



January 16, 2014

REGULAR WORKSHOP/CALLED MEETING

5:00 p.m.

130 E. 5TH STREET

Tifton Municipal Courtroom

TIFTON, GEORGIA

CITY OF TIFTON
January 16, 2014
Tifton Municipal Courtroom
130 E. 5th Street
5:00 p.m.

CITY COUNCIL WORKSHOP/CALLED MEETING

DISCUSSION ITEMS

1. Presentation of the FY 2013 City of Tifton Audit
2. Discussion of Proposed Signage Revisions
3. Discussion of workshop/retreat dates to discuss the Downtown Development Authority and Retirement Matters
4. Presentation on Public Awareness for Natural Gas – Donna Pate
5. Consider Resolution providing for Alcoholic Beverage License for Kenny's Food Mart #2, located at 127 Tifton-Eldorado Road

CALLED MEETING

6. Ordinance providing for amendment to PUO for Mill Ridge Subdivision
7. Ordinance providing for amendment to PUO for The Oakes at Carpenter Subdivision
8. Ordinance providing for Traffic Control
9. Resolution providing for limiting of traffic on Dorminey Street
10. Resolution providing for one day alcohol event permit for the Rhythm & Blues BBQ Festival to be held at Fulwood Park
11. Resolution providing for one day alcohol event permit for the Craig Campbell Concert to be held at the Tift Theatre
12. Executive Session to discuss Personnel and Real Estate Matters
13. Resolution providing for Executive Session



TIFTON CITY COUNCIL AGENDA ITEM

TO: Tifton City Council
FROM: Lois Love, Finance Director
DATE: January 16, 2014
DEPARTMENT: Finance Department
SUBJECT: Adoption of the FY2013 Annual Financial Report

DATE:
Workshop Meeting (x)
Regular Meeting ()
Called Meeting ()

EXECUTIVE SUMMARY

To adopt the result of the City’s FY2013 annual Audit performed by Mauldin & Jenkins Certified Public Accountants, LLC, the City’s independent auditor, as required by Georgia Law.

PROPOSED ACTION

A Resolution shall be approved accepting the FY2013 Audit of the City of Tifton Financial Statements as submitted by Mauldin & Jenkins, Certified Public Accountants, LLC

SUPPORTING INFORMATION

Audit Report previously provided

Background Information

Financial Implications

- Required for all agenda submissions requesting an action involving financial implications.
- If the item has no financial implications, please indicate this by stating there are no financial implications.
- Is this a budgeted item ____yes or X no. Current available budgeted amount _____.

Pros and/or Cons

Implementation



Finance Department

Lois Love, Interim Finance Director

PH: 229-391-3896

* FAX: 229-391-3989

* e-mail: llove@tifton.net

204 N. Ridge Ave.
Post Office Box 229
Tifton, Georgia 31793

<http://www.tifton.net>

ELECTED OFFICIALS:

J. G. "JAMIE" CATER, JR.
MAYOR

JOHNNY TERRELL, JR.
VICE MAYOR
DISTRICT 3

JOHN WESLEY EHLERS
DISTRICT 1

CHRISTOPHER PARROTT
DISTRICT 2

JULIE B. SMITH
DISTRICT 4

Memo

To: Mayor and City Council Members
From: Lois Love, Interim Finance Director
CC: Larry Riner, City Manager
Date: 1/10/2014
Re: Adoption of the FY2013 Annual Financial Report

The attached resolution is for your action to adopt the result of the City's FY2013 Annual audit performed by Mauldin & Jenkins Certified Public Accountants, LLC, the City's independent auditor, as required by Georgia law.

The Audit Report was provided on January 6, 2014 for your review. Meredith Lipson, Partner with Mauldin & Jenkins, CPAs will be at the Council's work session to be held on January 16, 2014 and will give a summary presentation of the audit. After this presentation, please let us know if you would like to discuss the audit result in more detail. .

Final approval will be at the Council's regular meeting to be held on February 3, 2014.

Thank you.



STATE OF GEORGIA
COUNTY OF TIFT

CITY OF TIFTON
Resolution No.2014- _____

A RESOLUTION ACCEPTING THE FY2013 AUDIT OF THE CITY OF TIFTON FINANCIAL STATEMENTS AS SUBMITTED BY MAULDIN & JENKINS, CERTIFIED PUBLIC ACCOUNTANTS, LLC

WHEREAS, the ordinance provided in Section 6(29) thereof, that the City of Tifton shall have an annual independent audit of the financial statements of the City in accordance with the Generally Accepted Accounting Principles; and

WHEREAS, the Audit Law sets forth the procedures and reporting requirements for the annual local government audits; and

WHEREAS, the City of Tifton has retained the services of Mauldin & Jenkins, Certified Public Accountants, LLC who has completed the audit for FY2013.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

The City of Tifton finds the audit completed and submitted by Mauldin & Jenkins, conforms to the requirements of the Audit Law and is hereby accepted.

BE IT FURTHER RESOLVED AS FOLLOWS:

The Finance Director shall file a copy of the audit report with the State Auditor and a copy shall be retained at the offices of the City Clerk and available as a public record for inspection as required by the Audit Law.

Presented to the City Council on its regular workshop this 16th day January, 2014 to be adopted by the City Council of the City of Tifton on its regular council meeting on the 3rd day of February, 2014.

J.G. "JAMIE CATER", JR., MAYOR

Attest:

RONA MARTIN, CITY CLERK

REVISION TO HPC MANUAL

Provisions of the HPC Manual shall be amended to provide for the following:

Illumination

Although indirect lighting is the preferred means of illumination, other means of illumination may be considered on a case-by-case basis. Factors to be considered in permitting other means of illumination include, but are not limited to, the following:

1. The nature and character of the neighborhood, i.e., residential, neighborhood commercial, general business or commercial downtown;
 2. The location in proximity to other sign types;
 3. The proximity to residential districts;
 4. The effect on the historical integrity of the architecture or neighborhood;
 5. Hours of illumination; and
 6. The sign type, size and design
- Some members of the Council wanted to prohibit the use of EGD signs in residential and Commercial Downtown

Banners

One banner per lot shall be permitted up to 24 sq. ft. and may be displayed horizontally or vertically

Stick signs/A-Frame signs

Stick signs measuring three square feet and A-Frame Sandwich Board signs measuring 18 inches by three feet shall be permitted. A total of two stick signs or A-frame Sandwich Board signs are permitted on lots containing less than 100 feet of road frontage and a total of three stick signs or A-frame Sandwich Board signs are permitted on lots containing more than 100 feet of road frontage.

- Staff recommends defining small lots vs. Large lots at 100 feet of road frontage

CITYWIDE REVISIONS

Provisions of the Land Development Code will be amended to provide for the following:

Add definition to LDC as follows:

Electronic graphic display sign. A sign or portion thereof that displays electronic static images, static graphics or static pictures, with or without information (text), defined by a small number of matrix elements using different combinations of light emitting diodes (LED), fiber optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, re-pixelization or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects. All signs whose message is displayed by light emitting diodes (LED), fiber optics, or light bulbs, are considered EGD signs, even if they only contain text.

Add Section to LDC to regulate electronic graphic display signs

Electronic graphic display signs

Electronic graphic display signs shall be permitted in zoning districts designated as NC, GB, DC, WLI and HI. A Certificate of Appropriateness shall be required for any EGD sign within the historic district of the City. The total area of an EGD sign shall not exceed 50% of the total allowable sign area for the lot. The transition for each display shall occur within three seconds and the display shall remain fixed for a minimum of seven seconds. No EGD display shall flash, blink or strobe. An EGD sign shall be equipped so as to automatically adjust the brightness of the display for ambient light.

- It is my understanding that all Council members are in agreement that EGD signs should not be permitted in residential districts. Some members of Council wanted to prohibit EGD signs in Commercial Downtown
- Although EGD signs may be permitted in the historic district, whether an EGD sign will be permitted will require the approval of the HPC pursuant to a COA. The decision of the HPC can be appealed to Council and reversed upon a finding of an abuse of discretion.

3

Discussion of workshop/retreat dates to discuss the Downtown Development Authority, Retirement Matters and Protocol at Meetings

4

Presentation on Public Awareness for Natural Gas – Donna Pate

TIFTON CITY COUNCIL AGENDA ITEM



TO: Tifton City Council
FROM: Rona Martin, City Clerk
DATE: 01/15/2014
DEPARTMENT: City Clerk's Office
SUBJECT: Alcoholic Beverage License
Kenny's Food Mart #2 - 05347

DATE: 01/15/2014
Workshop Meeting (X)
Regular Meeting ()
Called Meeting ()

EXECUTIVE SUMMARY

Kenny's Food Mart #2, located at 127 Tifton-Eldorado Road, is under new ownership. A background check has been done on the new owner and it revealed no violations.

PROPOSED ACTION

Staff recommends approval of the alcoholic beverage license and resolution

SUPPORTING INFORMATION

Background Information

See attached

Financial Implications

Cost of the application fee and license is a total of \$1,100.00

Pros and/or Cons

n/a

Implementation

License will be issued after council approval

CITY OF TIFTON, GEORGIA
RESOLUTION NO. 2014-_____
[Issuance of A New Alcoholic Beverage License]

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TIFTON, GEORGIA, WITH RESPECT TO ISSUANCE OF AN ALCOHOLIC BEVERAGE LICENSE BY THE CITY OF TIFTON, GEORGIA, TO **KENNY'S FOOD MART #2** [APPLICANT] FOR PREMISES LOCATED AT **127 TIFTON-ELDORADO ROAD**.

WHEREAS, it appears that the above referenced applicant has submitted a new application for the following described alcoholic beverage license for the above referenced location; and

WHEREAS, it appears to the satisfaction of the City Council, based upon said application and the investigation of city officials relative thereto, that the said applicant and location meet the requirements for the issuance of the alcoholic beverage license applied for, subject to compliance by said applicant with the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TIFTON, GEORGIA, THAT:

-1-

The following described alcoholic beverage license application be and the same hereby is, granted [subject to the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton and subject to compliance by the applicant as of the time of issuance thereof, as well as subsequent thereto, in all respects with the provisions, conditions, and requirements of Chapter 6 of the Code of Ordinances of the City of Tifton, Georgia]:

Alcoholic Beverage License Application No.: (05347)
Applicant Name: KENNY'S FOOD MART #2
Business Location: 127 TIFTON-ELDORADO ROAD
Type of License: MALT BEVERAGE PACKAGE RETAIL
Type of License: WINE BEVERAGE PACKAGE RETAIL

Time Period of License: **2014**

-2-

The City Clerk issue to said applicant, upon compliance by said applicant with the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton and the payment of all fees relative thereto, an alcoholic beverage license as applied for in the Code of Ordinances of the City of Tifton.

Read and passed at a meeting of the City Council of the City of Tifton, Georgia, held on February 3, 2014.

Attest:

Rona Martin,
Clerk of the City of Tifton

J.G. "Jamie" Cater Jr.,
Mayor of the City of Tifton



City Clerk's Office - Business Licensing Division
 204 N. Ridge Avenue - P.O. Box 229 - Tifton, GA 31793-0229
 (229) 382-6231 - Fax (229) 391-3990
 Website: <http://www.tifton.net> Email: cityclerk@tifton.net

ALCOHOLIC BEVERAGE INFORMATION SHEET

Application: **New (✓)** Renewal ()

Amended: _____ Reason: new owner

Business Name: Krishna Krupa LLC / Kenny's food mart-2

Licensee Name: Amruthhai Patel

Business Location: 127 TIFTON ELDORADO RD TIFTON GA 31794

Owner/Manager's Name: Amruthhai patel

Type of License

- Malt Beverage Package Retail
- Malt Beverage Consumption Retail
- Distilled Spirits Consumption Retail
- Wine Package Retail
- Wine Consumption Retail

Business Mailing Address 127 TIFTON ELDORADO RD.

City TIFTON State GA Zip Code 31794

Telephone Number (229) 387-6644

This Information Sheet is on:

Signature [Signature] Date 12-19-13

Owner (✓) Manager ()

CITY USE ONLY	
Criminal History Record	No Record () See Attachment ()
The information submitted in the application has been investigated and/or reviewed by me and I recommend:	
Reasons For Denial: _____	
Signatures For Approval	
Chief of Police _____	Approval () Denied () Date _____
City Clerk _____	Approval () Denied () Date _____
City Manager _____	Approval () Denied () Date _____



City of Tifton, Georgia
Criminal History Record
Consent Form

I hereby give the City of Tifton CONTINUING permission and authority to receive any criminal history record information pertaining to me, which may be in the files of the City, Tift County, the State of Georgia, or of the United States. [See Section 6-66, Paragraph 17, Subsections (2) (3) and (4) of the Code of Ordinances.]

In the event of the termination of my association with the business with which this document is part of, my consent will automatically be rescinded.

Kenny's food mart - 2
Business Name

Amrutbhai Patel
Full Name Printed

411 N. Virginia Ave. E-5
Home Address

TIFTON. GA. 31794
City State Zip

478-335-5300-Cell.
Home Telephone Number

male
Sex

Indian.
Race

06-01-1954
DOB

330-68-2826
SSN

Rona Martin
Notary



Amrutbhai Patel
Signature

12/20/17
Date

**CITY OF TIFTON GEORGIA
ORDINANCE NO. 2014- ___**

AN ORDINANCE OF THE CITY OF TIFTON, GEORGIA TO AMEND THE CITY OF TIFTON ORDINANCE NO. 2006-04 WHICH ESTABLISHED A PLANNED UNIT OVERLAY FOR THE MILL RIDGE SUBDIVISION DEVELOPMENT, TO PROVIDE FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

I.

AMENDMENT TO CODE OF ORDINANCES

Whereas the Mayor and City Council adopted Ordinance Number 2006-04 to provide for a Planned Unit Overlay;

Whereas the Developer has requested that the Improvement Plan be revised to allow for the sale of Tift County Parcel Number 0032E 145 consisting of .29 acres, more or less, from Adcock Family Partnership, LLC to the Oakes at Carpenter, LLC, removing said lot from the Mill Ridge Subdivision development and adding said lot to the Oakes on Carpenter Subdivision development.

Whereas the Developer of the Oakes on Carpenter subdivision desires to modify the Improvement Plan of the Oakes on Carpenter subdivision to add Tift County Parcel Number 0032E 145 to the Oakes at Carpenter Subdivision development for office/professional use and to construct a sales/rental office upon said lot for the sale and rental of lots in the Oakes and Mill Ridge subdivisions.

Whereas since the adoption of Ordinance No. 2006-04, the Council has adopted the City of Tifton Land Development Code; and

Whereas the requested change to allow for the sale of Tift County Parcel Number 0032E 145, removing said lot from Mill Ridge subdivision and adding said lot to the Oakes on Carpenter subdivision for the purpose of the construction of a sales/rental office upon said lot will not affect the use of the property or otherwise bear upon the appropriateness of the Planned Unit Overlay considered and adopted by the Mayor and City Council in Ordinance No. 2006-04 or as contemplated in the original Improvement Plan.

The City Council of the City of Tifton hereby ordains that Ordinance No. 2006-04 be amended to allow for the sale of Tift County Parcel Number 0032E 145 consisting of .29 acres, more or less, from Adcock Family Partnership, LLC to the Oakes at Carpenter, LLC, removing said lot from Mill Ridge subdivision and adding said lot to the Oakes on Carpenter subdivision.

II.

REPEALER

To the extent that any other ordinance, portion of an ordinance, or resolution of the City of Tifton now in effect is inconsistent with the provisions hereof, the same is repealed.

III.

EFFECTIVE DATE

The effective date of this Ordinance shall be the date of adoption hereof.

Read and adopted at a Regular Meeting of the City Council of the City of Tifton held on the __ day of January, 2014.

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

APPROVED As to Form:

Attest:

Robert C. Wilmot
City Attorney

Rona Martin
Clerk

TIFTON CITY COUNCIL AGENDA ITEM



TO: Tifton City Council
FROM: Bert D. Crowe, Director COT-EDM
DATE: November 25, 2013
DEPARTMENT: Environmental Management
SUBJECT: Request for approval of ZA13-000-006 and ZA13-000-007 relating to request from both Mill Ridge PDO and the Oaks PDO for modifications to both PDOs.

DATE: Dec 19, 2013 and January 6, 2013
Workshop Meeting (x)
Regular Meeting (x)

EXECUTIVE SUMMARY

The applicants are requesting a major modification to both Planned Development Overlays allowing the purchase and transfer of a lot located at Parcel 0032E 145 from Mill Ridge Subdivision development to Oaks on Carpenter development for the purpose of constructing a sales/rental office for both developments.

PROPOSED ACTION

Approval by City Council of the requested modifications to both Planned Development Overlays.

SUPPORTING INFORMATION

Background Information

The applicants are requesting a major modification to both Planned Development Overlays allowing the purchase and transfer of a lot located at Parcel 0032E 145 from Mill Ridge Subdivision development to Oaks on Carpenter development for the purpose of constructing a sales/rental office for both developments. A sales office and a rental office were a part of the original PDOs for each party.

Financial Implications

Approval and implementation of the above listed modifications to the PDOs would not generate any additional expense to the City of Tifton due to all available services being currently in place, but would generate addition revenue through new development and employment. There would also be an increase in the tax base as a result of the added value to the property in question.

Pros and/or Cons

- Pros- Approval would allow for the development of a corner lot adjacent to both PDO areas. It is centrally located and would benefit both parties while having little or no affect on either PDO. The addition of the Sales/Rental could help to spark the development of both PDOs in the future. The use of this particular lot for this purpose does seem to be a good use in relation to the surrounding properties. Developer has agreed and submitted drawings showing that the building will be build with a residential appearance in order to blend into both PDOs.

TIFTON CITY COUNCIL AGENDA ITEM

- Cons- Does change the use of the property from residential use to Office-Professional use.

Implementation

Implementation of the above listed modification to the above mentioned PDOs would be immediate upon the approval of City of Tifton Council.

Todd Buckner
P. O. Box 7726
Tifton Ga 31793

Wednesday, November 06, 2013

City of Tifton
204 North Ridge Avenue
Tifton Ga 31793
Attention: Bert Crowe

Bert,

Please submit my request for a minor modification dealing with the Mill Ridge Subdivision and Oaks at Carpenter RPUD developments. I plan to build my real estate sales/rental office on lot # 36 Mill Ridge Subdivision and the triangle piece of property which I own beside Ga Power easement.

Thanks Todd Buckner

TIFT COUNTY TAX ASSESSOR

225 NORTH TIFT AVE. - TIFTON, GEORGIA 31794

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Owner and Parcel Information

Owner Name	ADCOCK FAMILY PROPERTIES, LLC	Today's Date	November 12, 2013
Mailing Address	P.O. BOX 740 TIFTON, GA 31793	Parcel Number	0032E 145
Location Address	MILL RIDGE CIR	Tax District	TIFTON (District 02)
Legal Description	LOT 36 BLK A MILL RIDGE S/D .293 AC	2013 Millage Rate	37.056
Property Class(NOTE: Not Zoning Info)	R3-Residential	Acres	0.29
Zoning		Neighborhood	MILL RIDGE
Landlot/District	260/6	Homestead Exemption	No (S0)
Water		Parcel Map	Show Parcel Map
Electric		Sewer	
Topography		Gas	
Road Class		Drainage	
		Parcel Road Access	

2013 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 9,750	\$ 0	\$ 0	\$ 9,750	\$ 9,750

Land Information

Type	Description	Calculation Method	Number of Lots	Photo
RES	MILL RIDGE	Lot	1	NA

Improvement Information

No improvement information associated with this parcel.

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

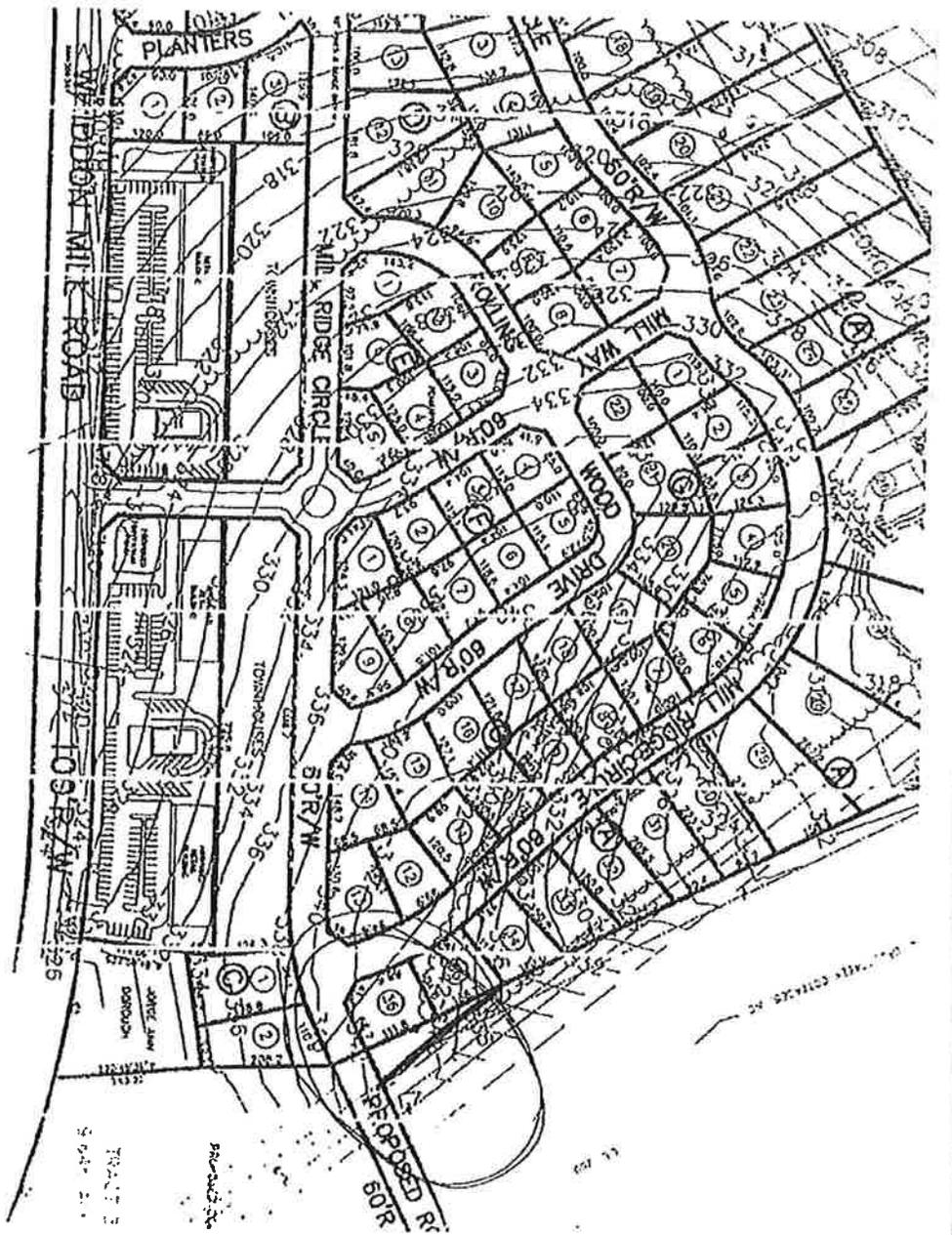
Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
06-18-2013	1700 308		\$ 0	3S - Disqu Vac- Multi-Parcel	MILL RIDGE CROSSING, LLC	ADCOCK FAMILY PROPERTIES, LLC
05-24-2007	1351 78	39 69A	500,000	3E - Disq Vac - Relative / Affiliate	ADCOCK FAMILY PARTNERSHIP, LP & DALTEL,	MILL RIDGE CROSSING, LLC

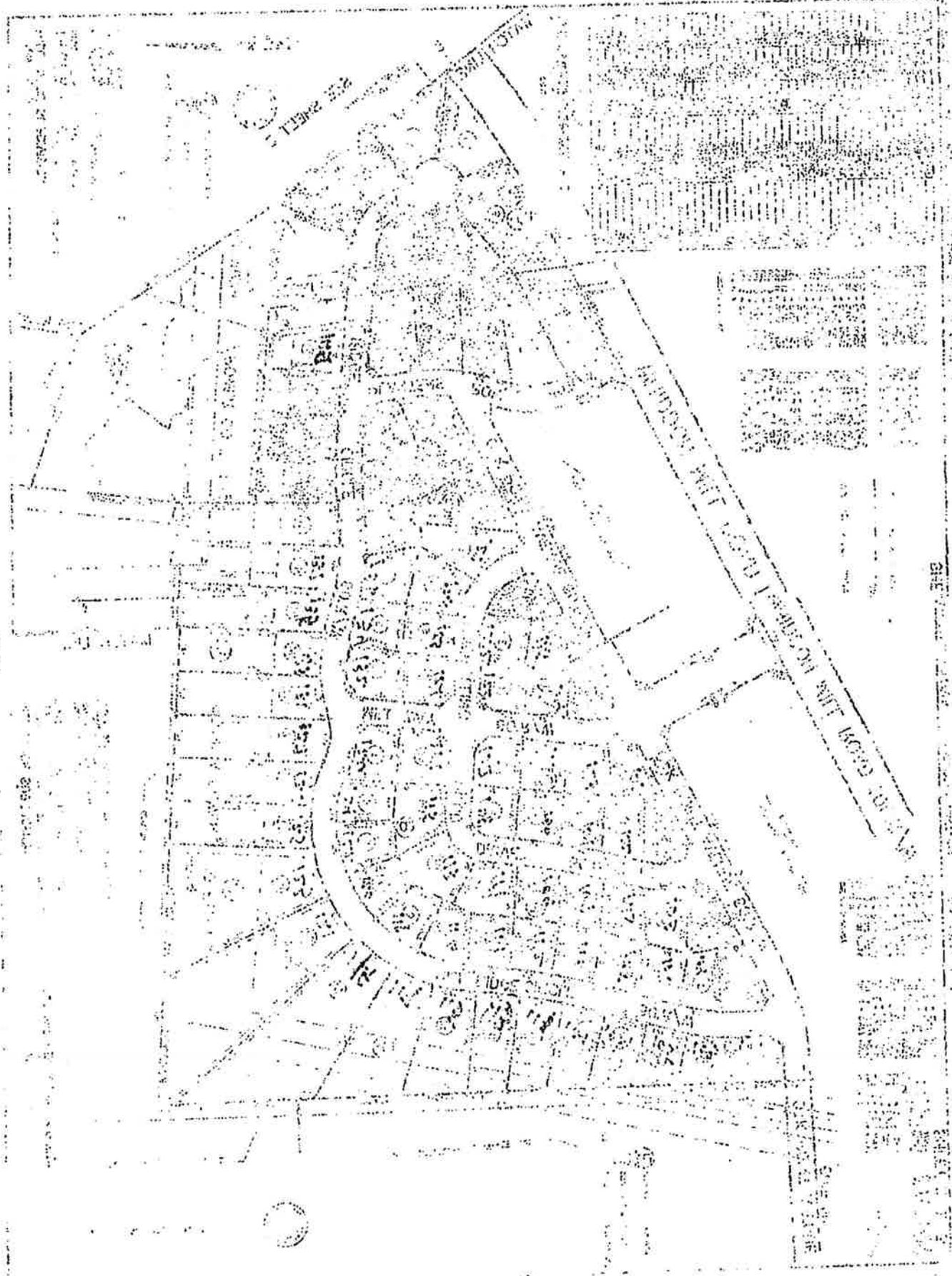
[Recent Sales in Neighborhood](#) [Recent Sales in Area](#) [Previous Parcel](#) [Next Parcel](#) [Field Definitions](#) [Return to Main Search Page](#) [Tift Home](#)

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: October 29, 2013

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Todd Buckner
 520-2245
 New Office
 Proposal



SEE SHEET 1
SEE SHEET 2
SEE SHEET 3

SEE SHEET 4
SEE SHEET 5
SEE SHEET 6

SEE SHEET 7
SEE SHEET 8
SEE SHEET 9

SEE SHEET 10
SEE SHEET 11
SEE SHEET 12

SEE SHEET 13

CITY OF TIFTON

ORDINANCE NO. 2006 - 04

[ZONING MAP AMENDMENT – PLANNED UNIT OVERLAY]
APPLICATION NO. TZ05-027

AN ORDINANCE OF THE CITY OF TIFTON, GEORGIA, TO AMEND THE ZONING ORDINANCE OF THE CITY OF TIFTON, GEORGIA, SO AS TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN IDENTIFIED PARCEL OF LAND.

WHEREAS, the Greater Tift County Planning and Zoning Commission has recommended that the zoning of the following described property be changed from SA (Suburban Agricultural) to R10-PUO (Residential-Planned Unit Overlay); and

WHEREAS, all conditions and requirements for establishment of the zoning classification of the following described property and amendment of the Zoning Ordinance of the City of Tifton relative thereto have been satisfied; and

WHEREAS, the following application of the standards for the exercise of zoning decisions by the Commission as required by the provisions of Section 13-2.7(d) of the Zoning Ordinance of the City of Tifton to such proposed zoning classification and amendment to the Zoning Ordinance of the City of Tifton, it is the opinion and judgment of the City Council of the City of Tifton that it is in the best interest of the health, safety and general welfare of the inhabitants of the City of Tifton that the zoning classification of the following described property be made as hereinafter provided and that the Zoning Map of the City of Tifton be amended as hereinafter provided.

BE IT ORDAINED by the City Council of the City of Tifton, Georgia, that:

I.

AMENDMENT

The Zoning Ordinance of the City of Tifton, Georgia, adopted October 6, 1986, and thereafter codified and readopted June 1, 1992, and the Official Zoning Map of the City of Tifton are hereby amended so as to classify the following described property as R10-PUO (Residential-Planned Unit Overlay), and to include such property, as applicable, in such Zoning District upon such Zoning Map.

DESCRIPTION OF PROPERTY

A tract of property containing 71.4 acres and located at the northeast corner of the intersection of Carpenter Road and Whiddon Mill Road (Map 45, Parcel 3).

PLANNED UNIT OVERLAY

The specific planned unit overlay granted on the subject property consists of the Improvement Plan together with Staff recommendations then reviewed and subsequently approved by the Department of Development Support Services, all of which is set forth in the Staff Report to City Council from which there shall be no amendment thereto or deletion therefrom, all as is consistent with Section 4.4 of the Zoning Ordinance. Further, such planned unit overlay grant is conditioned upon all development policies and ordinances of the City of Tifton effective as of the date of final approval of the development contemplated herein.

II.

REPEALER

To the extent that any other ordinance, portion of an ordinance, or resolution of the City of Tifton now in effect is inconsistent with the provisions hereof, the same is repealed.

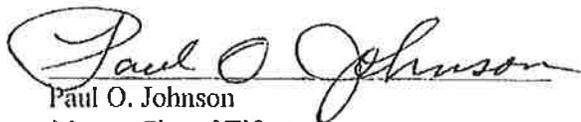
III.

EFFECTIVE DATE

The effective date of this Ordinance shall be the date of adoption hereof.

Read and passed on First Reading at a meeting of the City Council of the City of Tifton held on the 9th day of January, 2006.

Read and passed on Second Reading and adopted at a Regular Meeting of the City Council of the City of Tifton held on the 6th day of February, 2006.


Paul O. Johnson
Mayor, City of Tifton

APPROVED As to Form:



Gregory C. Sowell
City Attorney

Attest:



Rona Martin
Clerk



Tift County

Charles A. Kent Administrative Uldy.
225 North Tift Avenue
P.O. Box 826, Tifton, GA 31793

Tifton - Tift County
Department of Planning & Zoning

229-386-7965

To: Greater Tift County Planning Commission
From: City of Tifton Staff/Technical Review Committee
Re: SD 05-18 Mill Ridge Subdivision Preliminary Plat
Date: 11/10/05

The City of Tifton Staff/Technical Review Committee has reviewed the plat provided by Hampton and Associates for Mill Ridge Subdivision on this, the tenth day of November, 2005. As submitted, this plat constitutes a subdivision under city ordinance and shall be reviewed by both the Greater Tift County Planning Commission and the Tifton City Council subject to the terms of the City of Tifton's Subdivision Ordinance. Roadways as listed on the plat are proposed public right-of-ways and require final acceptance by the City of Tifton.

Data pertaining to this subdivision and commensurate planning considerations include the following:

1. Public rights-of-way (design, acceptance, access).
2. Lot characteristics (lot size, setbacks, yards, et al found in the City of Tifton Zoning Ordinance).
3. Street Naming
4. Emergency Services considerations (ability to serve, etc)
5. Public Safety
6. Green and Open Space
7. Utilities considerations (water, wastewater, cable, gas)

This plat will be reviewed concurrently with the application for rezoning due to the request for a Planned Unit Overlay. The plat will be approved conditioned to the positive outcome of the zoning decision before City Council. Failure to obtain approval for both the rezoning and the land division will result in project termination. Once approval for the rezoning and the land division is given, Improvement Plans shall be submitted to the Department of Planning and Zoning for review in conjunction with applicable intra-city agencies including but not limited to Public Works, Utilities, and Emergency Services. Once Improvement Plans have been approved by the Technical Review Committee, infrastructure improvements may begin. No lots may be conveyed before the approval and acceptance of the Final Plat by the Tifton City Council.



Tift County

Charles A. Kent Administrative Bldg.
223 North Tift Avenue
P.O. Box 826; Tifton, GA 31793

Tifton - Tift County
Department of Planning & Zoning

229-386-7965

The agencies responsible for each of the considerations recommend the preliminary plat entitled "Preliminary Plat, Mill Ridge Subdivision," to the Greater Tift County Planning and Zoning Commission for review subject to the following:

Public Works/Engineering: _____

Utilities: _____

Emergency Services: _____

Planning: *All Mill Ridge address GA Perm. hearings, sewer lines, transportation hearings have been completed (and streambed)*

Administration: _____



Tifton-Tift County Planning
Zoning Report TZ 05-27
2005

Case

Case Number: TZ 05-27

Submitted: 10/27/05

General Information

<u>Property</u>	Tax #: 45-3
Number of Parcels: <u>1</u>	
Total Acreage: <u>71.4</u>	
Roadway Access: <u>Whiddon Mill Road</u>	
Public Utilities: Water: <input checked="" type="checkbox"/> Sanitary Sewer: <input checked="" type="checkbox"/>	

<u>Zoning</u>			
Current Zoning: <u>SA</u>	Proposed Zoning: <u>R10-PUO</u>		
Acres: <u>71.4</u>	Acres: <u>71.4</u>		
Surrounding Zoning:			
North: <u>AU</u>	South: <u>AU</u>	East: <u>MR,R14</u>	West: <u>AU</u>
Proximity of Agricultural Uses: located in a rural area; adjacent			
Approximate distance measurement: <u>0 ft</u>			
Agricultural District (tax, voluntary, etc): none			

<u>Comprehensive Plan</u>
Considerations: urban periphery, planned unit overlay
Special Characteristics: Commercial Development <input checked="" type="checkbox"/> Conservation <input type="checkbox"/> Tourism <input type="checkbox"/>
Conformance to Intent: <input checked="" type="checkbox"/>

<u>Environmental</u>
Floodplain: <u>none</u>
Watershed: <u>none</u>
Steep Slopes: <u>none</u>
Scenic Route: <u>no</u>

<u>Independent Research/Data Collection</u>
Conducted by petitioner: <input type="checkbox"/>
Conducted by others: <input type="checkbox"/>

[Handwritten signature]



Tifton-Tift County Planning Zoning Report TZ 05-27 2005

Introduction

Mr. Sumner, petitioner, requests the rezoning of an entire tract totaling 71.4 acres in the City of Tifton shown on Tax Map/Parcel 45-3, currently zoned Suburban Agricultural (SA) be rezoned to Residential (R10-PUO). The tract in question is located on the northwestern side of the intersection of Carpenter Rd and Whiddon Mill Rd. The purpose of this requested map amendment is to allow for the land division of the lot described by Tax Map/Parcel 45-3.

Analysis

This area is located at the western periphery of the corporate limits of the City of Tifton on Whiddon Mill Road. The proposal would rezone 71.4 acres from Suburban Agricultural (SA) to Residential Planned Unit Overlay (R10-PUO). Agricultural (A-U) zoning exists for those parcels lying to the north, south, and west of this project area. Multiple Residential (M-R) and medium density Residential (R-14) zoning exists to the east. The project area is not located in a regulated floodplain (X, un-shaded) as depicted on FEMA FIRM 13277C0115 D dated August 17, 2005. (gcs)

The petitioner has submitted a site specific plan regarding development within this project area. The Planning Department, in conjunction with the City of Tifton's Technical Review Committee, has a number of planning considerations including the following:

1. Transportation – The impact on neighboring transportation facilities will undoubtedly be substantial as estimates indicate that the proposed 103 lots would yield approximately 986.65 Average Daily Traffic (ADT) where each residential dwelling unit (RDU) creates 9.55 ADT. For the commercial areas, the ADT for four buildings totaling 12,000 sq ft (60x200) would yield approximately 2,060.16 ADT where each 1000 sq ft of Gross Floor Area (GFA) yields 42.92 ADT. Therefore, the total number of trips generated by this project at build out would likely be approximately 3,046.81 ADT.



Tifton-Tift County Planning Zoning Report TZ 05-27 2005

External Transportation

Traffic attempting ingress/egress into this site would require additional transportation facilities to handle such movements in order to prevent unnecessary conflict, to that end a stoplight and turning lanes may be appropriate. Substantial improvement to Whiddon Mill Road may also be advisable as due to the large amounts of traffic volume projected from this project. These upgrades may include the following:

Improving Whiddon Mill Road to the following street typical with no on-street parking, a reduction in the median by five (5) feet, no dedicated bike lane, upgrade sidewalk to multiuse pathway (10)ft.

Whiddon Mill Boulevard

FIGURE 7



Sections: Multiuse pathway 10 ft, planting strip 6 ft, outer lane 12 ft, inner lane 12 ft, median 15 ft, inner lane 12 ft, outer lane 12 ft, planting strip 6 ft, multiuse pathway 10 ft. Total ROW required = 95 ft. Whiddon Mill should be improved as a result of the traffic impacts this project will cause from the western most boundary of the project to Whiddon Mill's intersection with Carpenter Rd.

A fully controlled intersection complete with traffic signal should be installed at the intersection of Whiddon Mill and proposed Mill Way. Sufficient ROW should be dedicated in this area to allow for one (1) right deceleration lane and left turn lane in the westbound direction and for one (1) right deceleration lane and left turn lane in the eastbound direction. All turn lanes should be provided with sufficient taper to handle traffic at peak AM flows.

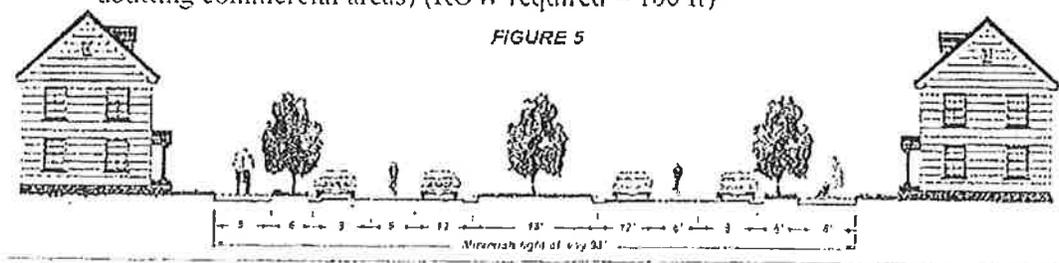


Tifton-Tift County Planning Zoning Report TZ 05-27 2005

Internal Transportation

1. Stub-out proposed Mill Ridge Circle to the east to connect to other development and to relieve the potential traffic congestion on Whiddon Mill Road. This should become a "T" intersection.
2. Align proposed Mill Way with proposed Beacon Drive and extend to connect with proposed Mill Ridge Circle. Install a traffic circle at the intersection of this newly aligned roadway and proposed Mill Ridge Circle.
3. Provide sidewalks throughout on both sides of the street.
4. Eliminate proposed Planters Row access to Whiddon Mill
5. Provide for right turn in and right turn out on proposed Mill Ridge Circle.
6. No private drive access to Whiddon Mill Road.
7. Install a right turn channelization island at the intersection of Mill Ride Circle and Whiddon Mill Road.
8. Install a raised intersection at the newly created "T" intersection of proposed Mill Ridge Circle and the stub-out.
9. Internal streets should meet the following typical:

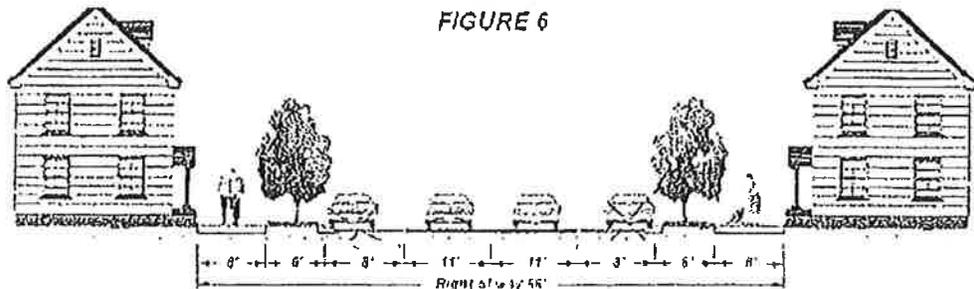
Newly aligned Mill Way and Beacon Drive (CLTL to be provided when abutting commercial areas) (ROW required = 100 ft)



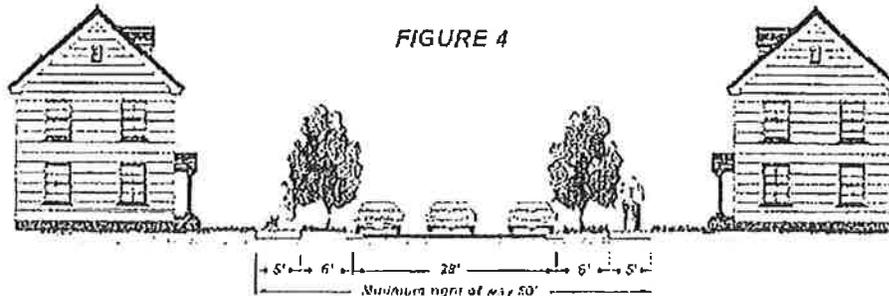


Tifton-Tift County Planning Zoning Report TZ 05-27 2005

Mill Ridge Circle (southernmost portion) (ROW required = 70 ft)



All remaining internal streets: (ROW required 60 ft)



2. Public Facility Impacts

Parks, Open Space, Green Space, Recreational Space

Recommend leaving no less than ten (10%) percent of the project area devoted to recreation space including possible dedication of a public park (a total of approximately 7 acres).



Tifton-Tift County Planning Zoning Report TZ 05-27 2005

Public Utilities

Recommend full (100%) payment of the cost of utility line extension for water, sewer, gas, and fiber to the site and throughout the entire site. Recommend rezoning contingent upon acceptable utility service availability. All utilities should be underground except for requisite service and support services.

Schools

Recommend the payment of an adequate public facilities fee for the cost of additional school seats as a result of project build out. This rezoning should perhaps be made contingent upon agreement between the School Board and developer to include a per residential lot contribution for adequate public facilities to be retained by the School Board for a period up to and including three (3) years for the financing of capital improvements to existing or planned public schools. The School Board shall be obligated to spend the balance of all fees collected in three (3) years time on qualified projects or shall return all the money or portion thereof to the developer on the 1st banking day of the 4th year. The City Council, at its discretion, shall determine project qualification for public school adequacy provisions subject to this item.

Stormwater

The developer shall contain, onsite, stormwater derived from a twenty-five year storm event in approved stormwater facilities. Dual use of stormwater facilities is highly recommended.

3. Land Use

In this project, the following land uses are recommended for selection as the permitted uses for the districts so described:

Numbered Residential Lots: (Blocks A-F):
Zoned Lot Classification for setbacks and yard size: R-10
Accessory Structures, single-family residential, churches, and home occupations



Tifton-Tift County Planning Zoning Report TZ 05-27 2005

Commercial lots (6.30 Acres Proposed Commercial and Proposed Commercial):

Art studio, banks and financial institutions, book stores, professional offices, dance studios, restaurants (without drive-thru) (NAICS 722110), drug stores, post offices or similar (NAICS 491, 561431), flower shops, clothing retail, specialty and hobby stores, nonprofit civic organizations, community centers, day care (NAICS 624410), dry cleaning establishments, government facilities (NAICS 92), libraries (NAICS 514120), personal services (NAICS 812), retail stores (NAICS 44-55),

Maps

1. Location

N



Tifton-Tift County Planning Zoning Report TZ 05-27 2005

2. Orthographic Photo



Conclusion

The Tifton-Tift County Planning and Zoning Department, taking into account these varying perspectives, recommends this rezoning request subject to the recommendations provided herein. The impacts of this development on the community including the urbanization at medium to high densities so close to the periphery of the city and in close proximity to existing agricultural uses will have profound and long lasting consequences for this area. Urbanization or at the very least suburbanization if allowed in this area will probably continue northwestward until Hutchinson Rd. By developing at medium to high density at the corner of Carpenter and Whiddon Mill Roads, the ability to utilize a land use intensity gradient extending northwestward will be available for future land use decisions. One caveat exists; indefinite growth extending the length of Whiddon Mill Road would, at this juncture, be inopportune and would substantially conflict with agricultural undertakings in northwest Tift County. For future planning purposes, a transition between the Carpenter Rd corridor westward would be advantageous in order to foster a compact and uniform environment in which to provide urban services and growth.



Tifton-Tift County Planning Zoning Report TZ 05-27 2005

It may be appropriate when considering this proposal to either reference the staff report or other suitable language detailing the exact conditions, requirements, and/or stipulations found necessary. One final contingent requirement for this project to move forward is the approval by the holder of any easement located on the property to consent to the plans presented by the petitioner. It shall be the responsibility of the petitioner to inform the governing authority of this consent for development by any easement holder. The acceptance of this consent for development may either take place pre-development or post development and either administratively or legislatively.

Contact

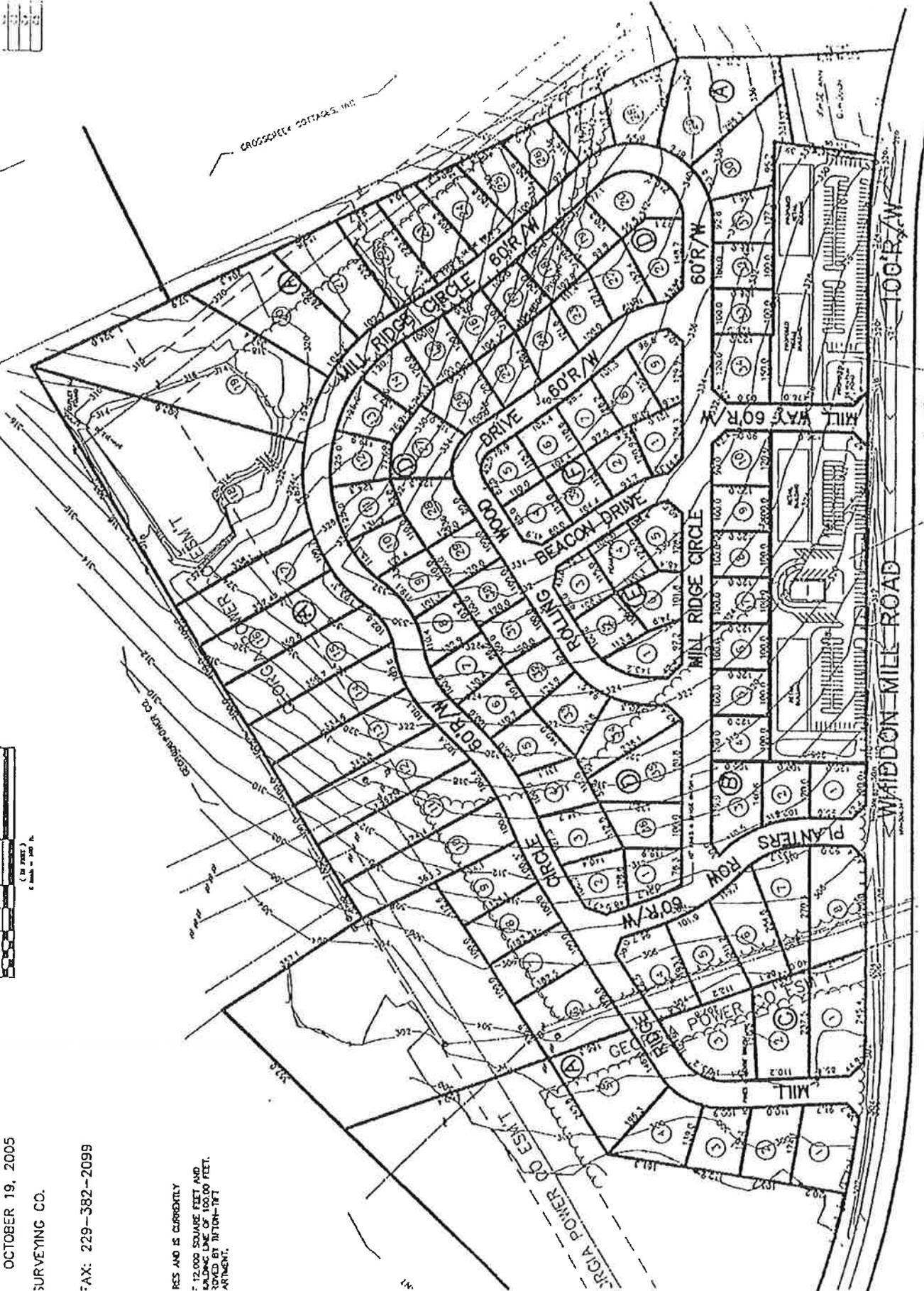
Please contact the Planning Department for questions or comments on this or any other matter via the following:

By telephone: (229) 386-7807

By email: jon.mendenhall@tiftcounty.org

In person: 225 North Tift Avenue, Tifton, Georgia 31794, 2nd Floor Tift County Administrative Building, Development Support Services

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16



OCTOBER 19, 2005
SURVEYING CO.

AX: 229-382-2099

RES AND IS CURRENTLY
7 12,000 SQUARE FEET AND
LOADING LINE OF 100.00 FEET.
ADJACENT BY 75'-0" TO 181'



204 North Ridge
Post Office Box 229
Tifton, Georgia 31793

<http://www.tifton.net>

ELECTED OFFICIALS:

J. G. "JAMIE" CATER, JR.
MAYOR

JOHNNY TERRELL, JR.
VICE MAYOR
DISTRICT 3

MARIANNA KEESEE
DISTRICT 1

CHRISTOPHER PARROTT
DISTRICT 2

JULIE B. SMITH
DISTRICT 4



ENVIRONMENTAL MANAGEMENT

Bert D. Crowe, Director
PH: 229.391.3950 * FAX: 229-556-7419 * e-mail: bcrowe@tifton.net

To: Kristen M. Davis
107 Oak Point Ave
Tifton, GA 31793

From: Bert D. Crowe, Director

CC: File# ZA13-000-006 and ZA13-000-007

Date: November 13, 2013

Re: Modifications to The Oaks at Carpenter Planned Development Overlay (Todd Buckner, Developer) (ZA13-000-007) and Mill Ridge Subdivision Planned Development Overlay (Adcock Family Properties, LLC, Developer) (ZA13-000-006).

The Oaks at Carpenter, LLC and Adcock Family Properties, LLC have requested a major modification to their current Planned Development Overlays (PDO). The modification would consist of the sale of Parcel# 0032E 145 from the Mill Ridge Subdivision to Oaks at Carpenter Development for the purpose of constructing a sales/rental office for both developments.

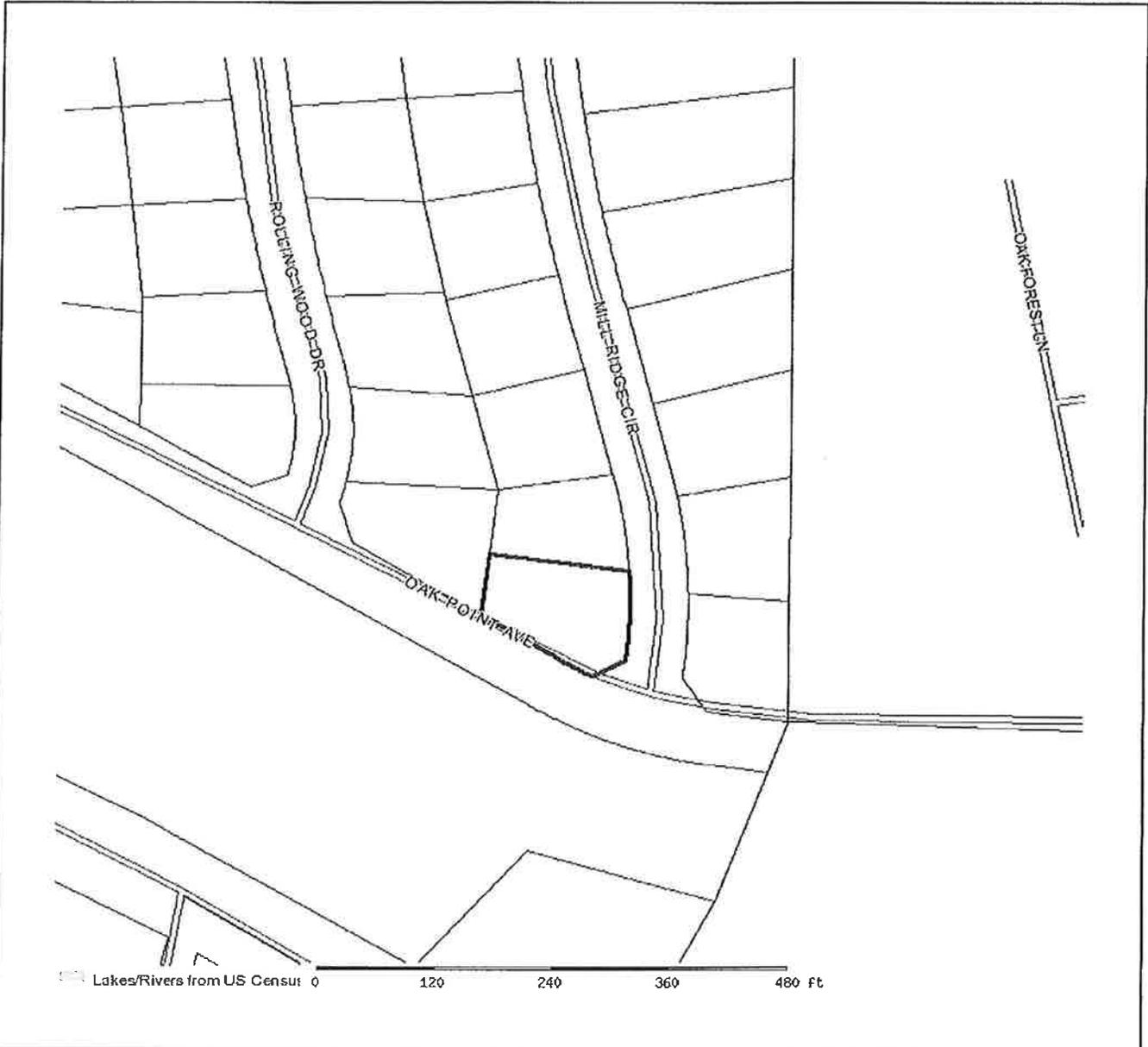
Please be advised The City of Tifton Planning and Zoning Commission will have a meeting which is open to the public December 5, 2013 at 6:00 PM at 130 East 5th Street (Highway 82 East), City of Tifton Municipal Court Room, Tifton, GA. for consideration of this application, which you are welcome to attend and make public comment.

Tifton City Council will hold a Public Hearing on January 6, 2014 at 5:00 PM at 130 East Fifth Street, (Highway 82 East) City of Tifton Municipal Court Room for consideration of this application which you are welcome to attend and make public comment.

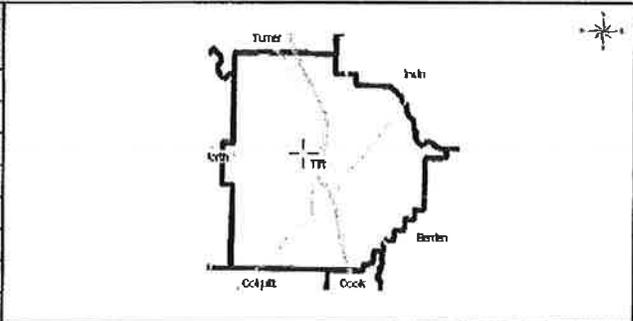
Due to you either being the owner/applicant or an adjoining property owner at the front, rear, side or across the road or street from the affected property we are required to notify you of this request. This request, if approved will not affect your property from a zoning aspect.

Should you have any questions regarding this application, please contact this office Monday-Friday between the hours of 8:00 am and 5:00 pm at 229-391-3950.

Bert D. Crowe, Director COT-EMD



Tift County Assessor			
Parcel: 0032E 146 Acres: 0.33			
Name	DAVIS KRISTEN M	Land Value	\$19,500.00
Site	107 OAK POINT AVE	Building Value	\$94,178.00
Sale	\$0 on 02-2010 Reason=3E Qua=U	Misc Value	\$1,837.00
Mail	107 OAK POINT AVENUE TIFTON, GA 31793	Total Value	\$115,515.00



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Date printed: 11/13/13 : 10:12:53



204 North Ridge
Post Office Box 229
Tifton, Georgia 31793

<http://www.tifton.net>

ELECTED OFFICIALS:

J. G. "JAMIE" CATER, JR.
MAYOR

JOHNNY TERRELL, JR.
VICE MAYOR
DISTRICT 3

MARIANNA KEESEE
DISTRICT 1

CHRISTOPHER PARROTT
DISTRICT 2

JULIE B. SMITH
DISTRICT 4



ENVIRONMENTAL MANAGEMENT

PH: 229.391.3950 * Bert D. Crowe, Director
FAX: 229-556-7419 * e-mail: bcrowe@tifton.net

To: The Oaks at Carpenter, LLC
101 Oak Forrest Lane
Tifton, GA 31793

From: Bert D. Crowe, Director

CC: File# ZA13-000-006 and ZA13-000-007

Date: November 13, 2013

Re: Modifications to The Oaks at Carpenter Planned Development Overlay (Todd Buckner, Developer) (ZA13-000-007) and Mill Ridge Subdivision Planned Development Overlay (Adcock Family Properties, LLC, Developer) (ZA13-000-006).

The Oaks at Carpenter, LLC and Adcock Family Properties, LLC have requested a major modification to their current Planned Development Overlays (PDO). The modification would consist of the sale of Parcel# 0032E 145 from the Mill Ridge Subdivision to Oaks at Carpenter Development for the purpose of constructing a sales/rental office for both developments.

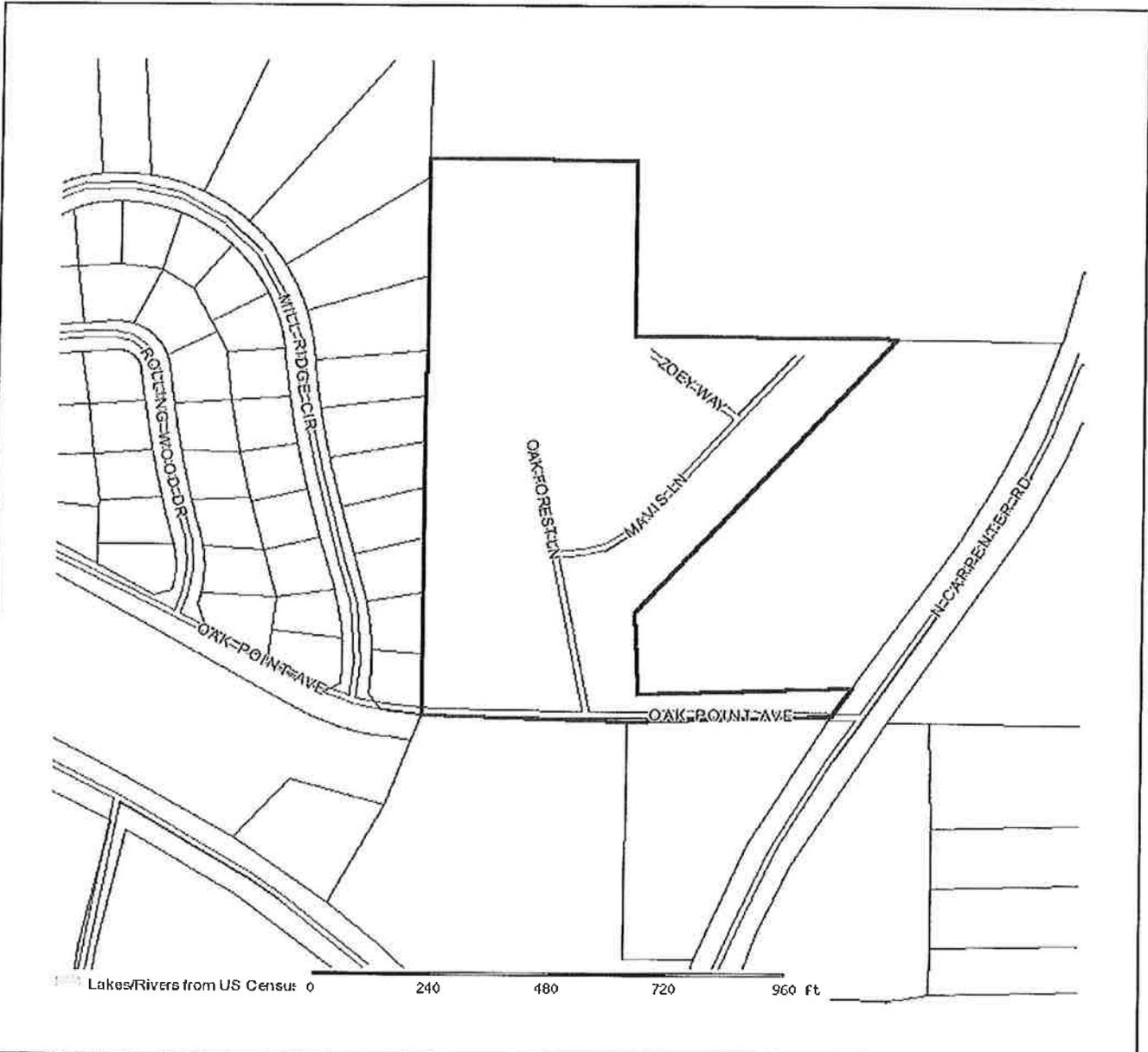
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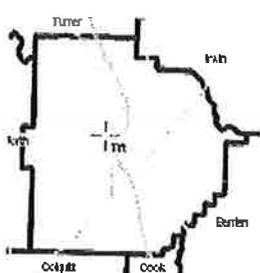
Due to you either being the owner/applicant or an adjoining property owner at the front, rear, side or across the road or street from the affected property we are required to notify you of this request. This request, if approved will not affect your property from a zoning aspect.

Should you have any questions regarding this application, please contact this office Monday-Friday between the hours of 8:00 am and 5:00 pm at 229-391-3950.

Bert D. Crowe, Director COT-EMD

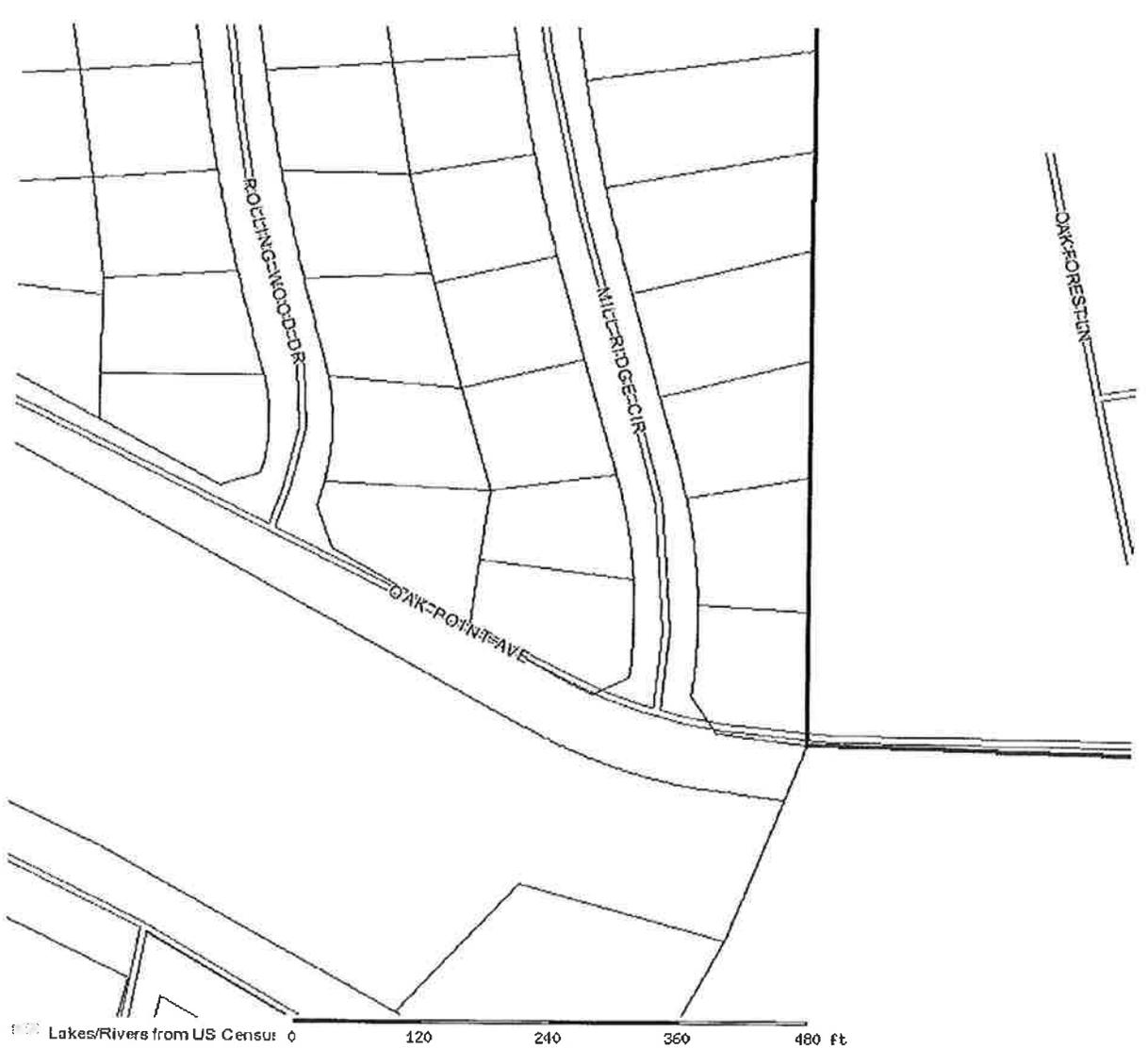


Tift County Assessor			
Parcel: 0045 005A Acres: 15.96			
Name	THE OAKS AT CARPENTER, LLC	Land Value	\$319,200.00
Site	101 OAK FORREST LN	Building Value	\$1,726,178.00
Site	\$0 on 02-2007 Reason=3E Qual=U	Misc Value	\$85,853.00
MAIL	P O BOX 7726 TIFTON, GA 31793	Total Value	\$2,131,231.00

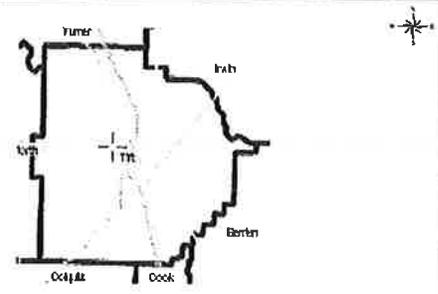


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Date printed: 11/12/13 : 09:46:34



Tift County Assessor			
Parcel: 0045 005A Acres: 15.96			
Name:	THE OAKS AT CARPENTER, LLC	Land Value:	\$319,200.00
Site:	101 OAK FORREST LN	Building Value:	\$1,726,178.00
Sale:	\$0 on 02-2007 Reason=3E Qual=U	Misc Value:	\$85,853.00
Mail:	P O BOX 7726 TIFTON, GA 31793	Total Value:	\$2,131,231.00



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204 North Ridge
Post Office Box 229
Tifton, Georgia 31793

<http://www.tifton.net>

ELECTED OFFICIALS:

J. G. "JAMIE" CATER, JR.
MAYOR

JOHNNY TERRELL, JR.
VICE MAYOR
DISTRICT 3

MARIANNA KEESEE
DISTRICT 1

CHRISTOPHER PARROTT
DISTRICT 2

JULIE B. SMITH
DISTRICT 4



ENVIRONMENTAL MANAGEMENT

Bert D. Crowe, Director
PH: 229.391.3950 * FAX: 229-556-7419 * e-mail: bcrowe@tifton.net

To: Adcock Family Properties, LLC
PO Box 740
Tifton, GA 31793
From: Bert D. Crowe, Director
CC: File# ZA13-000-006 and ZA13-000-007
Date: November 13, 2013

Re: Modifications to The Oaks at Carpenter Planned Development Overlay (Todd Buckner, Developer) (ZA13-000-007) and Mill Ridge Subdivision Planned Development Overlay (Adcock Family Properties, LLC, Developer) (ZA13-000-006).

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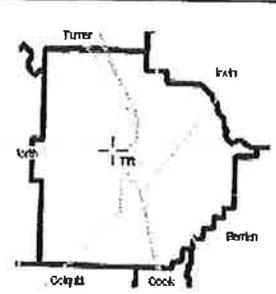
Due to you either being the owner/applicant or an adjoining property owner at the front, rear, side or across the road or street from the affected property we are required to notify you of this request. This request, if approved will not affect your property from a zoning aspect.

Should you have any questions regarding this application, please contact this office Monday-Friday between the hours of 8:00 am and 5:00 pm at 229-391-3950.

Bert D. Crowe, Director COT-EMD



Tift County Assessor			
Parcel: 0045 003A Acres: 26.82			
Name	ADCOCK FAMILY PROPERTIES, LLC	Land Value	\$160,920.00
Site	0 WHIDDON MILL RD	Bolking Value	\$0.00
Site	\$0 on 06-2013 Reason=3S Qual=U	Misc Value	\$0.00
MUB	P O BOX U TIFTON, GA 31793	Total Value	\$160,920.00

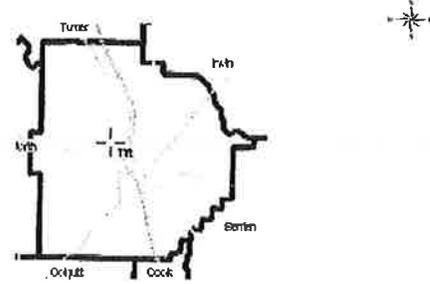


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Date printed: 11/13/13 : 10:16:17



Tift County Assessor			
Parcel: 0032E 144 Acres: 0.29			
Name	ADCOCK FAMILY PROPERTIES, LLC	Land Value	\$9,750.00
Site	0 MILL RIDGE CIR	Building Value	\$0.00
Salv	\$0 on 06-2013 Reason=3S Qual=U	Misc Value	\$0.00
Mail	P.O. BOX 740 TIFTON, GA 31793	Total Value:	\$9,750.00

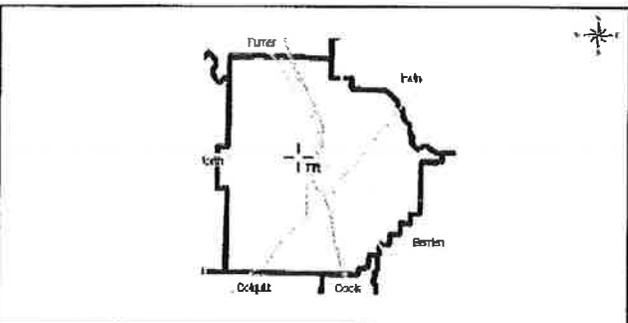


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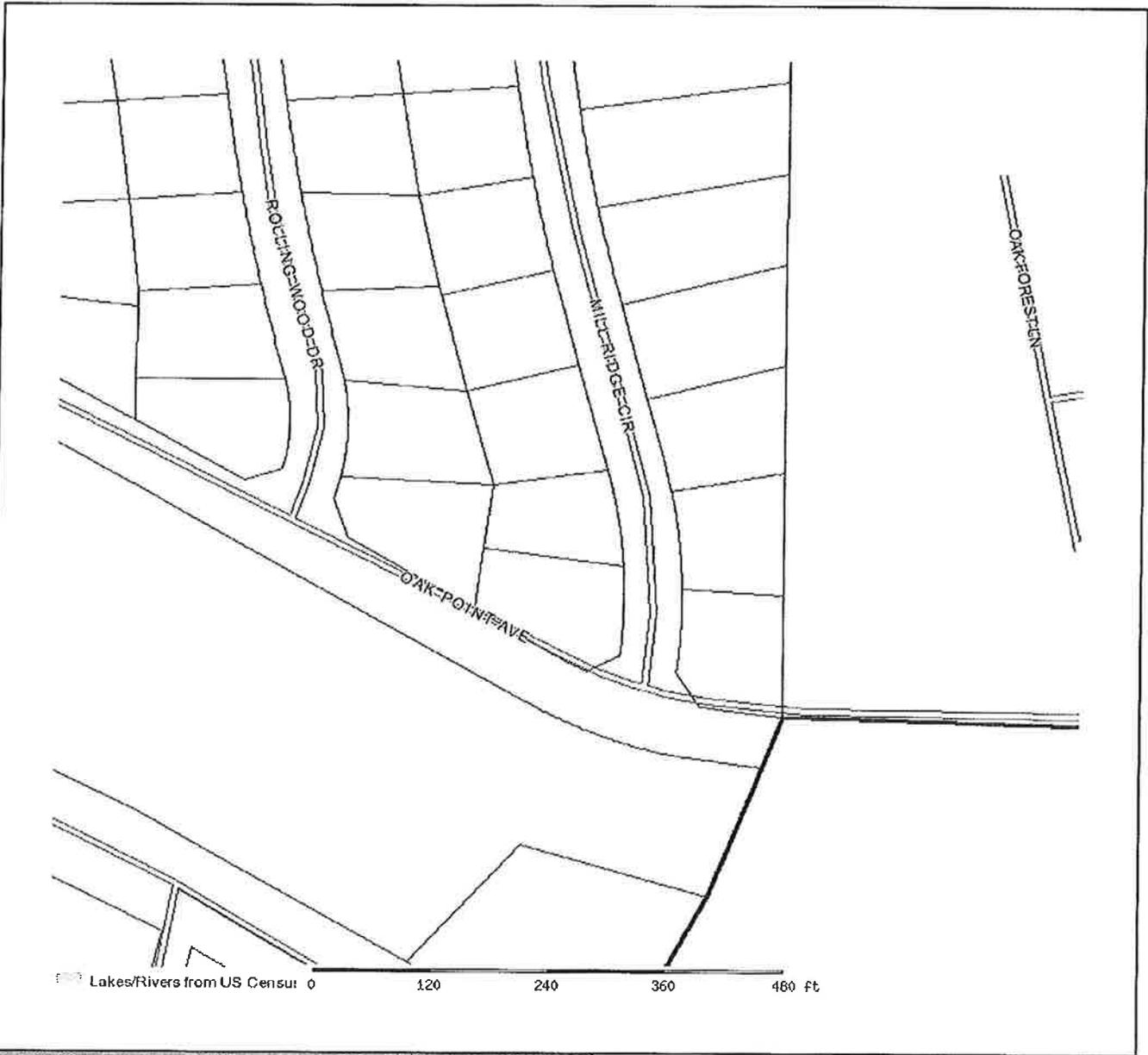


Tift County Assessor			
Parcel: 0032E 147 Acres: 0.26			
Name:	ADCOCK FAMILY PROPERTIES, LLC	Land Value:	\$9,750.00
Site:	0 MILL RIDGE CIR	Building Value:	\$0.00
Sal:	\$0 on 06-2013 Reason=3S Qual=U	Misc Value:	\$0.00
Mail:	P.O. BOX 740 TIFTON, GA 31793	Total Value:	\$9,750.00

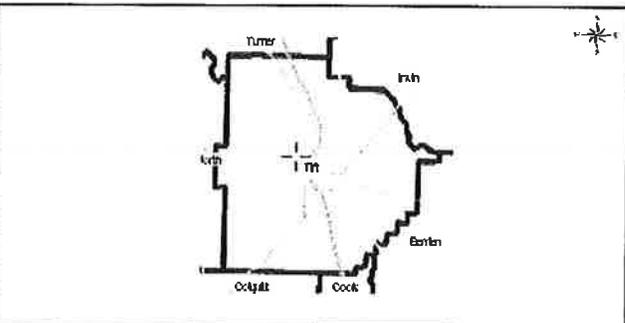


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Date printed: 11/13/13 : 10:12:26



Tift County Assessor			
Parcel: 0045 003 Acres: 9.53			
Name:	ADCOCK FAMILY PROPERTIES, LLC	Land Value:	\$57,180.00
Site:	0 WHIDDON MILL RD	Building Value:	\$0.00
Site:	\$0 on 03-2013 Reason=3E Qual=U	Misc Value:	\$0.00
Mail:	P O BOX U TIFTON, GA 31793	Total Value:	\$57,180.00



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Date printed: 11/13/13 : 10:13:37

**CITY OF TIFTON GEORGIA
ORDINANCE NO. 2014- ____**

AN ORDINANCE OF THE CITY OF TIFTON, GEORGIA TO AMEND THE CITY OF TIFTON ORDINANCE NO. 2006-05 WHICH ESTABLISHED A PLANNED UNIT OVERLAY FOR THE OAKES SUBDIVISION DEVELOPMENT, TO PROVIDE FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

I.

AMENDMENT TO CODE OF ORDINANCES

Whereas the Mayor and City Council adopted Ordinance Number 2006-05 to provide for a Planned Unit Overlay;

Whereas the Developer has requested that the Improvement Plan be revised to allow for the sale of Tift County Parcel Number 0032E 145 consisting of .29 acres, more or less, from Adcock Family Partnership, LLC to the Oakes at Carpenter, LLC, removing said lot from the Mill Ridge Subdivision development and adding said lot to the Oakes on Carpenter Subdivision development.

Whereas the Developer of the Oakes on Carpenter subdivision desires to modify the Improvement Plan of the Oakes on Carpenter subdivision to add Tift County Parcel Number 0032E 145 to the Oakes on Carpenter subdivision for office/professional use and to construct a sales/rental office upon said lot for the sale and rental of lots in the Oakes and Mill Ridge subdivisions.

Whereas since the adoption of Ordinance No. 2006-05, the Council has adopted the City of Tifton Land Development Code; and

Whereas the requested change to allow for the sale of Tift County Parcel Number 0032E 145, removing said lot from Mill Ridge subdivision and adding said lot to the Oakes subdivision for the purpose of the construction of a sales/rental office upon said lot will not affect the use of the property or otherwise bear upon the appropriateness of the Planned Unit Overlay considered and adopted by the Mayor and City Council in Ordinance No. 2006-05 or as contemplated in the original Improvement Plan.

The City Council of the City of Tifton hereby ordains that Ordinance No. 2006-05 be amended to allow for the sale of Tift County Parcel Number 0032E 145 consisting of .29 acres, more or less, from Adcock Family Partnership, LLC to the Oakes at Carpenter, LLC, removing said lot from Mill Ridge subdivision and adding said lot to the Oakes on Carpenter subdivision.

Be it further ordained by the City Council of the City of Tifton that Ordinance

No. 2006-05 be amended to allow the Developer of the Oakes on Carpenter subdivision to use said lot for professional/office purposes and to construct a sales/rental office upon said lot for the sale and rental of lots in the Oakes and Mill Ridge subdivisions.

II.

REPEALER

To the extent that any other ordinance, portion of an ordinance, or resolution of the City of Tifton now in effect is inconsistent with the provisions hereof, the same is repealed.

III.

EFFECTIVE DATE

The effective date of this Ordinance shall be the date of adoption hereof.

Read and adopted at a Regular Meeting of the City Council of the City of Tifton held on the ___ day of January, 2014.

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

APPROVED As to Form:

Attest:

Robert C. Wilmot
City Attorney

Rona Martin
Clerk

CITY OF TIFTON

**CITY OF TIFTON GEORGIA
ORDINANCE NO. 2014 - _____**

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF TIFTON TO AMEND ARTICLE II OF CHAPTER 78 OF THE CODE OF ORDINANCES FOR THE CITY OF TIFTON TO PROVIDE FOR THE CONTROL OF TRAFFIC ON PUBLIC STREETS, ROADS, ALLEYS, WALKWAYS AND CROSSWALKS; TO PROVIDE FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, the City of Tifton is empowered pursuant the State of Georgia Constitution, the laws of this state and its Municipal Charter to define, regulate, and prohibit any act, practice, conduct, or use of property which is detrimental to the health, welfare and safety of the inhabitants of the city; and

WHEREAS, the City of Tifton is empowered pursuant to its Charter to regulate and exercise control over motor vehicle and pedestrian traffic operating and utilizing the public roads, streets, alleys, walkways, crosswalks and right of ways within its corporate limits.

NOW, THEREFORE, in consideration of the premises, the Mayor and City Council of the City of Tifton hereby ordains that Article II of Chapter 78 of the Code of Ordinances for the City of Tifton be amended by adding Section 78-39 to read as follows:

Section 78-39 Public Safety; Restrictions on use of public streets, roads and alleys

The Mayor and Council shall, by ordinance or resolution, after conducting appropriate studies and investigations, adopt such regulations as deemed necessary to control Traffic, as that term is defined within O.C.G.A. §40-1-1, on the public roads, streets, alleys, walkways, crosswalks and rights of way of the City as deemed necessary to protect to the health, welfare and safety of the citizenry.

REPEALER

To the extent that any other ordinance, portion of an ordinance, or resolution of the City of Tifton now in effect is inconsistent with the provisions hereof, the same is repealed.

EFFECTIVE DATE

The effective date of this Ordinance shall be the date of adoption hereof.

Read and adopted at a meeting of the City Council of the City of Tifton held on the 6th day of January, 2014.

J.G. "Jamie" Cater, JR.

Mayor

Approved as to Form:

Attest:

Robert C. Wilmot

City Attorney

Rona Martin

City Clerk

CITY OF TIFTON, GEORGIA
RESOLUTION #2014- _____

WHEREAS, the City of Tifton is empowered pursuant the State of Georgia Constitution, the laws of this state and its Municipal Charter to define, regulate, and prohibit any act, practice, conduct, or use of property which is detrimental to health, welfare and safety of the inhabitants of the city; and

WHEREAS, the City of Tifton is empowered pursuant to its Charter and Code of Ordinances to adopt such regulations as deemed necessary to control Traffic, as that term is defined within O.C.G.A. §40-1-1, on the public roads, streets, alleys, walkways, crosswalks and rights of way of the City as deemed necessary to protect to the health, welfare and safety of the citizenry; and

WHEREAS, the campus of Matt Wilson Elementary School is transected by Dorminy Street; and

WHEREAS, there is a heavy flow of students crossing Dorminy Street to travel to different areas of the Matt Wilson school campus during school hours; and

WHEREAS, the Mayor and City Council has determined that vehicular traffic on Dorminy Street during school hours presents a danger to the health, safety and welfare of the students attending Matt Wilson Elementary School.

NOW, THEREFORE, in consideration of the premises;

IT IS HEREBY RESOLVED that vehicular traffic shall be prohibited on Dorminy Street at its intersection of 19th Street to its intersection at 17 ½ Street between the hours of 7:30 a.m. and 4:00 p.m. on those days which school is in session.

The effective date of this Resolution shall be the date of adoption hereof.

Read and adopted at a meeting of the City Council of the City of Tifton held on the 6th day of January, 2014.

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

Attest:

Rona Martin
City Clerk



TIFTON CITY COUNCIL AGENDA ITEM

TO: Tifton City Council
FROM: Rona Martin, City Clerk
DATE: 1/15/2014
DEPARTMENT: City Clerk's Office
SUBJECT: Alcoholic Beverage License
One Day Permit – Rhythm & Ribs BBQ Festival

DATE: 1/16/2014
Workshop Meeting (X)
Regular Meeting ()
Called Meeting ()

EXECUTIVE SUMMARY

One day alcohol permit to sale alcoholic beverages at Fulwood Park for Rhythm & Ribs BBQ Festival. Chili's will be the licensee and cater the event.

PROPOSED ACTION

Staff recommends approval of the alcoholic beverage license and resolution

SUPPORTING INFORMATION

Background Information

See attached

Financial Implications

Cost of the application fee and license is a total of \$100.00

Pros and/or Cons

n/a

Implementation

License will be issued after council approval

CITY OF TIFTON, GEORGIA
RESOLUTION NO. 2014-_____

[Issuance of One-Day Alcoholic Beverage License - Catering Event Permit]

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TIFTON, GEORGIA, WITH RESPECT TO ISSUANCE OF AN ALCOHOLIC BEVERAGE LICENSE BY THE CITY OF TIFTON, GEORGIA, TO **TURFGRASS FESTIVAL, LLC, dba "RHYTHM & RIBS BBQ FESTIVAL"** [APPLICANT] FOR PREMISES LOCATED AT **FULWOOD PARK, TIFTON.**

WHEREAS, it appears that the above referenced applicant has submitted a new application for the following described alcoholic beverage license for the above referenced location; and

WHEREAS, it appears to the satisfaction of the City Council, based upon said application and the investigation of city officials relative thereto, that the said applicant and location meet the requirements for the issuance of the alcoholic beverage license applied for, subject to compliance by said applicant with the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TIFTON, GEORGIA, THAT:

-1-

The following described alcoholic beverage license application be and the same hereby is, granted [subject to the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton and subject to compliance by the applicant as of the time of issuance thereof, as well as subsequent thereto, in all respects with the provisions, conditions, and requirements of Chapter 6 of the Code of Ordinances of the City of Tifton, Georgia]:

Alcoholic Beverage License Application No.:

Applicant Name: TIFTON TURFGRASS FESTIVAL DBA "RHYTHM & RIBS BBQ FESTIVAL"

Business Location: FULWOOD PARK, TIFTON, GA

Licensee/Caterer: CHILI'S

Type of License: ONE-DAY ALCOHOL LICENSE CATERING EVENT PERMIT

Time Period of License: **03-01-2014**

-2-

The City Clerk issue to said applicant, upon compliance by said applicant with the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton and the payment of all fees relative thereto, an alcoholic beverage license as applied for in the Code of Ordinances of the City of Tifton.

Read and passed at a meeting of the City Council of the City of Tifton, Georgia, held on February 3, 2014.

Attest:

Rona Martin,
Clerk of the City of Tifton

J.G. "Jamie" Cater Jr.,
Mayor of the City of Tifton

TIFTON CITY COUNCIL AGENDA ITEM



TO: Tifton City Council
FROM: Rona Martin, City Clerk
DATE: 01/15/2014
DEPARTMENT: City Clerk's Office
SUBJECT: Alcoholic Beverage License
One Day Permit – Craig Campbell Concert at the Tift Theatre

DATE: 01/15/2014
Workshop Meeting (X)
Regular Meeting ()
Called Meeting ()

EXECUTIVE SUMMARY

The Tift Theatre is holding a concert with Craig Campbell on 02/28/2014 and is requesting the opportunity to sell alcohol for this event. Giggles Café & The Bistro at 219 will be alcohol caterer. A previous background check on Monica Black revealed no violations.

PROPOSED ACTION

Staff recommends approval of the alcoholic beverage license and resolution.

SUPPORTING INFORMATION

Background Information

See attached

Financial Implications

No Cost for the license, revenue for the Theatre.

Pros and/or Cons

n/a

Implementation

License will be issued after council approval

CITY OF TIFTON, GEORGIA
RESOLUTION NO. 2014-_____

[Issuance of One-Day Alcoholic Beverage License - Catering Event Permit]

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TIFTON, GEORGIA, WITH RESPECT TO ISSUANCE OF AN ALCOHOLIC BEVERAGE LICENSE BY THE CITY OF TIFTON, GEORGIA, TO **GIGGLES CAFÉ & THE BISTRO AT 219**, [APPLICANT] FOR PREMISES LOCATED AT **THE TIFT THEATRE, TIFTON, GA.**

WHEREAS, it appears that the above referenced applicant has submitted a new application for the following described alcoholic beverage license for the above referenced location; and

WHEREAS, it appears to the satisfaction of the City Council, based upon said application and the investigation of city officials relative thereto, that the said applicant and location meet the requirements for the issuance of the alcoholic beverage license applied for, subject to compliance by said applicant with the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TIFTON, GEORGIA, THAT:

-1-

The following described alcoholic beverage license application be and the same hereby is, granted [subject to the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton and subject to compliance by the applicant as of the time of issuance thereof, as well as subsequent thereto, in all respects with the provisions, conditions, and requirements of Chapter 6 of the Code of Ordinances of the City of Tifton, Georgia]:

Alcoholic Beverage License Application No.:
Applicant Name: CITY OF TIFTON
Business Location: TIFT THEATRE, TIFTON, GA
Licensee/Caterer: GIGGLE'S CAFÉ & THE BISTRO AT 219
Type of License: ONE-DAY ALCOHOL LICENSE CATERING EVENT PERMIT

Time Period of License: **02-28-2014**

-2-

The City Clerk issue to said applicant, upon compliance by said applicant with the provisions of Chapter 6 of the Code of Ordinances of the City of Tifton and the payment of all fees relative thereto, an alcoholic beverage license as applied for in the Code of Ordinances of the City of Tifton.

Read and passed at a meeting of the City Council of the City of Tifton, Georgia, held on February 3, 2014.

Attest:

Rona Martin,
Clerk of the City of Tifton

J.G. "Jamie" Cater Jr.,
Mayor of the City of Tifton



City Clerk's Office - Business Licensing Division
 204 N. Ridge Avenue - P.O. Box 229 - Tifton, GA 31793-0229
 (229) 382-6231 - Fax (229) 391-3990
 Website: <http://www.tifton.net> Email: cityclerk@tifton.net

**APPLICATION FOR ONE-DAY ALCOHOL LICENSE
 CATERING EVENT PERMIT**

No application shall be processed no less than fourteen (14) days prior to the event.

NOTE: The City of Tifton accepts NO liability for this event

INSTRUCTIONS: Every question must be fully answered, typewritten or printed in ink. If the space provided is not sufficient, answer the questions on a separate sheet and indicate in the space provided that such separate sheet is attached.

~~LICENSE FEE \$100.00~~

Name of Event: Craig Campbell Actual Date of Event: 2/28/14

Type of Event: Wedding Reception Family Reunion Party (What Kind) _____
 Other music concert @ the Tift Theatre

Assembly Time for Event Participants: 11:00 A.M. or P.M. 5:00 A.M. or P.M.
 Actual Start Time of the Event: 6:00 A.M. or P.M. Open Bar Yes No
 Actual End Time of the Event: 12:00 A.M. or P.M. Cash Bar Yes No
 Location of Event: Tift Theatre

Alternative Location: _____
 Alcoholic Beverage License #: _____
 Are you a U.S. Citizen? Yes No

Host or Sponsor Making Application:
 Name: City of Tifton - Theatre Res. Phone: _____
 Residence Address: 320 Main St. Bus. Phone: 229-391-3937
 Business Address: P.O. Box 229 Fax #: _____
 Occupation: Government E-mail: jjones@tifton.net

Host or Sponsor in Charge of Event: (Caterer)
 Name: Giggles Cafe + Bistro at 219 Res. Phone: _____
 Residence Address: _____ Bus. Phone: 229-382-7997
 Business Address: 219 Main Street Fax #: _____
 Occupation: Restaurant E-mail: _____
 Name of Organization: owner Monica Black Non-Profit? Yes No

Is proposed event to be held by, or on behalf of, for any person other than applicant? Yes No
 (If yes, please fill in Name, Address & Phone Number of Person whom event is for)
City of Tifton - Theatre Promotion Event.

Estimated quantities of Malt Beverages, Wine and or Distilled Spirits:

Estimated Number of People: 500 Legal Age: 350 Not Legal Age 150

Has applicant provided security and parking enforcement plans? Yes No

Any additional information that should be considered:

If have carefully read the foregoing application and swear that every statement made is true and correct to the best of my knowledge and belief.

(Signature is required before approval will be granted.)

Jessica Jones
Signature of Person Making Application

1/15/14
Date

Rona Martin
Alcoholic Beverage Coordinator/Rona Martin

1/15/14
Date

NOTE: THE CITY OF TIFTON ACCEPTS NO LIABILITY FOR THIS EVENT

City Manager

Approved
 Denied

Date

ALL SIGNATURES REQUIRED FOR APPROVAL

**AT A MEETING OF THE
CITY COUNCIL OF THE CITY OF TIFTON
HELD ON _____, 2014
A MOTION TO ENTER INTO EXECUTIVE SESSION**

Council member _____ makes the following motion:

1. That City Council now enters into executive session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing the following:

(check all that apply)

- Legal Matters.
- Personnel Matters.
- Real Estate Matters.

That each member of this body, in open session, at the conclusion of such executive session, and consistent with the provisions of City of Tifton Resolution No. 99-66, either:

1. Execute the Affidavit, the form of which having been previously approved; or
2. Vote upon the Resolution, the form of which having been previously approved, to be followed by the execution of the above-referenced Affidavit by so many members of this Council that so desire,

all of which is in compliance with O.C.G.A. Section 50-14-4; thereby this body, by appropriate form of either Affidavit or Resolution/Affidavit, ratifying the actions of the Council taken in executive session and confirming that the subject matters of the closed session were within exceptions permitted by the Open Meetings law.

Council member _____ seconds the motion.

Motion Approved

Those voting in favor of the motion for closure:

Council Members:

Those voting against the motion for closure:

Council Members:

AFFIDAVIT

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in the State of Georgia:

<u>Present</u>	<u>Absent</u>	
_____	_____	J. G. "Jamie" Cater, Jr.
_____	_____	Wes Ehlers
_____	_____	Christopher Parrott
_____	_____	Johnny Terrell
_____	_____	Julie Smith

Who, after being duly sworn, deposes and on oath states the following:

1. I am a member of the Tifton City Council and I was present at a meeting of the City Council held on the _____ day of _____, 2014.
2. That it was my understanding that O.C.G.A. Section 50-14-4(b) provides as follows:

When any meeting of an agency is closed to the public pursuant to subsection (a) Of this Code section, the chairperson or other person presiding over such meeting shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.
3. The subject matter of the closed meeting or closed portion of the meeting held on the _____ day of _____, 2014, which was closed for the purpose(s) of :

- ___ Legal Matters
- ___ Personnel Matters
- ___ Real Estate Matters

As allowed by O.C.G.A., Title 50, Chapter 14, was devoted to matters within those exceptions and as provided by law.

4. This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. Section 50-14-4(b) that such an affidavit be executed.
5. This affidavit is likewise executed by the following members of the City Council present at such executive session in support of open and honest government and in compliance with City of Tifton Resolution 99-66.

This _____ day of _____, 2014.

J. G. "Jamie" Cater, Jr.
Mayor, City of Tifton

Wes Ehlers
Councilman, District 1

Christopher Parrott
Councilman, District 2

Johnny Terrell
Councilman, District 3

Julie Smith
Councilwoman, District 4

Sworn to and subscribed before me
By all City Council members
on this _____ day of
_____, 2013.

Notary Public

**EXECUTIVE SESSION RESOLUTION
OF THE CITY COUNCIL OF THE CITY OF TIFTON
2014-_____**

BE IT RESOLVED by the Tifton City Council as follows: at the meeting held on the _____ day of _____, 2014, the Council entered into executive session for the purpose of discussing:

____ Legal Matters.

____ Personnel Matters.

____ Real Estate Matters.

At the close of the discussions upon such subject(s), the Council did vote to re-enter into open session and herewith takes the following action in open session:

1. The actions of the Council and the discussion of the same regarding the matter set forth for closed session purposes are hereby ratified.
2. This body does hereby confirm that to the best of the knowledge of the body, based upon the advice of the City Attorney, the said subject matter of the meeting, and of the closed session portion was devoted to matters within the specific relevant exception(s) as set forth above.
3. The affidavit, together with this Resolution, shall be included and filed with the official minutes of the meeting and shall be in a form as required by the statute.

Approved this _____ day of _____, 2014.

J. G. "Jamie" Cater, Jr.
Mayor, City of Tifton

ATTEST:

Rona Martin
City Clerk