



Tifton – Tift County Unified Development Code

Gail Easley & Glenn Coyne

Consultant Team:

Gail Easley – The Gail Easley Company

- Specialist in land development codes
- More than 50 local governments

Glenn Coyne – EDAW

- Specialist in land development codes
- Significant experience in planning in Georgia – local, state, and regional

Recent work:

- Lowndes County, Gordon County, Carrollton


Overview

- ❖ What is a Unified Development Code?
- ❖ Why should Tifton and Tift County create a UDC?
- ❖ What is the process to create a UDC?
- ❖ What is the schedule for the project?

What is a Unified Development Code?

Alternative to piecemeal adoption of ordinances
and regulations





*If you do the same thing
you've always done,
you'll get the same thing
you've already got.*

Characteristics of a Unified Development Code

❖ Compilation – gather all regulations on use, design, and development



❖ Consolidation – reorganize, streamline, and eliminate duplications



❖ Coordination – create interconnections and ensure internal consistency



Guiding principles:

- ❖ User-friendly –written in plain English
- ❖ Outline style for chapters, headings, and text
- ❖ Unique citation for every provision
- ❖ Use tables and lists rather than text
- ❖ Consolidate definitions into a glossary
- ❖ Streamlined administrative procedures – “one path”

Single path procedures:

- ❖ Uniform application process
- ❖ Common set of submittal requirements
- ❖ Uniform notice requirements
- ❖ Consistent steps to decisions

Steps:

1. Pre-application meeting
2. Determination that applications are complete
3. Staff and technical review – compliance report
4. Decisions made at the administration level
5. Decisions made by boards, council, or commissions



Why should Tifton and Tift County create a UDC?

- ❖ Consistency in procedures – one path for all to follow
- ❖ Easier for all users to understand one code
- ❖ Eliminates duplication
- ❖ Implements a common vision of the future – expressed in the Comprehensive Plan

What is the process to create a UDC?

- ❖ Collect information – interviews with stakeholders: issues, comments, and suggestions
- ❖ Collect information – kick-off workshop and questionnaire
- ❖ Collect information from the comprehensive planning work by the RDC
- ❖ Conduct analysis
- ❖ Write, review, and revise – more workshops

Interviews and questionnaires:

- ✓ What works and what doesn't?
- ✓ What is missing from the regulations?
- ✓ What are the critical problems and issues?



Conduct analysis:

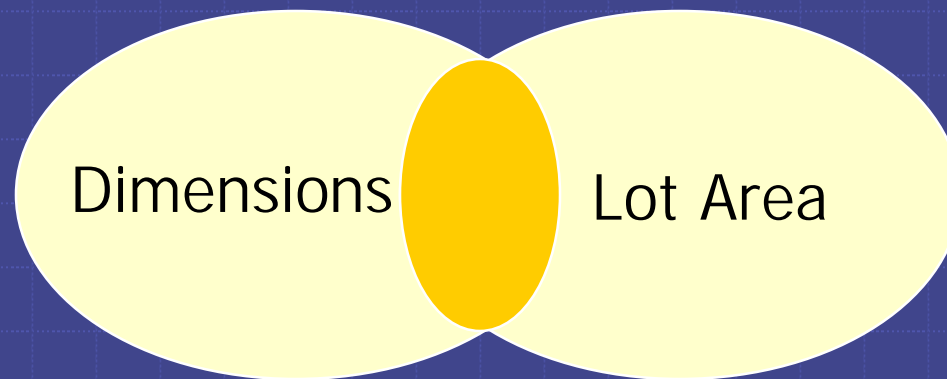
❖ Gaps - some aspects of the land use regulations are left out.

Lot
coverage

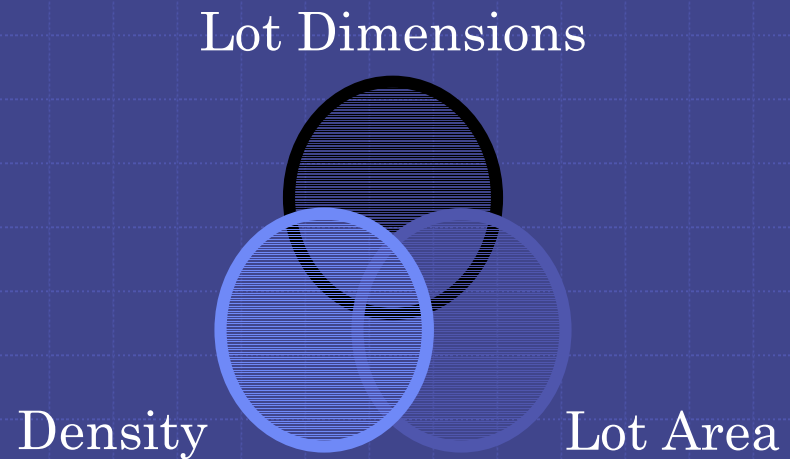
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Groundwater
recharge

❖ Duplications - multiple
types of regulations for the same topic.



- ❖ Contradiction – different standards for the same situation.



Write, review, revise:

- ❖ Chapters are posted on the websites
- ❖ Staff review meetings
- ❖ Public workshops
- ❖ Complete UDC

What is the schedule?

- ❖ Public workshops anticipated in April, May, July, September, and October
- ❖ Adoption by December 2008
- ❖ Progress reports and updated schedules posted on the websites



QUESTIONS?

Your turn...