



Department of Community Development

204 N. Ridge Ave.

Tifton, GA 31794

Ph: 229-391-3950

Email: Permits@tiftonga.gov

Planned Development Urban Districts (PDO) & Planned Development Rural District (PDR) Application

Part 1: Applicant & Property Information

Applicant Name / Company:	Property Owner(s) (if different):
Applicant Address:	
Phone Number:	Email Address:
Project Location / Address:	Parcel ID Number(s):
Total Acreage: (Note: Min. 40 acres for PDR, 1 acre for PDO)	Current Zoning:

Part 2: Application Type

☐ Planned Development Rural (PDR) - Applicable in AU Character Area or outside 20-Year Utility Master Plan.

☐ Planned Development Urban (PDO)

☐ One-Step Process (Master Plan)

☐ Two-Step Process: Step 1 (Preliminary Site Plan)

☐ Two-Step Process: Step 2 (Master Plan)

Part 3: Project Narrative & Design Criteria

Provide a narrative description of the proposed development:

PDO Applicants Only - Describe how the PDO achieves at least two (2) of the following:

(High architectural design quality; achieves allowable density; provides affordable housing types; improves circulation; minimizes impervious surfaces; increases open/recreational space; preserves natural features; appropriate perimeter design; suitable streets/sidewalks.)

PDO Modifications (if applicable):

If modifying minimum standards (setbacks, height, etc.), provide justification explaining how the modification protects neighborhood character, critical areas, or is necessary due to unique characteristics and mitigated by public improvements.

Part 4: Required Submittals Checklist

All Applications:

- ☐ Ownership Documentation: Proof of single ownership or joint application by multiple owners.
- ☐ Unified Control Agreements: Proposed legal instruments (e.g., HOA/POA docs) for maintenance of common property, streets, and open space.

PDR District Applications:

- ☐ Site Development Plan: Demonstrating compliance with resource protection. Must clearly depict specific setbacks and height standards.
- ☐ Open Space Calculation: Proof that at least 20% of land area is open space, internally connected.
- ☐ Use Calculations: Proof that neighborhood scale services and civic/community areas each do not exceed 10% of total land area.
- ☐ Buffers & Landscaping: Depiction of perimeter buffer (min. 10 ft width with required plantings) and buffers between commercial/residential uses.
- ☐ Circulation Plan: Local/collector streets, pedestrian/bicycle facilities, and a second entrance if >20 residential units.

PDO District Applications:

**PDO developments must provide a minimum 10% internally connected open space.*

Step 1 - Preliminary Site Plan (Two-Step Process Only):

- ☐ Listing of Parcels & Owners included in the PDO.
- ☐ Preliminary Map: Showing location of streets, sidewalks, ingress/egress, common open spaces, and all buildings/structures with assigned uses.
- ☐ Narrative Description (completed in Part 3 above).

Master Plan (One-Step Process or Step 2 of Two-Step Process):

- ☐ Detailed Site Plan / Map: Showing streets, sidewalks, open spaces, buildings/uses, densities, specific setbacks, and building heights.
- ☐ Utility Map: Location of existing and proposed utilities (sanitary sewer, storm sewer, water, electric, gas, telephone).
- ☐ Preliminary Plat Designs.
- ☐ Watercourse Map: Showing watercourses and natural drainage patterns.
- ☐ Development Schedule: Dates for start/completion of construction stages, rate of development, and staging of common open spaces.

- ☐ Agreements/Covenants: Governing use, maintenance, and protection of PDO and common open areas.
- ☐ Landscaping Plan: Including required buffers and perimeter treatment (screens, fences, walls).
- ☐ Economic Feasibility Report / Market Analysis: Substantiating how the PDO provides public benefit beyond conventional development.
- ☐ List of Interest Holders: Names/addresses of all persons/corporations holding interest (including easements and drainage).
- ☐ Traffic Study (If applicable): Required if PDO contains commercial/nonresidential uses, or 100+ residential units.
- ☐ Second Entrance: Required if PDO contains more than 20 residential units.

Part 5: Signature & Certification

I hereby certify that all information provided in this application is true and correct. I understand that the approved site development plan shall be recorded and binding on all owners, and that unified control of the development project must be maintained until the project is complete. Approval of a PDO will require execution of a Development Agreement with the City of Tifton.

Applicant Signature

Date

Property Owner Signature (if different)

Date