

2018 Joint Comprehensive Plan Update Tift County & The Cities of Omega, Tifton, and Ty Ty



Adopted June 18, 2018

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



Contents

I. Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning.....	5
1. Introduction	5
2. Community Involvement.....	5
3. Identification of Stakeholders.....	6
4. Identification of Participation Techniques.....	6
5. Conduct Participation Program.....	7
6. Consideration of Regional Water Plan and Environmental Planning Criteria	7
Suwannee-Satilla Regional Water Plan.....	7
Chapter 391-3-16, Rules for Environmental Planning Criteria.....	10
II. PLAN ELEMENTS.....	11
1. COMMUNITY GOALS AND VISION.....	11
2. ISSUES AND OPPORTUNITIES	12
3. ANALYSIS OF DATA AND INFORMATION.....	17
4. CONSIDERATION OF DCA QUALITY COMMUNITY OBJECTIVES	22
5. COMMUNITY POLICIES.....	25
1. Resource Conservation – Natural and Cultural Resources	25
2. Economic Development.....	28
3. Development Patterns - Housing	30
4. Development Patterns - Land Use & Transportation.....	32
5. Community Facilities and Services.....	33
6. Intergovernmental Coordination.....	35
6. Community Work Program	36
Tift County Report of Accomplishments FY 2013 - 2018.....	36
City Of Omega Report of Accomplishments FY 2013 - 2018.....	40
City of Tifton Report of Accomplishments 2013-2018	42
City of Ty Ty Report of Accomplishments 2013-2018.....	57
Tift County 5-Year Community Work Program Update.....	59
City of Omega 5-Year Community Work Program Update.....	62
City of Tifton 5-Year Community Work Program Update	63
City of Ty Ty 5-Year Community Work Program Update	73
7. Land Use Element	74
Agricultural Character Area	74
Agricultural Research, Education and Extension Park Character Area	76
City of Omega Downtown Character Area	78
City of Omega Residential Character Area.....	79
City of Ty Ty Downtown Character Area.....	80
Conservation Character Area	81
Downtown Tifton Character Area.....	83
Historic Heritage District Character Area	85
Hospital / High School Character Area.....	87
Industrial Character Area	89
Interchange Character Area.....	91
Old Neighborhood Redevelopment Character Area.....	93
Residential Character Area.....	95
Rural Highway Corridor Character Area	97
Transitional Suburban Character Area.....	98
Urban Commercial Corridor Character Area	100
Village Activity Center Character Area	102
Existing and Future Land Use Maps.....	105

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

1. Introduction

The 2018 Joint Tift County and Cities of Omega, Tifton, and Ty Ty 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.

As required by the Local Comprehensive Planning Standards, the 2018 Tift County and Cities of Omega, Tifton, and Ty Ty 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)

2. Community Involvement

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

- a) An initial Stakeholder Group was identified, including City and County elected and appointed officials, City and County staff, law enforcement, local businesses and industries 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 meetings/workshops, extensive email correspondence, website publication of meeting notices and draft documents, and use of social media.
- c) The initial public kick-off hearing was held on September 18, 2017 in the Tift County Commission Chambers. 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.

A separate informal kick-off meeting was held with the City of Tifton on September 5th during a City Commission meeting to educate the public about the comprehensive planning process and encourage participation.

Seven publicly notified informal workshops were held in a central location in the local community in addition to the two required public hearings. This series of public listening sessions was held to review, discuss, and revise the existing comprehensive plan as necessary.

The first listening session was held on October 18, 2017 and consisted of a strength, weaknesses, opportunities and threats (SWOT) analysis for issues and opportunities applicable to greater Tift County.

Subsequent listening sessions were held on November 16th, 2017; January 24, 2018; February 21, 2018; and March 14, 2018, to continue examining the issues, opportunities, and policies developed in the original comprehensive plan and revise or delete as applicable.

The sixth workshop, held on April 4, 2018, was held to develop the Land Use Element and review the existing Character Areas and amend as necessary for each community. A final review of the plan was conducted at a final workshop on May 2, 2018.

The Report of Accomplishments and Community Work Program were reviewed with the individual communities for greater customization and applicability to those communities including the development of new projects for the next five years.

After each workshop/ listening sessions, the suggested revisions and input were incorporated into the next iteration of the workbook by SGRC staff using notes from the workshops. The new workbook draft was then distributed by email to all stakeholders and published as a draft on the various local government and SGRC websites for review and comment prior to the next workshop. This was done for each of the workshops. The final draft of the workbook and draft comprehensive plan update was then distributed again with sufficient review time prior to the transmittal public hearing, on May 14, 2018, 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.

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
- Seven Listening Sessions / Workshops:
 - Goals, issues, opportunities, and policies (five workshops)
 - Land Use Element (one workshop)
 - Final review (one workshop)
- Individual meetings to discuss ROA and 5 year community work program
- Extensive e-mail correspondence with stakeholders (notices of meetings, e-mail requests for comments, distribution of revised drafts and final documents)
- Special section on SGRC website as well as County and City Websites
- Dissemination of Information in the newspaper (public notices, advertisements)

5. Conduct Participation Program

A foundational principle 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 and County Commission meetings.

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

The Report of Accomplishments was developed in individual meetings with the communities along with the draft of the updated Community Work Program. The Community Work Program was developed by the participants to include specific action items and projects that would be feasible for the County and Cities to implement should funding be available.

The sixth workshop was utilized to update the Land Use Element and Maps as desired by the local governments. The seventh workshop was utilized to give the stakeholders an opportunity to conduct a final review of the plan.

6. Consideration of Regional Water Plan and Environmental Planning Criteria

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

Suwannee-Satilla Regional Water Plan

Tift County and the Cities of Omega, Tifton, and Ty Ty, lie 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 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 Tift County and the Cities of Omega, Tifton, and Ty Ty; to generate local buy-in to the plan; and to ensure that the plan is implemented. The Goals as listed below 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 2018 Comprehensive Plan update.

Vision

Twenty years from now, Tift County will continue to have a small town atmosphere that is characterized by welcoming communities and a sense of individual belonging, accentuated by natural greenway corridors. The community's rich agricultural and forestry heritage will be preserved through the preservation of prominent landmarks, and these sites will be of paramount importance to citizens and elected officials. Partnerships among the County and the Cities will have been expanded to promote improvement of the quality of life in the community.

Goal 1: **NATURAL AND CULTURAL RESOURCES** – To provide for and promote the continued protection of our natural and cultural resources for current and future generations.

Goal 2: **ECONOMIC DEVELOPMENT** – To support a growing and balanced economy that bolsters the community's position as a regional economic engine, offering high-wage jobs by ensuring a high-level of workforce adequacy; and to ensure community growth and development, which benefits all segments of the diverse population.

Goal 3: **HOUSING** – To encourage access to appropriate and affordable housing options for all residents of all income levels.

Goal 4: **LAND USE & TRANSPORTATION** – To ensure that the County's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

Goal 5: **COMMUNITY FACILITIES & SERVICES** – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

Goal 6: **INTERGOVERNMENTAL COORDINATION** – To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities, and state and regional planning agencies.

2. ISSUES AND OPPORTUNITIES

The initial Issues and Opportunities were developed and identified in the previous comprehensive plan Tift County and the Cities of Omega, Tifton, and Ty Ty. For this 2018 comprehensive plan update, the issues and opportunities were reviewed in the first three workshops. Each of the previously identified issues and opportunities was reviewed and discussed by the participants, and then either deleted, amended, or retained as deemed applicable to Tift County and the Cities of Omega, Tifton, and Ty Ty. This was done utilizing a strengths, weaknesses, opportunities, and threats (SWOT) analysis with stakeholders and residents, analysis of statistical data and information, and review and revision as applicable of the issues and opportunities. Each of the following issues and opportunities is addressed by corresponding implementation measures in the Community Work Program for Tift County and the Cities of Omega, Tifton, and Ty Ty.

Resource Conservation – Natural and Cultural Resources

Issues:

- 1.1 All rivers and groundwater recharge areas are in need of continued protection from development, littering and dumping of trash in the natural environment.
- 1.2 Sustainable areas need to be set aside for 2 boat paddle trails.
- 1.3 Need funding for purchase and set-up of new passive parks and improvements to existing parks.
- 1.4 Lack of funding for cultural resources
- 1.5 Railroad depots throughout the community are in need of renovation.
- 1.6 Need technical assistance with preserving historic structures and landmarks in the Phillipsburg and Unionville areas.
- 1.7 There is a lack of focus on historical assets, heritage and historical value and a need to continue protection of the historic district.
- 1.8 Need to preserve the downtown area for historic and economic vitality.
- 1.9 No central funnel for cultural facilities and programs. Where this does exist, there is no public or private funding available.
- 1.10 Need inventory of historic structures and landmarks.

Opportunities:

- 1.1 Greater Tift County's natural resources should be marketed by the Tourism Department to increase economic and tourism opportunities in the community. Assets of the community are the Little River Corridor, the New River Corridor, Southside Branch and Westside Branch Rivershed, and Ty Ty Creek.
- 1.2 There is an abundance of land for walking, cycling, and parks, and these areas can be used for exercising and socializing.
- 1.3 Multiuse paths for recreation are available along the abandoned railroad.
- 1.4 Beautiful facilities are available and underutilized. For example; Tift Theater, Arts Museum, City Hall, and pocket parks.
- 1.5 Following through on development of the Tift Area Greenway Plan would provide opportunities for implementation.
- 1.6 Partner with neighboring counties to accomplished desired conservation projects (the State of Georgia purchased 7,000 acres that join Irwin and Tift Counties).
- 1.7 All communities have the opportunity to adopt proactive regulations including design or historic preservation standards before continued development results in a permanent loss of the County's natural and cultural resources.

- 1.8 Marketing of cultural resources. For example: the Tift County Courthouse was built in 1912-1913. The historic courthouse building is located in the City of Tifton. It was designed by an Atlanta-based architect, William Augustus Edwards, and was added to the National Register of Historic Places on September 18, 1980. There are also a number of underground passages in Tifton which could be a draw if developed for tourism.
- 1.9 A collaborative inventory for the City of Omega, Tifton, and Ty Ty of historically significant buildings, places, and events would be another great piece in a tourism program.
- 1.10 Encourage the protection and conservation of the rich historic heritage in Tift County and the Cities of Omega, Tifton, and Ty Ty.
- 1.11 Need to work with Theater & Arts Museum to join partnerships to continue promotion of the arts.

Economic Development

Issues:

- 2.1 Greater Tift County continues to seek a qualified workforce with sufficient education and work ethics. The educational level of the workforce has been an issue in Tift County as well as in the Region as a whole.
- 2.2 Agricultural businesses and rural development are important and require continued strong community support to remain an important part of the economic development sector.
- 2.3 There is a need for updating and rebranding marketing materials to represent the county and each city.
- 2.4 Need to refine the incentives to attract businesses 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 businesses 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.
- 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. Connectivity also includes adequate coverage by broadband for residential and business purposes.

Opportunities:

- 2.1 More education and training programs would encourage high-tech, agricultural research and development business and industry to locate in Greater Tift County.
- 2.2 Continue to encourage the agricultural small business sector for niche farming and agriculture-related businesses, such as specialty foods, farmer's market products, and food processing industries.
- 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.
- 2.4 Continue to encourage business development that would assist economic development in Greater Tift County.
- 2.5 Many small businesses and restaurants are already located in downtown Tifton which attract many customers and encourage them to shop locally.
- 2.6 Building houses that are zero energy/passive/solar panel equipped would attract residents and workers to Tift County.
- 2.7 There is available space at the existing Industrial Park to attract additional business.

- 2.8 Encourage support of existing colleges and universities.
- 2.9 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.
- 2.10 Potential for more festivals and marketing within the community.
- 2.11 Agriculture-related incubators with UGA on Carpenter Road are an asset to the community and should be utilized for existing and new business incubators.
- 2.12 The Chamber of Commerce is a great resource for information.
- 2.13 The I-75 Interchanges should be designed as gateways into Tift County communities where applicable.
- 2.14 Vacant buildings should be purchased and refurbished to make available for potential prospects.
- 2.15 Determine new suitable areas for commercial/business development to increase available areas.
- 2.16 Designate rural areas that are appropriate for rural commercial growth.
- 2.17 Private/public partnerships between local educational institutions and the private/public sectors should continue and be strengthened to provide strong career-based programs, including but not limited to summer jobs and internships for the younger population segments (middle and high school). This will attract and retain younger people and increase the workforce pool and expertise, not just in commercial and industrial areas, but also in the agricultural area.

Development Patterns - Housing

Issues:

- 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 standard 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 landowners 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.

Opportunities:

- 3.1 By developing and providing incentives to facilitate private and public sector cooperation, a mix of appropriate housing stock would 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 Get landlords to clean up rental housing, for example through an inspection program
- 3.4 Encourage and support private/public funding sources for redevelopment, maintenance, and rehabilitation.
- 3.5 Preserve land from development for public use.
- 3.6 Reinstate GICH in Tift County immediately.
- 3.7 Need for Smart Growth Management with mixed developments, including standards for tiny houses.

Development Patterns - Land Use & Transportation

Issues:

- 4.1 Vacant residential lots are not maintained and are neglected.
- 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 The communities are in need of additional and safe biking and pedestrian lanes, and are in need of additional maintenance of existing bike and pedestrian lanes.
- 4.5 Public transportation services need to be expanded to allow for greater access and connectivity.

Opportunities:

- 4.1 Maintaining vacant residential lots would improve the character of neighborhoods, especially if repeated violations could be limited.
- 4.2 Providing buffering and setbacks between agricultural and non-agricultural uses will protect the agricultural uses.
- 4.3 Reduce vehicle use from ABAC to downtown. Improve sidewalks and curb and gutter.
- 4.4 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.
- 4.5 The opportunity for increasing bicycling and pedestrian activity should be considered as part of road improvement projects. Paving shoulders or providing bike lanes can be accommodated as part of road maintenance or widening improvements. Such implementation measures will make bike/golf cart and sidewalk projects more economical and part of a “complete 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.
- 4.6 The Southern Georgia Regional Commission Transportation Department can perform some services at no cost, including writing a Complete Streets policy, conducting a Walk Audit, and recommending improvements for sidewalks, etc.

Community Facilities and Services

Issues:

- 5.1 There is a shortage of qualified applicants for law enforcement and public safety/emergency positions.
- 5.2 There are no after-hours medical facilities located within Omega or Ty Ty.
- 5.3 Need to expand public water/sewer facilities to accommodate new growth.
- 5.4 Recycling is a continued need in the area.
- 5.5 There is a need to upgrade the Tift County Recreation outdoor recreational facilities.

Opportunities:

- 5.1 Tift County’s environment and natural resources are very appropriate for the development of multi-use recreation trails. People are already using the reservoir area. The SGRC transportation department can conduct analysis for improvements.
- 5.2 Tift Lift Transportation is available for anyone and should be expanded and promoted.
- 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 future ABAC Performing Arts Center which is under construction (2017) are great assets.
- 5.5 Increase and upgrade family-oriented recreation facilities such as the Tift County outdoor recreation facilities.

Intergovernmental Coordination

Issues

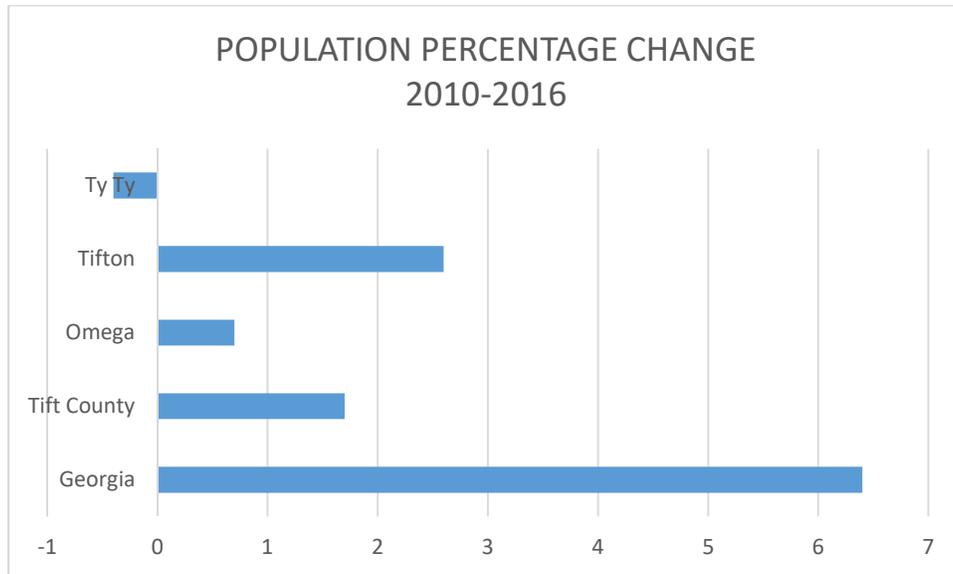
- 6.1 There is a need for more intergovernmental coordination among all jurisdictions, and a steady stream of communication should exist.

Opportunities

- 6.1 The Tift County community has experienced a trend of increased communication among local government agencies and governing bodies. This trend should continue as increased communication and collaboration between the various jurisdictions, school systems, and authorities would improve future planning efforts and increase effectiveness of individual efforts.
- 6.2 Continued collaboration should occur between the Cities of Omega, Tifton, and Ty Ty and the South Georgia Regional Commission.

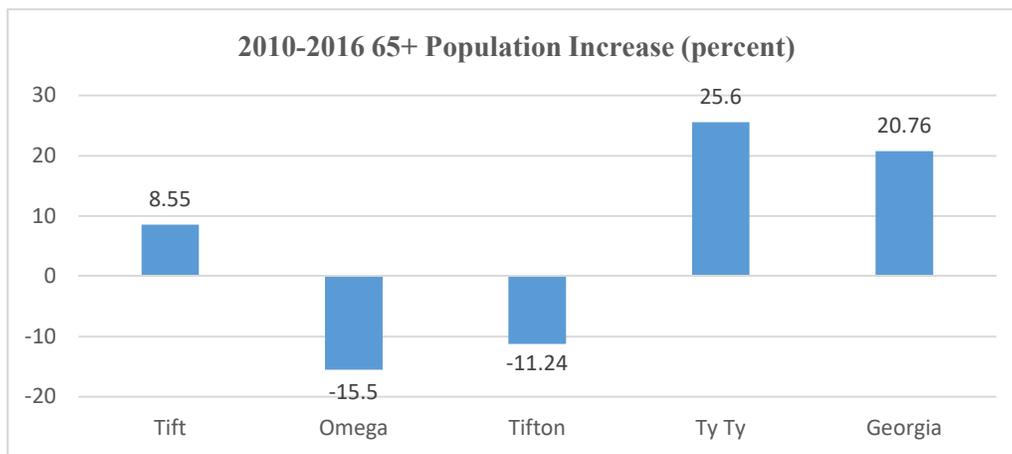
3. ANALYSIS OF DATA AND INFORMATION

Tift County



The 2016 population of Tift County (the most recent figure currently available) is estimated at 40,828, a 1.7% increase since 2010. The 2016 population of Omega is estimated at 1,227, a 0.7% increase since 2010. The 2016 population of Tifton is estimated at 16,836, a 2.6% increase since 2010. The 2016 population of Ty Ty is 726, a 0.1% decrease since 2010. Georgia's population for 2016 was estimated at 10,310,371, an increase of 6.4%.

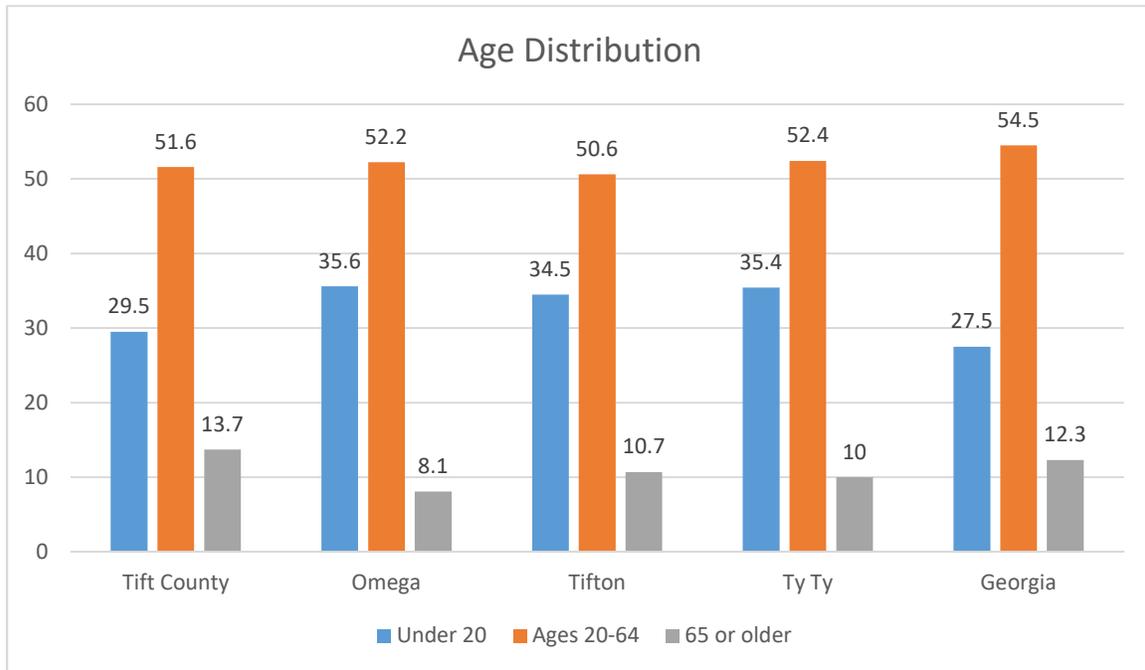
The population increase for the City of Tifton and the County overall may be a result of increased job and housing opportunities due to the growing medical and educational sectors within the County.



(American Fact Finder/Census.Gov)

Since 2010, the percentage of the population aged 65 and older has increased in 2016 for Tift County (2.1%), , the City of Omega has decreased 15.5%, the City of Tifton has decreased 11.24% and the City of Ty Ty 65 and older population has increased 25.60%. Georgia’s 65 and older population increased by 20.76%.

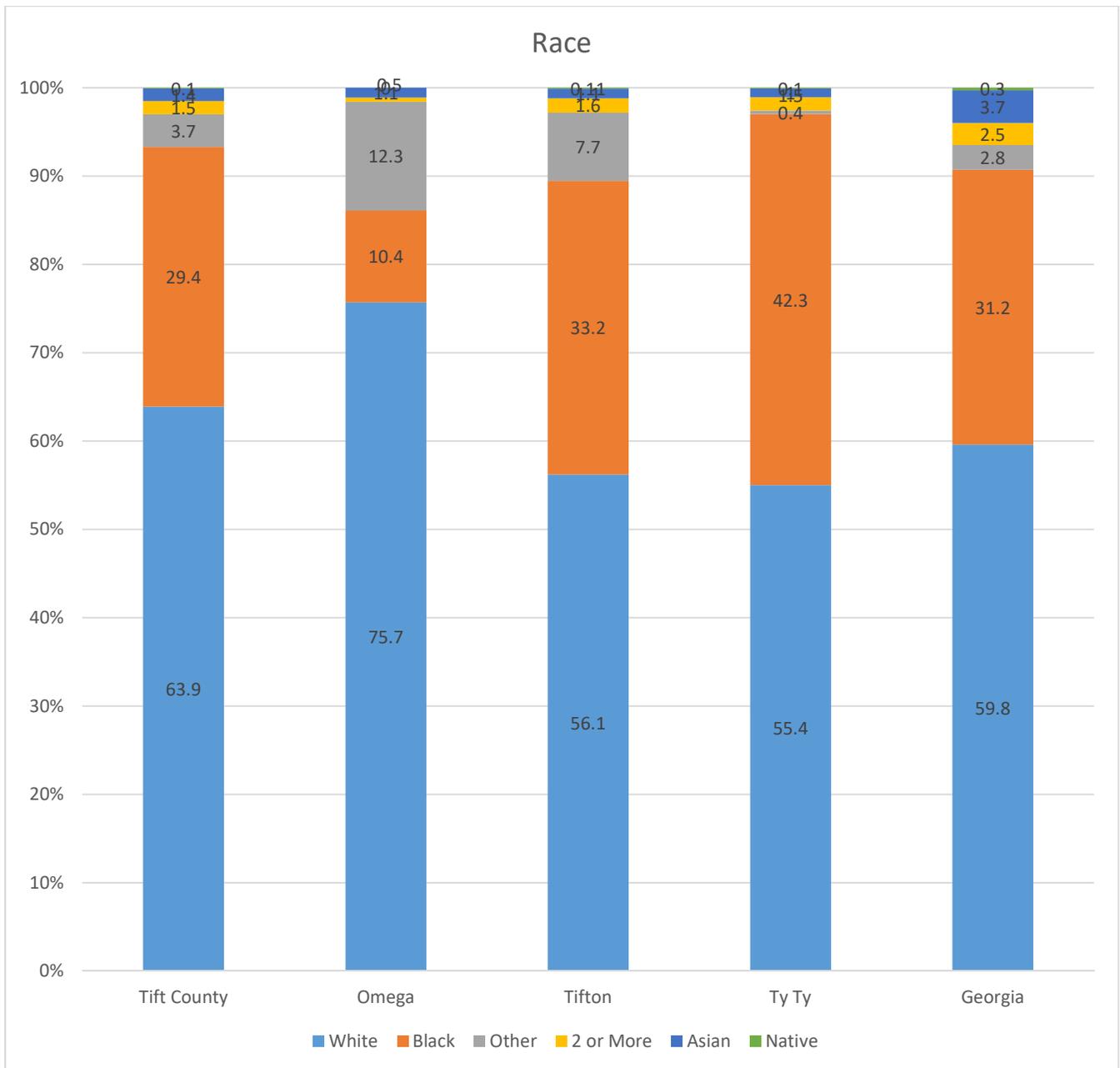
This development might reflect the general tendency in the region for the younger generation to leave the area for higher paying and more plentiful job opportunities and for the retiring generation to return to its roots.



(American Fact Finder/Census.Gov)

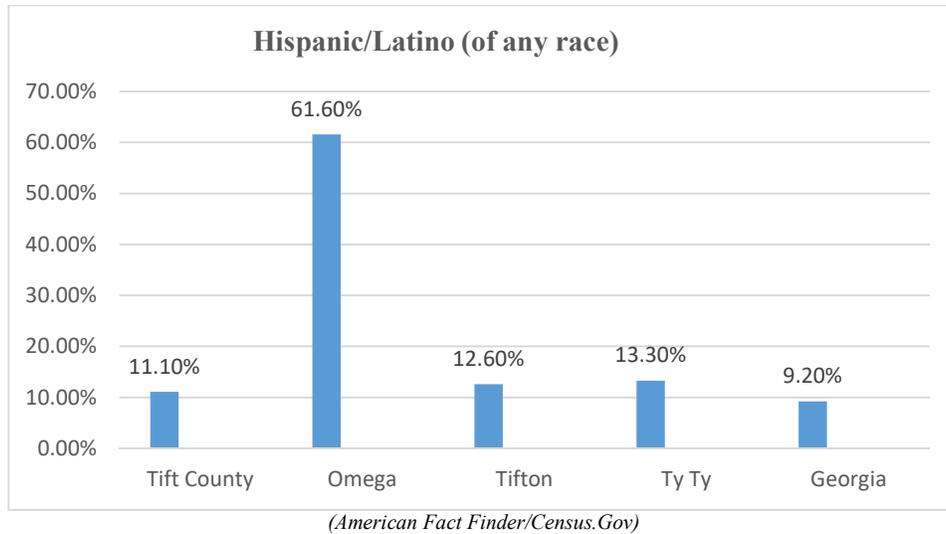
The age distribution in Tift County is 13.7% over 65, 51.60% ages 20-64, and 29.50% under 20. In the City of Omega, the age distribution is 8.1% over 65, 52.2% ages 20-64, and 35.60% under 20. In the City of Tifton, the age distribution is 10.7% over 65, 50.6% ages 20-64, and 34.50% under 20. In the City of Ty Ty, the age distribution is 10.0% over 65, 52.4% ages 20-64, and 35.4% under 20. In Georgia, the age distribution is 12.3% over 65, 54.50% ages 20-64 and 27.50% under 10.

Tift County’s population is 47.2% male and 52.8% female, the City of Omega’s population is 46.2% male and 53.8% female, the City of Tifton’s population is 45.2% male and 54.8% male, and the City of Ty Ty’s population is 46.0% male% and 54.0%% male. Georgia is 47.7% male and 51.3% female.

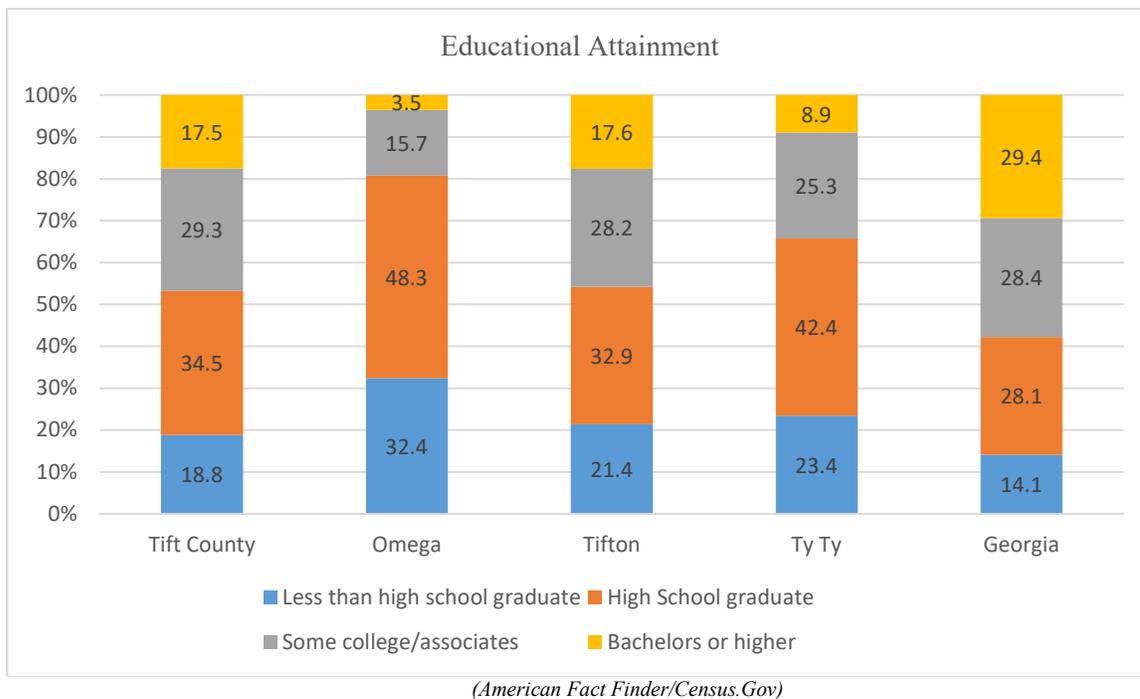


(American Fact Finder/Census.gov)

The 2016 estimated population of Tift County is 63.9% White/Caucasian, 29.4% Black/African American, 3.7% some other race, 1.5% two or more races, 1.4% Asian and 0.1% Native American. The City of Omega’s population is 75.7% White/Caucasian, 10.4% Black/African American, 12.3% some other race, 0.5% two or more races, 1.1% Asian and 0.0% Native American. The City of Tifton’s population is 56.1% White/Caucasian, 33.2% Black/African American, 7.7% some other race, 1.6% two or more races, 1.1% Asian and 0.1% Native American. The City of Ty Ty’s population is 55.4% White/Caucasian, 42.3% Black/African American, 0.4% some other race, 1.5% two or more races, 1.0% Asian and 0.1% Native American. Georgia’s population is 59.8% White/Caucasian, 31.2% Black/African/American, 2.8% some other race, 2.5% two or more races, 3.7 Asian and 0.3 Native American.



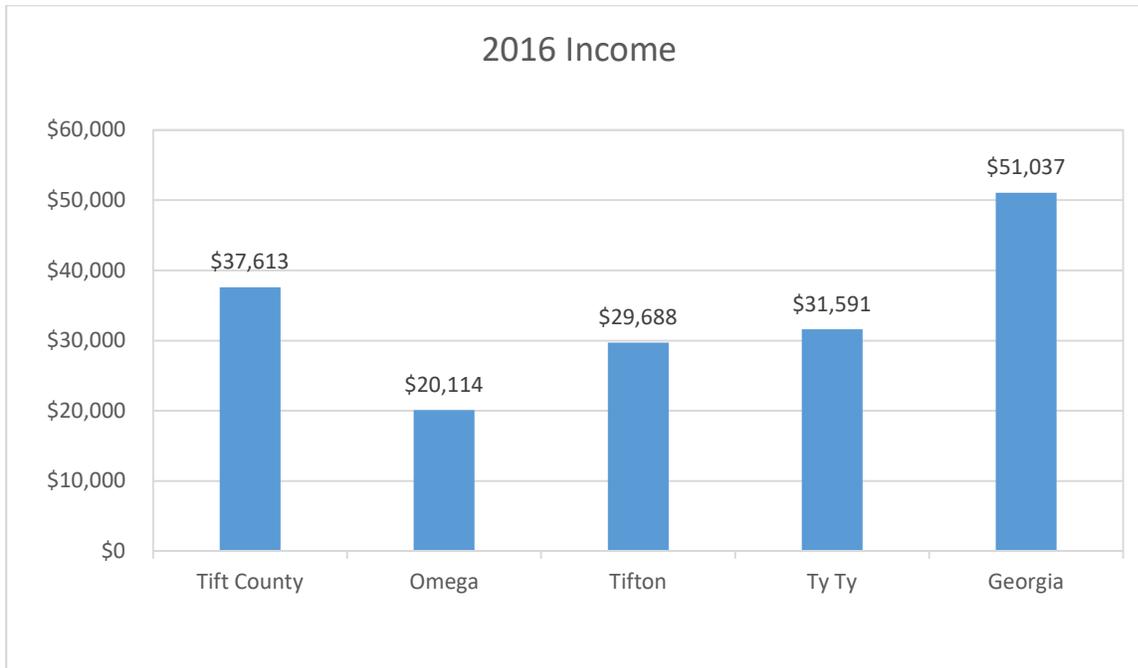
For 2016, Tift County’s population is 11.1% Hispanic/Latino (of any race), the City of Omega’s population is 61.6% Hispanic/Latino, the City of Tifton’s population is 12.6% and the City of Ty Ty’s population is 13.3% Hispanic/Latino. Georgia’s population is 9.2% Hispanic/Latino.



In 2016, among persons aged 25 or older, in Tift County, 18.8% have no high school diploma, 34.5% are high school graduates (includes equivalency) with no further education, 29.3% have an associate’s degree or some college and 17.5% have a bachelor’s or higher degree. Among persons aged 25 or older in the City of Omega, 32.4% have no high school diploma, 48.3% are high school graduates (includes equivalency) with no further education, 15.7% have an associate’s degree or some college and 3.5% have a bachelor’s or higher degree. Among persons aged 25 or older in the City of Tifton, 21.4% have no high school diploma, 32.9% are high school graduates (includes equivalency) with no further education, 28.2% have an

associate’s degree or some college and 17.6% have a bachelor’s or higher degree. Among persons aged 25 or older in the City of Ty Ty, 23.4% have no high school diploma, 42.4% are high school graduates (includes equivalency) with no further education, 25.3% have an associate’s degree or some college and 8.9% have a bachelor’s or higher degree. In Georgia 14.1% have no high school diploma, 28.1% have no high school diploma, 28.4% have an associate’s degree or some college and 29.4% have a bachelor’s or higher degree.

These numbers highlight the need for continued efforts to increase high school graduation rates and to continue to offer technical education pathways as an alternative to a standard college education.



(American Fact Finder/Census.Gov and Bureau of Labor Statistics)

The median household income in Tift County for 2016 is \$37,613, the median household income in the City of Omega is \$20,114, the median household income in the City of Tifton is \$29,688 and the median household income in the City of Ty Ty is \$31,591. Median household income for Georgia is \$51,037.

An estimated 39.8% of Tift County’s population, 66.9% of the City of Omega’s population, 39.7% of the City of Tifton’s population, and 33.3% of the City of Ty Ty’s population live below the federal poverty level. An estimated 17.8% of Georgia’s population is living in poverty. In Tift County, 40.0% of persons under age 18 live below the poverty level, in the City of Omega 60.0% of persons under age 18 live below the poverty level, in the City of Tifton 51.7% of persons under age 18 live below the poverty level and in the City of Ty Ty 36.4% of persons under age 18 live below the poverty level. In Georgia, 25.4% of persons under age 18 live below the poverty level.

Tift County’s estimated unemployment rate is 5.1%, the City of Omega’s unemployment rate is 5.6%, the City of Tifton’s unemployment rate is 6.1% and the City of Ty Ty’s unemployment rate is 7.7%. Georgia’s unemployment rate for 2016 was 8.5%. Among adults aged 16 and older, the rate of labor force participation is 55.4% in Tift County, 35.6% in the City of Omega, 49.2% in the City of Tifton and 51.6% in the City of Ty Ty. Georgia’s labor force participation rate for those aged 16 and older is 62.9%.

Lower income level and higher poverty rates are typically associated with higher unemployment rates and lower education attainment, again highlighting the need for improved graduation rates and education and training opportunities.

4. CONSIDERATION OF DCA QUALITY COMMUNITY OBJECTIVES

DCA Quality Community Objectives and Best Practices:

1. Economic Prosperity

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; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Best Practices recommended for Tift County and the Cities of Omega, Tifton, and Ty Ty:

- Research and create a source book to identify technical and financial assistance available for local businesses from regional, state and federal sources and make it available to local businesses.
- Track business needs of existing businesses to help with business retention.
- Tailor training programs to provide workforce skills needed by local businesses.

2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Best Practices recommended for Tift County and the Cities of Omega, Tifton, and Ty Ty:

- Create an inventory of environmentally sensitive areas such as groundwater recharge areas, river corridors and wetlands, as a first step to create a local strategy for minimizing negative impacts on water quality and quantity.

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging 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.

Best Practices recommended for Tift County and the Cities of Omega, Tifton, and Ty Ty:

- Create incentives such as tax breaks, code changes or other regulatory tools to encourage property owners to rehabilitate underutilized or vacant structures so that they can be put to new uses.
- Revise land development regulations to remove rigid parking requirements to reduce the number of unnecessary spaces in the community. This may include reducing the number of required parking spaces, or allowing shared parking between adjacent facilities.

4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Best Practices recommended for Tift County and the Cities of Omega, Tifton, and Ty Ty:

- Ensure consistency of Tift County's and the Cities of Omega, Tifton, and Ty Ty's, land use/zoning ordinances with the adopted comprehensive plan.
- Pursue CDBG grants to implement needed infrastructure projects.
- Continue implementation of a Service Delivery Strategy.

5. Sense of Place

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.

Best Practices recommended for Tift County and the Cities of Omega, Tifton, and Ty Ty:

- Adopt manufactured home regulations to ensure compatibility of manufactured homes with surrounding single family residences and to regulate appearance, layout and location of manufactured homes.

6. Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Best Practices recommended for Tift County and the Cities of Omega, Tifton, and Ty Ty:

- Meet regularly with SGRC staff to discuss local priorities and projects and explore opportunities for assistance and coordination with regional efforts.

7. Housing Options

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.

Best Practices recommended for Tift County and the Cities of Omega, Tifton, and Ty Ty:

- Create an ordinance to allow very small single-family houses ("cottages") of 600-1,000 square feet in appropriate districts of the community. A cottage takes up a lot about half the size of a conventional new house, and its impact, in terms of traffic, stormwater, etc., is also about half. Cottages fill a need for affordable housing, especially for empty-nesters, retirees, young couples, or any 1-2 person household.
- Provide education on home loan assistance to foster rehabilitation and revitalization.

8. Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Best Practices recommended for Tift County and the Cities of Omega, Tifton, and Ty Ty:

- Create a continuous, well maintained sidewalk network, especially around schools.
- Ensure safe, adequate and well-designed facilities for bicyclists.

9. Educational Opportunities

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 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.

Best Practices recommended for Tift County and the Cities of Omega, Tifton, and Ty Ty:

- Ensure that all schools and libraries have adequate and efficient access to the internet to provide sufficient opportunities for on-line education and certification opportunities.

10. Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

Best Practices recommended for Tift County and the Cities of Omega, Tifton, and Ty Ty:

- Develop a comprehensive listing of health services and assistance resources for local citizens.
- Coordinate with SWGRC or SGRC to participate in the GDOT 5311 program to provide public transportation to the nearest available public health facility.

5. COMMUNITY POLICIES

1. Resource Conservation – Natural and Cultural Resources

Goal 1: To provide for and promote the continued protection of our natural and cultural resources for current and future generations.

Issues & Policies:

- 1.1 All rivers and groundwater recharge areas are in need of continued protection from development, littering and dumping of trash in the natural environment.
 - Policy 1.1.1: Encourage programs for litter pick-up, clean-up campaigns and consider fine programs for violations.
 - Policy 1.1.2: 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 1.1.3: Encourage procedures to ensure that drinking water is protected in all areas of Greater Tift County.
- 1.2 Sustainable areas need to be set aside for 2 boat paddle trails.
 - Policy 1.2.1: Encourage public and private participation and partnerships between all communities in Tift County and including the State to work on opportunities for river access.
- 1.3 Need funding for purchase and set-up of new passive parks and improvements to existing parks.
 - Policy 1.3.1: Encourage public and private participation and partnerships between all communities in Tift County in programs for water conservation and clean-up including Keep Tift Beautiful.
 - Policy 1.3.2: Support the continued implementation of the Tiftarea Greenway Plan to conserve available natural areas and abandoned railways for greenway trails and environmental protection.
- 1.4 Lack of funding for cultural resources.
 - Policy 1.4.1: Greater Tift County should develop a local incentive or assistance program to encourage local building owners to take advantage of the voluntary historic designation process for their buildings. Such local incentives could be tax incentives, cash or in-kind, or restoration of such structure as considered by Greater Tift County.
 - Policy 1.4.2: When appropriate, and as resources allow, Greater Tift County should support citizen-initiated efforts to preserve and protect cultural resources.
 - Policy 1.4.3: Builders should be encourage to preserve, redevelop and/or rehabilitate historically significant resources for all property they develop.
- 1.5 Railroad depots throughout the community are in need of renovation.

- Policy 1.5.1: Encourage partnership with the Georgia Department of Transportation to protect cultural resources during right-of-way acquisition, construction, operation, and maintenance projects.
- Policy 1.5.2: Consider partnership with GDOT in renovation projects for historical infrastructure assets.

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

- Policy 1.6.1: In cases where a significant historic structure is threatened by demolition, encourage acquisition of fee or less-than-fee interest in the property by a governmental unit, an organization, or any other community entity committed to the property's preservation and rehabilitation.

1.7 There is a lack of focus on historical assets, heritage and historical value and a need to continue protection of the historic district.

- Policy 1.7.1: Encourage the adaptive reuse of underutilized historic buildings and structures throughout Greater Tift County.
- Policy 1.7.2: Encourage the conservation and extension of the useful life of cultural resources through the rehabilitation of underutilized properties consistent with preserving their historic character and value.
- Policy 1.7.3: Consider development of public education programs about Greater Tift County's cultural resources and historic preservation, which could be used to inform citizens about their importance. This would also include educational programs promoting local history and heritage for school-age children for use in local schools.
- Policy 1.7.4: Encourage cooperation with the Tifton-Tift County Chamber of Commerce, Tifton-Tift County Arts Council, Tifton-Tift County Library, the Downtown Development Authority, Tifton Heritage Foundation and other local cultural and historical organizations to increase awareness among both residents and visitors of the existence and variety of the County's cultural resources.
- Policy 1.7.5: Encourage promotion of tourism activities that emphasize appreciation of the County's cultural resources.
- Policy 1.7.6: Encourage development of a countywide historic preservation ordinance.
- Policy 1.7.7: Encourage the identification of public infrastructure improvements as part of the overall program to promote the protection and preservation of significant cultural resources.
- Policy 1.7.8: Encourage new development to locate in suitable locations in order to protect cultural resources, particularly historic landscapes and farmsteads, from encroachment.

1.8 Need to preserve the downtown area for historic and economic vitality.

- Policy 1.8.1: Consider establishing private and public partnerships to establish an architectural salvage warehouse for the storage of historic building materials from demolished structures. These materials then should be made available for purchase by the general public to promote the rehabilitation of historic buildings and conservation of building materials.
- Policy 1.8.2: Consider developing programs for the protection, preservation, and appropriate use of historically significant buildings, structures, sites, and landscapes through the adoption and implementation of a historic preservation chapter in the Tifton and Tift County Unified Land Development Codes.

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

- Policy 1.9.1: The communities should consider offering incentives to protect and rehabilitate designated cultural resources in the unincorporated area and, when appropriate, should coordinate with each other, and with State and Federal agencies, on intergovernmental efforts to protect cultural resources.
- Policy 1.9.2: Encourage the establishment of a historical museum and archives for Greater Tift County. This museum should be used for the storage and display of historic papers, books, photographs, textiles, and other historic or cultural memorabilia. Information pertaining to the history of Greater Tift County’s cultural resources, such as historic resources surveys, should also be kept there.
- Policy 1.9.3: Encourage the community to cooperate on a comprehensive historic preservation plan to be created for Greater Tift County, in order to establish the historic context of the County, develop goals and priorities for the identification, evaluation, registration, and treatment of cultural resources, identify fiscal needs, and provide for public input.

1.10 Need inventory of historic structures and landmarks.

- Policy 1.10.1: Encourage all communities to expand existing cultural resources survey to identify cultural resources located within the county. Historic property information previously surveyed and submitted to the Department of Natural Resources, Historic Preservation Division, could be used to supplement this survey as well as previously conducted historic resource surveys for the Cities of Tifton and Ty Ty which are available at the Tifton-Tift County Library, the City Clerk’s office, and at the Georgia Department of Natural Resources.

2. Economic Development

Goal 2: To support a growing and balanced economy that bolsters the community's position as a regional economic engine, offering high-wage jobs by ensuring a high-level of workforce adequacy; and to ensure community growth and development, which benefits all segments of the diverse population.

Issues & Policies

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

- Policy 2.1.1: Continue to encourage any lifelong learning programs in the area to provide necessary basic skill levels in the workforce.
- Policy 2.1.2: Continue to encourage the development of more vocational programs to meet business and industry needs.
- Policy 2.1.3: Continue to encourage development of more education and training programs that encourage high-tech, agricultural research and development businesses and industry to locate in Greater Tift County.

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

- Policy 2.2.1: Continue to encourage the agricultural small business sector for niche farming and agriculture-related businesses such as specialty foods, farmer's market products, and food processing industries, which would build on the existing agricultural culture, expand the business, and take advantage of developments, expertise, and support at the local higher educational institutions.
- Policy 2.2.2: Continue to support the expansion of Greater Tift County's identity as a Center of Excellence in Agriculture for the Southeastern United States.
- Policy 2.2.3: Continue to support agriculture and aquaculture research and education programs and development activities.
- Policy 2.2.4: Continue to encourage the protection of natural resources and farmlands.
- Policy 2.2.5: Continue to encourage the cultivation of education/business and public/private partnerships to provide education and training support programs, which will provide for the education of the workforce for higher-paying jobs that will assist in training placement.
- Policy 2.2.6: Continue to work with local and other educational institutions as valuable recruiting tools and to ensure a quality local workforce
- Policy 2.2.7: Continue to encourage and develop private/public partnerships to establish work programs for young adults, including summer jobs and internships.

2.3 There is a need for updating and rebranding marketing materials to represent the county and each city.

- Policy 2.3.1: Continue to encourage the Development Authority and the Downtown Development Authority to facilitate the movement of targeted economic development projects through the permitting process.

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

- Policy 2.4.1: Attract investors by emphasizing the local educational institutions' ability to provide a great workforce base and great education.
- Policy 2.4.2: Continue to coordinate with the Airport Authority to simplify and shorten the review and approval process to incentivize targeted development at the airport while ensuring that the public health, safety, and welfare are not compromised.
- Policy 2.4.3: Continue to recognize the health care industry in the area as a contributor for higher paying jobs and a potential regional growth industry, but strive to minimize conversion of taxable property to tax-exempt status by the hospital authority.
- Policy 2.4.4: In line with market demand, encourage the development of a high-quality business park to attract back-office headquarters to provide for higher-paying jobs in Greater Tift County.
- Policy 2.4.5: Support public and private efforts to utilize ag-businesses, the educational institutions, and the health care sector as a basis to attract other, related clean industry.

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.

- Policy 2.5.1: Encourage the use of the Tift County Airport as a first class general aviation facility, to improve safety for flight training and flight service facilities, to improve access for business and industry, to improve access for residents, and to encourage outside investors to locate in the area.
- Policy 2.5.2: Encourage and support increased marketing of the area's benefits and quality of life.

2.6 Need to attract businesses and industries that are green and more service-oriented, which produce jobs but also protect water and land.

- Policy 2.6.1: Continue to coordinate and work with Federal and State agencies to relocate new jobs and business opportunities to Greater Tift County.
- Policy 2.6.2: Encourage the agencies involved to follow the list of target industries for Greater Tift County that will provide year-round employment opportunities.
- Policy 2.6.3: Continue to encourage consistency in the Unified Land Development Codes, Zoning Maps, and Future Development Maps of all communities involved.

- Policy 2.6.4: Continue to encourage development of economic clusters for business and industry that would benefit from being located near related industries. Attracting businesses that complement each other contributes significantly to developing a viable business community.
- Policy 2.6.5: Continue expansion of new industry and existing business and industry.

2.7 The north and east sides of Tifton need sewer to further growth.

- Policy 2.7.1: Encourage the connection of central sewer infrastructure to decrease the use of on-site septic.

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

- Policy 2.9.1: Encourage interchange land use planning and the provision of public facilities with the location of new businesses and industries.
- Policy 2.9.2: Encourage and support improved infrastructure linkages between the interchanges, the airport, business centers, educational facilities, neighborhoods, educational institutions, and downtown.
- Policy 2.9.3: 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 2.9.4: Any long-range water and sewer plans should include all industrial and commercial land use areas located within proximity of the interchange and airport business areas.
- Policy 2.9.5: Encourage the implementation of the Downtown Pedestrian & Bicycle Connectivity Plan during all phases of planning.

3. Development Patterns - Housing

Goal 3: To encourage access to appropriate and affordable housing options for all residents of all income levels.

Issues & Policies

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 standard built homes. While many neighborhoods are stable, there are maintenance issues. Redevelopment programs for dilapidated homes are still in need of funding.

- Policy 3.1.1: Consider gathering research on regulations for mobile homes/manufactured homes so that they can function as viable options for affordable housing.
- Policy 3.1.2: Encourage continued implementation of the Tifton Urban Redevelopment Plan.
- Policy 3.1.3: Consider amending mobile home park development regulations in an effort to decrease their negative impacts.

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.

- Policy 3.2.1: Encourage partnerships to increase the use of CHIP Grants for housing rehabilitation.
- Policy 3.2.2: Support identification of substandard housing and develop a neighborhood revitalization strategy including the use of standardized demolition procedures.
- Policy 3.2.3: Encourage the rehabilitation and maintenance of structures in the historic districts.
- Policy 3.2.4: Encourage the preservation, rehabilitation, or restoration of historic structures. The demolition of a historic structure or a structure that is integrally related to a historic structure shall be discouraged.
- Policy 3.2.5: Continue to require smaller lot sizes with smaller homes available where appropriate & where sustainable in order to provide quality entry level housing.
- Policy 3.2.6: Investigate the possibility of using the GICH program for housing rehabilitation and neighborhood revitalization.

3.3 A community group for housing is needed and a local level land bank is needed.

- Policy 3.3.1: Encourage coordination and cooperation between communities and private partnerships to establish a land bank.

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

- Policy 3.4.1: Consider ways to hold absentee landowners accountable for their properties.

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

- Policy 3.5.1: Encourage finding funding possibilities for all communities to address the issue.

4. Development Patterns - Land Use & Transportation

Goal 4: To ensure that the County's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

Issues & Policies

4.1 Vacant residential lots are not maintained and are neglected.

- Policy 4.1.1: Encourage development of stronger code enforcement capabilities to address not only nuisance abatement issues but also regular maintenance/upkeep issues.
- Policy 4.1.2: Encourage protecting existing neighborhoods from encroaching incompatible uses to increase and maintain attractiveness and reduce neglect.
- Policy 4.1.3: Encourage continued updating of subdivision regulations to ensure that new development is consistent with the character of the existing community.
- Policy 4.1.4: Continue to encourage development only where appropriate infrastructure is available & determine placement of future growth through Character areas.

4.2 Complete streets would be an asset to the community, but not enough exist yet.

- Policy 4.2.1: Consider seeking funding through available grants.
- Policy 4.2.2: Encourage coordination between communities and agencies in the designation and development of complete streets.
- Policy 4.2.3: 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 4.2.4: Consider recognizing cultural and historic resources that could potentially aid the designation of complete streets and aid in the complete street design.
- Policy 4.2.5: The Tift Area Greenways Master Plan and Downtown Tifton Pedestrian Connectivity Plan should be reviewed and implemented.

4.3 More safe sidewalks need to be provided for children walking to school, including safe routes to school.

- Policy 4.3.1: Encourage participation in the Safe Routes To School program.
- Policy 4.3.2: Encourage stronger relationships and coordination between the Board of Education, the communities, and GDOT to plan for and implement safe multi-use routes to school.
- Policy 4.3.3: Encourage stronger code enforcement capabilities to keep vacant houses and lots along routes to school well maintained in order to increase safety for children walking to school. Funding sources are limited so finding additional funding should be recommended.

- Policy 4.3.4: Encourage coordination and funding between agencies to help ease road congestion near schools and routes to school to increase safety for the children.

4.4 The communities are in need of additional, safe biking and pedestrian lanes, and in need of maintenance of existing bike and pedestrian lanes.

- Policy 4.4.1: Encourage the continued planning and creation of complete streets to create a complete bicycle and pedestrian circulation system. The opportunity for increasing bicycling and pedestrian activity should be considered as part of road improvement projects. This would ensure a high level of safe bicycle and pedestrian access throughout the community. This could include bicycle lanes where street space allows; designated shared lanes with special markings; and paved paths which could accommodate shared use.

4.5 Public transportation services need to be expanded to allow for greater access and connectivity.

- Policy 4.5.1: Continue support for the use of existing Park & Ride programs and locations and the use of Tift Lift.
- Policy 4.5.2: Encourage a county-wide inventory and map in order to identify areas where beautification and connectivity can be improved, including the use of multi-use trails and greenways.
- Policy 4.5.3: The Tift Transit Development Plan should be reviewed and implemented.

5. Community Facilities and Services

Goal 5: To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

Issues & Policies

5.1 There is a shortage of qualified applicants for law enforcement and public safety/emergency positions.

- Policy 5.1.1: Encourage recruiting and workforce training efforts that would increase the quality and availability of law enforcement and public safety/emergency personnel.
- Policy 5.1.2: Continue to review coverage and response time in the Greater Tift County areas for all law enforcement and emergency services.

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

- Policy 5.2.1: Encourage the implementation of a basic after-hours medical emergency facility for Ty Ty and Omega.

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

- Policy 5.3.1: Encourage growth via the provision of water and sewer lines and tie the services into the appropriate land use.
- Policy 5.3.2: Continue to ensure the provision of adequate water, sewer, road, and solid waste collection to serve new growth, especially high-density development.
- Policy 5.3.3: Encourage continued coordination with the Tifton/Tift County Utilities Master Plan.
- Policy 5.3.4: Continue to encourage the provision of both water and sewer services to Heavy Industrial (HI) and Wholesale Light Industrial (WLI) zoned property concurrent with development in order to provide sufficient protection to the health and safety of the public, avoid groundwater contamination, and provide for sufficient fire protection.

5.4 Recycling is a continued need for the area.

- Policy 5.4.1: 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 5.4.2: Continue to consider the most cost effective alternative solid waste management practices that will extend the useful life of the landfill.

5.5 There is a need to upgrade the Tift County Recreation outdoor recreational facilities.

- Policy 5.5.1: Continue to consider capital improvements for parks & recreation areas in Greater Tift County, such as pools, shelters, gazebos, picnic areas, and other active recreational amenities that promote outdoor social gatherings.
- Policy 5.5.2: Encourage the creation and improvement of libraries, and of parks and recreation areas that promote fitness and outdoor social gatherings, along with bike routes that connect to these areas.
- Policy 5.5.3: Continue to consider potential funding sources for the development of recreational facilities.

6. Intergovernmental Coordination

Goal 6: To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities, and state and regional planning agencies.

Issues & Policies

6.1 There is a need for more intergovernmental coordination among all jurisdictions, and a steady stream of communication should exist.

- Policy 6.1.1: Consider having semi-annual intergovernmental meetings between the County and Cities.
- Policy 6.1.2: Encourage and further dialogue between higher education and public service agencies to utilize students as interns, which should include students of the arts, sciences, and journalism.
- Policy 6.1.3: Continue working relationships and communication between the BOE, ABAC (including Bainbridge College), SRTC, and the Cities and County. Include the students as part of the community.
- Policy 6.1.4: Encourage the formation of a Homebuilders Association in Tift County in order to increase education about this industry.

6. Community Work Program

Tift County Report of Accomplishments FY 2013 - 2018

PROJECTS	ESTIMATED COST / RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
PLANNING									
Annually re-evaluate the Tift County Short-Term Work Program	Staff Time/ County	General funds	x	x	x	x	x	x	Completed (continued as regular operations and not as a special project)
Implement off-site video visitation for inmates at County jail	\$375,000/ County	SPLOST/ Jail fund	x	x					Discontinued due to lack of funds
Upgrade to public safety radio system	\$2,000,000/ County	SPLOST/ JAG grants	x	x	x				Completed
HISTORIC RESOURCES									
Participate with cities to prepare a countywide historic resource survey	\$15,000/ County	General Funds	x	x	x	x			Ongoing
ECONOMIC DEVELOPMENT									
Continue support of Chamber of Commerce and Development Authority	\$9,000/County	SPLOST	x	x	x	x	x	x	Completed (continued as regular operations and not as a special project)
Continue expansion of new industry and existing business and industry.	Staff time/County	General Funds	x	x	x	x	x	x	Completed. Continued as Policy #2.6.5.
Continue to market land use study to determine the amount of commercial/industrial land used and needed.	Staff time/County	General Funds	x	x	x	x	x	x	Completed
Continue to apply for CDBG, EDA, OneGeorgia or any other economic development grant to construct, repair, replace, or improve infrastructure and to assist existing and new industry in Tift County	Staff time/County	CDBG/ EDA/ OneGA	x	x	x	x	x	x	Completed (continued as regular operations and not as a special project)

PROJECTS	ESTIMATED COST / RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
LAND USE									
Continue to require smaller lot sizes with smaller homes available where appropriate & where sustainable in order to provide quality entry level housing.	Staff time/County	General Fund	x	x	x	x	x	x	Complete. Continued as Policy #3.2.5.
Continue to coordinate planning by public & private parties so they provide the communities' needs.	Staff time/County	General Fund	x	x	x	x	x	x	Complete. Continued as Policies #1.2.1, 1.3.1, 2.2.5, and 2.2.7.
Continue development applications review under the ULDC and provide sufficient information for staff to determine sufficiency of the information.	Staff time/County	General Fund	x	x	x	x	x	x	Completed (continued as regular operations and not as a special project)
Continue to encourage development only where appropriate infrastructure is available & determine placement of future growth through Character areas.	Staff time/County	General Fund	x	x	x	x	x	x	Completed. Continued as Policy #4.1.4.
Continue to work with appropriate agencies to equally provide EMS throughout Greater Tift County	Staff time/County	General Fund	x	x	x	x	x	x	Completed
Continue to strive for sustainable growth & direct future growth to areas determined appropriate & provision of necessary infrastructure	Staff time/County	General Fund	x	x	x	x	x	x	Completed. Continued as Policy #4.1.4.
TRANSPORTATION									
Carpenter Road (A) 5-laning of Carpenter Road from 82 to Davis Rd.	City/County/ \$18,000,000	SPLOST IV/GDOT		x					Completed
Carpenter Road (B) 3 lane from Davis to Zion Hope Road.	City/County/ \$80,000	SPLOST IV/GDOT		x					Discontinued due to lack of funds
*Old Ocilla Road – 4 to 5 lane project	County/ \$8,000,000	Federal/ GDOT/ SPLOST IV						x	Ongoing

PROJECTS	ESTIMATED COST / RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
*Old Omega Road Realign intersection & improvements.	County/ \$3,000,000	Federal/ GDOT/ SPLOST IV	x	x					Ongoing
Whiddon Mill Road 4 to 5 Lanning project	County/ \$5,000,000	Federal/ GDOT/ SPLOST IV					x		Ongoing
Truck Route	County/ \$60,000,000	GDOT/ SPLOST					x		Ongoing
COMMUNITY FACILITIES & SERVICES									
Emergency Medical Services:									
Continue to pursue construction of new 911/emergency operations center	\$3,200,000/ County	SPLOST	x	x	x	x			Complete
Achieve 7 minute time coverage (satellite) for City of Omega	\$400,000/City	City/ County/ State SPLOST				x	x		Ongoing
Parks and Recreation:									
Purchase 26 acres west of E.B. Hamilton Complex	tcrd/ \$169,000	SPLOST		x					Continue
Create two new soccer fields	tcrd/ \$230,000	SPLOST		x					Completed
Pave eve park, parking lot	tcrd/ \$800,000	SPLOST			x	x			Ongoing
Refurbish existing in town (city park) fields.	TCRD	SPLOST	x	x	x	x	x	x	Ongoing (reworded in new work program)
Continue to upgrade E.B. Hamilton Park	TCRD \$114,000	SPLOST	x	x	x	x	x	x	Ongoing
Relight eve park	TCRD \$164,000	SPLOST			x				Ongoing
Field netting along penalty areas for player safety @ Optimist Park	TCRD \$25,000	SPLOST	x	x					Completed
Fencing at Optimist Park(E.B. Hamilton complex)	TCRD \$20,000	SPLOST	x	x					Completed
Repair/ replace dugout roofs	TCRD \$72,000	SPLOST	x	x					Ongoing
Bike and pedestrian walkways and skate park	TCRD \$750,000	SPLOST			x				Ongoing
Scoreboard replacements (6 fields)	TCRD \$36,00	SPLOST			x				Ongoing

PROJECTS	ESTIMATED COST / RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Install bleacher shades	TCRD \$90,000	SPLOST			x				Ongoing
Finish installing bleachers at city parks	TCRD \$29,675	SPLOST	x	x	x				Ongoing
Resurface tennis courts and install windscreen	TCRD \$25,000	SPLOST		x	x	x	x		Ongoing
Purchase playground equipment for Puckett and Haire Parks	TCRD \$100,000	SPLOST			x	x			Completed

City Of Omega Report of Accomplishments FY 2013 - 2018

ACTIVITY	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	ESTIMATED COST/RESP.	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS
PLANNING									
Annually re-evaluate the City of Omega Short-Term Work Program	x	x	x	x	x	x	Staff time/City	General Fund	Completed
INTERGOVERNMENTAL COORDINATION:									
SDS UPDATE	x	x	x	x	x	x	Staff/City Time	General funds	Completed
HISTORIC RESOURCES									
Continue to support the rehabilitation of historic structures within the downtown Omega Character area	x	x	x	x	x	x	Staff time/City	General Funds	Completed. Continued as Policies #1.4.3, 1.7.1, and 1.7.2.
Prepare a citywide resource survey						x	\$5,000/City Staff/RC	General Funds	Ongoing
HOUSING									
Develop a CHIP program for the rehabilitation of Housing	x	x	x	x	x	x	Staff time/City	CHIP,DCA	Completed. Continued as Policy # 3.2.1.
ECONOMIC DEVELOPMENT									
Continue support of Chamber of Commerce and Development Authority	x	x	x	x	x	x	Staff time/City	General Fund	Completed
Continue expansion of new industry and existing business and industry	x	x	x	x	x	x	Staff time/City	SPLOST	Discontinued due to lack of funds
Continue to apply for CDBG, EDA, OneGeorgia or any other economic development grant to construct, repair, replace, or improve infrastructure and to assist existing and new industry City of Omega	x	x	x	x	x	x	Staff time/City	CDBG/EDA	Completed
TRANSPORTATION:									
Paving of all unpaved roads in City of Omega	x	x	x	x	x	x	\$500,00/City	CDBG/GDOT	Ongoing

ACTIVITY	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	ESTIMATED COST/RESP.	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS
Sidewalk improvements along US 319	x	x	x	x	x	x	\$502,613/City	TE Grant/CDBG	Ongoing
COMMUNITY FACILITIES & SERVICES:									
Fire Protection									
Full time fire protection in Omega				x			\$250,000/City	SPLOST	Discontinued due to lack of funds
Purchase new Fire Truck if funds available	x	x	x	x	x	x	\$250,000/City	SPLOST	Complete (item was purchased by the County)
Public Safety:									
Purchase new police vehicles if funds available	x	x	x	x	x	x	\$60,00/Staff	CDBG/SPLOST	Completed
Solid Waste:									
Purchase new garbage truck if funds available	x	x	x	x	x	x	\$150,000/City	CDBG/SPLOST	Completed
Public Water System:									
Expand Sewer Treatment Plant and upgrade pumping stations		x	x	x	x	x	\$1,700,000/City	CDBG/SPLOST	Ongoing
Addition of elevated storage tank for Well #3	x	x	x				\$5,000,000/City	CDGB/SPLOST	Ongoing
Government Buildings:									
Addition to City Hall	x	x	x	x	x	x	\$200,000/City		Ongoing

City of Tifton Report of Accomplishments 2013-2018

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
PLANNING									
Annually re-evaluate the City of Tifton Short-Term Work Program	<u>Staff Time/ County</u>	General Funds	x	x	x	x	x	x	Completed (continued as regular operations and not as a special project)
ECONOMIC DEVELOPMENT									
Continue support of Chamber of Commerce and Development Authority	\$29,000/City	SPLOST/City/County	x	x	x	x	x	x	Completed (continued as regular operations and not as a special project)
Continue expansion of new industry and existing business and industry	\$20,000/City	City/County	x	x	x	x	x	x	Completed. Continued as Policy #2.6.5.
Continue to market land use study to determine the amount of commercial/ industrial land used and needed.	Staff time/City/County	TCDA	x	x	x	x	x	x	Complete
Continue to apply for CDBG, EDA, OneGeorgia or any other economic development grant to construct, repair, replace, or improve infrastructure and to assist existing and new industry in Tift County	Staff time/City/County	CDBG/EDA/OneGA	x	x	x	x	x	x	Completed (continued as regular operations and not as a special project)
Purchase of additional land for industrial use	Staff time/City/County	County							Completed
LAND USE									
Continue to require smaller lot sizes with smaller homes available where appropriate & where sustainable in order to provide quality entry level housing	Staff time/City/County	General Fund	x	x	x	x	x	x	Complete. Continued as Policy #3.2.5.
Continue to coordinate planning by public & private parties so they provide the communities' needs.	Staff time/City/County	General Fund	x	x	x	x	x	x	Complete. Continued as Policies #1.2.1, 1.3.1, 2.2.5, and 2.2.7.

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Continue development applications review under the ULDC and provide sufficient information for staff to determine sufficiency of the information.	Staff time/City/County	General Fund	x	x	x	x	x	x	Completed (continued as regular operations and not as a special project)
Continue to encourage development only where appropriate infrastructure is available & determine placement of future growth through Character areas.	Staff time/City/County	General Fund	x	x	x	x	x	x	Completed. Continued as Policy #4.1.4.
Continue to strive for sustainable growth & direct future growth to areas determined appropriate & the provision of necessary infrastructure.	Staff time/City/County	General Fund	x	x	x	x	x	x	Completed. Continued as Policy #4.1.4.
Continue to work with appropriate agencies to equally provide EMS throughout Greater Tift County	Staff time/City/County	General Fund	x	x	x	x	x	x	Completed
TRANSPORTATION									
Carpenter Road (A) 5-lanning of Carpenter Road from 82 to Davis Rd.	\$18,000,000 City/County	SPLOST IV/GDOT		x					Completed
Continue to pave dirt streets in Tifton (approximately 75% complete)	\$1,000,000 City	GDOT/Local Funds	x	x	x				Ongoing (continued as specific projects in new Work Program)
Carpenter Road (B) 3 lane from Davis to Zion Hope Road	\$80,000 City/County	SPLOST IV/GDOT			x				Discontinued due to lack of funds
Continue to upgrade and make improvements to downtown Tifton through grant assistance	\$1,084,000 City/County	GDOT/Local Funds	x	x					Ongoing (continued as specific projects in new Work Program)
Exit 61 Landscaping	\$200,000 City	TBD	x	x	x				Completed
Old Omega Road & US 319	TBD/City/County	GDOT/Local Funds		x	x				Ongoing (moved to Tift County's work program)
COMMUNITY FACILITIES									
Governmental Buildings:									
Renovations to City Hall	\$3,300,000/City	SPLOST/DDA/General Fund	x	x	x	x			Completed

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Fire Protection:									
(4) 3,500 Gallon Tankers	\$870,000/City/Cou nty	SPLOST VI	x						Ongoing
Replace Chula Fire Station	\$200,000/City/Cou nty	SPLOST VI	x						Completed
Refurbish 95' platform ladder unit	\$250,000/City/Cou nty	SPLOST	x						Discontinued due to lack of funds
Construct new Fire Station Ty Ty	\$250,000/City/Cou nty	SPLOST	x	x	x	x	x	x	Discontinued due to lack of funds
Purchase Engines for; Chula, Harding, Eldorado, Omega	\$1,000,000/City/C ounty	SPLOST	x	x	x	x	x	x	Completed
Purchase Rescue Pumper	\$400,000/City/Cou nty	SPLOST	x	x	x	x	x	x	Discontinued due to lack of funds
Mobile Cascade Unit	\$75,000/City/Coun ty	SPLOST	x	x	x	x	x	x	Discontinued due to lack of funds
Purchase Airpacks and Bottles to meet current NFPA Standards	\$450,000/City/Cou nty	SPLOST/Grants	x	x	x	x	x	x	Completed
Install truck mount computers on all units w/GPS capabilities	\$100,000/City/Cou nty	SPLOST/Grants	x	x	x	x	x	x	Discontinued due to lack of funds
Purchase Thermal Imaging Cameras (3)	\$24,000/City/Coun ty	SPLOST/Grants	x	x	x	x	x	x	Completed
Fully staff Westside Station (3 shifts, total 9 personnel total)	Ongoing Budget Expense	General Funds/ City/County	x	x	x	x	x	x	Completed
Upgrade & Refurbish Training Tower and Burn Building	\$25,000/City/Coun ty	SPLOST/Grants	x	x	x	x	x	x	Completed
Police Department									
Six (6) fully equipped Police Units	\$252,000/City	General Fund	x						Completed
Building Maintenance (flooring/paint)	\$15,000/City	General Fund	x						Completed
Speed Detection Devices (10)	\$34,897/City	General Fund	x	x	x	x	x	x	Completed
Four (4) fully equipped Police units annually for 2014-2017	\$718,852/City	General Fund		x	x	x	x	x	Completed
Pistol replacement	\$11,000/City	General Fund			x				Completed
Public Water System									

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Bass Plant Upgrades	\$70,000/City/County	City	x						Completed
Rutland Road Connector	\$30,000/City/County	City	x						Completed
Three (3) trucks	\$75,000/City/County	City	x						Ongoing (expected completion 2019, cost \$90,000)
Annual Water System Improvements	\$1,300,000/City/County	City		x	x	x	x	x	Completed (continued as part of regular operations)
Larkin Road Water Line	\$300,000 City/County	GEFA/CDBG/S PLOST		x					Ongoing (expected completion 2020)
Tift Avenue PRV	\$30,000/City/County	GEFA/City/County		x					Discontinued (no longer needed)
Dump Truck, Mini Excavator and 6" pump	\$170,000/City/County	City		x					Completed except pump is ongoing (expected completion 2019, cost \$40,000)
Vanceville Well upgrades	\$642,000/City/County	GEFA/CDBG/S PLOST			x				Discontinued (no longer needed)
Vanceville Elevated Storage Tank	\$1,600,000/City/County	GEFA/City/County			x				Discontinued (no longer needed)
SCADA Systems Upgrades	\$158,000/City/County	GEFA/CDBG/S PLOST			x				Ongoing (expected completion 2019)
Backhoe	\$90,000/City/County	City			x				Ongoing (expected completion 2019, cost \$140,000)
Mixon-Abbot Road Water Main	\$400,000/City/County	GEFA/City/County					x		Discontinued (no longer needed)
Vanceville County Line Road Upgrades	\$500,000/City/County	GEFA/CDBG/S PLOST					x		Discontinued (no longer needed)
HWY 82 Upgrade	\$250,000/City/County	GEFA/CDBG/S PLOST					x		Ongoing (expected completion 2020)

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Lastinger Road Connector	\$210,000/City/County	GEFA/CDBG/SPLOST					x		Discontinued (no longer needed)
Brookfield Improvements	\$40,000/City/County	GEFA/CDBG/SPLOST					x		Discontinued (no longer needed)
Connel Ray Road Water Line	\$750,000/City/County	GEFA/CDBG/SPLOST						x	Discontinued (no longer needed)
Fordham Road Connector	\$160,000/City/County	GEFA/CDBG/SPLOST						x	Discontinued (no longer needed)
Brighton Road & Forest Lakes	\$1,788,900.17 City/County	GEFA/SPLOST V					x	x	Discontinued (no longer needed)
Chula Expansion	\$5,473,360.95	GEFA/SPLOST V						x	Discontinued (no longer needed)
Omega Expansion	\$2,234,575.24/City/County	GEFA/SPLOST V						x	Discontinued (no longer needed)
North West Expansion	\$1,509,195.86/City/County	GEFA/SPLOST V						x	Discontinued (no longer needed)
Tifton/Eldorado Road North	\$572,500/City/County	SPLOST IV						x	Discontinued (no longer needed)
Recycling:									
Roll-off bins (5) annually for 2013-2017 (total 25)	\$62,500/City	Available Grants	x	x	x	x	x	x	Completed (recycling is contracted out)
Replace 1809- 1995 Ford F 150 Pickup	\$22,000/City	SWCD	x						Completed (recycling is contracted out)
Overhaul Baler	\$15,000/City	SWCD/Grant	x						Completed (recycling is contracted out)
Replace 1810 – 1998 International with hook lift system	\$30,000/City	SWCD		x					Completed (recycling is contracted out)
Building upgrade – floors, paint, electrical, water, etc.	\$10,000/City	SWCD/Grant		x					Completed (recycling is contracted out)
Replace 1824 Cat Skid steer loader	\$50,000/City	SWCD/Grant			x				Completed (recycling is contracted out)
Replace Buildings at Whiddon Mill and South Central Recycling sites	\$8,000/City	Available Grants			x				Completed (recycling is contracted out)

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Replace 1854 – Daewoo Forklift	\$30,000/City	SWCD/Grant				x			Completed (recycling is contracted out)
Replace 1817 – 2008 Sterling with New Way rear loader body	\$95,000/City	SWCD/SPLOST					x		Completed (recycling is contracted out)
Landfill:									
Off road dump truck	\$250,000/City	SWCD	x						Completed
Pipe and gravel for Leachate Return system	\$15,000/City	SWCD/New Construction	x						Completed
Installation of Leachate pipe	\$15,000/City	SWCD/New Construction	x						Completed
Replace undercarriage on Unit 1006	\$40,000/City	SWCD		x					Completed
Water/Service truck	\$150,000/City	SWCD	x						Discontinued (no longer needed)
Building upgrade	\$20,000/City	SWCD	x						Ongoing
Replace 1006- Cat Dozer	\$500,000/City	SWCD		x					Completed
Mining project – Old site	\$200,000/City	SWCD/New Construction		x					Ongoing
Replace 1029 – Roll off truck	\$180,000/City	SWCD				x			Discontinued (no longer needed)
Purchase Excavator	\$350,000/City	SWCD				x			Ongoing
Tractor w/Slide out- side mower	\$60,000/City	SWCD					x		Ongoing
D&O Plans for remaining landfill area	\$200,000/City/Cou nty	SWCD	x	x	x				Completed
Sanitation:									
Front Loader	\$230,000/City	SWCD	x						Completed (sanitation is contracted out)
Commercial Containers annually @\$60,000 (2013- 2017)	\$300,000/City	SWCD	x	x	x	x	x		Completed (sanitation is contracted out)
Residential Containers annually @\$50,000 (2013- 2017)	\$250,000/City	SWCD	x	x	x	x	x		Completed (sanitation is contracted out)
Knuckle Boom Loader	\$130,000/City	SWCD		x					Completed (sanitation is contracted out)

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Pickup Truck	\$16,500/City	SWCD		x					Completed (sanitation is contracted out)
Automated Sidearm	\$230,000/City	SWCD			x				Completed (sanitation is contracted out)
Front Loader	\$230,000/City	SWCD				x			Completed (sanitation is contracted out)
Pickup Truck	\$16,500/City	SWCD				x			Completed (sanitation is contracted out)
Automated Sidearm	\$230,000/City	SWCD					x		Completed (sanitation is contracted out)
Wastewater Systems:									
FY2010 CDBG Sewer Trunk Line Rehabilitation	\$1,300,000/City	CDBG/SPLOST			x				Completed
Annual Manhole Rehabilitation	\$330,000/City	SPLOST		x	x	x	x	x	Complete (continued as part of regular operations)
Annual Sewer System Improvements	\$300,000/City	SPLOST	x	x	x	x	x	x	Ongoing (new cost \$500,000)
Southside Sewer Improvements	\$500,000/City	SPLOST	x	x					Ongoing (included under Annual Sewer System Improvements in new work program)
Tift Avenue Sewer Upgrades Phase I	\$500,000/City	SPLOST/CDBG /GEFA			x				Ongoing (FY 2020, all phases combined in the new work program)
Tift Avenue Sewer Upgrades Phase II	\$500,000/City	SPLOST/CDBG /GEFA				x			Ongoing (FY 2020, all phases combined in the new work program)
Tift Avenue Sewer Upgrades Phase III	\$500,000/City	SPLOST/CDBG /GEFA	x	x			x		Ongoing (FY 2020, all phases combined in the new work program)
Tift Avenue Sewer Upgrades Phase IV	\$500,000/City	SPLOST/CDBG /GEFA	x	x				x	Ongoing (FY 2020, all phases combined in the new work program)

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Capital Extension of Wastewater Collection System	\$2,500,000/City/County	SPLOST/CDBG/GEFA	x	x	x	x	x	x	Ongoing
Infiltration inflow projects of existing lines	\$2,930,000/City/County	SPLOST/CDBG	x	x	x	x	x	x	Ongoing
Retirement of GEFA II and III debts	\$5,000,000/City/County	City	x	x	x	x	x	x	Ongoing
Senior Center:									
Expansion of Senior Center Building	\$650,000/City	SPLOST/General Fund	x	x	x	x	x		Complete
Paint & replace molding in Senior Center	\$10,000/City	General Fund		x	x	x	x		Ongoing (included under "building improvements" in the new work program)
Maintenance Department Projects:									
Equipment – Scissor Lift	\$6,000/City	General Fund		x					Ongoing
New Service Truck	\$25,000/City	General Fund			x				Ongoing
Complex Building A – Replace (2) AC Units	\$15,000/City	General Fund				x			Ongoing
Complex Building F – Replace (1) AC Unit	\$3,000/City	General Fund				x			Ongoing
Replace Fence & Gates at City Complex	\$10,000/City	General Fund		x					Complete
City Hall - - Replace (3) AC Units	\$12,000/City	General Fund					x		Ongoing (listed as Ridge Ave Bldg Improvements in the new work program)
City Hall - Replace Tile & Carpet	\$20,000/City	General Fund						x	Ongoing (listed as Ridge Ave Bldg Improvements in the new work program)
Main Street Department:									
Streetscape II (a)	\$700,000/City	GDOT TE/USDA	x						Complete
Streetscape II (b)	\$700,000/City	GDOT Grant	x						Complete
Erect Way-Finding Signage	\$125,000/City	SPLOST/Grants	x	x	x	x	x	x	Complete
Streetscape III	\$500,000/City	Grants			x				Complete
Economic Development	\$50,000/City	SPLOST				x			Ongoing

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Facilities – Capital Improvements									
Tift Theatre	\$25,000/City	SPLOST/Grants		x	x	x	x		Complete
Tift-area Workforce Center	\$15,000/City	SPLOST/Grants		x	x	x	x		Complete
407 E. 8th Street Rental House	\$5,000/City	SPLOST/Grants		x	x	x	x		Complete
Tift Terminal Museum	\$5,000/City	SPLOST/Grants		x	x	x	x		Complete
Atlantic Coastline-Artist Guild	\$5,000/City	SPLOST/Grants		x	x	x	x		Complete
Welcome Station	\$15,000/City	SPLOST/Grants		x	x	x	x		Complete
Taylor’s Building	\$5,000/City	SPLOST/Grants		x	x	x	x		Complete
IT Department:									
Replacement of All Servers (Virtualization of Key Systems)	\$150,000/City	City		x	x	x	x		Complete
Install City Owned Fiber Optic Data Network System	\$500,000/City	City			x	x			Ongoing
Upgrades to Camera & Security Systems City Wide	\$175,000/City	City	x	x	x	x	x		Complete
Purchase Additional Upgrade for Electronic Document System	\$50,000/City	City		x					Complete
Upgrade GEMS (ERP Software) to .NET version including hardware	\$125,000/City	City	x						Ongoing
Network Hardware Refresh	\$175,000/City	City		x	x	x	x		Complete
Human Resource Department:									
Update Employee Handbook	\$2,000/City	City	x						Ongoing
Staff Advanced Certification	\$1,000/City	City	x						Ongoing
Transition Employee Files in Electronic Document Management System	Staff Time/ City	City	x	x	x	x			Ongoing
Environmental Management Department:									
Continue to develop staff certifications in the areas of Planning, Zoning, and Building Inspections	Staff Time/ City	General Fund	x	x	x	x	x		Ongoing (listed under General Government in new work program)
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	General Fund	x	x	x	x	x		Ongoing

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Code Enforcement:									
Develop staff certifications in the area of Code Enforcement	Staff Time/ City	General Fund	x	x	x	x	x		Ongoing (listed under General Government in new work program)
Establish a new or updated tire code for the City of Tifton	Staff Time/ City	General Fund	x						Ongoing
Natural Gas Department:									
Combustible Gas Indicator	\$2,000/City	General Fund	x						Complete
Line Locator	\$3,000/City	General Fund	x						Complete
Westside Gas Main Extension	\$900,000/City	GMA/General Fund	x						Complete
2 Trucks	\$50,000/City	General Fund	x						Complete
Propane Tank Maintenance	\$30,000/City	General Fund	x						Complete
1 Truck	\$25,000/City	General Fund		x					Complete
Peak Plant Upgrades	\$60,000/City	General Fund		x					Ongoing
Radio Read Upgrades annually @ \$20,000 (2014- 2018)	\$100,000/City	General Fund		x	x	x	x	x	Discontinued (no longer needed)
Annual Gas System Improvements @\$25,000 annually	\$125,000/City	General Fund		x	x	x	x	x	Complete
Trencher with Trailer	\$85,000/City	General Fund			x				Ongoing (for 2019)
1 Truck	\$25,000/City	General Fund				x			Complete
Hammer Head Mole Boring Tool	\$6,000/City	General Fund				x			Complete
Air Compressor	\$30,000/City	General Fund					x		Ongoing
1 Heavy Duty Truck	\$50,000/City	General Fund						x	Ongoing (for 2019)
Electrofusion Machine	\$6,000/City	General Fund			x				Complete
Public Works:									
Replace 18" Drainage pipe @ James Ave and Marion Dr	\$3,000/City	City	x						Ongoing
Replace 60" Drainage pipe @ Goff Street	\$10,000/City	City	x						Complete
Repair/clean drainage ditch area @Ridge Ave S. 121 – Dairyland	\$2,500/City	City		x					Complete
Repair/replace drainage pipe @ 8th Street E. 602 Betty's Beauty Salon	\$2,500/City	City		x					Complete

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Repair/replace sandbags under bridge @Central Ave. N Potters House	\$1,000/City	City		x					Complete
Replace culvert – culvert blew out @ Belmont Ave	\$150,000/City	City SPLOST		x					Complete
Culvert blew out at Lee Ave	\$150,00/City	City SPLOST		x					Complete
U-channel drainage ditch at 12 th Street E	\$1,075,000/City	City SPLOST		x					Ongoing
Box culvert at 42nd Street	\$175,000/City	City SPLOST		x					Complete
Box culvert at 44th Street	\$175,000/City	City SPLOST		x					Complete
Repipe starting at box @ Timmons Ave 720-Peterson Apt	\$7,000/City	City SPLOST		x					Complete
Remove pipe inside Fulwood Park and behind Save- Pave-dirt road @ Tift Ave	\$3,000/City	City SPLOST				x			Ongoing
Pave dirt road @ Bill Bowen Road	\$650,000/City	City SPLOST				x			Ongoing
Replace drainage pipe & resurface @ Chestnutt Ave	\$450,000/City	City SPLOST				x			Complete
Replace drainage pipe & resurface @ 6th Street E	\$300,000/City	City SPLOST				x			Ongoing
Repour apron and resurface @ 30th Street E 302	\$5,000/City	City SPLOST				x			Complete
Resurfacing Projects:									
Whiddon Mill Rd.(I-75 to Ty Ty Whiddon Mill Rd)	\$200,000/City, County	City/SPLOST/ LMIG	x						Complete
20th St (US Hwy 41 N. to Old Ocilla Rd)	\$1,000,000/City	City/SPLOST/ LMIG	x						Complete
Maple St. (Woodlawn Ave. to Bellview Ave)	\$250,000/City	City/SPLOST/ LMIG	x						Complete
Irwin Drive (Tift Ave. to Dead End)	\$150,000/City	City/SPLOST/ LMIG	x						Complete
Ivy Drive (Tift Ave to 30th St. E)	\$300,000/City	City/SPLOST/ LMIG			x				Complete
Murray Ave. (14th St. W to Ditch)	\$125,000/City	City/SPLOST/ LMIG			x				Complete

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Chestnutt Ave. (16th St E to 20th St. E)	\$275,000/City	City/SPLOST/LMIG			x				Complete
Hall Ave. (14th St. W to 18th St W)	\$275,000/City	City/SPLOST/LMIG			x				Complete
Belmont Ave. (20th St to 28th St)	\$550,000/City	City/SPLOST/LMIG				x			Ongoing (included under "annual street resurfacing" in the new work program)
16th St. E (Tyson Ave. to Belmont Ave)	\$20,000/City	City/SPLOST/LMIG				x			Ongoing (included under "annual street resurfacing" in the new work program)
Chesnutt Ave. (4th St E to 8th St E)	\$325,000/City	City/SPLOST/LMIG				x			Ongoing (included under "annual street resurfacing" in the new work program)
18th St. E (Lee Ave. to Davis Ave.)	\$325,000/City	City/SPLOST/LMIG					x		Ongoing (included under "annual street resurfacing" in the new work program)
6 th St. E (Belmont Ave. to Ferry Lake Dr.)	\$275,000/City	City/SPLOST/LMIG					x		Complete
College Ave S (3 rd St W to 11 th St W)	\$550,000/City	City/SPLOST/LMIG					x		Complete
Tyson Ave (16th St to 18th St)	\$175,000/City	City/SPLOST/LMIG					x		Ongoing (included under "annual street resurfacing" in the new work program)
Collins St (9th St E to Dead End)	\$425,000/City	City/SPLOST/LMIG					x		Ongoing (included under "annual street resurfacing" in the new work program)
Cypress Dr. (Old Omega Rd to City limits)	\$625,000/City	City/SPLOST/LMIG						x	Ongoing (included under "annual street resurfacing" in the new work program)
Goff St. (20th St E to 22nd St E)	\$175,000/City	City/SPLOST/LMIG						x	Ongoing (included under "annual street resurfacing" in the new work program)

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Crescent Dr. (Madison Ave. to City limits)	\$175,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
Belmont Ave. (26th St to 28th St)	\$225,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
Chestnutt Ave (20th St to 24th St)	\$225,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
Goff St. (24th St to 40th St E)	\$525,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
Lee Ave. (20th St to 22nd St)	\$175,000/City	City/SPLOST/LMIG						x	Complete
Hall Ave. (14 th St W to 18 th SW)	\$325,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
Park Ave. N. (16 th St to 20 th St)	\$225,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
Twila Dr. (Crescent Dr. to Windsor Dr.)	\$350,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
Madison Ave. (Crescent Dr. to Pineview Ave.)	\$325,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
28th St E (500 feet of Tift Ave N to Davis Ave.)	\$650,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
Meadowbrook Dr. (Curve to 22nd St.)	\$150,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Popular St. (Main St. to Ermine Ave.)	\$275,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
Potts Rd. (Tift Ave. N to Prince Ave.)	\$275,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
16th St. E (Central Ave. to Tift Ave.)	\$275,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
Pineview Ave. (8th St. E to 12th St. E)	\$300,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
14th St. E (Tift Ave. N to Prince Ave)	\$275,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
18th St. E (Lee Ave. to Davis Ave.)	\$150,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
6 th Street W (Magnolia Dr. to Victory Dr.)	\$400,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
Elizabeth Circle (East end)	\$625,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
30th Street E (Tift Ave. to Lake Mary)	\$525,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
44th Street (Goff St. to Carmichael Dr.)	\$275,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)
Murray Avenue (Willingham Way to Fulwood Rd.)	\$275,000/City	City/SPLOST/LMIG						x	Ongoing (included under “annual street resurfacing” in the new work program)

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
24th Street E (O'Neal Ave. to Davis Ave.)	\$225,000/City	City/SPLOST/LMIG						x	Ongoing (included under "annual street resurfacing" in the new work program)
6th Street E & W (Tift Ave. to Love Ave.)	\$225,000/City	City/SPLOST/LMIG						x	Ongoing (included under "annual street resurfacing" in the new work program)
Central Avenue N (28th St. to 30th St.)	\$150,000/City	City/SPLOST/LMIG						x	Completed
Tift Avenue (5th St. E to 9th St. E)	\$250,000/City	City/SPLOST/LMIG						x	Ongoing (included under "annual street resurfacing" in the new work program)
Tift Avenue (5th St. E to 8th St. E)	\$900,000/City	City/SPLOST/LMIG						x	Ongoing (included under "annual street resurfacing" in the new work program)
Bellview Avenue (Maple St. to Alder St.)	\$225,000/City	City/SPLOST/LMIG						x	Ongoing (included under "annual street resurfacing" in the new work program)
Beech Street (Bellview Ave. to Woodlawn Ave.)	\$350,000/City	City/SPLOST/LMIG						x	Completed
Alder Street (Beech St. to Woodlawn Ave)	\$350,000/City	City/SPLOST/LMIG						x	Completed
6 1/2 Street E (Goff St. to Belmont Ave.)	\$275,000/City	City/SPLOST/LMIG						x	Ongoing (included under "annual street resurfacing" in the new work program)
4th Street E/Ferry Lake Rd (Belmont Ave. to 6th St E)	\$275,000/City	City/SPLOST/LMIG						x	Ongoing (included under "annual street resurfacing" in the new work program)

City of Ty Ty Report of Accomplishments 2013-2018

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
PLANNING									
Annually re-evaluate the City of Ty Ty Short-Term Work Program	Staff time/City	General Fund	x	x	x	x	x	x	Completed
INTERGOVERNMENTAL COORDINATION									
SDS update	Staff time/City	General Fund	x	x	x	x	x	x	Completed
HISTORIC RESOURCES									
Continue to support the rehabilitation of historic structures within the downtown Ty Ty Character area	Staff time/City	General Fund	x	x	x	x	x	x	Completed. Continued as Policies #1.4.3, 1.7.1, and 1.7.2.
HOUSING									
Develop a CHIP program for the rehabilitation of housing	Staff time/City	CHIP/DCA	x	x	x	x	x	x	Discontinued due to lack of funds
ECONOMIC DEVELOPMENT									
Continue support of Chamber of Commerce and Development Authority	Staff time/City	General Fund	x	x	x	x	x	x	Completed (continued as regular operations and not as a special project)
Continue expansion of new industry and existing business and industry	Staff time/City	SPLOST	x	x	x	x	x	x	Discontinued due to lack of funds
Continue to apply for CDBG, EDA, OneGeorgia or any other economic development grant to construct, repair, replace, or improve infrastructure and to assist existing and new industry City of Ty Ty	Staff time/City	CDBG/EDA	x	x	x	x	x	x	Completed
COMMUNITY FACILITIES									
Construction of sidewalk system	\$100,000/City	CDBG/TE grant	x	x	x	x	x	x	Ongoing
PUBLIC WATER SYSTEM									

PROJECT	ESTIMATED COST/RESP.	FUNDING	FY 13	FY 14	FY 15	FY 16	FY 17	FY 18	REPORT OF ACCOMPLISHMENTS
Filtration system added to wastewater treatment facility	\$1,500,00 /City	CDBG/SPLOST	x	x	x				Completed
Additional Well and Storage Tank	\$500,000 /City	CDBG/SPLOST					x		Ongoing
New Back Hoe	\$75,000/City	SPLOST						x	Completed

6. Community Work Program

Tift County 5-Year Community Work Program Update

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
CULTURAL RESOURCES									
Participate with cities to prepare a countywide historic resource survey	\$15,000	Tift County	General Funds	1	x				
HOUSING									
Construct transitional housing	\$1.6 million	Tift County	CDBG/County	3	x				
COMMUNITY FACILITIES & SERVICES									
Achieve 7 minute time coverage (satellite) for City of Omega	\$400,000	Tift County Recreation Dept	SPLOST	5	x	x			
Build 2 new fields around H5/6 area	\$90,000	Tift County Recreation Dept	SPLOST	5		x			
Build skate park with bikeways	\$750,000	Tift County Recreation Dept	SPLOST	5		x			
Finish installing bleachers at city parks	\$30,000	Tift County Recreation Dept	SPLOST	5	x				
Install bleacher shades	\$90,000	Tift County Recreation Dept	SPLOST	5	x				
Pave Eve Park parking lot	\$800,000	Tift County Recreation Dept	SPLOST	5		x	x		
Purchase 26 acres west of E.B. Hamilton Complex	\$169,000	Tift County Recreation Dept	SPLOST	5	x	x			
Refurbish existing parks in the City	staff time	Tift County Recreation Dept	SPLOST	5	x	x	x		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
Relight Eve Park	\$164,000	Tift County Recreation Dept	SPLOST	5	x				
Remarcite Fun & Lap Pool	\$200,000	Tift County Recreation Dept	SPLOST	5		x			
Repair & Replace Dug-out roofs	\$72,000	Tift County Recreation Dept	SPLOST	5	x	x			
Replace scoreboards in 6 fields	\$36,000	Tift County Recreation Dept	SPLOST	5	x				
Restroom Storage Building at Eve Park	\$30,000	Tift County Recreation Dept	TCSO Drug Unit funds	5		x			
Resurface tennis courts and install windscreens	\$25,000	Tift County Recreation Dept	SPLOST	5		x			
Soccer Restroom Pavillion & meeting room	\$70,000	Tift County Recreation Dept	SPLOST	5		x			
Upgrade EB Hamilton Park	\$114,000	Tift County Recreation Dept	SPLOST	5	x	x	x		
TRANSPORTATION									
3 lane Moore Hwy	\$1.69 million	Tift County /GDOT	SPLOST	5	x				
4 Lane EB Hamilton		Tift County	SPLOST	5	x				
Old Ocilla Road – 4 to 5 lane project	\$8,000,000	Tift County /GDOT	Federal/ GDOT/ SPLOST	5				x	x
Old Omega Road Realign intersection & improvements.	\$3,000,000	Tift County /GDOT	Federal/ GDOT/ SPLOST	5				x	x
Paving & drainage to Sherry Ln, Cox Rd Pecan and Lawson Ct	\$667,000	Tift County	CDBG	5	x				
Paving Spring Hill Church Road & Sandy Hammock	\$600,000	Tift County	SPLOST	5	x				
Truck Route	\$60,000,000	Tift County /GDOT	GDOT/ SPLOST	5				x	x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
Whiddon Mill Road 4 to 5 Lanning project	\$5,000,000	Tift County /GDOT	Federal/ GDOT/ SPLOST	5				x	x

City of Omega 5-Year Community Work Program Update

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
CULTURAL RESOURCES									
Prepare a citywide resource survey	\$5,000	City Of Omega	General Funds	1		x			
COMMUNITY FACILITIES & SERVICES									
Expand Sewer Treatment Plant and upgrade pumping stations	\$1,700,000	City Of Omega	CDBG/SPLOST	5	x	x	x	x	x
Addition of elevated storage tank for Well #3	\$5,000,000	City Of Omega	CDBG	5	x				
Addition to City Hall	\$200,000	City Of Omega	General Funds	5		x	x		
TRANSPORTATION									
Paving of all unpaved roads in the City	\$500,000	City Of Omega	CDBG, GDOT	5		x	x		
Sidewalk improvements along US 319	\$500,000	City Of Omega	TE Grant/ CDBG	5	x	x	x		

City of Tifton 5-Year Community Work Program Update

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
General Government									
Bike Trail Project (Multi-Phased Project)	\$3,000,000.00	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	
Ridge Avenue Building Improvements	\$50,000.00	City of Tifton	SPLOST, General Fund	5	X				
Continue to develop Staff Certifications	\$22,000.00	City of Tifton	General Fund	5	X	X	X		
Tifton Dog Park	\$75,000.00	City of Tifton	Grants, Fundraising, General Fund	5	X	X	X		
Environmental Management Department									
Blight Ordinance		City of Tifton	General Fund	3	X				
Body Cameras (5)	\$7,500.00	City of Tifton	General Fund	5		X			
Establish a Land Bank		City of Tifton	City & County General Fund	3			X	X	X
Establish a Tire Ordinance	\$1,200.00	City of Tifton	General Fund	5		X			
1 Table for Plan Review	\$10,000.00	City of Tifton	General Fund	5			X		
Modify the current LDC	\$14,800.00	City of Tifton	General Fund	4, 5		X	X		
One Fully Equipped Vehicle	\$34,896.00	City of Tifton	General Fund	5		X			
One Fully Equipped Vehicle	\$37,021.17	City of Tifton	General Fund	5				X	

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
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				
Fire Department									
Cascade Unit	\$75,000.00	City of Tifton	SPLOST	5		X			
Enhance Training Room	\$25,000.00	City of Tifton	SPLOST	5	X				
Extrication	\$85,000.00	City of Tifton	SPLOST	5	X				
Fire Prevention	\$25,000.00	City of Tifton	SPLOST, Grants	5				X	
HazMat/Training Equipment	\$150,000.00	City of Tifton	SPLOST/GRANTS	5					X
Purchase four 3,500-gallon tankers	\$870,000	City of Tifton	SPLOST	5		X			
Purchase Rescue Pumper	\$575,000.00	City of Tifton	SPLOST	5			X		
Replace Radios	\$125,000.00	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				
Gas Department									
Air Compressor	\$30,000	City of Tifton	City/SPLOST	5	X				
Backhoe for Department	\$140,000.00	City of Tifton	City/SPLOST	5		X			
Mower for Department	\$8,000.00	City of Tifton	City/SPLOST	5				X	
Peak Plant Upgrades	\$60,000	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		
Truck for Department	\$40,000.00	City of Tifton	City/SPLOST	5		X			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
Truck for Department	\$45,000.00	City of Tifton	City/SPLOST	5			X		
Human Resources									
Staff Advanced Certification	\$1,000	City of Tifton	General funds	6	X				
Transition Employee Files in Electronic Document Management System	Staff Time	City of Tifton	General funds	6	X				
Update Employee Handbook	\$2,000	City of Tifton	General funds	6	X				
IT Department									
Desktop Hardware Refresh	\$50,000.00	City of Tifton	General Fund/SPLOST	5, 6	X				
Desktop Hardware Refresh	\$50,000.00	City of Tifton	General Fund/SPLOST	5, 6		X			
Desktop Hardware Refresh	\$50,000.00	City of Tifton	General Fund/SPLOST	5, 6			X		
Desktop Hardware Refresh	\$50,000.00	City of Tifton	General Fund/SPLOST	5, 6				X	
Install City Owned Fiber Optic Data Network System	\$125,000.00	City of Tifton	General Fund/SPLOST	5, 6		X			
Network Hardware Refresh	\$35,000.00	City of Tifton	General Fund/SPLOST	5, 6	X				
Network Hardware Refresh	\$35,000.00	City of Tifton	General Fund/SPLOST	5, 6		X			
Network Hardware Refresh	\$35,000.00	City of Tifton	General Fund/SPLOST	5, 6			X		
Network Hardware Refresh	\$35,000.00	City of Tifton	General Fund/SPLOST	5, 6				X	
Servers Hardware Refresh (Virtualization of Key Systems)	\$15,000.00	City of Tifton	General Fund/SPLOST	5, 6	X				

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
Servers Hardware Refresh (Virtualization of Key Systems)	\$15,000.00	City of Tifton	General Fund/SPLOST	5, 6		X			
Servers Hardware Refresh (Virtualization of Key Systems)	\$15,000.00	City of Tifton	General Fund/SPLOST	5, 6			X		
Servers Hardware Refresh (Virtualization of Key Systems)	\$15,000.00	City of Tifton	General Fund/SPLOST	5, 6				X	
Software Upgrade and Licenses	\$20,000.00	City of Tifton	General Fund/SPLOST	5, 6	X				
Software Upgrade and Licenses	\$20,000.00	City of Tifton	General Fund/SPLOST	5, 6		X			
Software Upgrade and Licenses	\$20,000.00	City of Tifton	General Fund/SPLOST	5, 6			X		
Software Upgrade and Licenses	\$20,000.00	City of Tifton	General Fund/SPLOST	5, 6				X	
Upgrade GEMS (ERP Software) to .NET version including hardware	\$125,000	City of Tifton	General Fund/SPLOST	5, 6	X				
Upgrades to Camera & Security Systems City Wide	\$20,000.00	City of Tifton	General Fund/SPLOST	5, 6	X				
Upgrades to Camera & Security Systems City Wide	\$20,000.00	City of Tifton	General Fund/SPLOST	5, 6		X			
Upgrades to Camera & Security Systems City Wide	\$20,000.00	City of Tifton	General Fund/SPLOST	5, 6			X		
Upgrades to Camera & Security Systems City Wide	\$20,000.00	City of Tifton	General Fund/SPLOST	5, 6				X	
Landfill									
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			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
Mining Project- Old Site	\$25,000.00	City of Tifton	SWCD/NEW CONSTR	5				X	
Replace 1001	\$20,000.00	City of Tifton	SWCD	5				X	
Replace 1030-04	\$35,000.00	City of Tifton	SWCD	5		X			
Replace Bulldozer	\$375,000.00	City of Tifton	SWCD	5		X			
Replace Compactor	\$750,000.00	City of Tifton	SWCD	5			X		
Replace Excavator	\$250,000.00	City of Tifton	SWCD	5				X	
Replace Off-Road Dump Truck	\$375,000.00	City of Tifton	SWCD	5			X		
Replace Undercarriage on Unit 1022	\$40,000.00	City of Tifton	SWCD	5		X			
Side Arm Mower for excavator	\$45,000.00	City of Tifton	SWCD	5		X			
Tractor w/Slide out- side mower	\$60,000	City of Tifton	SWCD	5		X			
Main Street									
Commerce Way Parking Lot	\$60,000.00	City of Tifton	SPLOST/Grants	2, 5	X	X			
Downtown Lighting Project (LED)	\$200,000.00	City of Tifton	City/SPLOST/Grants	2	X				
Downtown Lighting Project (LED)	\$200,000.00	City of Tifton	City/SPLOST/Grants	2		X			
Downtown Lighting Project (LED)	\$200,000.00	City of Tifton	City/SPLOST/Grants	2			X		
Economic Development	\$50,000.00	City of Tifton	SPLOST	2	X	X	X		
Economic Development	\$50,000	City of Tifton	City/SPLOST/Grants	2	X	X	X	X	X
Facilities - Capital Improvements	\$20,000.00	City of Tifton	SPLOST, Grants	2, 5				X	
Facilities - Tifton Gardens	\$7,000.00	City of Tifton	SPLOST, Grants	2, 5			X		
Facilities - Welcome Station	\$15,000.00	City of Tifton	SPLOST, Grants	2, 5		X			
Way-Finding Signage	\$125,000.00	City of Tifton	SPLOST, Grants	2, 5	X	X			
Improve crosswalks and other infrastructure per the Downtown Connectivity Plan and Master Plan	\$100,000	City of Tifton	Local, Grants	2, 5	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
Maintenance Department									
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			
Ridge Ave Building - Replace AC Units	\$15,000.00	City of Tifton	General Fund, SPLOST	5			X		
Purchase Scissor Lift	\$6,000	City of Tifton	General Fund	5		X			
Police Department									
Body Armor replacement	\$16,000.00	City of Tifton	General Fund/Grants	5	X	X	X	X	X
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	\$225,000.00	City of Tifton	General Fund	5		X			
Six (6) Fully Equipped Police Units	\$231,750.00	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
Public Works Projects									
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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
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
3 Trucks for Department	\$80,000.00	City of Tifton	General Fund	5				X	
6 Trucks for Department	\$175,000.00	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	\$300,000.00	City of Tifton	SPLOST, LMIG	4, 5	X				
Annual Street Resurfacing/paving	\$310,000.00	City of Tifton	SPLOST, LMIG	4, 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
Commerce Way Improvements - Westside	\$50,000.00	City of Tifton	SPLOST	5				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	
Goff Street Headwall Removal and Replacement	\$125,000.00	City of Tifton	General Fund, SPLOST	5		X			
Goodrich Alley Storm Pipe Replacement	\$200,000.00	City of Tifton	General Fund, SPLOST	5			X		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
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			
Mower for Department	\$8,000.00	City of Tifton	General Fund	5		X			
Pave Bill Bowen Road	\$650,000.00	City of Tifton	SPLOST, LMIG	4, 5					X
Remove pipe inside Fulwood Park and behind Save- Pave-dirt road @ Tift Ave	\$3,000	City of Tifton	General Fund, SPLOST	5	X				
Replace 18" Drainage pipe @ James Ave and Marion Dr	\$3,000	City of Tifton	General Fund, SPLOST	5	X				
Semi Truck for Department	\$120,000.00	City of Tifton	General Fund	5			X		
Senior Center Parking Area Expansion	\$280,000.00	City of Tifton	SPLOST	5	X				
Storm Drain Manway Lid Replacement	\$40,000.00	City of Tifton	General Fund, SPLOST	5			X		
Sweeper Truck for Department	\$220,000.00	City of Tifton	General Fund	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			
Wheel Excavator for Department	\$250,000.00	City of Tifton	General Fund	5		X			
Widening EB Hamilton Road	\$375,000.00	City of Tifton	SPLOST, GDOT Funding	4, 5	X	X			
Senior Center									
Building Improvements	\$35,000.00	City of Tifton	General Fund	5			X		
Exercise Equipment	\$5,000.00	City of Tifton	General Fund, Grants	5				X	
Wastewater/Sewer Department									
2 Trucks for Department	\$70,000.00	City of Tifton	City/SPLOST/Grants	5			X		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
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/Joint Fund	5				X	
Infiltration inflow projects of existing lines	\$2,930,000	City of Tifton	City/SPLOST/Grants	5	X	X	X	X	X
Lift Station Improvements - Bypass Pumps and Piping	\$850,000.00	City of Tifton	SPLOST/Joint Fund	5		X			
Mower for Department	\$8,000.00	City of Tifton	City/SPLOST/Grants	5		X			
Mower for Department	\$8,000.00	City of Tifton	City/SPLOST/Grants	5			X		
Mower for Department	\$8,000.00	City of Tifton	City/SPLOST/Grants	5				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/Joint Fund/GEFA	5			X		
Tift Avenue Sewer Capacity Increase	\$100,000.00	City of Tifton	SPLOST/Joint Fund	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/Joint Fund	5		X	X	X	
Water Department									
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		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
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			
Annual Water System Improvements	\$250,000.00	City of Tifton	City	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	
Conversion to Chlorine Gas for Water Disinfection	\$150,000.00	City of Tifton	Joint Fund/SPLOST	5		X			
Fire Hydrant Replacement	\$250,000.00	City of Tifton	Joint Fund/SPLOST	5		X			
FY2017 LMIG Paving Project - Water Line Replacement	\$750,000.00	City of Tifton	Joint Fund/SPLOST	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			
New Production Meters Installed on Deep Wells	\$50,000.00	City of Tifton	Joint Fund/SPLOST	5		X			
Pebblebrook Water Line Replacement	\$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	
Replacement of Aged Industrial/Commercial Meters	\$250,000.00	City of Tifton	Joint Fund/SPLOST	5		X			
SCADA System Upgrades	\$225,000.00	City of Tifton	GEFA, CDBG and/or SPLOST	5		X			
Sewer Jet Truck	\$280,000.00	City of Tifton	City/SPLOST/Grants	5					X

City of Ty Ty 5-Year Community Work Program Update

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 19	FY 20	FY 21	FY 22	FY 23
COMMUNITY FACILITIES & SERVICES									
Additional Well and Storage Tank	\$500,000	City of Ty Ty	SPLOST	5		x			
Construction of sidewalk system	\$100,000	City of Ty Ty	CDBG/TE grant	5	x		x		
Construct elevated tank	\$1.2 million	City of Ty Ty	SPLOST	5	x	x	x		
Street paving and drainage	\$700,000	City of Ty Ty	SPLOST	5	x	x	x	x	x

7. Land Use Element

Agricultural Character Area



DESCRIPTION:

The agricultural character area designation in Greater Tift County is intended for those areas outside of the urban service areas which are associated with agricultural activities. These areas are appropriate for cash crops, livestock, forestry, and ranching activities. Many of these agriculturally utilized lands are under the 10-year conservation designation through the Tax Assessor.

PREDOMINANT LAND USE:

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

DEVELOPMENT STRATEGY:

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

PERMITTED ZONING DISTRICTS:

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

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

Conservation Easements

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

conservation organization or government agency, in exchange for tax savings. 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.

Sidewalk/Trail Network

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

Preserve Agriculture Land Use

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

Agricultural Research, Education and Extension Park Character Area



DESCRIPTION:

This area includes the region in and surrounding the University of Georgia Tifton Campus, the Abraham Baldwin Agricultural College, and the USDA Agricultural Research Service as an area of 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:

- AG – Agricultural Use
- 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 your community by creating or improving sidewalks and trails that connect to important destinations such as schools, public facilities, employment centers, parks, recreation areas.

Tourism Strategy

Plan a tourism initiative and marketing campaign based on your community'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. Heritage and Cultural tourism are big business in Georgia.

Workforce Training

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

City of Omega Downtown Character Area



DESCRIPTION:

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

PREDOMINANT LAND USE:

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

DEVELOPMENT STRATEGY:

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

PERMITTED ZONING DISTRICTS:

- C-B-D – Central Business District

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

Tourism Strategy

Plan a tourism initiative and marketing campaign based on your community's 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. Heritage and Cultural tourism are big business in Georgia.

City of Omega Residential Character Area



DESCRIPTION:

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

DEVELOPMENT STRATEGY:

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

PREDOMINANT LAND USE:

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

PERMITTED ZONING DISTRICTS:

R-14 – Single Family Residential

R-8 – Residential

M-R – Multiple Residential

QUALITY COMMUNITY OBJECTIVES:

- 1) Sense of Place
- 2) Housing Options

IMPLEMENTATION MEASURES:

Rehabilitation Codes

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

City of Ty Ty Downtown Character Area



DESCRIPTION:

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

PREDOMINANT LAND USE:

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

DEVELOPMENT STRATEGY:

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

PERMITTED ZONING DISTRICTS:

- C-B-D – Central Business District

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

Tourism Strategy

Plan a tourism initiative and marketing campaign based on your community's 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. Heritage and Cultural tourism are big business in Georgia.

Conservation Character Area



DESCRIPTION:

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

PREDOMINANT LAND USE:

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

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:

- AG – Agricultural Use (Tift County)
- S-A – Suburban Agriculture (City of Tifton)

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; Horizon Mills; Town Square and the area of residential infill properties around 3rd Street, Ridge Avenue, US 82 and Central Avenue.

PREDOMINANT LAND USE:

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

DEVELOPMENT STRATEGY:

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

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.

Historic Heritage District Character Area



DESCRIPTION:

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

PREDOMINANT LAND USE:

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

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
- R-P – Residential Professional
- NC – Neighborhood Commercial
- DC – Downtown Commercial
- G-B – General Business
- HPO – Historic Overlay District

QUALITY COMMUNITY OBJECTIVES:

- 1) Sense of Place

IMPLEMENTATION MEASURES:

Historic Preservation Program

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

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:

Transportation to Services

Provide public transportation options to local community health facilities. If public transportation isn't available in your area, consider instituting a DOT 5311 on-demand transit system or contact your regional commission about their RHST program.

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

PREDOMINANT LAND USE:

Agricultural Industries, Construction Services, Manufacturing, Millwork, Motor Freight Transportation and Warehousing, Wholesale Trades, Airport, Transportation/Communication/Utilities, and other similar uses.

DEVELOPMENT STRATEGY:

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

PERMITTED ZONING DISTRICTS:

- WLI – Wholesale/Light Industrial
- HI – Heavy Industrial
- GB – General Business
- TMA – Henry Tift Myers Airport Overlay

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity

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.

Stormwater Management

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

Interchange Character Area



DESCRIPTION:

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

PREDOMINANT LAND USE:

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

DEVELOPMENT STRATEGY:

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

PERMITTED ZONING DISTRICTS:

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

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

Targeted Industry Analysis

Strategically choose which types of business to recruit and support using relevant community characteristics to determine which will 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.

Old Neighborhood Redevelopment Character Area



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. An Urban Redevelopment Plan for a portion of the area was completed in 2000.

PREDOMINANT LAND USE:

This area is mainly occupied by low-income residential housing, mobile homes, rental housing and 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
- NC – Neighborhood Commercial

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 reduce the cost and difficulty for developers to assemble these sites.

Residential Character Area



DESCRIPTION:

These are established and stable residential areas with 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 density with mostly single-family homes and very few commercial uses mixed in.

PREDOMINANT LAND USE:

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

DEVELOPMENT STRATEGY:

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

PERMITTED ZONING DISTRICTS:

- R-1 – Single Family Residential
- RR1 – Rural Single-family Residential
- R21 – Medium-density Residential
- R-20 – Single Family Residential
- R-14 – Single Family Residential
- R-12 – Single Family Residential
- R-10 – Single-Family Residential
- NRO – Neighborhood Redevelopment Overlay District

QUALITY COMMUNITY OBJECTIVES:

- 1) Housing Options

IMPLEMENTATION MEASURES:

Inclusionary Zoning

Review local zoning codes to identify and eliminate any barriers that limit development of affordable housing, such as minimum housing size requirements, maximum density requirements, or limitations on multi-family residential development. Inclusionary zoning may go as far as requiring inclusion of some percentage of affordable housing units in each new residential development.

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.

Rural Highway Corridor Character Area



DESCRIPTION:

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

PREDOMINANT LAND USE:

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

DEVELOPMENT STRATEGY:

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

PERMITTED ZONING DISTRICTS:

- AG – Agricultural Use
- RR1 – Rural Single-Family Residential
- R-1 – Single Family Residential
- CC – Community Commercial
- RPD – Rural Planned Development
- RP – Residential/Professional

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

Aesthetic Overlay

Enact special measures to preserve and enhance physical attractiveness of particular districts of the community, particularly gateway corridors or similar areas important to the image of the community. These special measure may include signage controls, special landscaping requirements, building design guidelines, or screening requirements for obtrusive uses like cell towers, utilities, and energy generating infrastructure. These special requirements are typically adopted as an overlay district, a mapped area where additional regulations apply as a supplement to existing zoning and subdivision regulations.

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
- RPD – Rural Planned Development
- UPD – 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 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. More often than not, function has dominated design and quality has given way to quantity. It is the main goal to beautify the urban commercial corridors with a lot of landscaped medians and buffers, wide and continuous bicycle and pedestrian lanes, and provide for consistent and compatible architecture that will contribute to and be consistent with a chosen identity of Greater Tift County through architecture, sense of style, and quality of construction. Where possible, existing developments and businesses should be refurbished to meet this vision.

PERMITTED ZONINGS:

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

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

Flexible Parking Standards

2018 Joint Comprehensive Plan Update for Tift County and the Cities of Omega, Tifton, and Ty Ty

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.

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.

Village Activity Center Character Area



DESCRIPTION:

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

PREDOMINANT LAND USE:

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

DEVELOPMENT STRATEGY:

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

PERMITTED ZONING DISTRICTS:

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

QUALITY COMMUNITY OBJECTIVES:

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

IMPLEMENTATION MEASURES:

Tourism Strategy

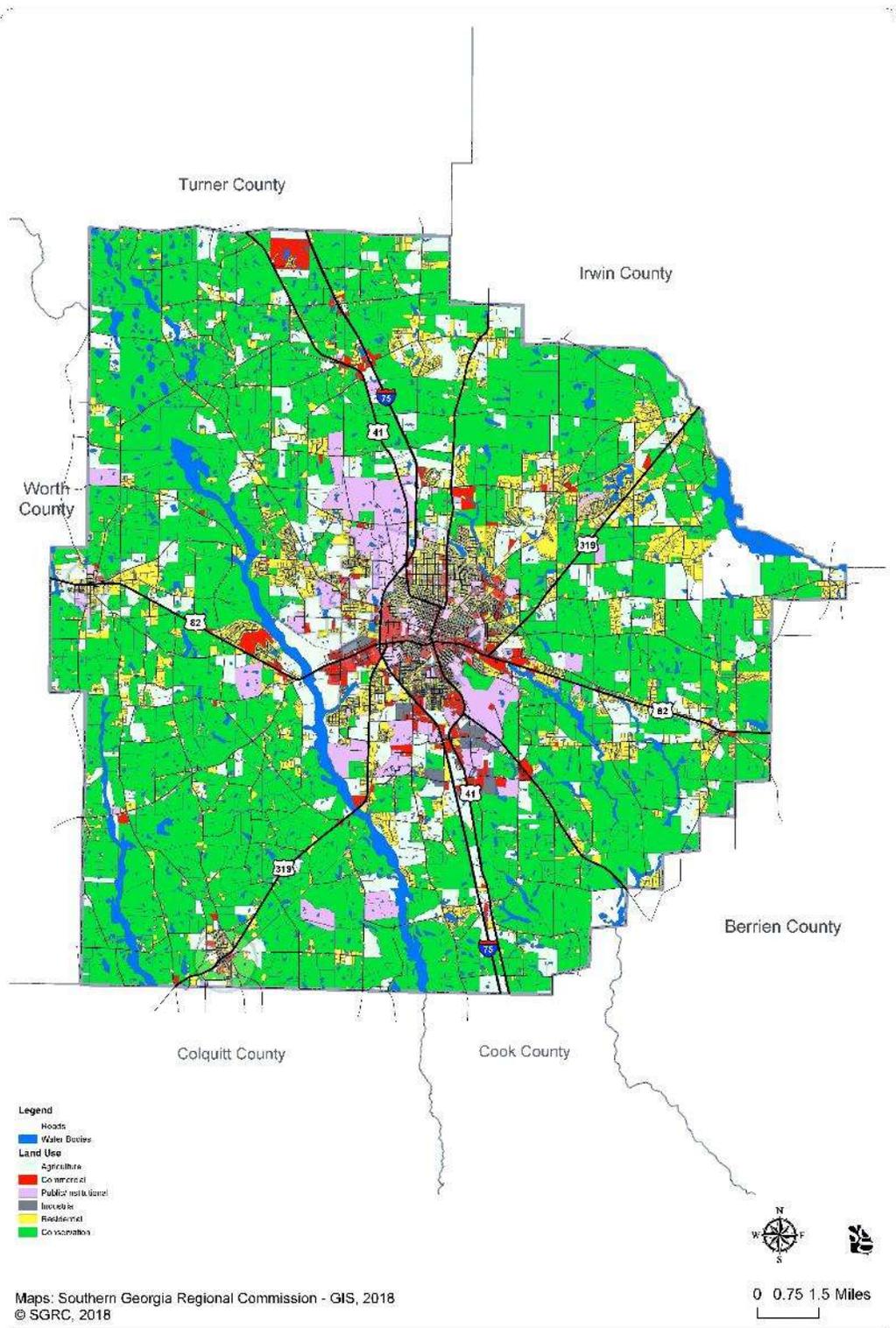
Plan a tourism initiative and marketing campaign based on your community's existing heritage and cultural resources. The strategy might also entail employing well-designed logo and tourist-oriented

directional signage systems, to help tourists find the services they need. Heritage and Cultural tourism are big business in Georgia.

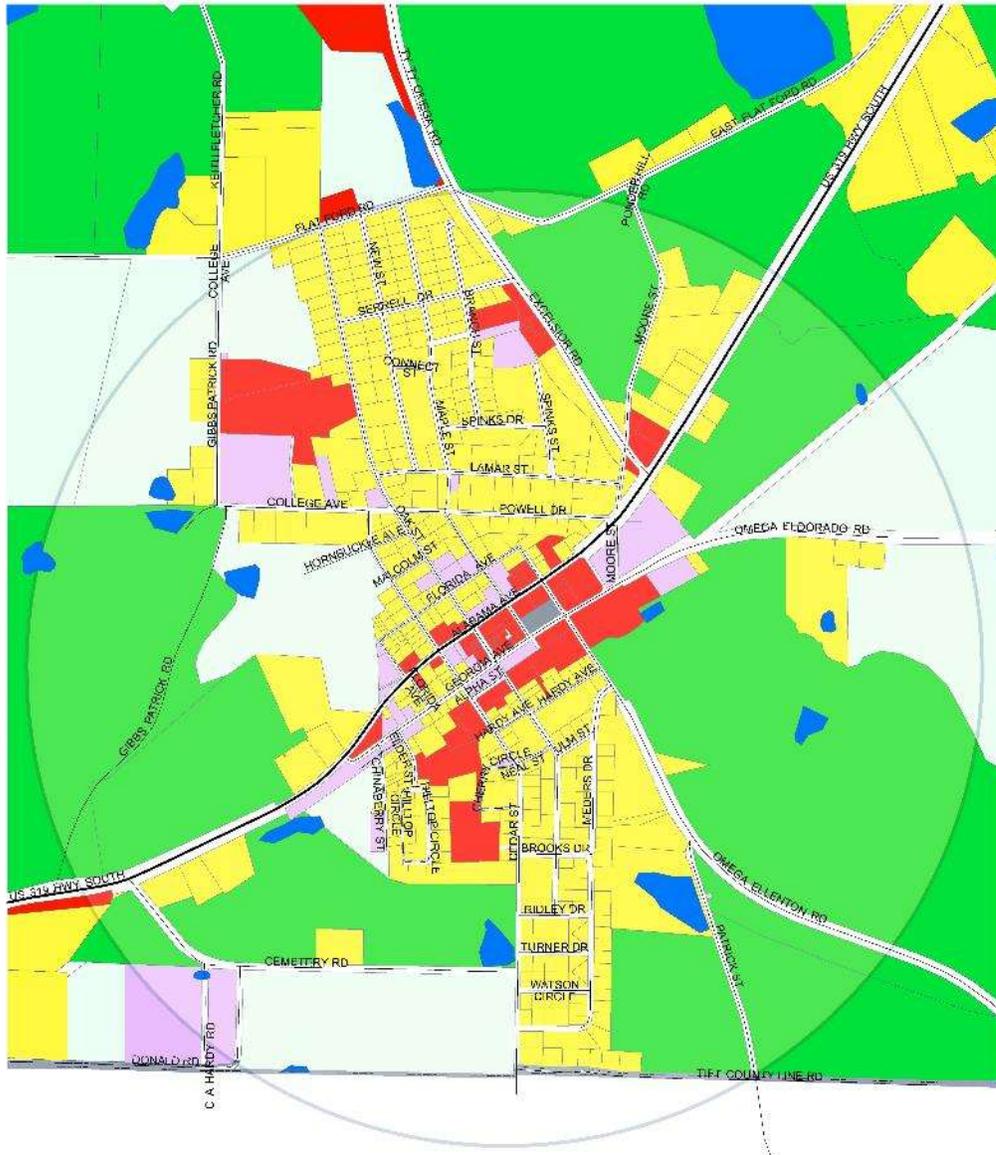
Historic Preservation Program

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

Existing and Future Land Use Maps



TIFT COUNTY CURRENT LAND USE



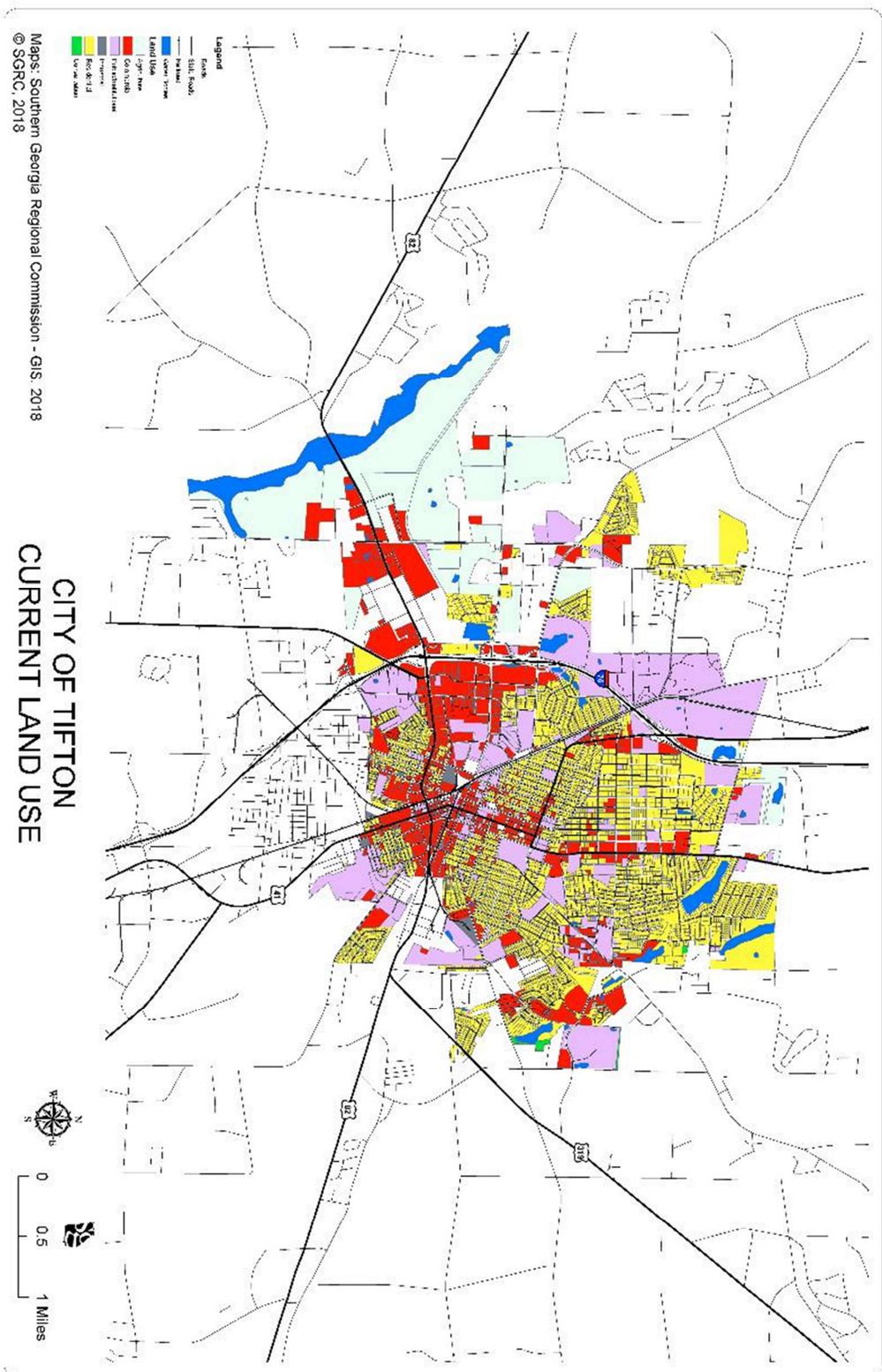
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- Roads
 - Water Bodies
 - Land Use**
 - Agriculture
 - Commercial
 - Institutional/Office
 - Industrial
 - Residential
 - Conservation

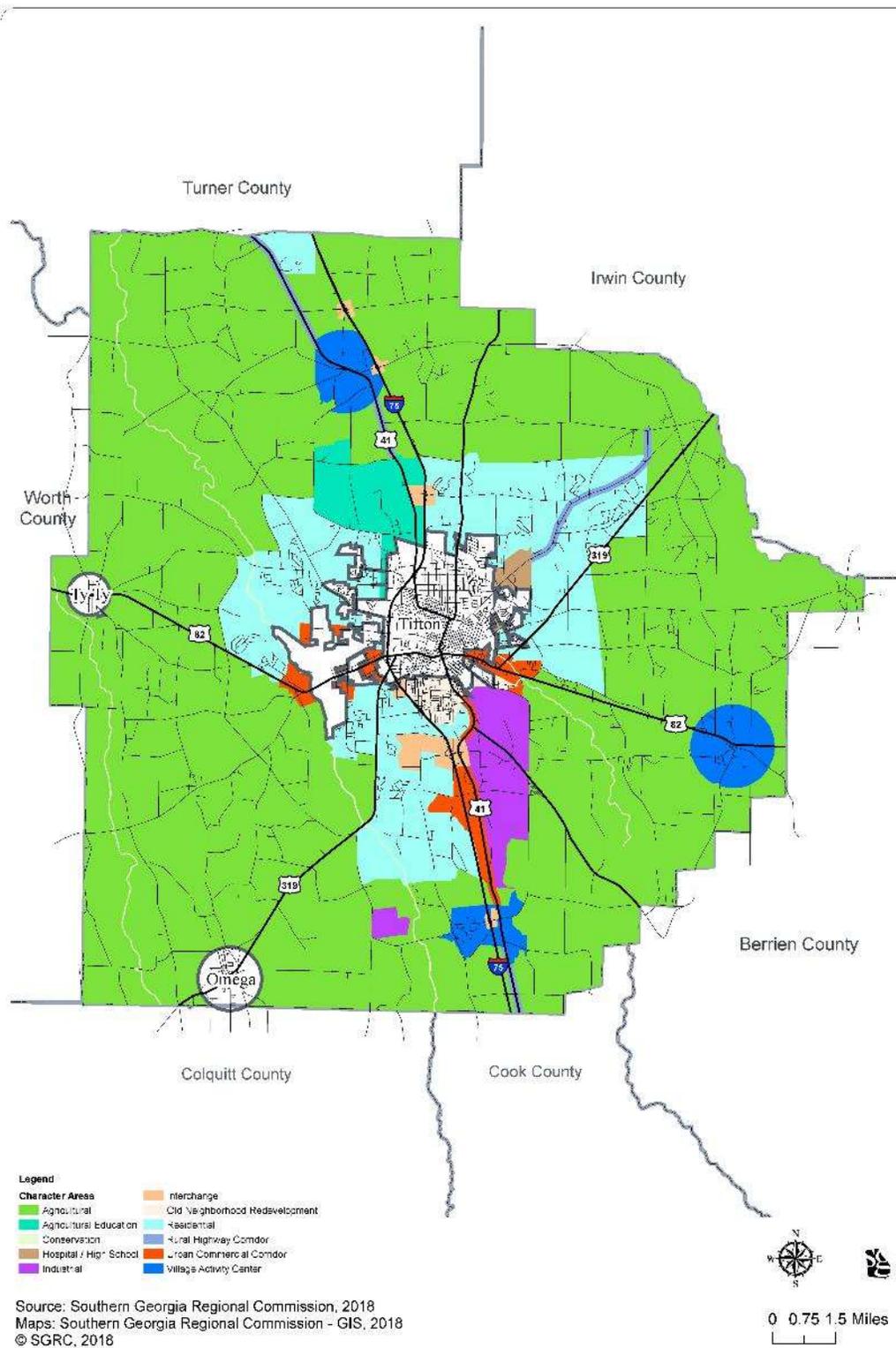


Maps: Southern Georgia Regional Commission - GIS, 2018
 © SGRC, 2018

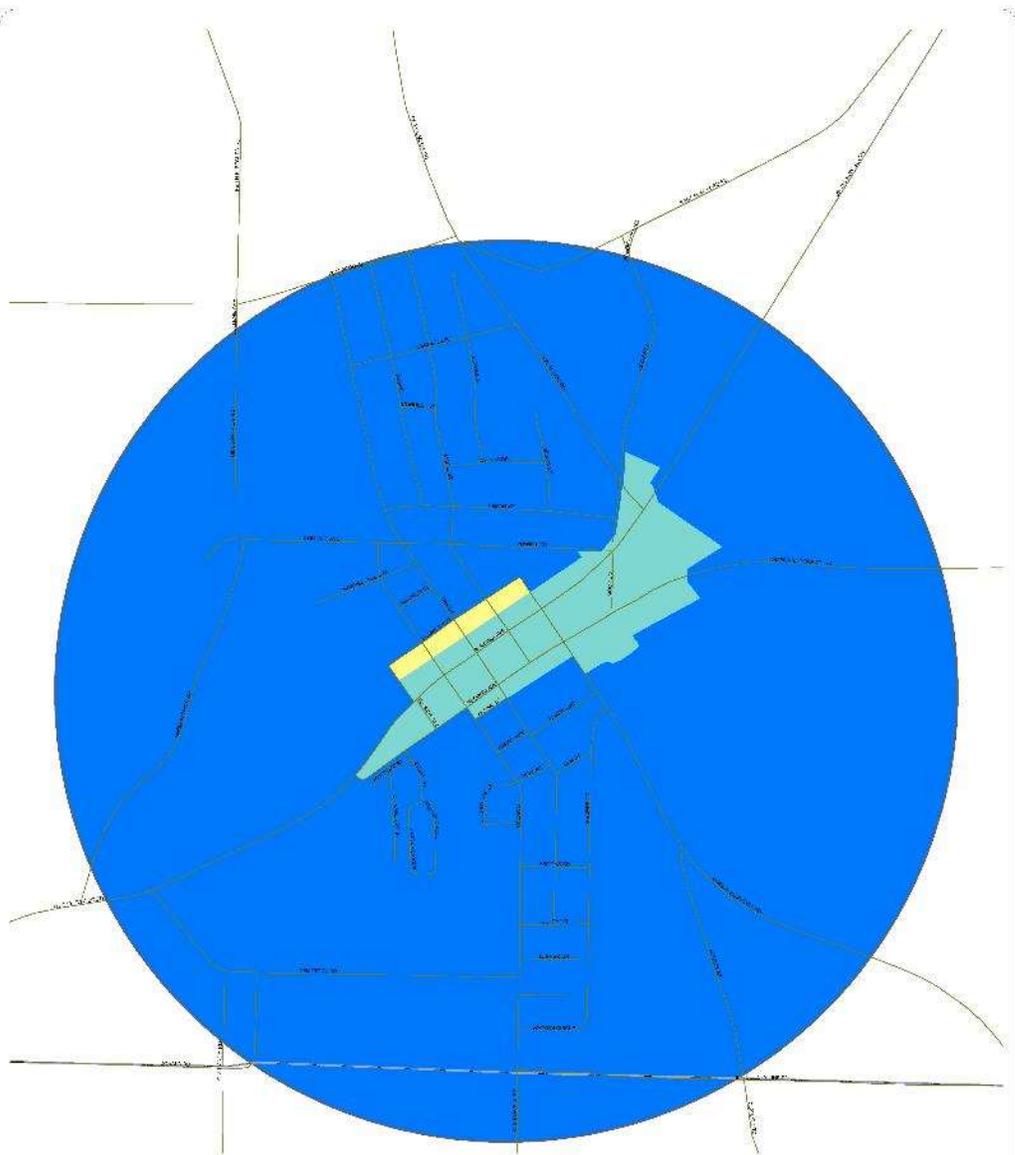
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CITY OF OMEGA CURRENT LAND USE



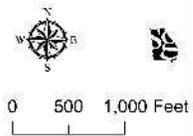


GREATER TIFT COUNTY CHARACTER AREAS

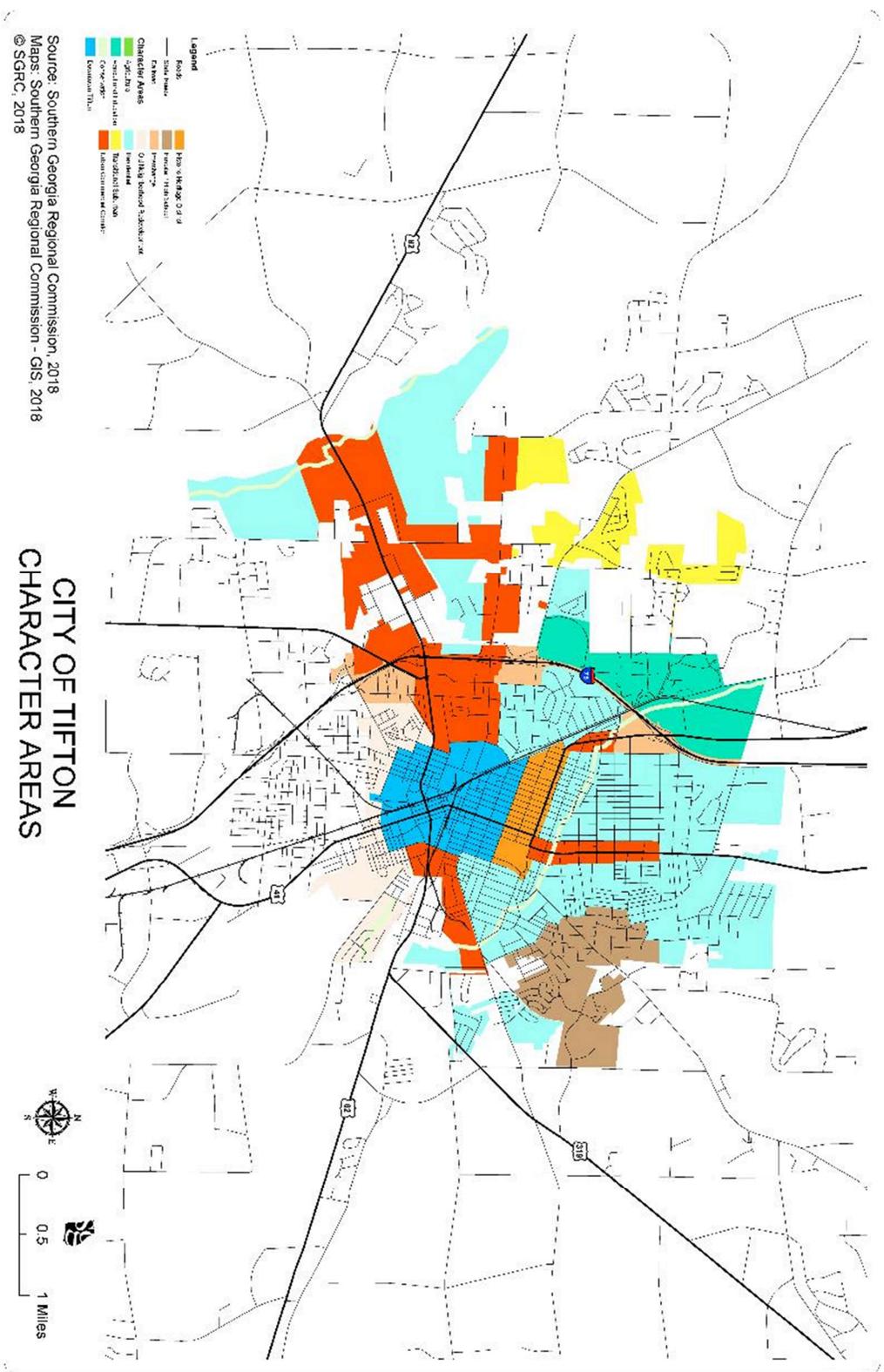


- Legend
- Character Area**
- City of Omega Downtown
 - Residential
 - Village Activity Center

Source: Southern Georgia Regional Commission, 2018
 Maps: Southern Georgia Regional Commission - GIS, 2018
 © SGRC, 2018

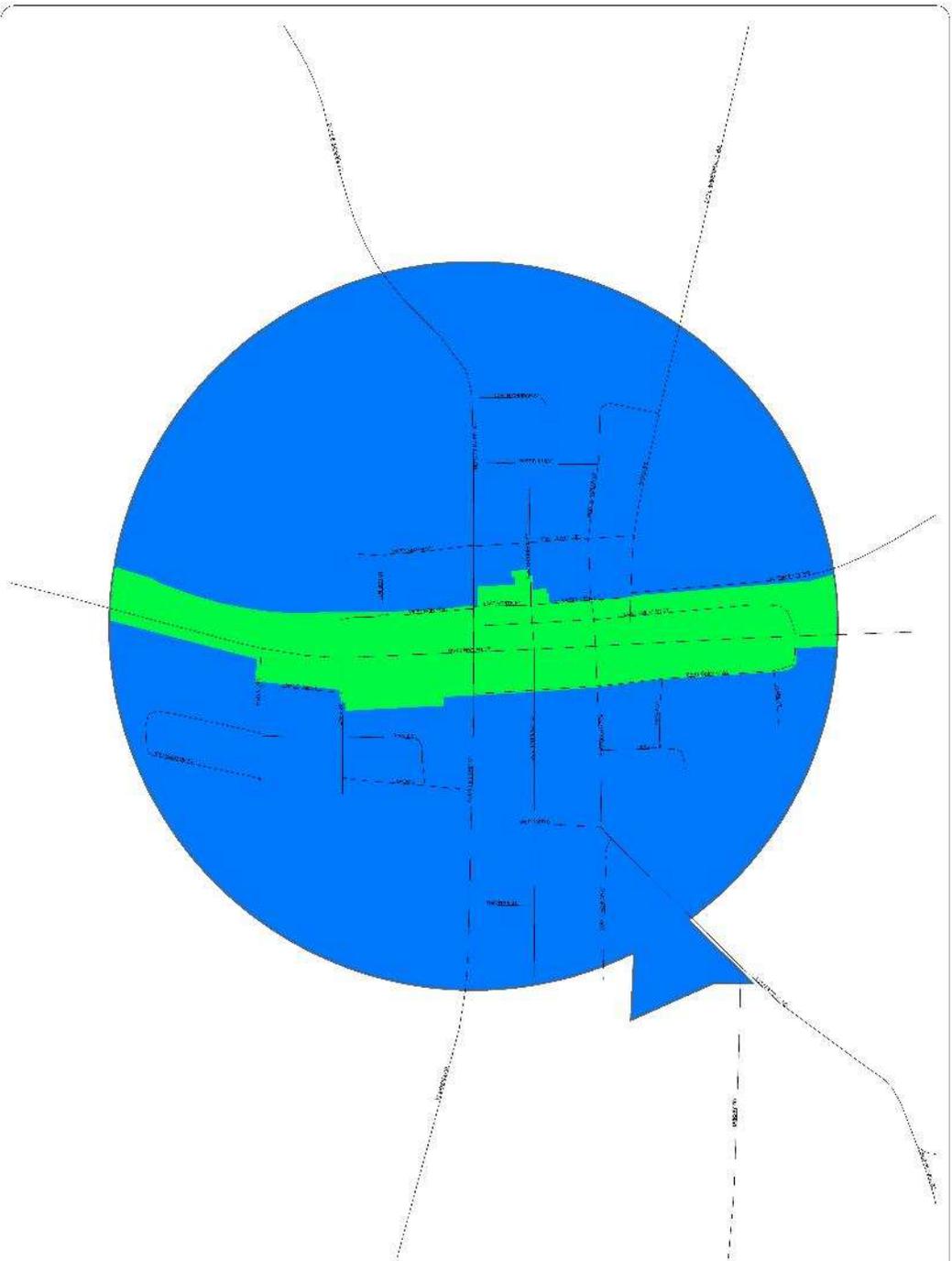


CITY OF OMEGA CHARACTER AREA



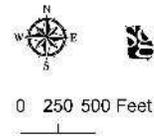
Source: Southern Georgia Regional Commission, 2018
 Maps: Southern Georgia Regional Commission - GIS, 2018
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**CITY OF TIFTON
 CHARACTER AREAS**



Legend
 Character Area
 City of Ty Ty Downtown
 Village Activity Center

Source: Southern Georgia Regional Commission, 2018
 Maps: Southern Georgia Regional Commission - GIS, 2018
 © SGRC, 2018



CITY OF TY TY CHARACTER AREA

Appendices

Appendix A:
Advertisements and Sign-in Sheets

Appendix B:
Transmittal Letters and Adoption Resolutions