

# BERRIEN COUNTY



**PARTIAL UPDATE TO THE 2025  
COMPREHENSIVE PLAN**



**Partial Update To The  
2025 Greater Berrien County Comprehensive Plan  
For  
Berrien County And The Cities Of Alapaha, Enigma,  
Nashville, And Ray City**

**February 2010**

**Prepared by:**

Berrien County  
The Cities of Alapaha, Enigma, Nashville, Ray City  
And  
The Southern Georgia Regional Commission

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**BERRIEN COUNTY**


**RESOLUTION TO TRANSMIT the  
*Partial Update to the 2015 Greater Berrien County Comprehensive Plan*  
for Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray  
City**

**WHEREAS**, the Berrien County Board of Commissioners has completed the Partial Update to the 2015 Greater Berrien County Comprehensive Plan.

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on February 9, 2010.

**BE IT THEREFORE RESOLVED**, that the Berrien County Board of Commissioners does hereby transmit the Partial Update to the 2015 Greater Berrien County Comprehensive Plan to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 9th day of February, 2010

  
Jimmy Parker, Chairman, Berrien County Commission



ATTEST: Brenda Ferrell, County Clerk

# Town of Alapaha

WAYMOND SMITH, MAYOR  
Members of Council  
Phillip Hoffman  
Larry Bazin  
Timothy Smith, Jr.  
Willie Ivery  
Rudolph Smith

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## ALAPAHA

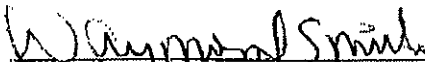
### **RESOLUTION TO TRANSMIT the *Partial Update to the 2015 Greater Berrien County Comprehensive Plan for Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City***

**WHEREAS**, the Berrien County Board of Commissioners and the Cities of Nashville, Ray City, Alapaha, and Enigma City Councils have completed the Partial Update to the 2015 Greater Berrien County Comprehensive Plan.

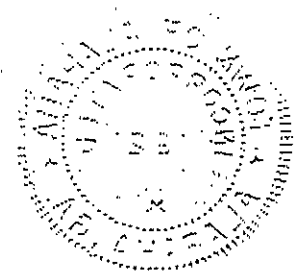
**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing will be held on February 9, 2010.

**BE IT THEREFORE RESOLVED**, that the Alapaha City Council does hereby transmit the Partial Update to the 2015 Greater Berrien County Comprehensive Plan to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 2<sup>nd</sup> day of February, 2010

  
\_\_\_\_\_  
Waymond Smith, Mayor, Alapaha City Council

  
\_\_\_\_\_  
ATTEST: Pauline Barron, City Clerk



**ENIGMA**

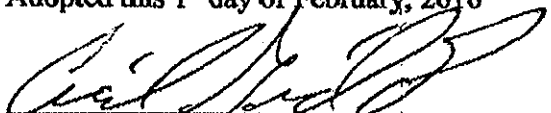
**RESOLUTION TO TRANSMIT the  
*Partial Update to the 2015 Greater Berrien County Comprehensive Plan  
for Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City***

**WHEREAS**, the Berrien County Board of Commissioners and the Cities of Nashville, Ray City, Alapaha, and Enigma City Councils have completed the Partial Update to the 2015 Greater Berrien County Comprehensive Plan.

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing will be held on February 9, 2010.

**BE IT THEREFORE RESOLVED**, that the Enigma City Council does hereby transmit the Partial Update to the 2015 Greater Berrien County Comprehensive Plan to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 1<sup>st</sup> day of February, 2010



Cecil Giddens, Mayor, Enigma City Council



ATTEST: Michelle Cooper, City Clerk

**CITY OF NASHVILLE**

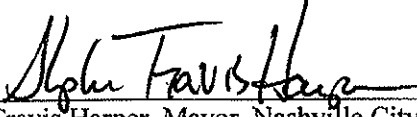
**RESOLUTION TO TRANSMIT the**  
***Partial Update to the 2015 Greater Berrien County Comprehensive Plan***  
***for Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City***

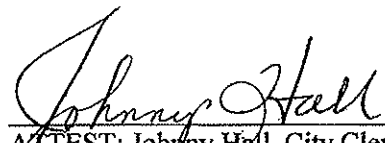
**WHEREAS**, the Berrien County Board of Commissioners and the Cities of Alapaha, Enigma, Nashville and Ray City have completed the Partial Update to the 2015 Greater Berrien County Comprehensive Plan for Berrien County.

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing will be held on February 9, 2010.

**BE IT THEREFORE RESOLVED**, that the City of Nashville City Council does hereby transmit the Partial Update to the 2015 Greater Berrien County Comprehensive Plan for Berrien County to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 25<sup>th</sup> day of January, 2010

  
\_\_\_\_\_  
Travis Harper, Mayor, Nashville City Council

  
\_\_\_\_\_  
ATTEST: Johnny Hall, City Clerk

**RAY CITY**

**RESOLUTION TO TRANSMIT the**  
***Partial Update to the 2015 Greater Berrien County Comprehensive Plan***  
***for Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City***

**WHEREAS**, the Berrien County Board of Commissioners and the Cities of Nashville, Ray City, Alapaha, and Enigma have completed the Partial Update to the 2015 Greater Berrien County Comprehensive Plan.

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on February 9, 2010.

**BE IT THEREFORE RESOLVED**, that the City of Ray City, City Council does hereby transmit the Partial Update to the 2015 Greater Berrien County Comprehensive Plan for Berrien County to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for official review.

Adopted this 2<sup>nd</sup> day of February, 2010

  
\_\_\_\_\_

Dolly Dupree, Mayor, Ray City, City Council

  
\_\_\_\_\_

ATTEST: Brenda Exum, City Clerk



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## **I. Instructions and Procedures**

The following procedures for this process were copied from the website of the Georgia Department of Community Affairs, Office of Planning and Quality Growth "Requirements for a Partial Update to the Local Government Comprehensive Plan, March 2007".

<http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/documents/PartialUpdateGuidanceDocument-March2007II.PDF>

### **Purpose**

The purpose of the Partial Update to the Comprehensive Plan is to provide a document for use as a policy guide to Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City in the interim period and the full update of their Joint Comprehensive Plan which will be due in February of 2013.

The Partial Update is designed to generate local pride and enthusiasm about the future of the community, engage the interest of citizens in implementing the plan; and to provide a guide for everyday decision making for local government officials and community leaders.

The Partial Update will help the community to identify current critical issues and opportunities which have arisen since their last full Comprehensive Plan update in 2004.

### **Required Components**

Since the last full Joint Comprehensive Plan for Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City was prepared under the 2004 and prior Minimum Planning Standards, the following are the required components for this Update:

#### **1. A Quality Community Assessment.**

A Stakeholder Group consisting of local government officials, staff, other community leaders and interested citizens was convened to identify issues and opportunities within Greater Berrien County that would assist in adapting local activities, development patterns and implementation practices to the Department of Community Affairs' (DCA) Quality Community Objectives which were applicable to Greater Berrien County. The assessment tool provided by DCA was utilized to accomplish this task.

#### **2. An Analysis of Areas Requiring Special Attention**

The same Stakeholder Group coordination with SGRC staff evaluated the existing land use patterns and trends within Greater Berrien County to identify and map the following areas:

- a. Areas of significant natural or cultural resources
- b. Areas where rapid development or change of land uses are likely to occur.
- c. Areas where the pace of development has and/or may outpace the availability of community facilities and services
- d. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness
- e. Large abandoned structures or sites
- f. Areas with significant infill development opportunities
- g. Areas of significant disinvestment, levels of poverty, and/or employment substantially higher than average levels for the community as a whole.

#### **3. Identification of Issues and Opportunities**

The Stakeholder Group identified a variety of issues and opportunities relating the various elements of their existing 2004 Joint Comprehensive Plan that have arisen in the meantime. The identified issues and opportunities have been addressed in the following section. It has been recognized that many of these issues have arisen due to the current economic situation and will need to be revisited as the overall situation changes.

#### 4. An Updated Implementation Program

##### a. Short Term Work Program

Specific implementation actions, items and initiatives by Berrien County and/or the Cities of Alapaha, Enigma, Nashville, and Ray City and other local entities have been identified which would help to implement the Update of this Plan. The Short Term Work Program includes the following information:

- i. Brief description of the activity
- ii. Estimated timeframe for undertaking the activity
- iii. Responsible party for implementing the activity
- iv. Estimated cost (if any) of implementing the activity
- v. Funding source, if applicable.

##### 5. Policies

This Joint Update includes policies which Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City plan to or have adopted to provide ongoing guidance and direction to the City Councils and County Commission in order to make decisions which will assist in addressing the identified issues and opportunities.

##### 6. A Report of Accomplishments

This report identifies the status of each activity in the previous Short Term Work Program by indicating whether the activities have been completed, are currently underway, have been postponed or are no longer on the agenda.

#### Procedural Requirements

##### 1. Transmittal and Review of Partial Update

Upon completion the local government must submit its Partial Update to the SGRC for review.

##### a. Required Public Hearing

The required public hearing must be held once the draft Partial Update has been made available for public review, but prior to its transmittal to the SGRC. The purpose of the hearing is to brief the community on the identified issues and opportunities that will be addressed through the updated implementation program, allow the community an opportunity to comment, and notify the community of when the plan components will be transmitted to the SGRC. Once public comments have been addressed, the Partial Update must be transmitted to the SGRC by resolution of the governing body.

##### b. Completeness Check

The SGRC shall determine whether the Partial Update is complete within seven days of the receipt. A Partial Update that does not meet the standard for completeness shall be deemed incomplete and shall not be accepted for further review by the SGRC or be forwarded to the Department for review. The SGRC shall notify Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City of its findings regarding the completeness of the submittal and identify items that must be submitted, if any, prior to further processing. The SGRC shall forward a complete submittal to the Department immediately upon making the completeness finding.

##### c. Notification of Interested Parties

Once the SGRC has determined that the Partial Update is complete, it shall immediately notify any interested parties of the availability of the submittal for review and comment, providing the name of the local government, the general nature of the submittal and a deadline by which comments must be received. At a minimum, interested parties shall include:

- i. Local governments inside or outside the SGRC's region that are contiguous to Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City, and other local governments that are likely to be affected by the Partial Update
- ii. Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes (if applicable)

- iii. Regional Commissions that are contiguous to Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City or that are likely to be affected by the Partial Update
- iv. Affected state agencies including the Department of Transportation, the Georgia Environmental Facilities Authority and the Department.

d. Regional Hearing

Within 25 days after certification of the completeness of the Partial Update the SGRC may at its sole discretion conduct a hearing at which any local government, RC, or other local, regional or state agency may present its views on the Community Agenda.

e. Regional Commission Review:

The SGRC shall review the partial update for potential conflicts with plans of neighboring jurisdictions, opportunities for inter-jurisdictional/regional solutions to common issues, and consistency with the adopted Regional Agenda for the SGRC's region.

f. Department Review

The Department shall review the partial Update for compliance with the planning requirements. This review may result in identification of deficiencies that must be satisfactorily resolved by Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City in order for the Partial Updated to be found "in compliance" with the planning requirements. The Department may also offer advisory comments for improving the Partial Update for consideration by the local government. The Department's findings and recommendations resulting from its review, including advisory comments, shall be transmitted to the SGRC for inclusion in the final report within 35 days after certification of the completeness of the Partial Update.

g. Final Report of Findings and Recommendations

Within 40 days after certification of the completeness of the Partial Update, the SGRC must transmit a final report of its findings and recommendations to the local government and to the Department. The report must include"

- i. Comments submitted by interested parties that reviewed the Partial Update and if applicable a summary of the regional review hearing, detailing any significant issues raised at the hearing
- ii. The SGRC's findings from its Intergovernmental and Consistency review of the Partial update and its recommendations for addressing such findings
- iii. A copy of the Department's findings and recommendations resulting from its review of the Partial Update.

h. Petition for Reconsideration

Within ten days after the SGRC's findings and recommendations are made public, a submitting local government that disagrees with the recommendations may petition the SGRC for a "reconsideration hearing". This hearing shall be scheduled and held by the SGRC within 15 days after receipt of such a request. Within 10 days after the reconsideration hearing, the Department and the SGRC shall either continue or modify the original findings and recommendations and provide written notice of the decision to the submitting local government.

i. Conflict Mediation

Informal or formal mediation of conflicts relating the Partial Update may be initiated in accordance with the Rules for Mediation of Inter-jurisdictional Conflicts adopted by the Board of Community Affairs.

j. Adoption of the Partial Update

Once the Partial Update has been found by the Department to be in compliance with the planning requirements, the governing body may adopt the Partial Update with or without any recommendations for improvement included in the Final Report of Findings and Recommendations. However, in no event shall a local government take any official action to adopt a Partial Update prepared in accordance with the planning requirements until 60 days after the Partial Update has been certified by the SGRC as complete. If the local government has petitioned for reconsideration, this mandatory review period shall be 90 days. In order to maintain Qualified Local Government certification, the local government must adopt the approved partial Update prior to its recertification date, but in no case later than one year after completion of the mandatory review period for the Partial Update.

k. Notification of Local Adoption

Within seven days of local adoption of a Partial Update that has been found by the Department to comply with the planning requirements, the local government shall notify the SGRC in writing. Within seven days of receipt of this written notice, the SGRC shall notify the Department that the Partial Update found in compliance with planning requirements has been adopted by the local government.

l. Qualified Local Government Certification

Once the Department has been notified by the SGRC that a local government has adopted a Partial Update that complies with the planning requirements, the Department may issue a letter certifying this local government as a Qualified Local Government. Qualified Local Government certification shall automatically expire approximately five years from the previous recertification date, unless otherwise specified. To retain Qualified Local Government certification, a local government must remain in compliance with the requirements outlined in these planning requirements and O.C.G.A. 50-8-2(a)(18).

m. Publicizing the Partial Update

Once adopted by the local government, the availability of the Partial Update must be publicized by the local government for public information. This requirement may be met by providing notice in the Berrien Press identifying where a complete copy of the Partial Update may be reviewed.

## **II. Consistency with Quality Community Objectives**

The purpose of this section is to evaluate Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City's current policies, activities and development patterns for consistency with the Quality Community Objectives in Section 110-12-1-06(3) of the Local Planning Requirements. For this analysis the assessment tool provided on the Department's website was utilized in order to identify any issues and opportunities that have developed since the adoption of the last Joint Comprehensive Plan in 2004 and to utilize the findings to identify local activities, development patterns and implementation practices to address these Quality Community Objectives.

### **1. Development Patterns**

Issues, opportunities and policies effecting development patterns are found in the Housing, Land Use, Economic Development, Community Facilities, Natural Resource and Cultural Resource Elements of the Comprehensive Plan and this Partial Update.

<b>Traditional Neighborhoods</b>			
<b>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</b>			
	<b>Yes</b>	<b>No</b>	<b>Assessment and Comments</b>
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	<b>X</b>		
2. Our community has ordinances in place that allow neo-traditional development "by-right" so that developers do not have to go through a long variance process.	<b>X</b>		The City of Nashville is the only jurisdiction with an ordinance that supports neo-traditional developments without requiring the developer to endure a lengthy process.
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.	<b>X</b>		The County and the City Ray City do not have a street tree ordinance.
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.		<b>X</b>	
5. We have a program to keep poor public areas (commercial, retail districts, parks) clean and safe.	<b>X</b>		The City of Ray City does not have this type of program.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would chose.	<b>X</b>		
7. In some areas several errands can be made on foot, if so desired.		<b>X</b>	
8. Some of our children can and do walk to school safely.		<b>X</b>	
9. Some of our children can and do bike to school safely.		<b>X</b>	
10. Schools are located in or near neighborhoods in our community.		<b>X</b>	Only the City of Nashville has schools located in or near neighborhoods.

### Infill Development

**Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.**

	Yes	No	Assessment & Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		Ray City does not have an inventory.
2. Our community is actively working to promote brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.	X		However Ray City and Nashville are not currently promoting greyfield redevelopment.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	However Nashville does allow for small lot development.

### Sense of Place

**Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places, where people choose to gather for shopping, dining, socializing, and entertainment.**

	Yes	No	Assessment & Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X	However, Nashville does have distinct characteristics that could be identified.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		Only Ray city has not taken these steps.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.	X		Only Nashville doesn't have a sign ordinance.
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	Only the County has such a guidebook.
6. If applicable, our community has a plan to protect designated farmland.	X		However, Ray City doesn't have a farmland protection plan.

### Transportation Alternatives

**Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.**

	Yes	No	Assessment & Comments
1. We have public transportation in our community.	X		
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	However, Nashville does require street networks for new developments.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		Only Ray City does not have a sidewalk ordinance.
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		Only Ray City does not currently require sidewalk connections.
6. We have a plan for bicycle routes through our community.		X	Only the County has a bicycle route plan.
7. We allow commercial and retail development to share parking areas wherever possible.	X		

### Regional Identity

**Each region should promote and preserve a “regional identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.**

	Yes	No	Assessment & Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.)	X		
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	X		Only Ray City does not currently participate.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		Only Ray City doesn’t currently promote this type of tourism.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		



## 2. Resource Conservation

Issues, opportunities and policies effecting development patterns are found in the Land Use, Economic Development, Community Facilities, and Natural Resource Elements of the Comprehensive Plan and this Partial Update.

<b>Heritage Preservation</b>			
<b>The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.</b>			
	Yes	No	Assessment & Comments
1. We have designated historic districts in our community.		X	Only Nashville has designated historic districts.
2. We have an active historic preservation commission.	X		However Ray City doesn't have an active historic preservation commission.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	Only Nashville has ordinances in place.

<b>Open Space Preservation</b>			
<b>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation</b>			
	Yes	No	Assessment & Comments
1. Our community has a green space plan.		X	Only the county.
2. Our community is actively preserving green space, either through direct purchase or by encouraging set-asides in new development.		X	Only the county.
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	Only the county.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	Nashville and the County only.

<b>Environmental Protection</b>			
<b>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</b>			
	Yes	No	Assessment & Comments
1. Our community has a comprehensive natural resources inventory.	X		Only the City of Nashville.

2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.	X		Only the County has taken these steps.
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		Only the County has taken these steps.
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		However, not in Nashville.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		However, not in Nashville.

### 3. Social and Economic Development

Issues, opportunities and policies effecting development patterns are found in the Housing, Land Use, Economic Development, Community Facilities, and Cultural Resource Elements of the Comprehensive Plan and this Partial Update.

<b>Growth Preparedness</b>			
<b>Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.</b>			
	Yes	No	Assessment & Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	Only the County.
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and /or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		Ray City has not.
5. We have a Capital Improvements Program that supports current and future growth.		X	Only the County.
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.		X	

### Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skills job opportunities.

	Yes	No	Assessment & Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	Only the County.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X	Only the County.
3. We recruit firms that provide or create sustainable products.		X	Only the County.
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	

### Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

	Yes	No	Assessment & Comments
1. Our economic development program has an entrepreneur support program.	X		
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

### Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

	Yes	No	Assessment & Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		Only Ray City doesn't
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above average).		X	Only Ray City
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X	Only Ray City

5. We have options available for loft living, downtown living, or "neo-traditional" development.	X		Nashville only
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.	X		Only Nashville doesn't
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

### Educational Opportunities

**Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.**

	Yes	No	Assessment & Comments
1. Our community provides workforce training options for its citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

### 4. Governmental Relations

Issues, opportunities and policies effecting development patterns are found in the Land Use, Economic Development, Community Facilities, Natural Resource Elements of the Comprehensive Plan and this Partial Update.

### Regional Solutions

**Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.**

	Yes	No	Assessment & Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education tourism, parks and recreation, emergency response, E-911, homeland security etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

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### Regional Cooperation

**Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.**

	Yes	No	Assessment & Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		The County is trying to improve the Service Delivery Strategy.
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to raft region-wide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

### **III. Analysis of Areas Requiring Special Attention**

The purpose of this section is to evaluate the existing land use patterns and trends within Greater Berrien County to identify any areas which will likely require special attention in the near future, including:

**1. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon, or otherwise impacted, by development;**

There are several significant natural and cultural areas throughout Berrien County and some need special ordinances or programs to enhance them. In the City of Alapaha, the area to be known as the "Alapaha Historic Railroad Area" has been designated as an Area Requiring Special Attention (ARSA). Also, in the City of Nashville, the area to be known as the "Nashville Historic Area" has been designated as an ARSA. These areas have historical structures that need ordinances or programs that will preserve and enhance their value and prevent intrusion from surrounding developments. The Moody Area is designated as an ARSA, because the operations of the Moody Air Force Base may have a significant impact on natural and cultural resources.

**2. Areas where rapid development or change of land uses is likely to occur;**

The Mood Area has been designated as an ARSA because it is located within the boundaries of Joint Land Use Study (JLUS) that includes the Moody Air Force Base. Berrien County and Ray City will need a detailed land use analysis to develop zoning districts and/or overlay districts in order to minimize land use conflicts.

**3. Areas where the pace of development has or may outpace the availability of community facilities and services;**

Not applicable

**4. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);**

The "Alapaha Historic Railroad Area" serves as the core of Alapaha and can be enhanced with special attention. Improving the aesthetics or attractiveness of this area can have a significant impact on attracting new businesses and encouraging pedestrian activity in Alapaha.

**5. Large abandoned structures or sites, including those that may be environmentally contaminated;**

Not applicable

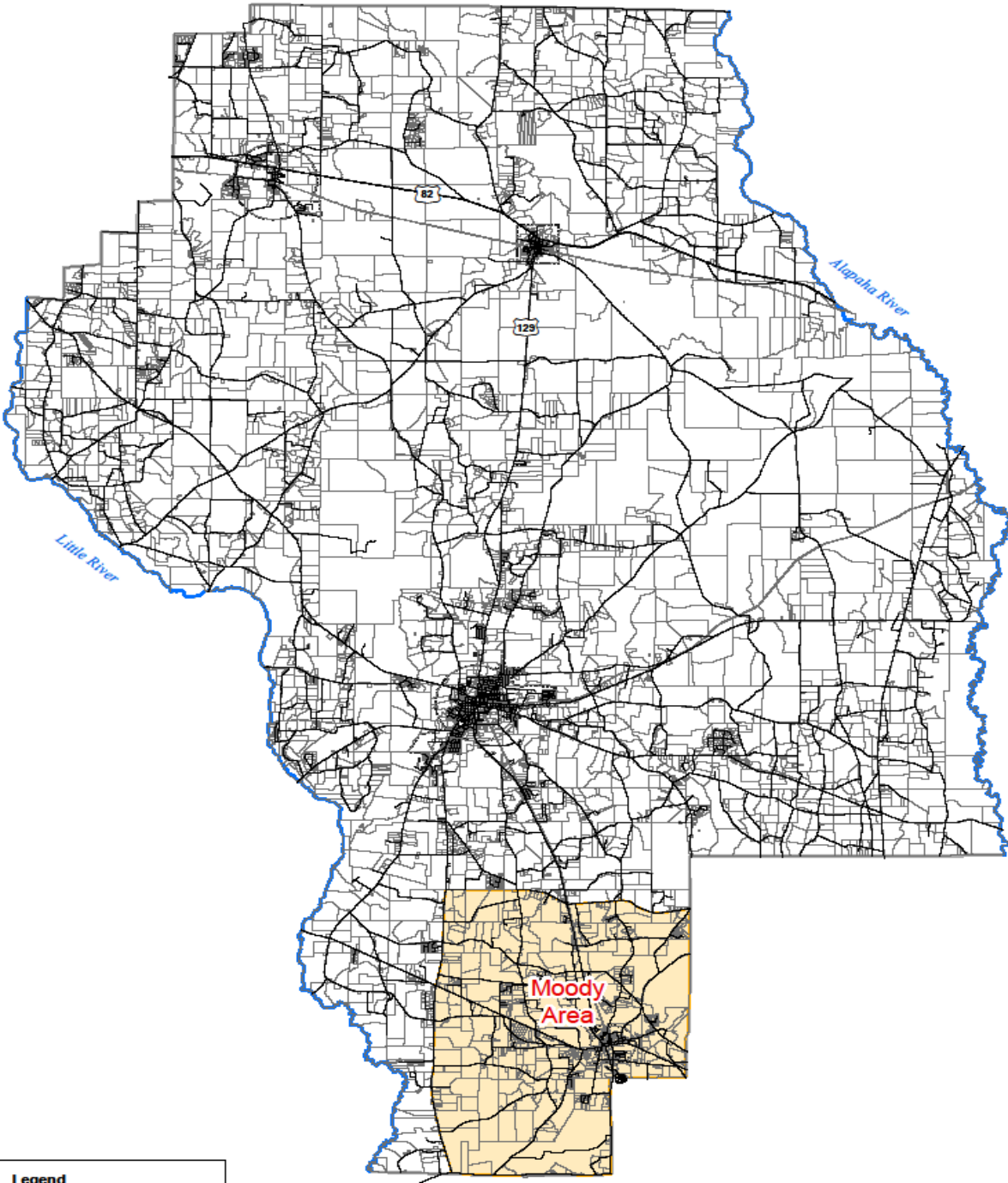
**6. Areas with significant infill opportunities (scattered vacant sites);**

Within the "Nashville Historic Area" there are several vacant buildings in the downtown area of Nashville that present significant opportunities for infill development.

**7. Areas of significant disinvestment. Levels of poverty and /or unemployment substantially higher than average levels for the community as a whole.**

In the City of Nashville, the "Industrial Park/ Airport Area has been identified as an ARSA. The re-investment into this area can significantly reduce unemployment and poverty for Nashville.

# Berrien County Areas Requiring Special Attention



**Legend**

- Roads
- Parcels
- River Areas
- Areas Requiring Special Attention
- City Limits
- County Boundary

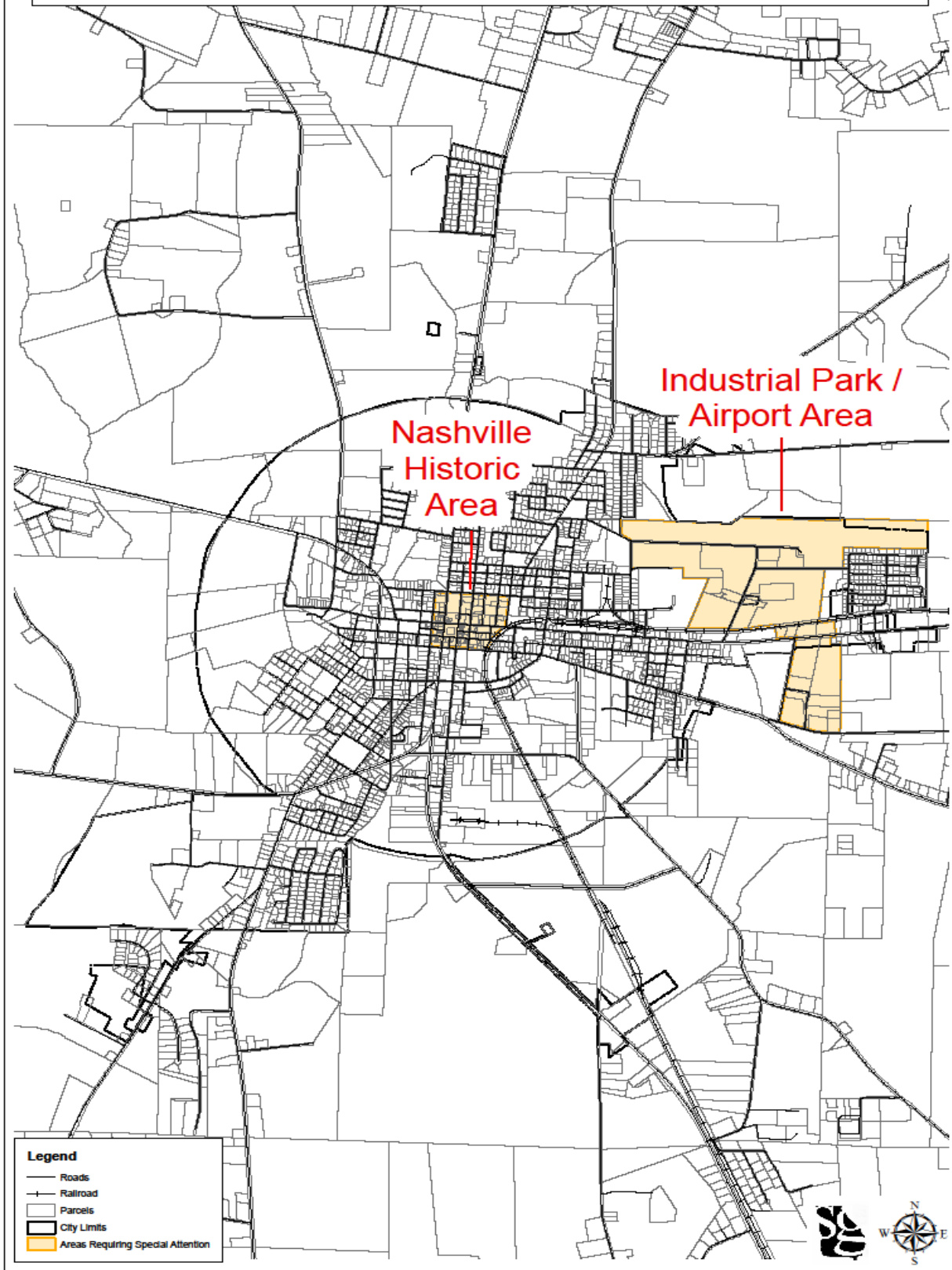


# Alapaha Areas Requiring Special Attention





# Nashville Areas Requiring Special Attention



## **IV. Identification of Issues and Opportunities**

These issues and opportunities were identified by local residents and elected officials during the Quality Community Assessment and the Analysis of Areas Requiring Special Attention in a series of workshops and meetings. The different elements are organized as they appear in the existing 2025 Greater Berrien County Comprehensive Plan.

Each of the following issues and opportunities is followed up with corresponding implementation measures in the Short Term Work Program and with corresponding policies.

### **1. Cultural Resources**

#### Issues

- ❖ We need ways to encourage preservation of historic structures by establishing guidelines to preserve them and by collecting inventory of historical documents and buildings so that they can be placed on a national or local historic register.
- ❖ We need to find ways to use historic places for creating economic development opportunities.
- ❖ There should be a public education program to teach people about the value of historic buildings.
- ❖ The storage conditions of old county records are not adequate.
- ❖ There are metal buildings that have been allowed to encroach into the historic district and next to historic buildings.
- ❖ We do not have an historic overlay district.

#### Opportunities:

- ❖ Berrien County does have a Historic Preservation Foundation.
- ❖ The County Courthouse has never burnt down, and all old records have been preserved and the historic documents are intact.
- ❖ The downtown square is historically sound. Both the County and the Chamber utilize the courthouse, thus bringing traffic to the downtown.
- ❖ Ray City has preserved an old caboose as a museum with history of City, which is open to the public.

### **2. Economic Development**

#### Issues

- ❖ The coordination with Valdosta and Lowndes County for their MSA designation has only benefited Lowndes and Valdosta. Berrien County has not received any benefit from their assistance in the designation.
- ❖ The decrease in homebuilding has resulted in the local environmentalist having to work in both Berrien and Lanier due to reduction in funding.
- ❖ We need to create a destination that will attract businesses and residents.
- ❖ The county and cities should improve schools and develop a marketing plan to attract the Moody Air Force Base population.
- ❖ A county-wide business directory will help publicize the local businesses.
- ❖ Quality of Life (i.e. phone and internet networks) is lacking and should be improved to attract new developments and business that will result in keeping more residents shopping locally.
- ❖ In order to compete with Douglas, Tifton and Valdosta, we need more retail shops so people stop spending money outside the county.
- ❖ Rental rates for commercial buildings are too high

### Opportunities

- ❖ A lot of agricultural land was converted to residential land during the boom, but now the land conversion has slowed with the economy.
- ❖ There is a trend of urban and suburban residents to move to the country for a better quality of life. The rural character of Berrien County provides this better quality of life, thus attracting potential residents
- ❖ Moody Air Force Base's proximity is a big benefit (15 miles). A lot of Moody AFB personnel live in Ray City.
- ❖ There is a bi-monthly support group that meets to market Berrien County to Moody AFB personnel.
- ❖ There could be a potential for future Wifi center.
- ❖ There is a Work Ready program administered through the Chamber of Commerce, which will provide a better workforce in the future.
- ❖ The Chapparel Boat Company is not operating with a debt, and will be able to turnaround quickly with an improving economy.
- ❖ The 175 acre industrial park is ready to solicit potential business but all infrastructure is not in place.
- ❖ The population has increased over last 5-10 years, but economic downturn has caused growth to slow.
- ❖ The vast amount of timber in county is an opportunity for both economic returns through lumber and as a natural benefit as a carbon sink.
- ❖ There is a potential for the area to become a Capital and Trade Receiving Area.
- ❖ The county and the cities have been able to get the ISO rating dropped from 6 to 5 in cities (Nashville and Ray City) and from 8 to 7 in the county recently (last 6 months).
- ❖ We need to maintain and enhance communication systems in the future.
- ❖ The community is an excellent location for retirement.
- ❖ The new airport runway expansion is for 1,000 feet (to total of 5,000 feet). The long term plan is for the new runway to be converted to a taxiway, and a new parallel runway to be constructed.
- ❖ Utilize 2 warehouses owned by the county
- ❖ Tobacco industry can be revitalized

### **3. Housing**

#### Issues

- ❖ The City of Nashville needs more quality lower income housing.
- ❖ There are a lot of blighted properties that could be demolished, cleaned up and put in-fill housing on.
- ❖ There are several trailer parks in Enigma that need improvement, however, the City has no zoning, and there is the issue of the displacement of families.

#### Opportunities

- ❖ There is an opportunity for the sale and restoration of Miller building to a private entity for conversion to residential units.

### **4. Natural Resources**

#### Issues

- ❖ The community needs to protect the valuable water resources of the area from encroachment of users to the north and south.
- ❖ Use of agriculture is needed for tourist attraction
- ❖ Bass Fishing and Turkey Hunting Tournaments are needed.
- ❖ Use of the Alapaha River for enjoyment by the public is needed. (State River Water Designation)

#### Opportunities

- ❖ Paradise Public Fishing Area is a large recreational tract owned by DNR near Enigma. DNR holds educational classes and events there.
- ❖ Ray's Mill Pond is local fishing spot in Ray City.
- ❖ Avera Pond is another local fishing recreation spot.
- ❖ There is a new walking trail being developed with new lights via TEA grant monies.

## **5. Land Use**

### Issues

- ❖ The large amount of agriculture industry is good, but it creates a weak tax base.
- ❖ There are some land use compatibility issues with Moody AFB through encroachment of residential subdivisions into or near the flight path, and impacts to the county's natural and cultural resources.
- ❖ Berrien County and Ray City need a detailed land use analysis to develop land use regulations that will help minimize conflicts with Moody AFB.
- ❖ A County Zoning ordinance is needed for more local control
- ❖ Enigma does not have it's own zoning ordinance
- ❖ State Tax laws create too many obstacles for large land owners that want to create development

## **6. Community Facilities and Services**

### Issues

- ❖ We need more recreational lands for youth sports programs and they should be provided across the county. Currently most facilities are located within Nashville.
- ❖ An airport expansion plan is needed to expand community's customer base.
- ❖ We need coordination with the School Board to transport kids from around the County to recreational events and sites (i.e. Berrien County Recreation Department).
- ❖ Several roads in the county need resurfacing.
- ❖ A Senior Activity Center should be planned for to encourage socializing, exercising, etc. among older population and to attract more retirees.
- ❖ We need to keep the local hospital viable and in the area. Also, the south end of Berrien County needs an EMS station.
- ❖ There should be an agreement between the recreation departments to move activities around to each city.

### Opportunities

- ❖ Currently we are working on permit for a test well to provide water and sewer at the Industrial Park.
- ❖ We are now offering more year round recreational sports programs.
- ❖ The airport expansion is anticipated to involve runway expansion to 5,000 feet that will ultimately be turned into a taxiway, and a parallel runway constructed.
- ❖ The County has an excellent EMA department.
- ❖ The City of Nashville Public Works Department is also excellent.
- ❖ It would be beneficial to create a joint Berrien County/City of Nashville Recreation Department.
- ❖ The county and the cities should share maintenance responsibilities for parks and recreation (tools and experience).
- ❖ The county wide fire department is financed through insurance premium tax and operates through mutual aid agreements..
- ❖ The area attracts retirees, thus increasing volunteer workforce.
- ❖ There is a new Boys and Girls program located in new building near the recreation park.
- ❖ There are more county-wide recreational opportunities are being offered than in the past, especially for adult activities.
- ❖ The Valdosta Technical School has opened in the Old Primary School.
- ❖ Ray City has a new Oxidation Pond that has allowed them to obtain authorization for 200,000 gallons per day for the next year, which can be offered for new development. (Plenty of capacity).
- ❖ The new wastewater treatment plant has enabled the City to provide capacity for expansion.
- ❖ Berrien County Schools have a good AYP (Annual Yearly Progress) report.
- ❖ Ray City provides a packet of information for newcomers to the community at City Hall.
- ❖ Ray City and Alapaha have libraries that hold Head Start programs and tutoring.
- ❖ Ray City has a Senior Citizen Center with some exercise equipment and lunch provided.
- ❖ The local hospital provides senior activities and medical support.

## **7. Intergovernmental Coordination**

### Issues

- ❖ There needs to be coordination with the School Board to transport kids to recreational events and sites.
- ❖ The Quarterly Round Table of local jurisdictions needs to be reactivated.
- ❖ We need to coordinate future visions with the School Board.
- ❖ A County mass transit system is needed.
- ❖ The County needs to continue to improve the Service Delivery Strategy.

### Opportunities

- ❖ The larger City and County help the smaller cities where needed.
- ❖ There are more grant monies available for regional efforts that could be tapped into if the cities and county joined in various projects or programs.
- ❖ We need an agreement between the recreation departments to move activities around to each city. Some cities do not have much staff.
- ❖ There should be a joint Berrien County/City of Nashville Recreation Department.
- ❖ We should share maintenance responsibilities for parks and recreation (tools and experience).

## **V. Updated Implementation Program**

### **1. Short Term Work Program**

This section lists specific implementation actions that Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City intend to take during the next five years to address the issues and opportunities listed in Section IV.

The implementations include, but are not limited to, revision or creation of ordinances, administrative actions such as site plan review or design review, community improvements and investments, financing programs, or other similar initiatives and programs. The following information is shown for each activity:

- Brief description of each activity
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost (if applicable) for the activity
- Funding sources (if applicable) for the activity

**BERRIEN COUNTY FIVE-YEAR SHORT-TERM WORK PROGRAM  
UPDATE  
(2011 - 2015)**

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 11</b>	<b>FY 12</b>	<b>FY 13</b>	<b>FY 14</b>	<b>FY 15</b>
<b>PLANNING</b>						
Participate in all updates to the Greater Berrien Comprehensive Plan	County	*				
Prepare all grant/loan applications (CDBG, EDA, FmHA etc.) after conducting a needs assessment and public hearing to ascertain which project has highest priority	County	*	*	*	*	*
Annually update the Short-Term Work Program	County	*	*	*	*	*
Update the "official county roads" map	County, RDC		*			
Endorse and participate in the Greater Berrien Planning Commission to implement the <u>2015 Greater Berrien Comprehensive Plan</u>	County, Cities	*	*	*	*	*
<b>INTERGOVERNMENTAL COORDINATION</b>						
EMS needs 1 <sup>st</sup> responders for the edges of the county				*	*	
24 Hour EMS Station needed in Ray City to improve response time	\$170,000		*	*		
Design a weather alert system for the entire county					*	
Coordinate with cities in a shared code enforcement program, i.e. Building code, subdivision, zoning	County, Cities	*				
Continue participation in the Regional Solid Waste Management Authority	County	*	*	*	*	*
Continue participation in the Joint Economic Development Authority	County	*	*	*	*	*
Continue the annual clean up program	County/Cities \$500/y	*	*	*	*	*
<b>HISTORIC RESOURCES</b>						
Continue participation on the Greater Berrien Historic Foundation	County	*	*	*	*	*
Conduct a countywide historic resources inventory costing \$15,000 - 60% Federal, 40% Local	County, Cities SHPO		*	*		
<b>HOUSING</b>						

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 11</b>	<b>FY 12</b>	<b>FY 13</b>	<b>FY 14</b>	<b>FY 15</b>
Pursue assistance from Habitat for Humanity	County, Habitat for Humanity	*				
Pursue CHIP Grants	County	*	*	*	*	*
Support cities efforts to upgrade housing conditions	County	*	*	*	*	*
<b>ECONOMIC DEVELOPMENT</b>						
Create programs to enhance economic development	County	*	*			
Complete Construct of the new airport	County, Airport	*	*			
Complete the infrastructure improvements to the new Industrial Park along 82; coordinate with the boat testing canal to be constructed by Chapparell	County, Chapparell	*	*	*		
Participate with the county-wide Chamber of Commerce and support Chamber work program priorities	County, \$250,000	*	*	*	*	*
<b>LAND USE</b>						
Amend or adopt codes and ordinances, where applicable, to address the environmentally sensitive resources identified in Part I. Adopt protection measures for groundwater recharge areas.	County, RDC \$2,500			*	*	
<b>COMMUNITY FACILITIES &amp; SERVICES</b>						
Double jail size from 68 beds to 136 beds immediately and then triple	County	*			*	*
(Police) New Patrol Cars needed with in cabin cameras	County		*			
Police need video/audio in existing patrol cars	County \$4,000 - \$6,000			*		
Police needs an in-house accident review board	County				*	
Need more deputies for the Police Department	County			*	*	*
Build a new DEFACS building	County			*	*	*
Need a community auditorium	County				*	*
New animal shelter	County	*	*			



<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 11</b>	<b>FY 12</b>	<b>FY 13</b>	<b>FY 14</b>	<b>FY 15</b>
Boys and Girls Club	County			*	*	*
Continue the development of the walking trail with TEA grant	County	*				
Establish broadband coverage for the county (including hot spots)	County			*		
Build a Skate Park	County				*	
Build a boat ramp for the Alapaha River	County					*
Expand the baseball field facility	County			*		
Construct an auditorium at the new high school	County, \$500,000				*	*
Construct a multi-purpose recreation facility	County, \$500,000		*	*		
Plans to upgrade all non-compliance ADA buildings will be prepare and budgeted	County \$5 – 10,000/y				*	*
Road paving projects:	County, DOT					
1 – CR 27	\$300,000					
2 – PR 218	\$128,000		*			
3 – CR 55	\$180,000			*		
4 – CR 364	\$45,000				*	
5 – CR 195	\$25,000					*

**ALAPAHA FIVE-YEAR SHORT-TERM WORK PROGRAM  
UPDATE  
(2011 - 2015)**

<b>PROJECTS</b>	<b>Estimated Cost Resp.</b>	<b>FY 11</b>	<b>FY 12</b>	<b>FY 13</b>	<b>FY 14</b>	<b>FY 15</b>
<b>PLANNING</b>						
Annually re-evaluate the Alapaha Short-Term Work Program	City	*	*	*	*	*
Participate in all updates to the 2015 Greater Berrien Comprehensive Plan	City, County		*			
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*
Continue to provide representation on the Greater Berrien Planning Commission	City/County	*	*	*	*	*
<b>INTERGOVERNMENTAL COORDINATION</b>						
Develop interlocal agreements for shared code enforcement services	City & County		*			
<b>HISTORIC RESOURCES</b>						
Provide participation on the Greater Berrien Historic Foundation	City	*	*	*	*	*
Conduct a countywide historic resources inventory costing \$15,000 - 60% Federal, 40% Local	City, County SHPO		*	*		
<b>HOUSING</b>						
Investigate the feasibility of HOME/CHIP rehab programs	City	*				
<b>ECONOMIC DEVELOPMENT</b>						
Advertise and enhance the Golf Cart City status (GDOT)	City, TBD	*	*			
Continue to support the county-wide Chamber of Commerce and all its program priorities	City, \$100/y	*	*	*	*	*
<b>COMMUNITY FACILITIES &amp; SERVICES</b>						
Complete the Renovation of City Hall (immediate need)	City	*				

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 11</b>	<b>FY 12</b>	<b>FY 13</b>	<b>FY 14</b>	<b>FY 15</b>
	\$200,000					
Street paving projects:	City, DOT					
No. 5 – East Alexander Street	\$3,500	*				
No. 6 – West Alexander Street	\$3,500		*			
No. 7 – North Charles Street	\$8,000			*		
No. 8 – South Jackson Street	\$4,000				*	

**ENIGMA FIVE-YEAR SHORT-TERM WORK PROGRAM  
UPDATE  
(2011 - 2015)**

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 11</b>	<b>FY 12</b>	<b>FY 13</b>	<b>FY 14</b>	<b>FY 15</b>
<b>PLANNING</b>						
Annually re-evaluate the Enigma Short-Term Work Program	City	*	*	*	*	*
Participate in all updates to the 2015 Greater Berrien Comprehensive Plan	City, County	*				
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*
Continue to be represented on the Greater Berrien Planning Commission	City, County	*	*	*	*	*
<b>HISTORIC RESOURCES</b>						
Provide participation on the Greater Berrien Historic Foundation	City	*	*	*	*	*
Conduct a countywide historic resources inventory costing \$15,000 - 60% Federal, 40% Local	City, County SHPO		*	*		
Prepare National Historic Register documentation for the school gymnasium and cafeteria buildings	City, SHPO, SGRC \$750		*			
<b>HOUSING</b>						
Investigate the feasibility of the HOME/CHIP rehab programs	City \$250,000	*	*	*	*	*
<b>ECONOMIC DEVELOPMENT</b>						
Develop 2 new retail stores	City, Private Business TBD		*			

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 11</b>	<b>FY 12</b>	<b>FY 13</b>	<b>FY 14</b>	<b>FY 15</b>
Enhance the Industrial Park that is near city limits (possibly annex into the city)	City, County TBD			*	*	
Continue to seek industrial enterprises in the manufacturing building	City, Chamber of Commerce	*	*	*	*	*
<b>LAND USE</b>						
Adopt a zoning ordinance to implement the Enigma Future Land Use Map	City \$5,000	*				
<b>COMMUNITY FACILITIES &amp; SERVICES</b>						
Need a new water tower (existing tower is at capacity)	City, TBD				*	
Prepare plans & construct a sanitary sewer collection and treatment system	City \$1M				*	*
Construct a water-supply well	City \$100,000		*			
Improve the following roads: 1-Jake Lane 2-Church Street Extension 3-Norris Street	City		*	*		*

**NASHVILLE FIVE-YEAR SHORT-TERM WORK PROGRAM  
UPDATE  
(2011 - 2015)**

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 11</b>	<b>FY 12</b>	<b>FY 13</b>	<b>FY 14</b>	<b>FY 15</b>
<b>PLANNING</b>						
Connect the east, west and south sides of the city square to the north with sidewalks and landscaping	City	*	*			
Revitalize the city square with infill development	City	*	*	*		
Annually re-evaluate the Nashville Short-Term Work Program	City	*	*	*	*	*
Participate in all updates to the 2015 Greater Berrien Comprehensive Plan	City, County	*				
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*
Continue to provide representation on the Greater Berrien Planning Commission	City, County	*	*	*	*	*
<b>INTERGOVERNMENTAL COORDINATION</b>						
Improve interoperability with the Fire Department	City		*			
Create a County Roundtable to improve intergovernmental communication	County, Cities		*			
Coordinate code enforcement services with other units of government through interlocal agreements	Cities, County	*				
Coordinate with Berrien County and other cities to develop a Greater Berrien Community Pride Program	Cities, County		*			
<b>HISTORIC RESOURCES</b>						
Continue to participate on the Greater Berrien Historic Foundation	City	*	*	*	*	*
<b>HOUSING</b>						
Implement the HOME/CHIP rehab programs	City \$250,000	*	*	*	*	*
<b>ECONOMIC DEVELOPMENT</b>						
Upgrade the billing system by 2011	City	*				

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 11</b>	<b>FY 12</b>	<b>FY 13</b>	<b>FY 14</b>	<b>FY 15</b>
Support all Chamber of Commerce priorities; add land and infrastructure improvements at the industrial park	City \$50 – 100,000	*	*	*	*	*
<b>LAND USE</b>						
Need Land Use and Subdivision Codes	City		*			
Amend or adopt codes and ordinances, where applicable, to address the environmentally sensitive resources identified in Part I. Identify and provide protection measures for wetlands.	City, \$3,500			*		
Amend the zoning ordinance to implement the Nashville Future Land Use Plan	City, \$5,000		*			
Conduct annexation studies to consolidate islands within the city	City, \$7,500			*	*	
<b>COMMUNITY FACILITIES &amp; SERVICES</b>						
Find funding for a Wastewater Treatment Facility	City	*	*			
New City Hall Complex	City			*	*	*
Full Time Fire Department	City			*	*	
Water and Sewer station upgrade (Loop dead end lines)	City	*	*			
Build another fire substation to lower ISO number	City					*
Submit resurfacing request to LARP	City	*	*	*	*	*
Build a new post office	USPS				*	
Rehab the drainage ditch	City	*				
Upgrade police vehicles and get new cars (digital cameras, light bars, and laptops needed) (Carbon Patrol Cars)	City	*	*			
Improve the existing communication system for fire and police and eventually create one communication system for Fire and Police at 800 MHz	City		*	*		
Expand the Police and Fire Station	City				*	
Buy a new fire truck that has a ladder	City \$800,000			*		
Build another Fire Station to the northeast near the industrial areas	City				*	*

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 11</b>	<b>FY 12</b>	<b>FY 13</b>	<b>FY 14</b>	<b>FY 15</b>
Fire Department needs a Thermal Imager	City \$12,000	*	*			
Fire Dept. needs a large diameter hose (5 inches)	City		*	*		
Invest in computer hardware/software to utilize GIS	City \$3 – 4,000	*				
Continue to upgrade water system by looping water lines	City \$1,000/y	*	*	*	*	*
Update water, sewer natural gas and storm sewer system maps to include all "as built" lines and add coverage to the City's GIS system	City \$10 – 12,000		*	*		
Upgrade the storm sewer system city-wide and add retention ponds	City \$500,000				*	*
Restart the Community Pride Program	City \$500	*				
Complete construction of two softball fields and a walking trail	City \$30 – 40,000		*			
Continue participation in the LARP program of GA DOT	City, DOT	*	*	*	*	*



**RAY CITY FIVE-YEAR SHORT-TERM WORK PROGRAM  
UPDATE  
(2011 - 2015)**

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 11</b>	<b>FY 12</b>	<b>FY 13</b>	<b>FY 14</b>	<b>FY 15</b>
<b>PLANNING</b>						
Annually re-evaluate the Ray City Short-Term Work Program	City	*	*	*	*	*
Participate in all updates to the 2015 Greater Berrien Comprehensive Plan	City, County	*				
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*
Continue to update city charter and codify all ordinances	City \$3,000.	*	*			
Continue to participate with the Greater Berrien Planning Commission	City, County	*	*	*	*	*
<b>INTERGOVERNMENTAL COORDINATION</b>						
Consider the feasibility of inter-local agreements for shared code enforcement	City fees	*				
Continue the annual city clean up program	City \$200/y	*	*	*	*	*
Continue to participate on Berrien County Recreation Authority and assistance in recreation programs	City, County	*	*	*	*	*
<b>HISTORIC RESOURCES</b>						
Provide participation on the Greater Berrien Historic Foundation	City	*	*	*	*	*
Conduct a countywide historic resources inventory costing \$15,000 - 60% Federal and 40% Local	City, County SHPO		*	*		
<b>HOUSING</b>						
Implement, if feasible the HOME/CHIP rehab programs	City \$250,000	*	*	*	*	*
<b>ECONOMIC DEVELOPMENT</b>						
Continue to participate in the county-wide Chamber of Commerce priorities	City \$100/y	*	*	*	*	*

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 11</b>	<b>FY 12</b>	<b>FY 13</b>	<b>FY 14</b>	<b>FY 15</b>
<b>LAND USE</b>						
Amend or adopt codes and ordinances, where applicable, to address the environmentally sensitive resources identified in Part I. Identify and provide protection measures for wetlands.	City, RDC \$2,500		*			
<b>COMMUNITY FACILITIES &amp; SERVICES</b>						
Expand the capacity of the water system	City, TBD			*	*	
Police Dept. needs 2 patrol cars and more officers	City, TBD			*	*	
Police force needs 24/7 service	City, TBD				*	
Construct a drive-through window at City Hall	City \$1,500	*				

## **2. Policies**

This section includes any policies that Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City will adopt to provide ongoing guidance and direction to their local government officials for making decisions that are consistent with addressing the Issues and Opportunities identified earlier in this document.

### **Cultural Resources**

**Goal 1:**       **To encourage the protection and conservation of the rich historic heritage in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City.**

#### **Issues & Policies**

Issue: There should be a public education program to teach people about the value of historic buildings.

Policy 1.1:       Continue to support the Historic Preservation Foundation.

Policy 1.2:       Coordinate with the Historic Preservation Foundation to develop educational programs.

Policy 1.3:       Increase marketing efforts for cultural resources, such as the Cabooses.

Issue: The storage conditions of old county records are not adequate.

Policy 1.4:       Consider digitizing all historical documents to improve storage conditions.

Issue: We need ways to encourage preservation of historic structures by establishing guidelines to preserve them and by inventorying historical documents and buildings so that they can be placed on a national or local historic register.

Policy 1.5:       Develop a Historic Preservation best management practice and guideline pamphlet by 2012 for public distribution and education.

Issue: We need to find ways to use historic places for creating economic development opportunities.

Policy 1.6:       Research ways to promote historical tourism within the County, including historical designations, tours, downtown events and historical marketing efforts.

Policy 1.7:       Support the Chamber of Commerce in its efforts to bring people downtown.

Issue: There are metal buildings that have been allowed to encroach into the historic district and next to historic buildings.

Policy 1.8:       By 2013 develop land use regulations to protect historic structures and sites and prohibit encroachment of surrounding uses.

Issue: Nashville does not have an historic overlay district.

Policy 1.9       The City of Nashville should consider the development and adoption of a historic overlay district which should be coordinated with the Nashville Historic Area ARSA.

## **Economic Development**

**Goal 2: Create and maintain a long-term sustainable and diverse economic base.**

### **Issues & Policies**

Issue: The coordination with Valdosta and Lowndes County for their MSA designation has only benefited Lowndes and Valdosta. Berrien County has not received any benefit from their assistance in the designation.

Policy 2.1: Seek to improve intergovernmental coordination with surrounding counties to enhance economic development.

Issue: The decrease in homebuilding has resulted in the local environmentalist having to work in both Berrien and Lanier due to reduction in funding.

Policy 2.2: Research and apply for funding by 2012 to employ staff for the implementation of environmental programs in the County.

Issue: We need to create a destination that will attract businesses and residents.

Policy 2.3: Develop and promote a multifaceted tourist program for kayaking, canoeing, fishing, etc.

Policy 2.4: Promote the low Insurance Services Office (ISO) rating as an incentive to attract more residents.

Policy 2.5: Continue to support the Work Ready Program by encouraging residents to obtain their Work Ready Certificate, coordinating with the School Board to improve graduation rates, and forming partnerships with the School Board and local businesses.

Policy 2.6: Complete and continue to enhance the infrastructure facilities that serve the 175 acre industrial park site.

Issue: The county and cities should improve schools and develop a marketing plan to attract the Moody Air Force Base population.

Policy 2.7: Coordinate with the Berrien County School Board to find ways to improve education throughout the county.

Policy 2.8: By 2012 establish an ongoing Committee with representation from the County and Moody Air Force Base to identify and foster mutually beneficial growth and development projects and programs within the area.

Policy 2.9: Coordinate with local Real Estate professionals to market the County's good AYP to potential residents.

Issue: A county-wide business directory will help publicize the local businesses.

Policy 2.10: Coordinate with the Chamber of Commerce to establish a county-wide business directory.

Issue: Quality of Life (i.e. phone and internet networks) is lacking and should be improved to attract new developments and business that will result in keeping more residents shopping locally.

Policy 2.11: Research ways to enhance the communication network for the county, including establishing a Wireless Network center.

Policy 2.12: Protect, preserve, and promote the rural character of Berrien County through tax incentives, land use regulations and local policies and programs.

Policy 2.13: Protect agricultural land from abutting uses.

Policy 2.14: Research ways to utilize the vast timber throughout the county.

Issue: In order to compete with Douglas, Tifton and Valdosta, we need more retail shops so people stop spending money outside the county.

Policy 2.14: Promote the airport runway expansion to attract more business.

Policy 2.15: By 2011 create a task force that can establish goals and create ideas to attract new retail and other business to the county.

Issue: Rental rates for commercial buildings are too high

Policy 2.16: Research ways to create tax incentives for commercial property owners in an effort to reduce rental rates for commercial buildings.

## **Housing**

**Goal 3: Ensure that all residents within Greater Berrien County have access to quality and affordable housing.**

### **Issues & Policies**

Issue: The City of Nashville needs more quality lower income housing.

Policy 3.1: Research the Community Housing Investment Program (CHIP) and Community Development Block Grant (CDBG) funding opportunities that can help develop good low income housing.

Policy 3.2: By 2011 identify affordable housing properties and create a listing that will be available to the public.

Policy 3.3: City of Nashville should develop a Special Needs Housing program to ensure people and families of all abilities have ample housing opportunities within the City.

Issue: There are a lot of blighted properties that could be demolished, cleaned up and put in-fill housing on.

Policy 3.4: Support and enhance Code Enforcement departments and personnel throughout the County.

Policy 3.5: Identify areas where infill housing can be accommodated within the County, and coordinate with the property owners to coordinate public and private funds and efforts.

Policy 3.6: Ray City should identify existing housing stocks for all income levels and institute programs and policies to ensure each income level has sufficient quality housing opportunities.

Issue: There are several trailer parks in the cities and the County that need improvement, however, some cities have no zoning, and there is the issue of the displacement of families.

Policy 3.7: Consider the development of land use regulations for the location of mobile home parks within each community.

Policy 3.8: Encourage the improvement of maintenance standards for mobile home park developments.

## **Natural Resources**

**Goal 4: Establish and maintain the conservation and protection measures for natural areas, where those areas would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas, protected river corridors, forested hardwood areas and areas where Georgia and Federally Endangered species and habitat exist.**

### **Issues & Policies**

Issue: The community needs to protect the valuable water resources of the area from encroachment of users to the north and south.

Policy 4.1: Coordinate with the surrounding counties and cities to ensure that the water resources of the area are protected.

Policy 4.2: Berrien County should develop a comprehensive inventory of natural resources within the County by 2013 to ensure their protection and continued preservation.

Issue: Use of agriculture is needed for tourist attraction

Policy 4.3: Coordinate with private property owners and the University of Georgia Extension Agency to identify agricultural properties and uses within the County that are unique, and develop a marketing campaign to promote those uses and properties by 2013.

Issue: Bass Fishing and Turkey Hunting Tournaments are needed.

Policy 4.4: Develop promotional materials and programs for local outdoor activities, including public fishing opportunities throughout the county.

Policy 4.5: Coordinate with the Governor's *Go Fish Georgia* Initiative to promote fishing throughout the County, and particularly at the Paradise Public Fishing Area.

Issue: Use of the Alapaha River for enjoyment by the public is needed. (State River Water Designation)

Policy 4.6: Coordinate with the Georgia Department of Natural Resources, the Georgia Department of Transportation and other applicable state agencies to establish more public access points along the Alapaha River.

Policy 4.7: Prepare plans for additional walking paths for future TEA Grant funding consideration.

Policy 4.8: City of Nashville should investigate the feasibility and appropriateness of a Green Space Plan to protect natural and open areas within the City.

## **Land Use**

**Goal 5:**     **Protect and enhance the value of existing development areas; promote development and redevelopment within urbanized areas; create and enhance stable neighborhoods; and maintain accessible open space for future land use opportunities.**

### **Issues & Policies**

Issue:   The large amount of agriculture industry is good, but it creates a weak tax base.

Policy 5.1:     Continue to promote the diversification of the tax base through land use regulations that provide incentives for, and minimize impediments to, appropriate development.

Issue:   There are some land use compatibility issues with Moody AFB through encroachment of residential subdivisions into or near the flight path, and impacts to the county's natural and cultural resources.

Policy 5.2:     Identify all natural and cultural resources that are located within the flight paths and noise contours of Moody Air Force Base by 2012.

Policy 5.3:     Coordinate with Moody Air Force Base via the JLUS study to ensure that any and all flight impacts to cultural and natural resources within Berrien County are mitigated.

Policy 5.4:     Consider the application of noise attenuating building standards for new residential homes within the flight paths and noise contours of Moody Air Force Base.

Policy 5.5:     The City of Nashville should implement land use measures that will protect such natural resources and natural stormwater management areas as floodplains, marshes and steep slopes.

Issue:   Berrien County and Ray City need a detailed land use analysis to develop land use regulations that will help minimize conflicts with Moody AFB.

Policy 5.6:     Continue to participate in the development and implementation of the JLUS with Lowndes County and the Moody Air Force Base.

Issue:   A County Zoning ordinance is needed for more local control

Policy 5.7:     Develop a county-wide zoning ordinance by 2013.

Policy 5.8:     Develop a sign ordinance for the City of Nashville by 2012.

Policy 5.9:     Implement stormwater best management practices for all new development within the City of Nashville by 2014.

Issue:   Enigma does not have it's own zoning ordinance

Policy 5.10:    By 2012 develop a zoning ordinance for the City of Enigma.

Issue:   State Tax laws create too many obstacles for large land owners that want to create development

Policy 5.11:    Coordinate between the cities and the county to consider lobbying the local state representative to propose revisions to the existing state tax laws to remove impediments to the development of large tracts of land.

## **Community Facilities and Services**

**Goal 6:**      **Develop and maintain public services and facilities to accommodate existing development and to encourage future sustainable growth in areas where community facilities and services are provided at adequate capacities.**

### **Issues & Policies**

Issue: We need more recreational lands for youth sports programs, and they should be provided across the county. Currently most facilities are located within Nashville.

Policy 6.1:      Identify and obtain additional properties for recreational and youth sports programs throughout the county.

Policy 6.2:      By 2011 develop a Capital Improvements Program for the City of Nashville that supports current and future growth patterns within the City.

Issue: An airport expansion plan is needed to expand the community's customer base.

Policy 6.3:      By 2013 develop an airport master plan that provides for runway and terminal expansions that will accommodate larger aircraft and additional flights.

Issue: We need coordination with the School Board to transport kids from around the County to recreational events and sites (i.e. Berrien County Recreation Department), and coordination between the recreation departments to move activities around to each city.

Policy 6.4:      By 2011 establish a joint committee with the County and the School Board for the development of an agreement to utilize buses for the transportation of county children to and from recreational sites and events within the County, and continue regular meetings of the committee to monitor the operation of the program and address any new needs or issues which may arise.

Policy 6.5:      The City of Nashville should develop a Bicycle Routes Master Plan to facilitate alternative modes of transportation and healthier lifestyles by 2012.

Policy 6.6:      Establish regular communication between points of contact within each recreation department to coordinate events and facilities so that residents from all parts of the County will have the opportunity to enjoy local recreational events and activities.

Issue: Several roads in the county need resurfacing.

Policy 6.7:      Research funding sources for road resurfacing projects.

Policy 6.8:      Continue to apply for and participate in the State's LARP program.

Issue: A Senior Activity Center should be planned for to encourage socializing, exercising, etc. among the older population and to attract more retirees.

Policy 6.9:      Identify a location and hire a consultant to design a site plan for a county-wide senior center by 2014.

Issue: We need to keep the local hospital viable and in the area. Also, the south end of Berrien County needs an EMS station.



- Policy 6.10: By 2011 identify sites for an EMS station to be located in the southern portion of the county.
- Policy 6.11: Continue to support the county EMA.
- Policy 6.12: Create incentives to attract more volunteer fireman, including such things as property tax credits and job security measures.

## **Intergovernmental Coordination**

**Goal 7: Enhance and maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Berrien County.**

### **Issues & Policies**

Issue: There needs to be coordination with the School Board to transport kids to recreational events and sites.

Policy 7.1: Develop an intergovernmental agreement between the School Board and Berrien County to create a transportation system for children travelling to recreational events and sites around the County by 2012.

Issue: The Quarterly Round Table of local jurisdictions needs to be reactivated.

Policy 7.2: By 2011 reactivate the Quarterly Roundtable of local jurisdictions.

Policy 7.3: Develop an intergovernmental agreement to provide county-wide recreational opportunities by 2012.

Policy 7.4: Coordinate local projects and programs in order to acquire additional grant funding.

Issue: We need to coordinate future visions with the School Board.

Policy 7.5: Establish an annual meeting between the School Board, the County and the cities by 2011 to identify and address issues confronting each organization, and coordinate the development and implementation of programs, policies and practices to address the issues.

Issue: A County mass transit system is needed.

Policy 7.6: Continue to participate in the Rural Transportation Program of the Georgia Department of Transportation.

Issue: The County needs to continue to improve the Service Delivery Strategy.

Policy 7.7: The County will continue to coordinate with the cities to improve upon the Service Delivery Strategies.

### **3. Report of Accomplishments**

This Section identifies the current status of each activity as listed in the previous Short Term Work Program (STWP). The Report of Accomplishments indicates whether an activity:

- Has been completed
- Is currently underway
- Has been postponed
- Has not been accomplished and is no longer intended to be undertaken.

**BERRIEN COUNTY FIVE-YEAR SHORT-TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS  
(2004 - 2008)**

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
<b>PLANNING</b>							
Participate in all updates to the Greater Berrien Comprehensive Plan	County	*	*	*	*	*	Ongoing
Prepare all grant/loan applications (CDBG, EDA, FmHA etc..) after conducting a needs assessment and public hearing to ascertain which project has highest priority	County	*	*	*	*	*	Ongoing
Annually update the Short-Term Work Program	County	*	*	*	*	*	Underway
Update the EMA "operational plan"	County	*	*	*	*	*	Completed
Update the "official county roads" map	County, RDC	*	*				Ongoing with GDOT
Endorse and participate in the Greater Berrien Planning Commission to implement the <u>2015 Greater Berrien Comprehensive Plan</u>	County, Cities	*	*				Ongoing/Completed
<b>INTERGOVERNMENTAL COORDINATION</b>							
Coordinate with cities in a shared code enforcement program, i.e. Building code, subdivision, zoning	County, Cities	*	*	*	*	*	Alapaha only
Continue participation in the Regional Solid Waste Management Authority	County	*	*	*	*	*	Ongoing
Continue participation in the Joint Economic Development Authority	County	*	*	*	*	*	Ongoing
Continue the annual clean up program	County/Cities \$500/y		*	*	*	*	Not Completed/Continue to consider
Improve communication between County and City government	Berrien County Alapaha, Enigma, Nashville and Ray City	*	*	*	*	*	Ongoing

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
<b>HISTORIC RESOURCES</b>							
Continue participation on the Greater Berrien Historic Foundation	County	*	*	*	*	*	Ongoing
Conduct a countywide historic resources inventory costing \$12,000 - 60% Federal, 40% Local	County, Cities SHPO		*				Not Started
<b>HOUSING</b>							
Support cities efforts to upgrade housing conditions	County	*	*	*	*	*	Ongoing
<b>ECONOMIC DEVELOPMENT</b>							
Participate with the county-wide Chamber of Commerce and support Chamber work program priorities; add land and infrastructure improvements at industrial parks	County, \$250,000	*	*	*	*	*	Ongoing
Develop a marketing plan of action for Economic Development	Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City	*	*	*	*	*	Not Started
<b>LAND USE</b>							
Amend or adopt codes and ordinances, where applicable, to address the environmentally sensitive resources identified in Part I. Adopt protection measures for groundwater recharge areas.	County, RDC \$2,500		*				Partially Completed
Enforce the State Construction Code. Identify and adopt wetlands protection measures.	County, RDC, \$3,500		*				Completed
Prepare and adopt a subdivision control ordinance	County, RDC \$4,500		*	*			Completed
Prepare and adopt a zoning ordinance which assists in implementing the Berrien County Future Land Use Plan	County, RDC \$10,000		*	*			Completed

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
Amend/adopt appropriate ordinances to protect the Alapaha River Corridor per State law minimums	County		*				Completed
Request FEMA to prepare floodplain maps for the County	County, FEMA	*					Completed
<b>COMMUNITY FACILITIES &amp; SERVICES</b>							
Construct an auditorium at the new high school	County, \$500,000		*	*			Not Completed (There are talks of a community auditorium)
Construct a new county law enforcement center	County, \$3M		*				Completed
Construct a new county administration building	County, \$200,000			*			Completed
Construct a multi-purpose recreation facility	County, \$500,000				*		Not Completed (Boys and Girls Club considered)
Landfill closure will be continued	County, \$40,000 annually	*	*	*	*	*	Completed (Has a 25 to 30 year monitoring process)
Plans to upgrade all non-compliance ADA buildings will be prepare and budgeted	County \$5 – 10,000/y	*	*				Not Addressed
Road paving projects: 1 – PR 28 2 – PR 422 3 – PR 11 4 – PR 312 5 – CR 27 6 – PR 218 7 – CR 55 8 – CR 364 9 – CR 195	County, DOT \$184,712 \$92,926 \$301,306 \$406,000 \$300,000 \$128,000 \$180,000 \$45,000 \$25,000						1 – PR 28 Completed 2 – PR 422 Completed 3 – PR 11 Completed 4 – PR 312 Completed 5 – CR 27 Not addressed 6 – PR 218 Not addressed 7 – CR 55 Not addressed 8 – CR 364 Not addressed 9 – CR 195 Not addressed

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
10 – CR 50							10 – Not addressed
11 – CR 57							11 – Not addressed
12 – CR 254							12 – Not addressed
13 – CR 1							13 – Not addressed
Road Resurfacing Projects:							
1 – CR 360							1 – Not addressed
2 – CR 354							2 – Not addressed

**ALAPAHA FIVE-YEAR SHORT-TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS  
(2004 - 2008)**

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
<b>PLANNING</b>							
Annually re-evaluate the Alapaha Short-Term Work Program	City	*	*	*	*	*	Ongoing
Participate in all updates to the 2015 Greater Berrien Comprehensive Plan	City, County	*	*	*	*	*	Ongoing
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*	Underway
Continue to provide representation on the Greater Berrien Planning Commission	City/County	*	*	*	*	*	Ongoing
<b>INTERGOVERNMENTAL COORDINATION</b>							
Develop interlocal agreements for shared code enforcement services	City & County	*	*	*	*	*	Ongoing
Improve communication between Cities and County	Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City	*	*	*	*	*	Ongoing
Design a mechanism to solicit and incorporate community input into projects and plans	City	*	*	*	*	*	Ongoing

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
<b>HISTORIC RESOURCES</b>							
Provide participation on the Greater Berrien Historic Foundation	City	*	*	*	*	*	Ongoing
Conduct a countywide historic resources inventory costing \$12,000 - 60% Federal, 40% Local	City, County SHPO		*				Reevaluate for new STWP
<b>HOUSING</b>							
Investigate the feasibility of HOME/CHIP rehab programs	City	*	*	*	*	*	Ongoing
<b>ECONOMIC DEVELOPMENT</b>							
Continue to support the county-wide Chamber of Commerce and all its program priorities	City, \$100/y	*	*	*	*	*	Ongoing
Develop a marketing plan of action for economic development	City	*	*	*	*	*	Ongoing
Improve street drainage and infrastructure through available grants and loans	City	*	*	*	*	*	Ongoing
<b>LAND USE</b>							
Amend or adopt codes and ordinances, where applicable, to address the environmentally sensitive resources identified in Part I. Identify and provide protection measures for wetlands.	City, RDC \$3,000		*				Completed
Adopt a zoning ordinance to implement the Alapaha Future Land Use Plan	City, RDC \$7,500			*			Completed
Enforce the State Construction Code	City fees	*					Completed
Adopt a land subdivision ordinance	City, RDC \$3,000			*			Completed
Adopt the floodplain management ordinance and add the map to the Alapaha GIS system	City, RDC \$2,000		*	*	*		Completed
<b>COMMUNITY FACILITIES &amp; SERVICES</b>							



<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
Add "as built" water and sewer system coverages to the Alapaha GIS system	City, RDC \$5,000			*	*		Completed
Street paving projects:	City, DOT						No. 1 – No. 4 (Completed)
No. 1 – North George Street	\$5,500						
No. 2 – South George Street	\$5,500						
No. 3 – East Church Street	\$4,000						No. 5 – No. 8 (Ongoing)
No. 4 – West Church Street	\$4,000						
No. 5 – East Alexander Street	\$3,500						
No. 6 – West Alexander Street	\$3,500						
No. 7 – North Charles Street	\$8,000						
No. 8 – South Jackson Street	\$4,000						

**ENIGMA FIVE-YEAR SHORT-TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS  
(2004 - 2008)**

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
<b>PLANNING</b>							
Annually re-evaluate the Enigma Short-Term Work Program	City	*	*	*	*	*	Ongoing
Participate in all updates to the 2015 Greater Berrien Comprehensive Plan	City, County	*	*	*	*	*	Ongoing
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*	Ongoing
Continue to be represented on the Greater Berrien Planning Commission	City, County	*		*	*		Ongoing
<b>INTERGOVERNMENTAL COORDINATION</b>							
Investigate a shared code enforcement system with other units of government through an interlocal agreement	City	*	*	*	*	*	Completed (Lakeland does code enforcement)
Improve communication between Cities and County	Berrien County Alapaha, Enigma, Nashville and Ray City	*	*	*	*	*	Ongoing
Design a mechanism to solicit and incorporate community input into projects and plans	City	*	*	*	*	*	Ongoing

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
<b>HISTORIC RESOURCES</b>							
Provide participation on the Greater Berrien Historic Foundation	City	*	*	*	*	*	Ongoing
Conduct a countywide historic resources inventory costing \$12,000 - 60% Federal, 40% Local	City, County SHPO		*				Reevaluate for new STWP?
Prepare National Historic Register documentation for the school gymnasium and cafeteria buildings	City, SHPO, RDC			*	*		Ongoing (Cafeteria and school gym were refurbished)
<b>HOUSING</b>							
Investigate the feasibility of the HOME/CHIP rehab programs	City \$250,000	*	*	*	*	*	Ongoing
Revitalization and expansion of local housing	City of Enigma						Reevaluate for new STWP
<b>ECONOMIC DEVELOPMENT</b>							
Continue to seek industrial enterprises in the manufacturing building	City, Chamber of Commerce	*	*	*	*	*	Ongoing
Develop a marketing plan of action for economic development	City of Enigma	*	*	*	*	*	Reevaluate for new STWP
Improve street drainage and infrastructure available through grants and loans	City of Enigma	*	*	*	*	*	Reevaluate for new STWP
<b>LAND USE</b>							
Amend or adopt codes and ordinances, where applicable, to address the environmentally sensitive resources identified in Part I. Identify and provide protection measures for wetlands.	City, RDC \$2,500		*				Completed
Adopt a zoning ordinance to implement the Enigma Future Land Use Map	City \$5,000		*				Reevaluate for new STWP

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
Adopt a land subdivision ordinance	City, RDC \$3,000			*			Completed
Request FEMA to prepare floodplain maps for Enigma	City, FEMA	*	*				Completed
<b>COMMUNITY FACILITIES &amp; SERVICES</b>							
Prepare plans & construct a sanitary sewer collection and treatment system	City \$1M		*	*	*		Ongoing
Pave Easter, Melody and Shelia Roads	City, CDBG, DOT \$600,000	*	*				Completed
Construct a water-supply well	City \$100,000			*			Ongoing (Has 2 wells but can't use one because of copper was found in a sample)
Investigate the feasible re-use of the school cafeteria for a community building/senior center	City, \$50- 75,000				*		Completed

**NASHVILLE FIVE-YEAR SHORT-TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS  
(2004 - 2008)**

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
<b>PLANNING</b>							
Annually re-evaluate the Nashville Short-Term Work Program	City	*	*	*	*	*	Ongoing
Participate in all updates to the 2015 Greater Berrien Comprehensive Plan	City, County	*	*	*	*	*	Ongoing
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*	Ongoing
Continue to provide representation on the Greater Berrien Planning Commission	City, County	*	*	*		*	Ongoing
<b>INTERGOVERNMENTAL COORDINATION</b>							
Coordinate code enforcement services with other units of government through interlocal agreements	Cities, County	*	*	*	*	*	Ongoing
Coordinate with Berrien County and other cities to develop a Greater Berrien Community Pride Program	Cities, County	*	*	*	*		Ongoing
Improve communication between Cities and County	Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City	*	*	*	*	*	Ongoing
Design a mechanism to solicit and incorporate community input into projects and plans	City	*	*	*	*	*	Ongoing

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
<b>HISTORIC RESOURCES</b>							
Continue to participate on the Greater Berrien Historic Foundation	City	*	*	*	*	*	Ongoing
Conduct a countywide historic resources inventory costing \$12,000 - 60% Federal, 40% Local	City, County SHPO		*				Ongoing (Needs inventory done because some places have been left out)
<b>HOUSING</b>							
Implement the HOME/CHIP rehab programs	City \$250,000	*	*	*	*	*	Ongoing
Housing Expansion and revitalization	City of Nashville						Ongoing
<b>ECONOMIC DEVELOPMENT</b>							
Support all Chamber of Commerce priorities; add land and infrastructure improvements at the industrial park	City \$50 – 100,000		*				Ongoing
Develop a marketing plan of action for economic development	City	*	*	*	*	*	Ongoing
Improve street drainage and infrastructure through available grants and loans	City	*	*	*	*	*	Ongoing
<b>LAND USE</b>							
Amend or adopt codes and ordinances, where applicable, to address the environmentally sensitive resources identified in Part I. Identify and provide protection measures for wetlands.	City, \$3,500		*				Ongoing
Amend the zoning ordinance to implement the Nashville Future Land Use Plan	City, \$5,000	*	*	*			Underway
Conduct annexation studies to consolidate islands within the city	City, \$7,500			*			No Islands
Utilize County floodplain maps for areas not mapped in Nashville	City, FEMA		*				Completed
<b>COMMUNITY FACILITIES &amp; SERVICES</b>							

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
Invest in computer hardware/software to utilize GIS	City \$3 – 4,000	*	*				Not started
Continue to upgrade water system by looping water lines	City \$1,000/y	*	*	*	*	*	Ongoing
Update water, sewer natural gas and storm sewer system maps to include all "as built" lines and add coverage to the City's GIS system	City \$10 – 12,000	*	*	*			Ongoing
Upgrade the storm sewer system city-wide and add retention ponds	City \$500,000	*					Ongoing
Restart the Community Pride Program	City \$500	*					Ongoing (Real Nashville Project)
Complete construction of two softball fields and a walking trail	City \$30 – 40,000		*	*			Ongoing (Bike/Ped. Trail discussed)
Continue participation in the LARP program of GA DOT	City, DOT	*	*	*	*	*	Ongoing
Pave, curb/gutter the following unpaved roads:	City						All Completed
1 – Wedgewood Chase	\$35,000	*	*				
2 – Carolina Trace	\$40,000	*	*				
3 – Shane Circle	\$75,000			*	*		
4 – Andy Street	\$16,800			*	*		

**RAY CITY FIVE-YEAR SHORT-TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS  
(2004 - 2008)**

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
<b>PLANNING</b>							
Annually re-evaluate the Ray City Short-Term Work Program	City	*	*	*	*	*	Ongoing
Participate in all updates to the 2015 Greater Berrien Comprehensive Plan	City, County	*	*	*	*	*	Ongoing
Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and public hearing to ascertain which project has the highest priority	City	*	*	*	*	*	Ongoing (CDBG 2010)
Continue to update city charter and codify all ordinances	City \$3,000.	*	*				Underway (Will finish March 2010)
Continue to participate with the Greater Berrien Planning Commission	City, County	*	*	*	*		Ongoing
<b>INTERGOVERNMENTAL COORDINATION</b>							
Consider the feasibility of inter-local agreements for shared code enforcement	City fees		*				Ongoing
Continue the annual city clean up program	City \$200/y	*	*	*	*	*	Ongoing
Continue to participate on Berrien County Recreation Authority and assistance in recreation programs	City, County	*	*	*	*	*	Ongoing
Improve communication between Cities and County	Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City	*	*	*	*	*	Ongoing
Design a mechanism to solicit and incorporate community input into projects and plans	City	*	*	*	*	*	Ongoing



<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
<b>HISTORIC RESOURCES</b>							
Provide participation on the Greater Berrien Historic Foundation	City	*	*	*	*	*	Ongoing
Conduct a countywide historic resources inventory costing \$12,000 - 60% Federal and 40% Local	City, County SHPO		*				Not Started
Restore covered bridge at "old school"	City \$7,500		*				Completed
<b>HOUSING</b>							
Implement, if feasible the HOME/CHIP rehab programs	City \$250,000	*	*	*	*	*	Ongoing
Revitalization and expansion of housing	City						Ongoing
<b>ECONOMIC DEVELOPMENT</b>							
Continue to participate in the county-wide Chamber of Commerce priorities	City \$100/y	*	*	*	*	*	Ongoing
Develop a marketing plan of action for economic development	City	*	*	*	*	*	Ongoing
Improve street drainage and infrastructure through available grants and loans	City	*	*	*	*	*	Ongoing
<b>LAND USE</b>							
Amend or adopt codes and ordinances, where applicable, to address the environmentally sensitive resources identified in Part I. Identify and provide protection measures for wetlands.	City, RDC \$2,500		*				Reevaluate for new STWP
Amend the zoning ordinance to implement the Ray City Future Land Use Plan	City \$1,000	*	*	*	*	*	Completed 10/21/04
Adopt a land subdivision ordinance	City \$3,500			*			Completed

<b>PROJECTS</b>	<b>Estimated Cost / Resp.</b>	<b>FY 04</b>	<b>FY 05</b>	<b>FY 06</b>	<b>FY07</b>	<b>FY 08</b>	<b>STATUS</b>
<b>COMMUNITY FACILITIES &amp; SERVICES</b>							
Construct a drive-through window at City Hall	City \$1,500	*					Ongoing
Establish a community library in elementary school	City \$2,500	*					Completed (Moved to mobile buildings)
Continue participation in LARP of Georgia	City, DOT	*	*	*	*	*	Completed
Construct a sidewalk on Jones Street	City, \$7,500		*	*			Abandoned

**BERRIEN COUNTY &  
THE CITIES OF NASHVILLE, RAY CITY, ALAPAHA, AND ENIGMA**

**RESOLUTION TO ADOPT  
2010 JOINT BERRIEN COUNTY/CITY OF NASHVILLE/RAY CITY/CITY OF  
ALAPAHA/CITY OF ENIGMA  
PARTIAL COMPREHENSIVE PLAN UPDATE**

**WHEREAS**, the Berrien County Board of Commissioners, City of Nashville, Ray City, City of Alapaha, and City of Enigma Council have completed the 2010 Joint Berrien County/City of Nashville/Ray City/City of Alapaha and City of Enigma Partial Comprehensive Plan Update; and

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989,.

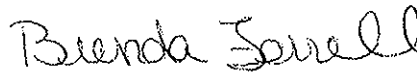
**BE IT THEREFORE RESOLVED**, that the Berrien County Board of Commissioners, City of Nashville, Ray City, City of Alapaha, and City of Enigma Council does hereby adopt the 2010 Joint Berrien County/City of Nashville/Ray City/City of Alapaha and City of Enigma Partial Comprehensive Plan Update.

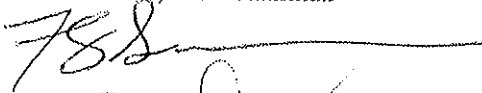
Adopted this 19<sup>th</sup> day of May, 2010

  
Jimmy Parker, Chairman

  
Elna Bragdon, Commissioner

  
Steve Roberts, Commissioner

  
Attest: County Clerk  
Steve Sumner, Vice-Chairman

  
Robert Griner, Commissioner

# Town of Alapaha

WAYMOND SMITH, MAYOR  
Members of Council  
Phillip Hoffman  
Larry Bazin  
Timothy Smith, Jr.  
Willie Ivery  
Rudolph Smith

Post Office Box 385  
Alapaha, Georgia 31622  
Telephone (229) 532-7475  
Fax (229) 532-7474

## ALAPAHA

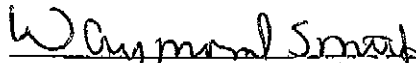
### **RESOLUTION TO ADOPT the *Partial Update to the 2025 Greater Berrien County Comprehensive Plan for Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City***

**WHEREAS**, the Berrien County Board of Commissioners and the Cities of Nashville, Ray City, Alapaha, and Enigma City Councils have completed the Partial Update to the 2025 Greater Berrien County Comprehensive Plan; and

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

**BE IT THEREFORE RESOLVED**, that the Alapaha City Council does hereby adopt the Partial Update to the 2025 Greater Berrien County Comprehensive Plan.

Adopted this 4<sup>th</sup> day of May, 2010

  
\_\_\_\_\_  
Waymond Smith, Mayor, Alapaha City Council

  
\_\_\_\_\_  
ATTEST: Pauline Barron, City Clerk

**ENIGMA**

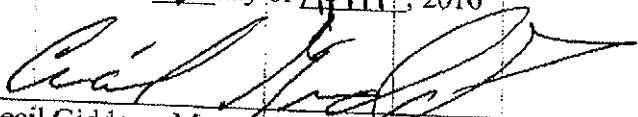
**RESOLUTION TO ADOPT the  
*Partial Update to the 2025 Greater Berrien County Comprehensive Plan  
for Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City***

**WHEREAS**, the Berrien County Board of Commissioners and the Cities of Nashville, Ray City, Alapaha, and Enigma City Councils have completed the Partial Update to the 2025 Greater Berrien County Comprehensive Plan; and

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

**BE IT THEREFORE RESOLVED**, that the Enigma City Council does hereby adopt the Partial Update to the 2025 Greater Berrien County Comprehensive Plan.

Adopted this 26<sup>th</sup> day of April, 2010



Cecil Giddens, Mayor, Enigma City Council



ATTEST: Michelle Cooper, City Clerk

**NASHVILLE**

**RESOLUTION TO ADOPT the**  
***Partial Update to the 2025 Greater Berrien County Comprehensive Plan***  
***for Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City***

**WHEREAS**, the Berrien County Board of Commissioners and the Cities of Nashville, Ray City, Alapaha, and Enigma City Councils have completed the Partial Update to the 2025 Greater Berrien County Comprehensive Plan; and

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

**BE IT THEREFORE RESOLVED**, that the Nashville City Council does hereby adopt the Partial Update to the 2025 Greater Berrien County Comprehensive Plan.

Adopted this 24<sup>th</sup> day of May, 2010

  
\_\_\_\_\_  
Stephen T. Harper, Mayor, Nashville City Council

  
\_\_\_\_\_  
ATTEST: Mandy Luke, City Manager


**RAY CITY****RESOLUTION TO ADOPT the  
*Partial Update to the 2025 Greater Berrien County Comprehensive Plan  
for Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City***


**WHEREAS**, the Berrien County Board of Commissioners and the Cities of Nashville, Ray City, Alapaha, and Enigma have completed the Partial Update to the 2025 Greater Berrien County Comprehensive Plan; and

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

**BE IT THEREFORE RESOLVED**, that the City of Ray City, City Council does hereby adopt the Partial Update to the 2025 Greater Berrien County Comprehensive Plan for Berrien County.

Adopted this 4<sup>th</sup> day of May, 2010

  
\_\_\_\_\_  
Dolly Dupree, Mayor, Ray City, City Council

  
\_\_\_\_\_  
ATTEST: Brenda Exum, City Clerk