Issue					X
Annual Street Resurfacing/paving	\$320,000.00	City of Tifton	SPLOST, LMIG	Postponed-Funding Issue					X
Annual Street Resurfacing/paving	\$320,000.00	City of Tifton	SPLOST, LMIG	Underway					X
Backhoe for Department	\$140,000.00	City of Tifton	General Fund	Underway Move to FY 23					X
Backhoe for Department	\$140,000.00	City of Tifton	General Fund	Postponed-Funding Issue					X
Bucket Truck for Department	\$70,000.00	City of Tifton	General Fund	Postponed-Funding Issue					X

Commerce Way Improvements - Eastside	\$100,000.00	City of Tifton	SPLOST	Underway-Engineering in progress				X	X
Commerce Way Improvements - Westside	\$50,000.00	City of Tifton	SPLOST	Completed				X	
Drainage Pipeline Rehabilitation	\$200,000.00	City of Tifton	General Fund, SPLOST	Postponed-Funding Issue					X
Dump Truck for Department	\$75,000.00	City of Tifton	General Fund	Postponed-Funding Issue					X
Goff Street Headwall Removal and Replacement	\$125,000.00	City of Tifton	General Fund, SPLOST	Completed		X			
Goodrich Alley Storm Pipe Replacement	\$200,000.00	City of Tifton	General Fund, SPLOST	Underway-Engineering in progress					X
Landscape Improvements for I-75/Hwy 82	\$50,000.00	City of Tifton	SPLOST, Grants	Postponed-Funding Issue				X	X
Magnolia Ditch Bank Stabilization	\$225,000.00	City of Tifton	General Fund, SPLOST	Postponed-Funding Issue					X
Mower for Department	\$8,000.00	City of Tifton	General Fund	Completed		X			
Pave Bill Bowen Road	\$650,000.00	City of Tifton	SPLOST, LMIG	Postponed-Funding Issue					X
Remove pipe inside Fulwood Park and behind Save- Pave-dirt road @ Tift Ave	\$3,000	City of Tifton	General Fund, SPLOST	Postponed-Funding Issue					X
Replace 18" Drainage pipe @ James Ave and Marion Dr	\$3,000	City of Tifton	General Fund, SPLOST	Completed	X				
Semi Truck for Department	\$120,000.00	City of Tifton	General Fund	Completed			X		
Senior Center Parking Area Expansion	\$280,000.00	City of Tifton	SPLOST	Completed	X				
Storm Drain Manway Lid Replacement	\$40,000.00	City of Tifton	General Fund, SPLOST	Postponed-Funding Issue					X
Sweeper Truck for Department	\$220,000.00	City of Tifton	General Fund	Completed			X		
Truck for Department	\$25,000.00	City of Tifton	General Fund	Postponed-Funding Issue					X
UTV for Department	\$12,000.00	City of Tifton	General Fund	Postponed-Funding Issue					X



Wheel Excavator for Department	\$250,000.00	City of Tifton	General Fund	Completed		X			
Widening EB Hamilton Road	\$375,000.00	City of Tifton	SPLOST, GDOT Funding	Completed	X	X			
<b>Senior Center</b>									
Building Improvements	\$35,000.00	City of Tifton	General Fund	Underway					X
Exercise Equipment	\$5,000.00	City of Tifton	General Fund, Grants	Completed				X	
<b>Wastewater/Sewer Department</b>									
2 Trucks for Department	\$70,000.00	City of Tifton	City/SPLOST/Grants	Postponed-Funding Issue					X
4 Trucks for Department	\$100,000.00	City of Tifton	City/SPLOST/Grants	Postponed-Funding Issue					X
Annual Sewer System Improvements	\$500,000/year	City of Tifton	City/SPLOST/Grants	Underway	X	X	X	X	X
Capital Extension of Wastewater Collection System	\$2,500,000	City of Tifton	City/SPLOST/Grants	Postponed-Funding Issue	X	X	X	X	X
GIS Mapping System Upgrades & Updates	\$150,000.00	City of Tifton	SPLOST	Underway					X
Infiltration inflow projects of existing lines	\$2,930,000	City of Tifton	City/SPLOST/Grants	Postponed-Funding Issue	X	X	X	X	X
Lift Station Improvements - Bypass Pumps and Piping	\$850,000.00	City of Tifton	SPLOST	Underway-Being Engineered					X
Mower for Department	\$8,000.00	City of Tifton	City/SPLOST/Grants	Completed		X			
Mower for Department	\$8,000.00	City of Tifton	City/SPLOST/Grants	Completed			X	X	
Mower for Department	\$8,000.00	City of Tifton	City/SPLOST Grants	Ongoing Move to FY 23				X	X
Retirement of GEFA II and III debts	\$5,000,000	City of Tifton	City	Underway	X	X	X	X	X
Southwest Lift Station Improvements	\$300,000.00	City of Tifton	SPLOST/GEFA	Underway			X	X	X
Tift Avenue Sewer Capacity Increase	\$100,000.00	City of Tifton	SPLOST	Postponed-Funding Issue					X
Truck for Department	\$35,000.00	City of Tifton	City/SPLOST/Grants	Postponed-Funding Issue				X	X
Truck for Department	\$65,000.00	City of Tifton	City/SPLOST/Grants	Postponed-Funding Issue					X

Wastewater Treatment Facility Rehabilitation	\$2,000,000.00	City of Tifton	SPLOST	Underway		X	X	X	X
<b>Water Department</b>									
1 Truck for Department	\$45,000.00	City of Tifton	City/SPLOST/Grants	Postponed-Funding Issue					X
2 Dump Trucks for Department	\$150,000.00	City of Tifton	City/SPLOST/Grants	Underway – trucks ordered					X
3 Trucks for Department	\$90,000.00	City of Tifton	City/SPLOST/Grants	Postponed-Funding Issue					X
3 Trucks for Department	\$110,000.00	City of Tifton	City/SPLOST/Grants	Postponed-Funding Issue					X
3 Trucks for Department	\$120,000.00	City of Tifton	City/SPLOST/Grants	Postponed-Funding Issue					X
6" Pump	\$40,000.00	City of Tifton	City/SPLOST/Grants	Postponed-Funding Issue					X
Annual Water System Improvements	\$250,000.00	City of Tifton	City	Completed	X				
Backhoe	\$140,000.00	City of Tifton	City/SPLOST/Grants	Underway-Ordered					X
Backhoe	\$140,000.00	City of Tifton	City/SPLOST/Grants	Postponed-Funding Issue					X
Backhoe	\$140,000.00	City of Tifton	City/SPLOST/Grants	Postponed-Funding Issue					X
Conversion to Chlorine Gas for Water Disinfection	\$150,000.00	City of Tifton	Joint Fund/SPLOST	Completed		X			
Fire Hydrant Replacement	\$250,000.00	City of Tifton	Joint Fund/SPLOST	Completed		X			
FY2017 LMIG Paving Project - Water Line Replacement	\$750,000.00	City of Tifton	Joint Fund/SPLOST	Completed	X				
HWY 82 Upgrades	\$350,000.00	City of Tifton	GEFA/SPLOST	Postponed-Funding Issue					X
Larkin Road Water Line	\$500,000.00	City of Tifton	GEFA, CDBG and/or SPLOST	Postponed-Funding Issue					X
Miscellaneous Water Line Loops	\$1,000,000.00	City of Tifton	Joint Fund/SPLOST	Underway-Being Engineered					X
New Production Meters Installed on Deep Wells	\$50,000.00	City of Tifton	Joint Fund/SPLOST	Completed		X			
Pebblebrook Water Line Replacement	\$1,000,000.00	City of Tifton	Joint Fund/SPLOST	Completed	X				

Phillipsburg/Matt Wilson Area Line Replacement	\$750,000.00	City of Tifton	Joint Fund/SPLOST/Grants	Postponed-Funding Issue					X
Replacement of Aged Industrial/Commercial Meters	\$250,000.00	City of Tifton	Joint Fund/SPLOST	Completed		X			
SCADA System Upgrades	\$225,000.00	City of Tifton	GEFA, CDBG and/or SPLOST	Underway-Installing				X	X
Sewer Jet Truck	\$280,000.00	City of Tifton	City/SPLOST/Grants	Underway-Truck at Vendor					X
<b>Broadband</b>	Plan Amended in 2022 to include 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	Completed as of 2023				X	X

## 10. COMMUNITY WORK PROGRAM 2023-2028

### City of Tifton 5-Year Community Work Program Update (2023-2028)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
<b>General Government</b>									
Bike Trail Project (Multi-Phased Project)	\$250,000.00	City of Tifton	SPLOST, Grants	4, 5	X	X	X	X	
Fulwood Park Improvements	\$300,000.00	City of Tifton	SPLOST, Grants	5	X	X			
Matt Wilson Neighborhood Redevelopment	\$2,000,000.00	City of Tifton	SPLOST, Grants, General Fund	5	X	X	X	X	X
Myon Renovations (City Hall)	\$350,000.00	City of Tifton	SPLOST, General Fund	5	X	X			
Continue to develop Staff Certifications	\$22,000.00	City of Tifton	General Fund	5	X	X	X		
City Rebranding	\$25,000.00	City of Tifton	General Fund	5		X			
Board and Meeting Management Software	\$12,000.00 per year	City of Tifton	General Fund	6,9	X				
Splash Park	\$800,000.00	City of Tifton	SPLOST/Grants	6	X				
Develop a City Strategic Plan	\$20,000.00	City of Tifton	General Fund	1-9		X	X		
Increase public knowledge, participation, and opportunities for recycling	\$25,000.00	City of Tifton	General Fund/Landfill	1		X	X	X	X
Conceptual Planning for Redevelopment of Downtown East	\$35,000.00	Downtown Development Authority	Downtown Development Authority	2,3,5		X	X		
Tifton Gateway Signage and Landscaping	\$80,000.00	City of Tifton/Tourism	General Fund/Hotel/Motel Tax	2,5	X	X			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Actively Identify Opportunities to Purchase Properties for Redevelopment and Business Recruitment	\$2,000,000.00	Downtown Development Authority	Downtown Development Authority/ SPLOST	3	X	X	X	X	X
Increase Online City Services and Processes; City App	\$70,000.00	City of Tifton	General Fund/ Staff Time	6,9	X	X	X	X	X
Provide design assistance as an option for new public and private development within the City to assist with future character area compliance and expedite development approval processes.	\$50,000.00	City of Tifton/ Downtown Development Authority	General Fund/ Downtown Development Authority	5,6	X	X	X	X	X
Promote Opportunity Zone and Enterprise Zone Incentives to increase employment opportunities and positive redevelopment within the Zones	\$2,000.00	City of Tifton	General Fund	3,4,5	X	X	X	X	X
Neighborhood Revitalization	\$1,000,000.00	City of Tifton	Grants – CDBG, CHIP	3,4,5	X				

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Develop a method of streamlining the development and permitting process, when development adheres to the community vision plans; by striving to enhance pedestrian access (sidewalks), plants trees, includes public art element, and includes interesting building facades	\$2,000.00	City of Tifton	General Fund	1,2,3,4, 5,6,7,8	X	X			
HPC: Update the Historic Property Surveys, Inventories	\$15,000.00	City of Tifton	General Fund/ Grant Funding	1,2			X	X	X
Identify & pursue funding for creating a historic driving tour program; to include photos of properties, property details and history	\$20,000.00	City of Tifton	General Fund/ Hotel/Motel Tax/ Tourism/ Grants	2			X	X	
Create a program to encourage and facilitate “pop-ups”. Program should bring new life to vacant spaces, support small businesses, and art installations.	\$2,000.00	City of Tifton	Tifton Main Street	2,3	X	X			



PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Adopt Flexible Building Ordinances (IEBC) that encourage adaptive reuse of existing and historic buildings	\$2,000.00	City of Tifton	General Fund	2,3,4,5		X			
Pursue funding sources for community housing revitalization and affordable developments	\$1,000,000.00	City of Tifton	CHIP/ CDBG/ USDA/ and other Grants	4,6,7	X	X	X	X	X
Prepare homeless study and develop plans and resources for addressing increased homelessness and urban camping; including pursuing funding	\$10,000.00	City of Tifton	General Fund/ Grants	1,4,7		X	X	X	
Continue efforts to reforest Tifton and increase tree canopy streets	\$100,000.00	City of Tifton/ Tifton Tree Board	Grants/ Downtown Development Authority/ Donations	1,5,7	X	X	X	X	X
Conduct stormwater improvements	\$1,000,000.00	City of Tifton	CDBG/SPLOST	5,6	X	X			
Develop Sidewalk Master Plan; establish priority area to increase safe walkability, accessibility, connectivity, and repairs	\$5,000.00	City of Tifton	Staff Time	5				X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Develop plan for updating traffic light infrastructure and define areas where alternative traffic solutions would positively improve traffic congestion	\$5,000.00	City of Tifton	Staff Time	5,6,7					X
Create more internship opportunities within the city government to encourage future public service employment and civic involvement	\$15,000.00	City of Tifton	Local Funding	7,9	X	X	X	X	X
Continue community policing initiatives to foster positive citizen relationships	\$5,000.00	Police Department	Staff Time	6,7,9		X			
Actively promote Tifton's ISO rating and continue plans to ensure positive ISO status remains	\$1,000.00	Fire Department	Staff Time	3,6,7	X	X	X	X	X
Create economic development strategy to encourage the attraction and retention of quality grocery stores or other food purveyors in the areas identified as food deserts.	\$100,000.00	City of Tifton	USDA Grant Funding/EDA Grant Funding	3	X	X	X		
<b>Community Development/Community Improvement</b>									
Establish a Land Bank	-----	City of Tifton	City & County General Fund	3	X	X	X		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Update Land Development Code to include a Tire Ordinance	\$1,200.00	City of Tifton	General Fund	5		X			
Neighborhood Revitalization	\$1,000,000.00	City of Tifton	Grants		X				
One Fully Equipped Vehicle	\$37,021.17	City of Tifton	General Fund	5	X				
Strive to adjust the City Limits of the City of Tifton in order to eliminate spoke areas and achieve a better-defined City Limit.	Staff time	City of Tifton	General Fund	4	X				
Blight Demolition	\$25,000.00 Annually	City of Tifton	General Fund	3	X	X	X	X	X
Update the LDC to remove overly restrictive ordinances that may be restrictive to growth	\$2,000.00	City of Tifton	General Fund	4,5		X	X		
Update the LDC to include standards for auto repair shops	\$2,000.00	City of Tifton	General Fund	5	X				
Update the LDC to include standards for Donation Boxes	\$2,000.00	City of Tifton	General Fund	5	X				
Evaluate potential updated to the LDC to allow for infill housing opportunities and expanded opportunities for ADU's	\$2,000.00	City of Tifton	General Fund	5	X				

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Create Revitalization Area Strategy to help guide revitalization efforts	\$5,000.00	City of Tifton	General Fund	5	X				
Provide more interactive and illustrative community planning documents to foster community support of future plans	\$1,200.00	City of Tifton	Local Funding	3,4,5,6,7,9	X	X	X	X	X
<b>Fire Department</b>									
Purchase Rescue Pumper	\$575,000.00	City of Tifton	SPLOST	5			X		
Replace SCBA & Bottles	\$200,000.00	City of Tifton	SPLOST, Grants	5					X
Replace Small Trucks	\$65,000.00	City of Tifton	SPLOST	5				X	
Upgrade & Refurbish Training Tower and Burn Building	\$25,000.00	City of Tifton	SPLOST	5	X				
Purchase Rescue Pumper	\$620,000.00	City of Tifton	SPLOST, Grants	6	X				
Purchase Rescue Pumper	\$682,000.00	City of Tifton	SPLOST, Grants	6		X			
Purchase Rescue Pumper	\$750,000.00	City of Tifton	SPLOST, Grants	6				X	
Purchase two Small Vehicles	\$55,000.00	City of Tifton	SPLOST, Grants	6	X				
Purchase new Turn Out Gear	\$125,000.00	City of Tifton	SPLOST, Grants	6	X				
Create a Training Burn Building	\$525,000.00	City of Tifton	SPLOST, Grants	6			X		
Re-do the floor at the Main Station	\$40,000.00	City of Tifton	SPLOST	6	X				

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Fix the bricks on the exterior of the North Fire Department. Currently allowing water in the building.	\$100,000.00	City of Tifton	SPLOST	6	X				
Host Citizens Academy	\$5,000.00	City of Tifton	General Fund	6	X				
<b>Gas Department</b>									
Air Compressor	\$30,000	City of Tifton	City/SPLOST	5	X				
Trencher for Department	\$65,000.00	City of Tifton	City/SPLOST	5		X			
Trencher for Department	\$40,000.00	City of Tifton	City/SPLOST	5			X		
Purchase Truck for Department	\$40,000.00	City of Tifton	City/SPLOST	5		X			
<b>Human Resources</b>									
Complete Staff Advanced Certification	\$5,000.00	City of Tifton	General Fund	6		X			
Update Employee Handbook	Staff Time	City of Tifton	General Fund	6	X				
Provide Diversity, Equity, Inclusion training for employees	\$5,000.00	City of Tifton/Georgia Municipal Association	General Fund	6		X			
Perform Salary Study and Organization Evaluation	\$15,000.00	City of Tifton/Consultant	General Fund/LGRMS	6		X			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Provide wellness and fitness opportunities for staff	\$40,000.00	City of Tifton	General Fund/Wellness Grant	6			X		
<b>IT Department</b>									
Data Center Hardware Refresh	\$120,000.00	City of Tifton	SPLOST	5,6		X			
Migration of Email Server	\$85,000.00	City of Tifton	SPLOST	5,6			X		
Security MDR Support	\$80,000.00	City of Tifton	SPLOST	5,6	X				
Upgrade Park Security Camera	<b>\$150,000.00</b> (\$30,000.00 per year for five years)	City of Tifton	SPLOST	5,6	X	X	X	X	X
Upgrade Wireless City/Park	\$15,000.00	City of Tifton	SPLOST	5,6	X		X		X
Digitization of Archived Files and Records	\$80,000.00	City of Tifton	SPLOST	5,6				X	
Migration of Meter Reading to Cloud Application	\$200,000.00	City of Tifton	SPLOST	5,6					X
Desktop/Laptop upgrades	<b>\$300,000.00</b> (\$60,000.00 per year for five years)	City of Tifton	SPLOST	5,6	X	X	X	X	X
Upgrade Network Infrastructure	\$50,000.00	City of Tifton	SPLOST	5,6	X				X
Redundant Network to Disaster Recovery Facility	\$80,000.00	City of Tifton	SPLOST	5,6				X	
Generator Upgrade DR and Primary Facilities	\$100,000.00	City of Tifton	SPLOST	5,6					X
Upgrade Council Recording/TV Broadcast Capabilities	\$60,000.00	City of Tifton	SPLOST	5,6		X			



PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
<b>Landfill</b>									
Additional Property Purchase for Mining Soil	\$650,000.00	City of Tifton	SWCD	5	X				
Building Upgrade	\$20,000.00	City of Tifton	SWCD	5				X	
Mining Project-Old Site	\$25,000.00	City of Tifton	SWCD/NEW CONSTR	5				X	
Replace Excavator	\$250,000.00	City of Tifton	SWCD	5		X			
Replace Off-Road Dump Truck	\$600,000.00	City of Tifton	SWCD	5	X				
Replace Dozer or Rebuild Dozer	Replace = \$573,000.00 or Rebuild = \$400,000.00	City of Tifton	SWCD	5	X				
Replace Compactor	\$825,000.00	City of Tifton	SWCD	5			X		
Purchase Truck	\$40,000.00	City of Tifton	SWCD	5		X	X		
Purchase Tractor	\$130,000.00	City of Tifton	SWCD	5	X				
Permit new Cell at Landfill	<b>\$4,000,000.00</b> FY26- \$2,500,000.00 FY27- \$1,500,000.00	City of Tifton	SWCD	5			X	X	
<b>Main Street</b>									
Improve crosswalks and other infrastructure per the Downtown Connectivity Plan and Master Plan	\$100,000.00	DDA/City of Tifton	UDDA, EDA	2, 5	X	X	X	X	X
Tift Theater Façade Restoration	\$146,994.78	City of Tifton	Private Grants, Fox Theater, HPD	2	X	X			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Facilities - Capital Improvements	\$100,000.00	DDA	SPLOST, USDA	2,5	X	X	X	X	X
Addition of Sense of Place Elements to include public art, music and activities to increase vibrancy (ex. Outdoor Downtown streaming audio speakers and Wi-Fi)	\$150,000.00	Downtown Development Authority/ City of Tifton – Main Street	SPLOST, Georgia Council for the Arts, Private Grants	2	X	X	X	X	X
Conduct a Street Design study to guide future development	\$10,000.00	City of Tifton	Staff Time	5	X	X	X	X	X
Conceptual Planning for Redevelopment of Downtown West	\$35,000.00	Downtown Development Authority (DDA)	DDA	2,3,5	X	X			
Tifton Gateway installation of Signage and Landscaping	\$80,000.00	Downtown Development Authority/ Tourism	DDA, SPLOST, Tourism Product Development Funds	2,5		X	X		
Actively identify opportunities to purchase Properties for Redevelopment and Business Recruitment	\$1,000,000.00	Downtown Development Authority	DDA, SPLOST	3	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Revisit Façade Grant Program	\$50,000.00	Downtown Development Authority	DDA, SPLOST	2,3	X				
Consider Incentives for Restaurant Recruitment	\$100,000.00	Downtown Development Authority	DDA, SPLOST	3	X	X			
Provide design assistance for new development to assist with character area compliance and expedite development approval process	\$50,000.00	City of Tifton, Downtown Development Authority	General Fund, DDA	3,4,5	X	X	X	X	X
Engage Consultants to streamline development and encourage redevelopment of Downtown Properties	\$50,000.00	City of Tifton, Development Authority	General Fund, DDA	3	X	X	X	X	X
Establish a Public Art Policy to help guide and activate spaces Downtown	\$5,000.00	Development Authority, Tifton Council for the Arts	Staff Time	2,3	X				
<b>Maintenance Department</b>									
Complex Building A - Replace 2 AC Units	\$15,000.00	City of Tifton	City/SPLOST	5	X				
Complex Building F - Replace 1 AC Unit	\$3,000.00	City of Tifton	City/SPLOST	5	X				
New Service Truck	\$45,000.00	City of Tifton	City/SPLOST	5	X				
Purchase Scissor Lift	\$6,000	City of Tifton	General Fund	5	X				

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Paint all buildings at the Complex	\$250,000.00	City of Tifton	SPLOST	6		X			
New roof for Building A	\$175,000.00	City of Tifton	SPLOST	6	X				
<b>Police Department</b>									
These projects need to be updated since 2021 by the Police Department									
Building maintenance/flooring	\$25,000.00	City of Tifton	General Fund	5	X				
Firearms replacement	\$15,000.00	City of Tifton	General Fund	5	X				
Range update	\$50,000.00	City of Tifton	General Fund	5	X				
Six (6) Fully Equipped Police Units	\$238,702.50	City of Tifton	General Fund	5	X				
Six (6) Fully Equipped Police Units	\$245,863.60	City of Tifton	General Fund	5	X				
Six (6) Fully Equipped Police Units	\$253,239.50	City of Tifton	General Fund	5	X				
Vehicle Replacement	\$1,974,998.52 FY24- \$372,000.00 FY25- \$383,160.00 FY26- \$394,654.80 FY27- \$406,494.44 FY28- \$418,689.28	City of Tifton	General Fund	5	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIB LE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Police Walkies	<b>\$136,446.70</b> FY24- \$52,160.00 FY25- \$20,146.80 FY26- \$20,751.20 FY27- \$21,373.74 FY28- \$22,014.95	City of Tifton	General Fund	5	X	X	X	X	X
Car Radio	<b>\$98,178.96</b> FY24- \$23,200.00 FY25- \$17,922.00 FY26- \$18,459.66 FY27- \$19,013.45 FY28- \$19,583.85	City of Tifton	General Fund	5	X	X	X	X	X
Tasers	<b>\$194,949.61</b> FY24- \$36,719.65 FY25- \$37,821.24 FY26- \$38,955.88 FY27- \$40,124.55 FY28- \$41,328.29	City of Tifton	General Fund	5	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Body Cameras	<b>\$605,239.36</b> FY24- \$113,999.60 FY25- \$117,419.59 FY26- \$120,942.18 FY27- \$124,570.44 FY28- \$128,307.55	City of Tifton	General Fund	5	X	X	X	X	X
In-car Cameras	<b>\$939,186.12</b> FY24- \$176,900.00 FY25- \$182,207.00 FY26- \$187,673.21 FY27- \$193,303.41 FY28- 199,102.51	City of Tifton	General Fund	5	X	X	X	X	X
Building Repairs/Remodel	<b>\$413,772.03</b> FY24- \$100,000.00 FY25- \$75,000.00 FY26- \$77,250.00 FY27- \$79,567.50 FY28- \$81,954.53	City of Tifton	General Fund	5	X	X	X	X	X



PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Building Furniture	<b>\$318,548.15</b> FY24- \$60,000.00 FY25- \$61,800.00 FY26- \$63,654.00 FY27- \$65,563.62 FY28- \$67,530.53	City of Tifton	General Fund	5	X	X	X	X	X
Firing Range Update	<b>\$132,728.40</b> FY24- \$25,000.00 FY25- \$25,750.00 FY26- \$26,522.50 FY27- \$27,318.18 FY28- \$28,137.72	City of Tifton	General Fund	5	X	X	X	X	X
<b>Public Works Projects</b>									
10th Street Pipeline Rehabilitation	\$350,000.00	City of Tifton	SPLOST	5	X	X	X		
11th Street Storm Pipe Replacement	\$100,000.00	City of Tifton	General Fund, SPLOST, Grants	5		X			
12th Street U-Channel Ditch Improvements	\$1,100,000.00	City of Tifton	SPLOST, Grants	5	X				
2 Dump Trucks for Department	\$150,000.00	City of Tifton	General Fund	5	X				
2 Mowers for Department	\$16,000.00	City of Tifton	General Fund	5	X				
2 Tractors for Department	\$90,000.00	City of Tifton	General Fund	5	X				
3 Mowers for Department	\$24,000.00	City of Tifton	General Fund	5	X				

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
3 Trucks for Department	\$80,000.00	City of Tifton	General Fund	5		X			
6th Street - Replace Drainage Pipe	\$350,000.00	City of Tifton	SPLOST	5		X			
7 Trucks for Department	\$235,000.00	City of Tifton	General Fund	5	X				
Annual Street Resurfacing/paving	\$310,000.00	City of Tifton	SPLOST, LMIG	4, 5			X		
Annual Street Resurfacing/paving	\$320,000.00	City of Tifton	SPLOST, LMIG	4, 5		X			
Annual Street Resurfacing/paving	\$320,000.00	City of Tifton	SPLOST, LMIG	4, 5	X				
Backhoe for Department	\$140,000.00	City of Tifton	General Fund	5		X			
Backhoe for Department	\$140,000.00	City of Tifton	General Fund	5	X				
Bucket Truck for Department	\$70,000.00	City of Tifton	General Fund	5		X			
Commerce Way Improvements - Eastside	\$100,000.00	City of Tifton	SPLOST	5	X	X			
Drainage Pipeline Rehabilitation	\$200,000.00	City of Tifton	General Fund, SPLOST	5		X			
Dump Truck for Department	\$75,000.00	City of Tifton	General Fund	5	X				
Goodrich Alley Storm Pipe Replacement	\$200,000.00	City of Tifton	General Fund, SPLOST	5	X				
Landscape Improvements for I-75/Hwy 82	\$50,000.00	City of Tifton	SPLOST, Grants	5		X			
Magnolia Ditch Bank Stabilization	\$225,000.00	City of Tifton	General Fund, SPLOST	5		X			
Pave Bill Bowen Road	\$650,000.00	City of Tifton	SPLOST, LMIG	4, 5		X			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Remove pipe inside Fulwood Park and behind Save- Pave-dirt road @ Tift Ave	\$3,000	City of Tifton	General Fund, SPLOST	5	X				
Storm Drain Manway Lid Replacement	\$40,000.00	City of Tifton	General Fund, SPLOST	5			X		
Truck for Department	\$25,000.00	City of Tifton	General Fund	5	X				
UTV for Department	\$12,000.00	City of Tifton	General Fund	5	X				
Whiddon Mill Road 4 to 5 Laning Project	\$5,000,000	City of Tifton/GDOT	Federal/GDOT/ SPLOST	5	X	X	X		
8 <sup>th</sup> Street Widening for Turn Lane	\$1,013,784	City of Tifton/GDOT	TIA	5	X				
2 <sup>nd</sup> Street Resurfacing	\$1,081,600	City of Tifton/GDOT	TIA	5	X				
12 <sup>th</sup> Street at Prince Intersection	\$2,285,500	City of Tifton/GDOT	TIA	5	X	X			
18 <sup>th</sup> Street Ditch Bridge Replacements (5 culverts)	\$1,869,400	City of Tifton/GDOT	TIA	5		X	X	X	X
Street Resurfacing & Reclamation	<b>\$4,250,000.00</b> (\$850,000.00 Per Year for five years)	City of Tifton	SPLOST/ General Fund	5	X	X	X	X	X
Magnolia Drainage Basin	FY25- \$3,000,000.00 FY26- \$1,800,000.00	City of Tifton	SPLOST/ General Fund	5		X	X		
Sidewalk Replacement & Connectivity	\$100,000.00 Per Year for five years	City of Tifton	SPLOST/ General Fund	5	X	X	X	X	X
Storm Water Maintenance & Rehab.	<b>\$1,250,000.00</b> (\$250,000.00 Per Year for five years)	City of Tifton	SPLOST/ General Fund	5	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Traffic Signal Upgrades	<b>\$600,000.00</b> FY25- \$300,000.00 FY26- \$200,000.00 FY27- \$100,000.00	City of Tifton	SPLOST/ General Fund	5		X	X	X	
Facilities Upgrades & Maintenance	<b>\$1,750,000.00</b> (\$350,000.00 Per Year for five years)	City of Tifton	SPLOST/ General Fund	5	X	X	X	X	X
<b>Senior Center</b>									
Building Improvements	\$35,000.00	City of Tifton	General Fund	6	X				
Purchase Computer and AV Equipment	\$10,000.00	City of Tifton	General Fund/SPLOST	6,9			X		
Offer New Programming	\$2,500.00	City of Tifton	AAA Funding/ General Fund	6			X		
Install Portable Stage for Events	\$5,000.00	City of Tifton	General Fund/ SPLOST	6		X			
<b>Wastewater/Sewer Department</b>									
2 Trucks for Department	\$70,000.00	City of Tifton	City/SPLOST/ Grants	5		X			
4 Trucks for Department	\$100,000.00	City of Tifton	City/SPLOST/ Grants	5	X				
Annual Sewer System Improvements	\$500,000/year	City of Tifton	City/SPLOST/ Grants	5	X	X	X	X	X
Capital Extension of Wastewater Collection System	\$2,500,000	City of Tifton	City/SPLOST/ Grants	5	X	X	X	X	X
GIS Mapping System Upgrades & Updates	\$150,000.00	City of Tifton	SPLOST	5				X	
Infiltration inflow projects of existing lines	\$2,930,000	City of Tifton	City/SPLOST/ Grants	5	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Lift Station Improvements - Bypass Pumps and Piping	\$850,000.00	City of Tifton	SPLOST/Grants	5	X	X			
Retirement of GEFA II and III debts	\$5,000,000	City of Tifton	City	5	X	X	X	X	X
Southwest Lift Station Improvements	\$300,000.00	City of Tifton	SPLOST /GEFA	5	X				
Tift Avenue Sewer Capacity Increase	\$100,000.00	City of Tifton	SPLOST	5	X	X			
Truck for Department	\$35,000.00	City of Tifton	City/SPLOST/ Grants	5		X			
Truck for Department	\$65,000.00	City of Tifton	City/SPLOST/ Grants	5	X				
Wastewater Treatment Facility Rehabilitation	\$2,000,000.00	City of Tifton	SPLOST	5	X	X	X		
Waste Water System Improvements	<b>\$2,500,000.00</b> (\$500,000.00 each year)	City of Tifton	SPLOST/ General Fund	5	X	X	X	X	X
Basin #1 Rehab.	\$1,500,000.00	City of Tifton	SPLOST/ General Fund	5		X			
Basin #9 Rehab.	\$1,400,000.00	City of Tifton	SPLOST/ General Fund	5			X		
Replace Generator at Influent	\$100,000.00	City of Tifton	SPLOST/ General Fund	5		X			
Generator for Main Building	\$500,000.00	City of Tifton	SPLOST/ General Fund	5			X		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Replace Blowers for ABs	<b>\$1,500,000.00</b> \$750,000.00- FY 2024 \$750,000.00- FY2026	City of Tifton	SPLOST/ General Fund	5	X		X		
WWTP Upgrade Capacity Study	\$1,200,000.00	City of Tifton	SPLOST/ General Fund	5			X		
<b>Water Department</b>									
1 Truck for Department	\$45,000.00	City of Tifton	City/SPLOST/ Grants	5	X				
2 Dump Trucks for Department	\$150,000.00	City of Tifton	City/SPLOST/ Grants	5	X				
3 Trucks for Department	\$90,000.00	City of Tifton	City/SPLOST/ Grants	5	X				
3 Trucks for Department	\$110,000.00	City of Tifton	City/SPLOST/ Grants	5		X			
3 Trucks for Department	\$120,000.00	City of Tifton	City/SPLOST/ Grants	5			X		
6" Pump	\$40,000.00	City of Tifton	City/SPLOST/ Grants	5	X				
Backhoe	\$140,000.00	City of Tifton	City/SPLOST/ Grants	5	X				
Backhoe	\$140,000.00	City of Tifton	City/SPLOST/ Grants	5		X			
Backhoe	\$140,000.00	City of Tifton	City/SPLOST/ Grants	5			X		
HWY 82 Upgrades	\$350,000.00	City of Tifton	GEFA/SPLOST	5			X		
Larkin Road Water Line	\$500,000.00	City of Tifton	GEFA, CDBG and/or SPLOST	5			X		
Miscellaneous Water Line Loops	\$1,000,000.00	City of Tifton	Joint Fund/SPLOST	5		X			
Phillipsburg/Matt Wilson Area Line Replacement	\$750,000.00	City of Tifton	Joint Fund/SPLOST/ Grants	5	X	X	X		
SCADA System Upgrades	\$225,000.00	City of Tifton	GEFA, CDBG and/or SPLOST	5	X	X			



PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Sewer Jet Truck	\$280,000.00	City of Tifton	City/SPLOST/Grants	5	X				
Pecan St (S. Central Ave. to King Drive)	\$145,000.00	City of Tifton	Grants/SPLOST/General Fund	5	X				
Church Lane (E 4 <sup>th</sup> St to 6 <sup>th</sup> St. E)	\$32,000.00	City of Tifton	Grants/SPLOST/General Fund	5	X				
30 <sup>th</sup> Street	\$250,000.00	City of Tifton	Grants/SPLOST/General Fund	5	X				
Elizabeth Circle	\$245,000.00	City of Tifton	Grants/SPLOST/General Fund	5		X			
Ivy Drive (Irwin St to 30 <sup>th</sup> St)	\$70,000.00	City of Tifton	Grants/SPLOST/General Fund	5		X			
Highland Drive	\$45,000.00	City of Tifton	Grants/SPLOST/General Fund	5		X			
Carolina Dr (partial)	\$220,000.00	City of Tifton	Grants/SPLOST/General Fund	5			X		
Diana (20 <sup>th</sup> Street to dead end)	\$365,000.00	City of Tifton	Grants/SPLOST/General Fund	5			X		
Emmett Dr (18 <sup>th</sup> St to 20 <sup>th</sup> St)	\$88,000.00	City of Tifton	Grants/SPLOST/General Fund	5			X		
18 <sup>th</sup> St (Emmett Dr to Murray Ave)	\$195,000.00	City of Tifton	Grants/SPLOST/General Fund	5				X	
10 <sup>th</sup> St (College Ave to Central Ave)	\$200,000.00	City of Tifton	Grants/SPLOST/General Fund	5				X	
Madison Ave (12 <sup>th</sup> St to Newton Dr)	\$315,000.00	City of Tifton	Grants/SPLOST/General Fund	5				X	
12 <sup>th</sup> St (Madison Ave to Ferrylake Dr)	\$200,000.00	City of Tifton	Grants/SPLOST/General Fund	5					X
Davis Ave (16 <sup>th</sup> St to 20 <sup>th</sup> St)	\$175,000.00	City of Tifton	Grants/SPLOST/General Fund	5					X
Collins St	\$225,000.00	City of Tifton	Grants/SPLOST/General Fund	5					X
Water System Repairs and Maintenance	\$200,000.00 (per year)	City of Tifton	SPLOST/General Fund	5	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	F Y 24	F Y 25	F Y 26	F Y 27	F Y 28
Additional Elevated Storage	<b>\$10 Million</b> \$3,000,000.00 - FY 2025 \$3,500,000.00 - FY 2026 \$3,500,000.00 - FY 2028	City of Tifton	SPLOST/ General Fund	5		X	X		X
<b>Broadband</b>									
Adopted a Broadband Ordinance in 2022 and will now Review that Ordinance	<b>Staff Time</b>	City of Tifton	General Fund	8	X				
Apply for Broadband Ready Certification	<b>Staff Time</b>	City of Tifton	General Fund	8	X				
Review and reduce local obstacles to development and rollout of broadband infrastructure	<b>Staff Time</b>	City of Tifton	General Fund	8			X		

## 10. LAND USE ELEMENT

### **Agricultural Education Character Area**



#### **DESCRIPTION:**

This area includes the region in and surrounding the University of Georgia Tifton Campus, the Abraham Baldwin Agricultural College, and the USDA Agricultural Research Service as an area of special character that should be preserved for the potential expansion of these institutions in Tift County.

#### **PREDOMINANT LAND USE:**

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

#### **DEVELOPMENT STRATEGY:**

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

#### **PERMITTED ZONING DISTRICTS:**

- S-A - Suburban Agriculture
- PDO – Urban Area Planned Development
- PDR – Rural Planned Development

#### **QUALITY COMMUNITY OBJECTIVES:**

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

#### **IMPLEMENTATION MEASURES:**

##### **Sidewalk/Trail Network**

Promote physical activity in the community by creating or improving sidewalks and walking and biking trails that connect to important destinations such as schools, public facilities, employment centers, parks, recreation areas and especially Downtown Tifton.

**Tourism Strategy**

Plan a tourism initiative and marketing campaign based on Tifton's existing heritage and cultural resources. The strategy might also entail employing well-designed logo and tourist-oriented directional signage systems, to help tourists find the services they need.

**Workforce Training**

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

## **Conservation Character Area**



### **DESCRIPTION:**

The Conservation Character Area is intended to identify those areas in Tifton which exhibit unique or special environmental characteristics, and may be held either publicly or privately.

### **PREDOMINANT LAND USE:**

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

### **DEVELOPMENT STRATEGY:**

Protect water quality and groundwater recharge areas, protect significant natural resources such as pristine wetland and upland habitat areas to preserve natural habitat. Only allow appropriate zoning districts which may, but do 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:**

- S-A – Suburban Agriculture

### **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. 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 a property from development and thereby ensures that it remains as green space or farmland.



## **Downtown Tifton Character Area**



### **DESCRIPTION:**

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

### **PREDOMINANT LAND USE:**

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

### **DEVELOPMENT STRATEGY:**

Preserve, restore, and adaptively reuse historic buildings. Encourage quality private investment and development. Mix land uses and control building typology. Implement a balance of transportation options



and design including Complete Streets where possible. Encourage transportation for vehicles (including electric vehicle charging infrastructure), bicyclists and pedestrians. Provide commercial, retail, restaurants and services in addition to entertainment options. Develop residential opportunities within existing buildings on the upper floors reserving the ground level for retail and restaurant uses.

#### **PERMITTED ZONING DISTRICTS:**

R- 14 – Single Family Residential  
R-10 – Single Family Residential,  
R-P – Residential Professional  
NC – Neighborhood Commercial  
C-D – Downtown Commercial  
G-B – General Business  
HPO – Historic Overlay District

#### **QUALITY COMMUNITY OBJECTIVES:**

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

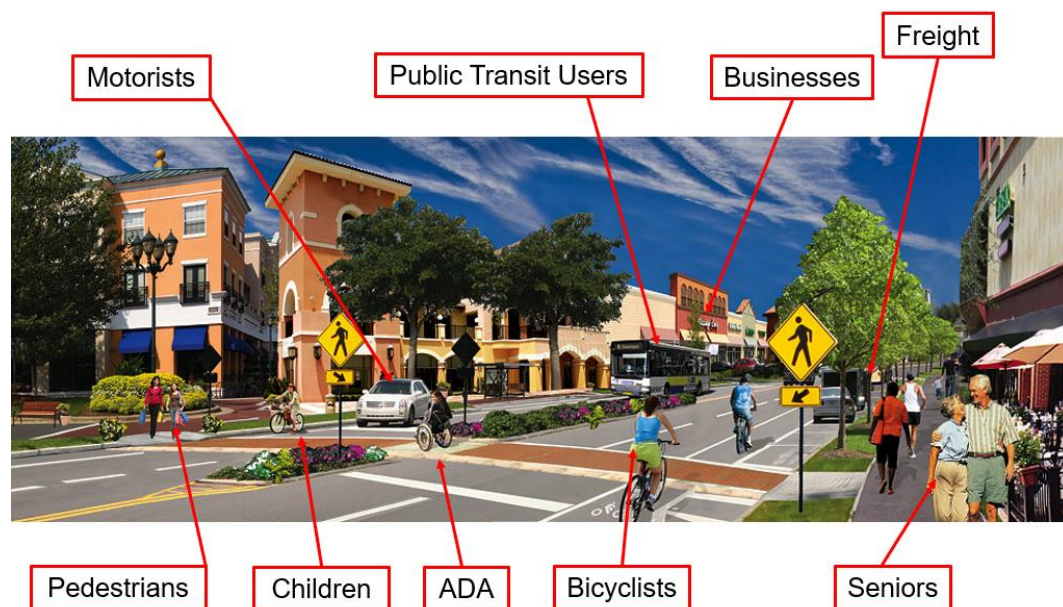
#### **IMPLEMENTATION MEASURES:**

##### **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 number of required parking spaces, or allowing shared parking between adjacent facilities.

##### **Complete Streets**

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



**Bicycle Facilities**

Ensure safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.

**Traffic Calming**

Employ physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

**EV Charging Stations**

Locate Electric Vehicle charging stations in Downtown parking lots and areas that are convenient to the services, dining, residential and entertainment options available in Downtown Tifton. It would be recommended to use a majority of DC Fast Charging stations over slower models.

## **Historic Heritage District Character Area**



### **DESCRIPTION:**

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

### **PREDOMINANT LAND USE:**

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

### **DEVELOPMENT STRATEGY:**

Historic properties should be protected from demolition, and rehabilitation should be encouraged with appropriate incentives, including National Register of Historic Place designation, which enables eligibility for tax incentive programs. Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior's Standards for Rehabilitation. New development in the area should be of a scale and architectural design that fits well into the historic fabric of that area. Pedestrian access and open space should be provided to enhance citizen enjoyment of the area.

### **PERMITTED ZONING DISTRICTS:**

- R-14 – Single Family Residential
- R-10 – Single Family Residential
- HPO – Historic Overlay District

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) Sense of Place

## **IMPLEMENTATION MEASURES:**

### **Historic Preservation Program**

The Tifton Historic District has been designated as a Local Historic District in Tifton for many years. It is protected on a local level by a city-adopted Historic Preservation Ordinance that created a Historic Preservation Commission which meets regularly to review proposed changes to historic buildings in the District. Tifton has a set of Design Guidelines composed based on local needs in the Tifton Historic District. The Guidelines, when used in conjunction with the Secretary of the Interior's Standards for Rehabilitation, should provide adequate protection for the District.

Tifton has the opportunity to either expand the Tifton Historic District or add new historic districts as needed. The process would be to identify areas within the City that include cultural and historic assets (neighborhoods) that retain adequate integrity to qualify for designation as a Local Historic District and follow the designation process outlined in the Tifton Historic Preservation Ordinance kept on record at the City of Tifton. Once designated, any new local historic districts would then be protected in the same fashion as the existing Tifton Historic District.

## **Hospital / High School Character Area**



### **DESCRIPTION:**

This is an established area with activity centered on two very substantial land uses that have regional reach beyond the neighborhood – Tift Regional Medical Center and Tift County High School. The neighborhoods immediately surrounding both land uses are older, but stable. Development of support and complementary services for the hospital as well as newer residential developments have extended to the north-east 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 not available east of New River Church Road and existing development west of New River Church Road consists of large-lot single family subdivisions with agricultural uses mixed in. Commuter traffic has been a concern in this area.

### **PREDOMINANT LAND USE:**

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:**

- R-20 – Single Family Residential
- R-14 – Single Family Residential
- R-12 – Single Family Residential
- R-10 – Single-Family Residential
- R-8 – Residential
- M-R – Multiple Residential
- R-P – Residential-Professional
- N-C – Neighborhood Commercial
- CC – Community Commercial
- G-B – General Business
- PDO – Urban Area Planned Development

**QUALITY COMMUNITY OBJECTIVES:**

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

**IMPLEMENTATION MEASURES:****Housing for the Elderly**

Start an Aging in Place or Lifelong Community Initiative to educate about appropriate adaptations to ensure that housing remains appropriate as residents age. Provide incentives for development of housing specifically targeted for 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 that feature good walkability for exercise, shopping, and social visits.



## **Industrial Character Area**



### **DESCRIPTION:**

The intent of the Industrial Character Area is to provide an area within the City of Tifton to be used for manufacturing, wholesale trade, distribution activities, assembly and processing activities. Uses in this area may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation or other nuisance characteristics.

### **DEVELOPMENT STRATEGY:**

New development or retrofitting of existing facilities should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Buildings should be designed with high-quality architecture and should locate the main front façade facing the principal street to which it has frontage. Parking lots should not be the dominant visual element at the front of the site. Incorporate landscaping and site design features to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting design guidelines to enhance quality of development.

### **PERMITTED ZONING DISTRICTS:**

- HI – Heavy Industrial District
- WLI – Wholesale-light Industrial District

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) Economic Prosperity
- 2) Efficient Land Use

### **IMPLEMENTATION MEASURES:**

**Landscaping and Buffer Requirements and Guidelines:** Require planting areas to mask unattractive land uses or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations.

**Utility Relocation:** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors and industrial areas visible from neighborhoods or travel corridors. These uses typically include tangles of overhead power and telephone lines stretching across and along the roadways.

## **Interchange Character Area**



### **DESCRIPTION:**

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

### **PREDOMINANT LAND USE:**

The predominant land uses along these corridors are interchange oriented immediately adjacent to I-75, big box developments such as Lowe's, automobile dealerships, fast food restaurants, hotel/motel, gas stations and other highway-oriented business uses which often require large parking lots that 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. Consider adopting a sign ordinance to help with the visual organization of the area.

### **PERMITTED ZONING DISTRICTS:**

- GB – General Business
- PDO – Urban Area 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 be the best fit for local job needs, workforce skills, or to complement existing businesses. Also consider recent growth rates, for various industries, in the region, the state, and the U.S.

### **Right-of-Way Improvements**

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 type of public improvement 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.

### **Complete Streets**

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

### **Bicycle Facilities**

Ensure safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.

### **Traffic Calming**

Employ physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

### **EV Charging Stations**

Locate Electric Vehicle charging stations in parking lots and areas that are convenient to the services, dining, residential and entertainment options available in Tifton. It would be recommended to use a majority of DC Fast Charging stations over slower models.

## **Residential Character Area**



### **DESCRIPTION:**

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

### **PREDOMINANT LAND USE:**

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

### **DEVELOPMENT STRATEGY:**

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

### **PERMITTED ZONING DISTRICTS:**

- R-20 – Single Family Residential
- R-14 – Single Family Residential
- R-12 – Single Family Residential
- R-10 – Single-Family Residential
- PDO – Urban Area Planned Development District

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) Housing Options

### **IMPLEMENTATION MEASURES:**

#### **Improving Street Connectivity**

Promote connectivity in local road systems in order 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 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 appropriate as residents age. Provide incentives for development of housing specifically targeted for 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 that feature good walkability for exercise, shopping and social visits.

**Bicycle Facilities**

Ensure safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings. Require new bicycle facilities to connect to existing bicycle facilities on public right of way.

**Sidewalks**

Ensure safe, adequate and well-designed facilities are provided for pedestrians, including sidewalks with handicap accessibility. Require new sidewalks to connect to existing sidewalks on public right of way.



## **South Tifton Residential Character Area**



Curtis Food Store (Fullservice Grocery) – S. Main Street – South Tifton Residential Character Area



Citizens Hardware and Cooper Tire – S. Main Street



Elm Street View – South Tifton

### **DESCRIPTION:**

This area contains some of the oldest neighborhoods on the southern side of the City of Tifton, extending into Tift County. It has much of its original housing stock in place, but suffers from a decline in property maintenance, specifically in areas with many mobile homes.

### **PREDOMINANT LAND USE:**

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

### **DEVELOPMENT STRATEGY:**

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

**PERMITTED ZONING DISTRICTS:**

- R-20 – Single Family Residential
- R-14 – Single Family Residential
- R-14 – Single Family Residential
- R-10 – Single Family Residential
- R-P – Residential Professional
- N-C – Neighborhood Commercial
- S-A – Suburban Agriculture

**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 areas of the community, while also regulating this development to ensure protection of 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 revitalization of declining areas of the community by reducing the cost and difficulty for developers to assemble these sites.

**Complete Streets**

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



## **Transitional Suburban Character Area**



### **DESCRIPTION:**

These are areas where transition is occurring from previously agricultural uses to suburban residential uses along highway corridors. Typically, the transition has already been set in motion and the pressures for development increase due to the ready availability of water and sewer services. These areas are characterized by traditional subdivision development on lots ranging from 20,000 square feet to 10,000 square feet. There is not much pedestrian activity and most commercial development is automobile-oriented and centers around grocery stores.

### **PREDOMINANT LAND USE:**

Low- to medium-density residential with scattered strip commercial development and scattered civic or institutional uses such as convenience stores, waste collection sites, and churches.

### **DEVELOPMENT STRATEGY:**

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

### **PERMITTED ZONING DISTRICTS:**

- R-20 – Single Family Residential
- R-14 – Single Family Residential
- R-12 – Single Family Residential
- R-10 – Single-Family Residential
- R-8 – Residential
- MR – Multiple Residential
- CC – Community Commercial
- RP – Residential/Professional
- PDR – Rural Planned Development
- PDO – Urban Planned Development

**QUALITY COMMUNITY OBJECTIVES:**

- 1) Housing Options
- 2) Efficient Land Use
- 3) Transportation Options

**IMPLEMENTATION MEASURES:****Subdivision Development Standards**

Establish minimum design requirements, standards, and specifications for overall layout and improvements within new subdivisions. Improvements include sidewalks, curbs and gutters, and street lighting.

**Traditional Neighborhood Development Standards**

Amend your local development regulations to permit traditional neighborhood development (TND) in your community. TND's typically include small lot single-family homes, multi-family residences, and neighborhood commercial developments, all within easy walking distance of one another. Your local regulations may either require all new developments to incorporate TND principles, require adherence to TND principles only in certain districts of the community, or you may allow TNDs upon request by the developer, as an option under your Planned Unit Development requirements.

## **Urban Commercial Corridor Character Area**



### **DESCRIPTION:**

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

### **PREDOMINANT LAND USE:**

The predominant land uses along these corridors are 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 serve the important function of connecting regional activity centers and provide for fairly efficient movement of people and goods as well as serve businesses that have a more regional than localized area of influence. It is the main goal to beautify the urban commercial corridors with a lot of landscaped medians and buffers, wide and continuous bicycle and pedestrian lanes, and provide for consistent and compatible architecture that will contribute to and be consistent with a chosen identity of Tifton through architecture, sense of style, and quality of construction. Where possible, existing developments and businesses should be refurbished to meet this vision.

### **PERMITTED ZONINGS:**

- G-B – General Business
- PDR – Rural Planned Development
- PDO – Urban Area Planned Development District
- 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 number of required parking spaces, or allowing shared parking between adjacent facilities.

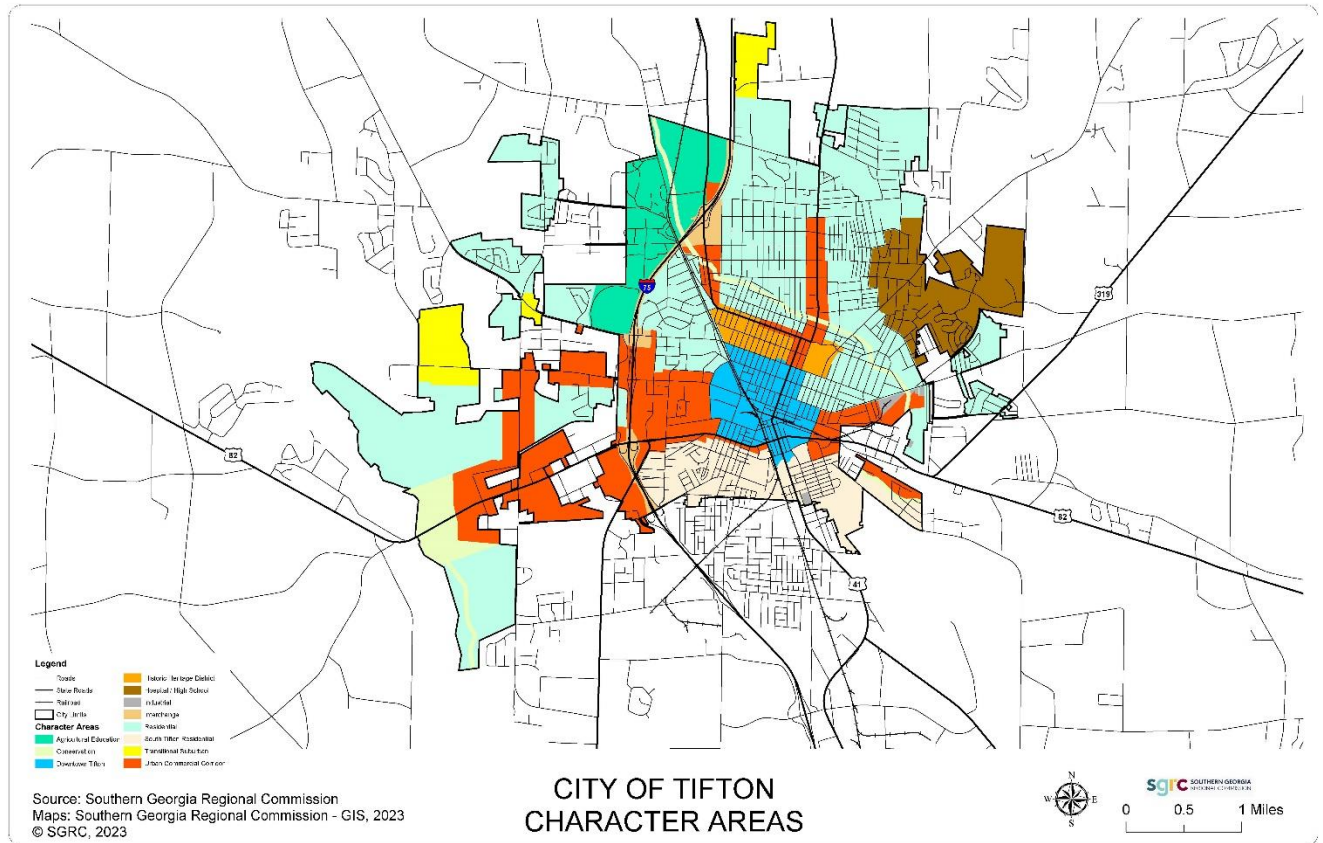
**Flexible Street Design Standards**

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

**Bicycle Facilities**

Ensure safe, adequate and well-designed facilities are provided for bicyclists, including pavement markings, signage, and intersection crossings.

## Character Area Map for the City of Tifton



## **Appendix**