

**2015 Joint Berrien County
Comprehensive Plan Update
For
Berrien County And The Cities of Alapaha,
Enigma, Nashville and Ray City**



Final Adopted

Prepared by:

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

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I.

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

1. Introduction

The 2015 Joint Berrien County- City of Alapaha/Enigma/Nashville/Ray City Comprehensive Plan Update was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning.

As required by the Local Comprehensive Planning Standards, the 2015 Joint Berrien County – Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update consists of the following elements:

- Community Goals
- . Needs and Opportunities
- Community Work Program
- Economic Development Element
(as a community included in the Georgia Job Tax Credit Tier 1 category)
- Land Use Element
(as a community with zoning or land development regulations subject to the Zoning Procedures Law)
- Transportation Element
(as a county with a portion of its geographic area within MPO Boundaries)
- JLUS Comprehensive Land Use Policies

2. Community Involvement

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

The public hearing kicking off the comprehensive plan process was held on February 11, 2014 at the County Commission chambers in Nashville, Georgia. It was held for the purpose to make any potential stakeholders and residents aware that the comprehensive plan update and review was now under way, to explain the purpose of the update and to encourage residents and other stakeholders to actively participate in the plan update.

3. Identification of Stakeholders

A comprehensive list of potential stakeholders was put together with input from the Chamber of Commerce, Development Authority, elected officials, and residents. A complete list of all the stakeholders is included in this plan in the Appendix.

4. Identification of Participation Techniques

The following participation techniques were utilized during the update process:

Public Hearings

Workshops

Extensive e-mail correspondence with stakeholders

Special Webpage on SGRC website as well as County and City Website's

Dissemination of Information in the newspaper

5. Conduct Participation Program

A foundational principle utilized by the Southern Georgia Regional Commission in all of its planning projects is public and stakeholder participation from and coordination with multiple and diverse interest groups. Due to the small size of the County and Cities, the entire stakeholder group was utilized as the steering committee, ensuring the broadest buy-in and diversity of input into the comprehensive plan update. Outreach to the public, local governments and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, Facebook postings, project website, and updates provided at workshops and other group meetings. Opportunity for public comment was provided at public hearings and city and county commission meetings, through the website and social media on Facebook.

6. Consideration of Regional Water Plan and Environmental Planning Criteria

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

Suwannee-Satilla Regional Water Plan

Berrien County is within the area of the Suwannee-Satilla Regional Water Plan which was adopted in September 2011.



Source: CDM Suwannee-Satilla Regional Water Plan

The Suwannee-Satilla Regional Water Plan had identified 13 goals, listed below, to implement its vision of managing water resources in a sustainable manner under Georgia's regulated riparian and reasonable use laws to support the state's and regions' economy, to protect public health and natural resources, and to enhance the quality of life for all citizens; while preserving the private property rights of Georgia's landowners, and

in consideration of the need to enhance resource augmentation and efficiency opportunities.

Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial water needs including all agricultural sectors (including agro forestry).
2. Manage ground and surface water to encourage sustainable economic and population growth in the region.
3. Manage the Region's and State's water resources in a manner that preserves and protects private property rights.
4. Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.
5. Identify opportunities to optimize existing and future supplies, and water and wastewater infrastructure.
6. Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
7. Protect and manage surface and groundwater recharge areas to ensure sufficient long-term water supplies for the region.
8. Protect, maintain and where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
9. Protect and maintain regional water – dependent recreational opportunities.
10. Identify opportunities to manage storm water to improve water quality and quantity.
11. Identify and implement cost effective water management strategies.
12. Seek to provide economically affordable power and water resource service to all citizens in the region.
13. Identify and implement actions to better measure and share water use data and information.

In addition the Regional Water Plan has adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include in order to manage water resources in a sustainable manner through the planning period and beyond:

The most significant issues in the Suwannee-Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

Short Term Water Quantity Management Practices (0-10 Years)

1. Utilize surface water and groundwater sources within the available resource capacities
2. Water conservation

3. Data Collection and research to confirm the frequency, duration, severity, and drivers of surface water gaps
4. Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns (1 in 10 year 7 day low flow condition)
5. Encourage sustainable groundwater use as a preferred supply in regions with surface water 7Q10 low flow concerns and adequate groundwater supply
6. Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use to address 7Q10 low flow concerns
8. Evaluate the potential to use existing storage to address 7Q10 low flow concerns
9. Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow concerns

Short-Term Water Quality Management Practices (0 – 10 Years):

1. Point Sources:

- Support and fund current permitting and waste load allocation process to improve treatment of wastewater and increase treatment capacity
- Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry

2. Non-Point Sources:

- Data collection to confirm source of pollutants and causes; encourage storm water ordinances, septic system maintenance, and coordinated planning
 - Ensure funding and support for Best Management Practices Programs by local and state programs, including urban/suburban, rural, forestry and agricultural b
- Best Management Practices

3. Non-point Source Existing Impairments:

- Total maximum daily load listed streams: Improve data on source of pollutant and length of impairment; Identify opportunities to leverage funds and implement non-point source Best Management Practices

Longer Term (20 – 40 years) water quantity and quality management practices include:

- Improve infiltration and management of wetlands
- Evaluate incentive based programs to manage, increase and restore wastewater and storm water returns
- Identify potential/feasibility of a multi-purpose reservoir
- Identify feasibility of regional inter-basin transfer
- Continue wastewater and storm water master planning

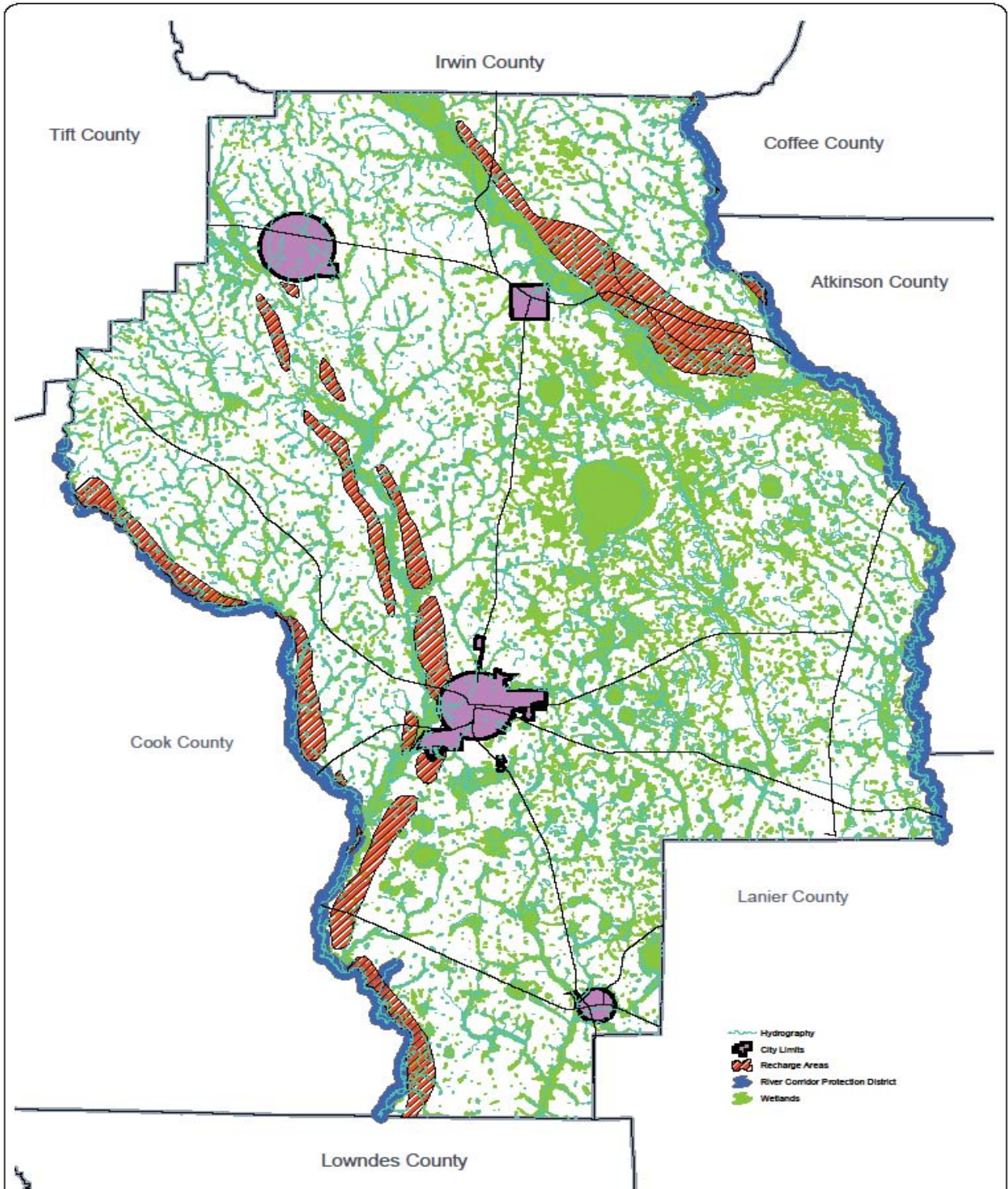
Chapter 391-3-16, Rules for Environmental Planning Criteria

The Environmental Planning Criteria that are part of the Minimum Planning Standards deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains, the latter not quite applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act.

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction.

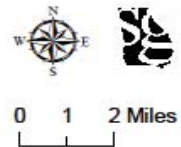
Some uses may be grandfathered such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utilities placements, special forestry or agricultural services.

The Environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors which shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.



-  Hydrography
-  City Limits
-  Recharge Areas
-  River Corridor Protection District
-  Wetlands

Source: Wetlands - U.S. Fish & Wildlife Service; Protected River Corridors - USGS; Recharge Areas - Georgia Geologic Survey, Hydrologic Atlas 18, 1989
 Maps: Southern Georgia Regional Commission - GIS, 2014
 © SGRC, 2014



GREATER BERRIEN COUNTY ENVIRONMENTAL RESOURCES

II.

PLAN ELEMENTS

Vision

For Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City to work together to provide all the citizens of Berrien County with a high quality of life including a strong economy, safe communities, educational opportunities, a clean environment and excellent public service.

1. Community Goals

The purpose of the Community Goals is three-fold: 1. to lay out a road map for the future of Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City; 2. to generate local buy-in to the plan and 3. to ensure that the plan is implemented. Communities are encouraged to amend and update the goals as needed.

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

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

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

Goal 4: Establish and maintain conservation and protection of 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, and forested hardwood areas, and areas where Georgia and Federally Endangered species and habitat exist.

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.

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.

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

2. Needs and Opportunities

The Needs and Opportunities as shown in this Section were developed through discussions with stakeholders and residents, experiences by stakeholders and residents, analysis of statistical data and information, and review and revision as applicable of the issues and opportunities identified in the 2010 Partial Update for Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City. Each of the following needs and opportunities is addressed by corresponding implementation measures in the Community Work Program.

RESOURCE CONSERVATION

Cultural Resources

Issues

- ❖ Historic places are not sufficiently utilized to create economic development opportunities.

Opportunities

- ❖ 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.
- ❖ The County Courthouse has never burnt down, and all old records have been preserved and the historic documents are intact which provide a wealth of historical information.
- ❖ The downtown square is historically sound. Both the County and the Chamber utilize the courthouse, thus bringing traffic to the downtown.
- ❖ Ray City through joint city and private partnerships will finish renovation of the old school into a museum, city auditorium and library, which offers both cultural and economic opportunities.
- ❖ The City of Nashville has developed and adopted a historic overlay district.
- ❖ City of Nashville has completed land use regulations to protect historic structures and sites and prohibit encroachment of surrounding uses.

Natural Resources

Issues

- ❖ The community needs to protect the valuable water resources of the area from encroachment of users to the north and south.
- ❖ Lack of Outdoor activities such as Bass Fishing and Turkey Hunting Tournaments.
- ❖ Better access and boat ramps are needed in order for boaters and swimmers to utilize the Alapaha River. (State River Water Designation)

Opportunities

- ❖ Promote Paradise Public Fishing Area, which is a large recreational tract owned by DNR near Enigma. DNR holds educational classes and events there.
- ❖ Promote Ray's Mill Pond as tourist destination fishing spot in Ray City.
- ❖ Promote Avera Pond as fishing recreation spot.
- ❖ Increase the use of agriculture as a tourist attraction such as Plow Day, and State Ag Tour in coordination with the Georgia Department of Agriculture.

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 its assistance and participation in the designation.
- ❖ Lack of a county-wide business listing and increased web presence of local businesses hurts the local economy.
- ❖ Internet service is lacking and needs to be improved to attract new developments and business that will result in keeping more residents shopping locally.
- ❖ Too many commercial buildings are vacant because rental rates are too expensive.
- ❖ Berrien County and Cities are not offering services necessary to attract MAFB (Moody) population.
- ❖ High property tax in Ray City has contributed to the significant outflow of home owner residents.

Opportunities

- ❖ The rural character of Berrien County provides a very good and safe quality of life, thus attracting potential residents.
- ❖ Moody Air Force Base's proximity is a big benefit (5 miles from Berrien County). A lot of Moody AFB personnel live in Ray City. Continue the bi-monthly support group that meets to market Berrien County to Moody AFB personnel. The County and Cities should strongly support both current and future Moody AFB operations and missions.
- ❖ Berrien County and its cities should improve schools and develop a marketing plan to attract the Moody Air Force Base population.
- ❖ Local businesses need better advertising which would help them be more competitive in the market/work place. Develop a coordinated county-wide effort to market business presence
- ❖ Research the potential for a future Wi-Fi center.
- ❖ Support the construction of a canal for Chaparral Boat Company to test their boats.
- ❖ The 175 acre industrial park is ready to solicit potential business but all infrastructure is not in place; work on a program to install all infrastructure.
- ❖ The vast amount of timber in Berrien County is an opportunity for economic returns.
- ❖ Continue to work on efforts to decrease ISO ratings which results in decreased insurance premiums.
- ❖ The internet and any other communication system needs to be improved.
- ❖ The county is an excellent location for retirement, which needs to be promoted.
- ❖ Utilize two warehouses owned by the county to attract new development.
- ❖ In order to compete with Douglas, Tifton and Valdosta, more affordable retail space needs to be developed to encourage residents to spend inside of county and cities not outside the county/cities.
- ❖ Investigate establishing a land bank authority
- ❖ Implement planned reduction in property taxes to attract home buyers and increase business investments in Ray City.

DEVELOPMENT PATTERNS

Housing

Issues

- ❖ The City of Nashville needs to increase its stock of good quality lower income housing.
- ❖ Many blighted structures should be demolished, cleaned up and replaced with affordable, attractive in-fill housing.
- ❖ Several manufactured home parks in Enigma are in need of improvement; however, the City has no zoning, and there is the issue of the displacement of families.
- ❖ Lack of enforcement for property clean-up by owners and capabilities for demolition.

Opportunities

- ❖ The sale and restoration of the Miller building to a private entity for conversion to commercial units should be pursued.
- ❖ Develop regulations to assist with the enforcement of blighted and un-safe structures.

Land Use

Issues

- ❖ Land use compatibility issues with Moody AFB exist due to encroachment of residential subdivisions into or near the flight path, in addition to impacts from the base to the county's natural and cultural resources.
- ❖ Berrien County and Ray City lack a detailed land use analysis to develop zoning and building code regulations that will help minimize conflicts with Moody AFB.
- ❖ The County Zoning ordinance needs to be strengthened and enforced.
- ❖ Enigma does not have its own zoning ordinance

Opportunities

- ❖ Identify future annexation areas to direct future development and develop infrastructure for desirable development.
- ❖ Identify orphaned land in the county to develop solar farms
- ❖ Encourage agricultural industry
- ❖ Develop appropriate land development regulations for the County and the Cities.

COMMUNITY FACILITIES AND SERVICES

Issues

- ❖ Lack of sufficient recreational lands for youth sports programs and activities county-wide. Currently most facilities are located within Nashville and Ray City.
- ❖ An airport expansion plan is needed to expand the community's customer base.
- ❖ Lack of transportation for children from around the County to recreational events and sites (i.e. Berrien County Recreation Department).
- ❖ Several roads and streets in both the county and cities need resurfacing.
- ❖ Need to keep the local hospital viable and in the area.
- ❖ The south end of Berrien County including Ray City needs an EMS station.
- ❖ Broadband coverage is not reliable and needs to be expanded including better coverage for school system and economic development.
- ❖ Lack of income for infrastructure expansion or repair results in low quality infrastructure.
- ❖ Limited tax base restricts funding and limits operations for community facilities such as the local Saddle Club.

Opportunities

- ❖ Develop a plan with Enigma to provide water to industrial park and put sewer plan into effect.
- ❖ 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.
- ❖ Develop a county-wide recreation program.
- ❖ Explore ways to share maintenance responsibility and decrease cost more efficiently for parks and recreation county-wide.
- ❖ The Valdosta Technical School is downtown and offers GED and Adult Literacy.
- ❖ Ray City has a new Oxidation Pond which has resulted in authorization for 100,000 gallons per day for the next year. This capacity can be offered for new development. Ray City is also in the process of a \$45,000 upgrade (SPLOST) to an existing pond, which when completed, will allow the additional construction of approximately 50 more homes.
- ❖ The City of Nashville's new wastewater treatment plant has enabled the City to provide capacity for expansion.
- ❖ Ray City has a city funded library that serves the Pre-K, and includes a meeting room, computer resource center, and museum and city auditorium. These facilities serve all Berrien County residents.
- ❖ Ray City has a Senior Citizen Center with some exercise equipment and lunch provided to all Berrien County residents.
- ❖ A Community and Senior Activity Center should encourage socializing, exercising, and to develop additional programs among older population and to make attractive to retirees.
- ❖ Ray City has an excellent softball and baseball field, including a park, walking and running trail and outdoor basketball court which are used by both Ray City and Berrien County residents.
- ❖ Research and apply for grants such as; CDBG, EIP, One Georgia for infrastructure including but not limited to roads, water, sewer, gas etc.
- ❖ Cover the local Saddle Club facility with a permanent roof structure to expand number and type of events that can be held there, thereby attracting more visitors to the area.

GOVERNMENTAL RELATIONS

Issues

- ❖ There needs to be better coordination with the county to transport kids to recreational events and sites.
- ❖ The Quarterly Round Table of local jurisdictions needs to be continued on a more regular basis.
- ❖ Future visions and plans are not coordinated sufficiently with the School Board.
- ❖ All county and city governments need cooperation in development of 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.
- ❖ There should be a joint county-wide Recreation Department to hold joint recreation programs and jointly maintain facilities.
- ❖ The County and Cities jointly need to continue to improve the Service Delivery Strategy

3. Analysis of Data and Information

Review of the household data shows that the majority of households are family households (70.0%) and 30.0% are non-family households. Of the non-family households, 25.2% are households with people living alone and half of those are over 65. This indicates that even though the majority of housing and infrastructure should be geared towards families, a good percentage of all households are over people over 65 who have very different housing and service needs. Care should be taken to evaluate and incorporate the interests and needs of all population segments when planning for housing, infrastructure and service needs.

Reviewing the educational attainment data shows that the majority of residents in Berrien County has a high school degree and attended some college classes (52%). 9.1% have an associate's degree, 6.7% have a bachelor's degree and 4.5% have a graduate or professional degree. In order to improve the economic development status within the county, additional efforts must be undertaken to raise the educational level of the residents through professional and vocational training in order to raise income levels, quality of life, and to attract jobs to the area who need employees with higher skill sets and can therefore pay a higher salary.

In May 2014, the U.S. unemployment rate stood at 6.1 percent according to the Department of Labor Statistics. The State of Georgia is slightly over 1 percentage points higher at 7.5% unemployment rate and Berrien County showed a 9.5% unemployment rate for the same time frame. This is reflected in the average household income of \$38,301 for Berrien County, compared with \$48,204 for Georgia and \$52,000 for the U.S. (Source: Georgia Labor Market Explorer – Labor Market Services – Area Profile – Summary). Health Care and Social Assistance, Accommodation and Food Services, and Retail Trade are the top three employers in the Berrien County, all sectors with lower salaries for the majority of their employees.

The high unemployment rate and low average salary also reflects the large portion of the residents without a higher education degree. Research and studies have shown repeatedly that higher wages and employment are a result of better education. In order to attract higher paying jobs, Berrien County must address the issue of education in the community and increase high school and college graduation rates. Lack of access to internet as demonstrated in other statistics is one of the major reasons creating an educational, digital divide. Improved (service, speed, reliability), affordable access to internet will help to bridge that divide. Along with this issue, Berrien County must develop incentives to attract companies to the area then that will employ these graduates and develop incentives to keep these residents in the County. Currently the average travel time to work is approximately 25 minutes (US Census DP03), which indicates that many residents of Berrien County work in Tift County and/or Lowndes County and their Cities.

Berrien County has 9,044 housing units, of which nearly 16% are vacant. Most of the homes are single family residences and 35.5% are mobile homes. Only 13.9% of the housing stock has been constructed since 2000 and about 28.6% are renter occupied. These numbers are derived from the US Census Bureau DP 04. A recommendation for Berrien County would be to undertake a housing survey to specifically identify those units that are vacant, the reasons for the vacancies and the condition of the older housing stock in general. This could serve as a basis for increased rehabilitation efforts and grants to improve the housing stock and decrease the vacancy rate in Berrien County.

4. Consideration of DCA Community Quality Objectives

DCA Quality Community Objectives:

1. Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

2. Resource Management

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

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

4. Local Preparedness

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

5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

6. Regional Cooperation

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

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to

address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community

8. Transportation Options

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

9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

10. Community Health

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

5. Community Policies

Resource Conservation

Cultural Resources

Goal 1: 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: Historic places are insufficiently utilized to create economic development opportunities.

Policy 1.1: Develop a Historic Preservation best management practice and guideline pamphlet for public distribution and education.

Policy 1.2: Research ways to promote historical tourism within the County, including historical designations, tours, downtown events and historical marketing efforts.

Policy 1.3: Support the Main Street Program in its efforts to bring visitors into Berrien County.

Issue: Incompatible metal buildings have been approved and have been allowed to encroach into the historic district and next to historic buildings in the City of Nashville.

Policy 1.4: Develop land use regulations to protect historic structures and sites and prohibit encroachment of surrounding uses.

Issue: An historic overlay district does not exist.

Policy 1.5 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.

Natural Resources

Goal 2: 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 2.1: Coordinate with the surrounding counties and cities to ensure that the water resources of the area are protected.

Policy 2.2: Berrien County should develop a comprehensive inventory of natural resources within the County to ensure their protection and continued preservation.

Issue: Lack of Outdoor activities such as Bass Fishing and Turkey Hunting Tournaments are needed.

Policy 2.3: Conversation with DNR has been started in developing promotional materials and programs for local outdoor activities, including public fishing opportunities throughout the county.

Policy 2.4: Coordinate with the Governor's *Go Fish Georgia* Initiative to promote fishing throughout the County, and particularly at the Paradise Public Fishing Area.

Issue: Better access and boat ramps are needed for boaters and swimmers to utilize the Alapaha River. (State River Water Designation)

Policy 2.5: 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 2.6: Prepare plans for additional walking paths for future TEA Grant funding consideration.

Policy 2.7: City of Nashville should investigate the feasibility and appropriateness of a Green Space Plan to protect natural and open areas within the City.

Economic Development

Goal 3: 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 and participation in the designation.

Policy 3.1: Seek to improve intergovernmental coordination with surrounding counties to enhance economic development.

Policy 3.2: Coordinate with the Berrien County School Board to find ways to improve education throughout the county.

Policy 3.3: 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 3.4: Coordinate with local Real Estate professionals to market the County's good quality of life to potential residents and develop a marketing plan to attract the Moody AFB population.

Issue: Lack of a county-wide business listing and increased web presence of local businesses hurts the local economy.

Policy 3.5: Develop a coordinated county-wide business presence plus increase broadband coverage to increase inventory.

Policy 3.6: Develop a county-wide on-line business registry.

Issue: Internet service and broadband coverage is not reliable and needs to be expanded including better coverage for school systems and economic development to attract new developments and business that will result in keeping more residents shopping locally.

Policy 3.7: Research ways to enhance the communication network for the county and cities, including establishing a Wireless Network center.

Policy 3.8: Promote the airport runway expansion to attract more business.

Issue: Too many commercial buildings are vacant, because rental rates are too expensive.

Policy 3.9: Research ways to create tax incentives for commercial property owners in an effort to reduce rental rates for commercial buildings.

Development Patterns

Housing

Goal 4: Ensure that all residents within Joint Berrien County have access to quality and affordable housing.

Issues & Policies

Issue: The City of Nashville needs to increase its stock of good quality lower income housing

Policy 4.1: Research the Community Development Block Grant (CDBG) funding opportunities that can help develop good low income housing.

Policy 4.2: Identify affordable housing properties and create a listing that will be available to the public.

Issue: Many blighted structures should be demolished, cleaned up and replaced with affordable, attractive in-fill housing.

Policy 4.3: 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 4.4: Consider establishing a land bank for Berrien County/Nashville and request participation from remaining municipalities.

Issue: Several manufactured home parks in Enigma are in need of improvement; however, the City has no zoning, and there is the issue of the displacement of families.

Policy 4.5: Develop land use regulations for the location of mobile home parks within Enigma.

Policy 4.6: Improve maintenance standards for mobile home park developments.

Issue: Lack of enforcement for property clean-up by owners and capabilities for demolition.

Policy 4.7: Support and enhance Code Enforcement departments and personnel throughout the County.

Policy 4.8: Improve maintenance standards for mobile home park developments.

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: Land use compatibility issues with Moody AFB exist due to encroachment of residential subdivisions into or near the flight path, in addition to impacts from the base to the county's natural and cultural resources.

- Policy 5.1: Identify all natural and cultural resources that are located within the flight paths and noise contours of Moody Air Force Base.
- Policy 5.2: 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 5.3: 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 5.4: 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 lack a detailed land use analysis to develop zoning and building code 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: The County Zoning ordinance needs to be strengthened and enforced.

- Policy 5.7: Develop a county-wide zoning ordinance.
- Policy 5.8: Develop a sign ordinance for the City of Nashville.
- Policy 5.9: Implement stormwater best management practices for all new development within the City of Nashville.

Issue: Enigma does not have its own zoning ordinance

- Policy 5.10: Develop a zoning ordinance for the City of Enigma.

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: Lack of sufficient recreational lands for youth sports programs and activities county-wide. Currently most facilities are located within Nashville and Ray City. Limited tax base restricts funding and limits operations for community facilities such as the local Saddle Club.

- Policy 6.1: Identify and obtain additional properties for recreational and youth sports programs throughout the county.
- Policy 6.2: Develop a Capital Improvements Program for the City of Nashville that supports current and future growth patterns within the City.
- Policy 6.3: Explore ways to share maintenance responsibility and decrease cost more efficiently for parks and recreation county-wide.
- Policy 6.4: Develop a county-wide Recreation Program.

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

Policy 6.5: Develop an airport master plan that provides for runway and terminal expansions that will accommodate larger aircraft and additional flights.

Issue: Lack of transportation for children from around the County to recreational events and sites (i.e. Berrien County Recreation Department).

Policy 6.6: 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 6.7: The City of Nashville should develop a Bicycle Routes Master Plan to facilitate alternative modes of transportation and healthier lifestyles.

Policy 6.8: 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 both the county and cities need resurfacing.

Policy 6.9: Research funding sources for road resurfacing projects as lack of income for infrastructure expansion or repair results in low quality infrastructure.

Policy 6.10: Continue to apply for and participate in the State's LMIGP program.

Policy 6.11: Identify a location and hire a consultant to design a site plan for a county-wide senior center.

Issue: Keep the local hospital viable and in the area.

Policy 6.12: Work with the hospital to address any issues that may lead to the hospital closing.

Issue: The south end of Berrien County including Ray City needs an EMS station.

Policy 6.13: Identify grant funding for operational cost of needed EMS station to be located in the southern portion of the county.

Policy 6.14: Continue to support the county EMA.

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 more and better coordination with the County 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.

Issue: The Quarterly Round Table of local jurisdictions needs to be continue to meet to improve communication.

Policy 7.2: Develop an intergovernmental agreement to provide county-wide recreational opportunities.

Policy 7.3: Coordinate local projects and programs in order to acquire additional grant funding.

Issue: Insufficient coordination with the School Board.

Policy 7.4: Establish an annual meeting between the School Board, the County and the cities to identify and address issues confronting each organization, and coordinate the development and implementation of programs, policies and practices to address the issues.

Issue: The Count and Cities need cooperation in development of the Service Delivery Strategy.

Policy 7.5: The County will continue to coordinate with the cities to improve upon the Service Delivery Strategies.

6. Community Work Program

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

PROJECTS		ROA	FY 11	FY 12	FY 13	FY 14	FY 15
CULTURAL RESOURCES							
Continue participation on the Joint Berrien Historic Foundation	Ongoing		*				
Conduct a countywide historic resources inventory costing \$15,000 - 60% Federal, 40% Local	Complete			*			
ECONOMIC DEVELOPMENT							
Create programs to enhance economic development	Ongoing		*	*			
Complete Construct of the new airport	Ongoing		*	*			
Complete the infrastructure improvements to the new Industrial Park along 82; coordinate with the boat testing canal to be constructed by Chaparral	Ongoing		*	*	*		
Participate with the county-wide Chamber of Commerce and support Chamber work program priorities	Ongoing		*	*	*	*	*
HOUSING							
Pursue assistance from Habitat for Humanity	Delete, lack of participation		*				
Pursue CHIP Grants	Delete, lack of participation		*	*	*	*	*
Support cities efforts to upgrade housing conditions	Ongoing, will reward to provide staff (Code Officer and Engineer) to help cities upgrade housing conditions		*	*	*	*	*
LAND USE							
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.	Complete		*	*			

PROJECTS		ROA				
		FY 11	FY 12	FY 13	FY 14	FY 15
COMMUNITY FACILITIES & SERVICES						
Double jail size from 68 beds to 136 beds immediately and then triple	Delete, no longer viewed as needed	*			*	*
(Police) New Patrol Cars needed with in cabin cameras	Ongoing, change to replace 3 cars annually		*			
Police need video/audio in existing patrol cars	Complete			*		
Police needs an in-house accident review board	Complete				*	
Need more deputies for the Police Department	Delete, no longer needed			*	*	*
Build a new DEFACS building	Delete, reevaluated and not financially feasible			*	*	*
Need a community auditorium	Ongoing, change to seek funding to construct a covered arena at saddle club				*	*
New animal shelter	Delete, not enough interest or participation	*	*			
Boys and Girls Club	Complete			*	*	*
Continue the development of the walking trail with TEA grant	Change to City of Nashville STWP part	*				
Establish broadband coverage for the county (including hot spots)	Ongoing			*		
Build a Skate Park	Complete				*	
Build a boat ramp for the Alapaha River	Ongoing					*
Expand the baseball field facility	Complete			*		
Construct an auditorium at the new high school	Delete not a county project					*
Construct a multi-purpose recreation facility	Delete Combine with need a community auditorium		*	*		
Plans to upgrade all non-compliance ADA buildings will be prepare and budgeted	Complete				*	*
Road paving projects: 1 – CR 27 2 – PR 218 3 – CR 55 4 – CR 364 5 – CR 195	Ongoing, based yearly on priority, need, and available funding		*	*	*	*

PROJECTS		ROA				
		FY 11	FY 12	FY 13	FY 14	FY 15
INTERGOVERNMENTAL COORDINATION						
EMS needs 1 st responders for the edges of the county				*	*	*
24 Hour EMS Station needed in Ray City to improve response time			*	*		
Design a weather alert system for the entire county					*	
Coordinate with cities in a shared code enforcement program, i.e. Building code, subdivision, zoning		*				
Continue participation in the Regional Solid Waste Management Authority		*	*	*	*	*
Continue participation in the Joint Economic Development Authority		*	*	*	*	*
Continue the annual cleanup program		*	*	*	*	*
PLANNING						
Participate in all updates to the Joint Berrien Comprehensive Plan		*				
Prepare all grant/loan applications (CDBG, EDA, FmHA etc.) after conducting a needs assessment and public hearing to ascertain which project has highest priority		*	*	*	*	*
Annually update the Short-Term Work Program		*	*	*	*	*
Update the "official county roads" map			*			
Endorse and participate in the Joint Berrien Planning Commission to implement the <u>2015 Joint Berrien Comprehensive</u>		*	*	*	*	*

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

		ROA				
PROJECTS		FY 11	FY 12	FY 13	FY 14	FY 15
HISTORIC RESOURCES						
	Provide participation on the Joint Berrien Historic Foundation	*	*	*	*	*
	Conduct a countywide historic resources inventory costing \$15,000 - 60% Federal, 40% Local		*	*		
ECONOMIC DEVELOPMENT						
	Advertise and enhance the Golf Cart City status (GDOT)	*	*			
	Continue to support the county-wide Chamber of Commerce and all its program priorities	*	*	*	*	*
HOUSING						
	Investigate the feasibility of HOME/CHIP rehab programs	*				
COMMUNITY FACILITIES & SERVICES						
	Complete the Renovation of City Hall (immediate need)	*	*			
	Street paving projects: No. 5 – East Alexander Street No. 6 – West Alexander Street No. 7 – North Charles Street No. 8 – South Jackson Street	*	*	*	*	*
INTERGOVERNMENTAL COORDINATION						
	Develop interlocal agreements for shared code enforcement services		*			
PLANNING						
	Annually re-evaluate the Alapaha Short-Term Work Program	*	*	*	*	*
	Participate in all updates to the 2015 Joint Berrien Comprehensive Plan		*			
	Prepare all grant/loan applications (CDBG, EDA, FmHA, etc.) after conducting a needs assessment and	*	*	*	*	*

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
public hearing to ascertain which project has the highest priority						
Continue to provide representation on the Joint Berrien Planning Commission	Ongoing	*	*	*	*	*

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

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
HISTORIC RESOURCES						
Provide participation on the Joint Berrien Historic Foundation	Delete	*	*	*	*	*
Plan Conduct a countywide historic resources inventory costing \$ 15,000 - 60% Federal, 40% Local	Delete	*				
Prepare National Historic Register documentation for the school gymnasium and cafeteria buildings	Ongoing	*	*	*	*	*
ECONOMIC DEVELOPMENT						
Develop 2 new retail stores	Ongoing	*	*	*	*	*
Enhance the Industrial Park that is near city limits (possibly annex into the city)	Ongoing		*	*		
Continue to seek industrial enterprises in the manufacturing building	Complete					
HOUSING						
Investigate the feasibility of the HOME/CHIP rehab programs	Delete not enough interest	*	*	*	*	*
LAND USE						
Adopt a zoning ordinance to implement the Enigma Future Land Use Map	Ongoing		*			
COMMUNITY FACILITIES & SERVICES						
Need a new water tower (existing tower is at capacity)	Ongoing	*				
Prepare plans & construct a sanitary sewer collection and treatment system	Delete not financially feasible					
Construct a water-supply well	Ongoing					
Improve the following roads: 1-Jake Lane 2-Church Street Extension 3-Norris Street	Completed					

PROJECTS		ROA	FY 11	FY 12	FY 13	FY 14	FY 15
PLANNING							
Annually re-evaluate the Enigma Short-Term Work Program		Delete done only when update is due				*	
Participate in all updates to the 2015 Joint Berrien Comprehensive Plan		Delete, policy				*	*
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		Delete policy		*			
Continue to be represented on the Joint Berrien Planning Commission		Delete has a seat on the board but does not participate		*	*	*	

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

	ROA					FY 11	FY 12	FY 13	FY 14	FY 15
PROJECTS										
HISTORIC RESOURCES										
Continue to participate on the Joint Berrien Historic Foundation						*	*			
ECONOMIC DEVELOPMENT										
Upgrade the billing system by 2011						*				
Support all Chamber of Commerce priorities; add land and infrastructure improvements at the industrial park						*				
HOUSING										
Implement the HOME/CHIP rehab programs						*	*	*	*	*
LAND USE										
Need Land Use and Subdivision Codes						*	*	*	*	*
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.										
Amend the zoning ordinance to implement the Nashville Future Land Use Plan										
Conduct annexation studies to consolidate islands within the city										
COMMUNITY FACILITIES & SERVICES										
Find funding for a Wastewater Treatment Facility						*				
New City Hall Complex						*	*	*	*	*
Full Time Fire Department										
Water and Sewer station upgrade (Loop dead end lines)										
Build another fire substation to lower ISO number										
Submit resurfacing request to LARP										
Build a new post office										

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
Rehab the drainage ditch	Ongoing					
Upgrade police vehicles and get new cars (digital cameras, light bars, and laptops needed) (Carbon Patrol Cars)	Ongoing					
Improve the existing communication system for fire and police and eventually create one communication system for Fire and Police at 800 MHz	Ongoing					
Expand the Police and Fire Station	Completed for Police station unable to expand Fire Station delete					
Buy a new fire truck that has a ladder	Ongoing					
Build another Fire Station to the northeast near the industrial areas	Ongoing					
Fire Department needs a Thermal Imager	Completed					
Fire Dept. needs a large diameter hose (5 inches)	?					
Invest in computer hardware/software to utilize GIS	Complete					
Continue to upgrade water system by looping water lines	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	Ongoing					
Upgrade the storm sewer system city-wide and add retention ponds	Ongoing					
Restart the Community Pride Program	Delete not enough interest					
Complete construction of two softball fields and a walking trail	Delete Not financially feasible					
Continue participation in the LARP program of GA DOT	Delete, policy					
INTERGOVERNMENTAL COORDINATION						
Improve interoperability with the Fire Department	Ongoing		*			
Create a County Roundtable to improve intergovernmental communication	Complete created			*		
Coordinate code enforcement services with other units of government through interlocal agreements	Continued		*			
Coordinate with Berrien County and other cities to develop a Joint Berrien Community Pride Program	Delete not enough interest			*	*	

PROJECTS		ROA	FY 11	FY 12	FY 13	FY 14	FY 15
PLANNING							
Connect the east, west and south sides of the city square to the north with sidewalks and		Completed	*	*			
Revitalize the city square with infill development		Completed			*	*	*
Annually re-evaluate the Nashville Short-Term Work Program		Completed			*	*	
Participate in all updates to the 2015 Greater Berrien Comprehensive Plan		Completed	*	*			
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		Completed					*
Continue to provide representation on the Joint Berrien Planning Commission		Completed	*	*	*	*	*

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

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
HISTORIC RESOURCES						
Provide participation on the Joint Berrien Historic Foundation	Delete, City uses private and public partnership for historical restoration	*	*	*	*	*
Conduct a countywide historic resources inventory costing \$15,000 - 60% Federal and 40% Local	Delete lack of finance	*				
ECONOMIC DEVELOPMENT						
Continue to participate in the county-wide Chamber of Commerce priorities	Ongoing	*	*	*	*	*
HOUSING						
Implement, if feasible the HOME/CHIP rehab programs	Delete, lack of participation	*	*	*	*	*
LAND USE						
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.	Ongoing	*	*	*	*	*
COMMUNITY FACILITIES & SERVICES						
Expand the capacity of the water system	Ongoing		*			
Police Dept. needs 2 patrol cars and more officers	Complete					
Police force needs 24/7 service	Delete lack of finances and need					
Construct a drive-through window at City Hall	Complete					
INTERGOVERNMENTAL COORDINATION						
Consider the feasibility of inter-local agreements for shared code enforcement	Ongoing			*	*	*
Continue the annual city cleanup program	Delete too costly					
Continue to participate on Berrien County Recreation Authority and assistance in recreation programs	Ongoing					

PROJECTS	ROA	FY 11	FY 12	FY 13	FY 14	FY 15
PLANNING						
Annually re-evaluate the Ray City Short-Term Work Program	Delete done only when required					
Participate in all updates to the 2015 Joint Berrien Comprehensive Plan	Completed					
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	Delete policy					
Continue to update city charter and codify all ordinances	Delete, policy					
Continue to participate with the Joint Berrien Planning Commission	Change to join the commission					

Community Work Program

BERRIEN COUNTY FIVE-YEAR SHORT-TERM WORK PROGRAM UPDATE (2016 - 2020)

PROJECTS	ESTIMATE D COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
Develop a Historic Preservation Best Management Practices (BMP) and guideline pamphlet for public distribution and education	\$2,500	Berrien County and Berrien County Historical Foundation	General Funds	1			*	*	
Develop a strategic Plan to promote historical tourism within the County, including historical tours, downtown events, and historical marketing efforts	Staff Time	Berrien County	General Funds	1		*	*		
Develop land use regulations to protect historic structures and sites and prohibit encroachment of surrounding uses.	\$1,500	Berrien County	General Funds	1			*	*	*
ECONOMIC DEVELOPMENT									
Restructure the Economic Development Authority and annually reevaluate projects/programs to improve efficiency	Staff Time	Berrien County	General Funds	2	*		*	*	*
Complete the final phase of construction of the new airport	\$10,000,000	Berrien County, Airport	General Funds, SPLOST, Grants	2,6			*		
Complete the infrastructure improvements to the new Industrial Park along 82;	\$1,000,000	Berrien County	General Funds, CDBG	2			*		
Coordinate with the boat testing canal to be constructed by Chaparral	\$1,000,000	Berrien County	General Funds and available grants	2			*		
Develop a county-wide on-line business registry	\$5,000	County and Cities	General Funds	2			*		
Develop a marketing plan to attract the Moody AFB population	\$2,500	Berrien County	General Funds	2				*	
Create tax incentives for commercial property	Staff Time	Berrien County	General Funds	2			*	*	

PROJECTS	ESTIMATE D COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
owners in an effort to reduce rental rates for commercial buildings.									
Develop a coordinated county-wide business presence and increase broadband coverage to increase inventory	\$10,000	County and Cities	General Funds, SPLOST, State grants	2		*	*		
Enhance the communication network for the county and the cities including establishing a Wireless Network Center.	\$500,000	County and Cities	General Funds, SPLOST, Grants	2		*	*		
Develop a marketing program to promote the airport runway expansion to attract more business through the Chamber and website	Staff Time	County and Chamber of Commerce	General Funds	2	*				
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.	Staff Time	County and Cities	General Funds	2	*				
HOUSING									
Identify areas where infill housing can be accommodated within the County, and coordinated with the property owners to coordinate public and private funds and efforts	\$1,500	Berrien County	General Funds	3			*	*	
Support cities efforts to upgrade housing conditions by providing staff (Code Officer and Engineer).	\$4,500	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City, GICH	General Funds	3	*	*	*	*	*
NATURAL RESOURCES									
Develop regulations jointly with the surrounding counties and cities to ensure that the water resources of the area are protected.	Staff Time	County and Cities	General Funds	4		*	*		
Develop a comprehensive inventory of natural resources within the County to ensure their	\$3,000	Berrien County	General Funds	4		*	*		

PROJECTS	ESTIMATE D COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
protection and continued preservation.									
Develop promotional materials and programs for local outdoor activities, including public fishing opportunities throughout the county.	\$2,000	Berrien County	General Funds	4	*		*	*	
Coordinate with the Governor's <i>Go Fish Georgia</i> Initiative to promote fishing throughout the County, and particularly at the Paradise Public Fishing Area.	\$3,500	Berrien County	General Funds	4	*		*	*	*
Establish more public access points along the Alapaha River.	Staff Time	Berrien County, DNR, DOT	General Funds, DNR Grants	4		*	*	*	
Conduct storm-water drainage replacement repair and cleaning and maintain canals in Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City	\$500,000 per project	County and Cities	General Funds, HUD, CDBG	4	*				
LAND USE									
Identify on a map all natural and cultural resources that are located within the flight paths and noise contours of Moody Air Force Base.	\$5,000	Berrien County	General Funds	5	*	*			
Adopt noise attenuating building standards for new residential homes within the flight paths and noise contours of Moody Air Force Base.	Staff Time	Berrien County	General Funds	5	*				
Develop a county-wide zoning ordinance.	\$1,500	Berrien County	General Funds	5				*	*
Work with FEMA to update local FIRM maps in the County and Cities	Staff Time	Berrien County EMA	FEMA	5				*	*
COMMUNITY FACILITIES & SERVICES									
Identify and obtain additional properties for recreational and youth sports programs throughout the county.	\$500,000	Berrien County and Recreational Department	General Funds and CDBG Recreational Grants	6	*			*	*

PROJECTS	ESTIMATE D COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Replace (Police) 3 New Patrol Cars with in cabin cameras annually	\$105,000 annually	Berrien County, Berrien County Sheriff Department	General Funds and available grants	6		*			
Develop a county-wide Recreation Program.	\$1,000	Berrien County and Recreational Department, Cities	General Funds, Fees	6,7				*	
Explore ways to share maintenance responsibility and decrease cost more efficiently for parks and recreation county-wide.	Staff Time	Berrien County and Recreational Department, Cities	General Funds, Fees	6			*	*	*
Develop an airport master plan that provides for runway and terminal expansions that will accommodate larger aircraft and additional flights.	\$15,000	Berrien County	General Funds, Grants	2,6			*	*	*
Seek funding to construct a covered arena at the local saddle club	\$1,000,000	Berrien County	General Funds, CDBG Recreational grant	6,				*	*
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 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.	Staff Time	County and Berrien County BOE	General Funds	6,7	*	*			
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 events and activities.	Staff Time	County, Cities , and Recreation Board	General Funds	6			*	*	*
Establish broadband coverage for the county (including hot spots) and participate in Regional efforts in cooperation with GTA	\$250,000	Berrien County, ISP, RC	Grants and General Funds	6	*	*	*		
Develop a cost and feasibility study for retention of the local hospital	\$7,500	Berrien County	General Funds	6	*	*			

PROJECTS	ESTIMATE D COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Identify sites for an EMS station to be located in the southern portion of the county.	\$1,500	Berrien County	General Funds	6	*	*	*		
Build a boat ramp for the Alapaha River	\$100,000	Berrien County	General Funds, DNR Grants	4,6					*
Identify a location and discuss hiring a consultant to design a site plan for a county-wide senior activity center.	\$5,000	County and Cities	General Funds	6				*	*
Road paving projects will be based on priority and need and amount of annual LMIG funding	\$300,000	Berrien County and DOT	County, DOT	6	*	*	*	*	*
Replace antiquated water & sewer lines and equipment prone to failure in County and Cities through CDBG grants	\$50,000	County and Cities	CDBG Grants	6	*	*	*	*	*
Provide additional first responder training, air units, air unit chargers, Class A Pumper & Fire Knecker trucks and other equipment to County and Cities Fire Departments for Wildfire use	\$7,000,000	Berrien County	General Funds/GEMA/FEMA/Home and Security	6	*	*	*	*	*
Plan to acquire property for new Volunteer Fire Station and/or new additions to existing stations in the County and Cities	\$1,000,000 each	County and Cities	General Funds, grants	6	*	*	*		
Develop and equip a Haz Mat Team to deal with agricultural chemicals during wildfire events	\$100,000	County and Cities	General Funds/GEM/FEMA	6		*	*		
Secure funding for a hazardous weather alert system in the Cities and in the populated portion of the County	\$15,000 each jurisdiction	County and Cities	General Funds/GEM/FEMA	6	*				

PROJECTS	ESTIMATE D COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
INTERGOVERNMENTAL COORDINATION									
Develop an intergovernmental agreement between the School Board and Berrien County to create a transportation system for children traveling to recreational events and sites around the County.	\$750	Berrien County	General Funds	6,7			*	*	*
Establish an annual meeting between the School Board ,the County, and the cities to identify and address issues confronting each organization, and coordinate the development and implementation of programs, policies and practices to address the issues.	Staff Time	County and Cities	General Funds	7	*				
Develop an intergovernmental agreement to provide county-wide recreational opportunities	Staff Time	County and Cities	General Funds/Fees	6,7	*				
Develop a strategic plan to provide EMS coverage in southern Berrien County including Ray City	\$15,000	Berrien County, Ray City	General Funds and grants	6		*			
Develop jointly with cities in a shared code enforcement program, i.e. Building code, subdivision, zoning	Staff Time	County and Cities	General Funds/Fees	7	*				
PLANNING									
Update the "official county roads" map	\$1,500	Berrien County	General Funds	5		*	*	*	*

**CITY OF ALAPAHA FIVE-YEAR SHORT-TERM WORK PROGRAM
UPDATE (2016 - 2020)**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
Participate with the County in developing a Historic Preservation BMP and guideline pamphlet for public distribution and education	\$750	County and Cities	General Funds	1		*	*		
Continue with restoration efforts of old Alapaha Gym	\$250,000	City of Alapaha	General Funds, public and private partnerships	1		*			
Develop land use regulations to protect historic structures and sites and prohibit encroachment of surrounding uses.	\$3,000	City of Alapaha	General Funds	1				*	*
ECONOMIC DEVELOPMENT									
Promote Golf Cart City maps.	\$2,000	City of Alapaha	General Funds	2		*	*	*	
Coordinate with the Berrien County School Board to find ways to improve education throughout the county,	Staff Time	City of Alapaha	General Funds	2					
Research ways to enhance the communication network for the county and the cities including establishing a Wireless Network Center.	\$1,500	City and County	General Funds, SPLOST, Grants	2		*	*		
HOUSING									
Continue to upgrade housing conditions by using county provided staff (Code Officer and Engineer).	\$1,500	City of Alapaha and County	General Funds	3		*	*	*	*
Identify affordable housing properties and create a listing that will be available to the public	\$2,500	City of Alapaha	General Funds	3		*	*		
NATURAL RESOURCES									
Prepare plans for additional walking paths for future TEA Grant funding consideration.	Staff Time	City of Alapaha, DOT	General Funds, GDOT Grants	4				*	*

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
COMMUNITY FACILITIES & SERVICES									
Participate with the County in developing a county-wide Recreation Program.	\$1,000	Berrien County and Recreational Department, Cities	General Funds	6	*	*	*	*	*
Street paving projects: will be based on priority and need and amount of annual LMIG funding	\$20,000	City of Alapaha	General Funds, SPLOST, DOT	6	*	*	*	*	*
INTERGOVERNMENTAL COORDINATION									
Establish an annual meeting between the School Board, the County, and the cities to identify and address issues confronting each organization, and coordinate the development and implementation of programs, policies and practices to address the issues.	Staff Time	County, Cities, and BOE	General Funds	7	*				
Develop an intergovernmental agreement to provide county-wide recreational opportunities	Staff Time	City of Alapaha	General Funds and Fees	6,7	*				
Develop interlocal agreements for shared code enforcement services	Staff Time	City of Alapaha	General Funds and Fees	7	*				

ENIGMA FIVE-YEAR SHORT-TERM WORK PROGRAM UPDATE
(2016 - 2020)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
HISTORIC RESOURCES									
Prepare National Historic Register documentation for the school gymnasium and cafeteria buildings	\$1,000	City of Enigma	General Funds	1	*	*			
ECONOMIC DEVELOPMENT									
Develop 2 new retail stores	\$250,000	City of Enigma	General Funds, grants	2	*	*	*	*	*
Enhance the Industrial Park that is near city limits (possibly annex into the city)	\$2,500	City of Enigma	General Funds	2,6		*	*		
LAND USE									
Adopt a zoning ordinance to implement the Enigma Future Land Use Map	\$5,000	City of Enigma	General Funds	5		*	*		
COMMUNITY FACILITIES & SERVICES									
Need a new water tower (existing tower is at capacity)	\$500,000	City of Enigma	CDBG grants, SPLOST	6	*				
Construct a water-supply well, through CDBG grants	\$500,000	City of Enigma	CDBG , General Funds, SPLOST	6		*	*	*	

**CITY OF NASHVILLE FIVE-YEAR SHORT-TERM WORK PROGRAM
UPDATE (2016 - 2020)**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
ECONOMIC DEVELOPMENT									
Support all Chamber of Commerce priorities; add land and infrastructure improvements at the industrial park as needed.	\$500,000	City of Nashville	General Funds, SPLOST, CDBG grants	2,5	*	*	*	*	*
HOUSING									
Implement the HOME/CHIP rehab programs	\$250,000	City of Nashville	Grants, General Funds	3	*	*	*	*	*
NATURAL RESOURCES									
Investigate the feasibility and appropriateness of a Green Space Plan to protect natural and open areas within the City	Staff Time	City of Nashville	General Funds	4			*		
LAND USE									
Develop Land Use and Subdivision Code	\$5,000	City of Nashville	General Funds	5	*	*			
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.	\$3,500	City of Nashville	General Funds	5	*	*			
Amend the zoning ordinance to implement the Nashville Future Land Use Plan	\$5,000	City of Nashville	General Funds	5	*				
Conduct annexation studies to consolidate islands within the city	\$7,500	City of Nashville	General Funds	5			*	*	
Implement stormwater best management practices for all new development in the City of Nashville	\$2,500	City of Nashville	General Funds	5,4	*	*	*		
Develop a sign ordinance for the City of Nashville	Staff Time	City of Nashville	General Funds	5	*				
COMMUNITY FACILITIES & SERVICES									
Construct a new full time Fire Department	\$250,000	City of Nashville	SPLOST, General Funds	6					*

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Water and Sewer station upgrade and replacement of deteriorated lines, pipes etc.	\$500,000	City of Nashville	CDBG, General Funds, SPLOST	6				*	*
Build another fire substation to lower ISO number	\$500,000	City of Nashville,	General Funds, SPLOST, USDA Community Facilities grant/loan	5,6				*	*
Submit resurfacing request to LMIG	\$350,000	City of Nashville,	SPLOST, General Funds	6					*
Build a new post office	\$250,000	City of Nashville,	SPLOST, General Funds	6		*	*		
Rehab the drainage ditch	\$500,000	City of Nashville	CDBG, General Funds	6,5	*	*	*		
Upgrade police vehicles and get new cars (digital cameras, light bars, and laptops needed) (Carbon Patrol Cars)	\$25,000 each	City of Nashville	SPLOST, General Funds	6	*	*	*	*	*
Improve the existing communication system for fire and police and eventually create one communication system for Fire and Police at 800 MHz	\$75,000	City of Nashville	SPLOST, General Funds, grants	6,7	*	*	*	*	*
Buy a new fire truck that has a ladder	\$800,000	City of Nashville	SPLOST, General Funds, grants	6	*	*			
Build another Fire Station to the northeast near the industrial areas	\$500,000	City of Nashville	SPLOST, General Funds, grants	6				*	*
Fire Dept. needs a large diameter hose (5 inches)	\$30,000	City of Nashville	SPLOST, General Funds, grants	6	*	*	*		
Continue to upgrade water system by looping water lines	\$250,000	City of Nashville	General Funds, grants	6	*	*	*	*	*
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	\$12,500	City of Nashville	SPLOST, General Funds, grants	6	*	*	*		
Upgrade the storm sewer system city-wide and add retention ponds	\$500,000	City of Nashville	CDBG, General Funds	6	*	*	*		
Develop a Capital Improvements Program for the City of Nashville that supports current and future growth patterns	\$35,000	City of Nashville	GDOT, General Funds, SPLOST	6,5		*	*		
Develop a Bicycle Route Master Plan to facilitate alternative modes of transportation and healthier lifestyles	\$30,000	City of Nashville	General Funds	6	*	*	*		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
INTERGOVERNMENTAL COORDINATION									
Improve interoperability with the Fire Department	Staff Time	City of Nashville	General Funds	7	*	*	*	*	*
Coordinate code enforcement services with other units of government through interlocal agreements	Staff Time	City and County	General Funds	7	*	*	*	*	*

**CITY OF RAY CITY FIVE-YEAR SHORT-TERM WORK PROGRAM
UPDATE (2016 - 2020)**

PROJECTS	ESTIMATE D COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
CULTURAL RESOURCES									
In partnership with the Ray City School Preservation Foundation, Inc. complete the renovation of the City Library and Auditorium at the old Ray City school to make it a first class facility for community recreation and cultural events.	\$150,000	City of Ray City	General Funds, private and public partnerships	1		*	*		
Participate with the County in developing a Historic Preservation BMP and guideline pamphlet for public distribution and education	\$750	City of Ray City, County, City of Enigma, Nashville and Alapaha	General Funds	1		*	*		
ECONOMIC DEVELOPMENT									
Coordinate with the Berrien County School Board to find ways to improve education throughout the county,	Staff Time	City of Ray City, BOE	General Funds	2	*				
Research ways to enhance the communication network for the county and the cities including establishing a Wireless Network Center.	\$1,500	Cities and County	General Funds	2,6	*	*	*		
Increase home ownership and business investment in Ray City by annually establishing and keeping property taxes at a competitive 4.5 mils reduced from current 9 mils.	\$45,000 annually	City of Ray City	General Funds	2,5	*	*	*		
HOUSING									
Identify affordable housing properties and create a listing that will be available to the public	\$2,500	City of Ray City	General Funds	3		*	*	*	
NATURAL RESOURCES									
Prepare plans for additional walking paths for future TEA Grant funding consideration.	Staff Time	City of Ray City, GDOT	General Funds, GDOT Grant	4			*		
LAND USE									
Amend or adopt codes and ordinances where applicable to address the environmentally sensitive resources identified in Part 1.	\$2,500	City of Ray City	General Funds	5	*	*	*		

PROJECTS	ESTIMATE D COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 16	FY 17	FY 18	FY 19	FY 20
Identify and provide protection measures for wetlands	\$500	City of Ray City	General Funds	5	*	*	*		
Identify all natural and cultural resources that are located within the flight paths and noise contours of Moody Air Force Base.	Staff Time	City of Ray City	General Funds	5	*	*	*		
Adopt noise attenuating building standards for new residential homes within the flight paths and noise contours of Moody Air Force Base.	Staff Time	City of Ray City	General Funds	5		*			
COMMUNITY FACILITIES & SERVICES									
Participate with the County in developing a county-wide Recreation Program.	\$1,500	County, Cities, Recreation Board	General Funds	6			*	*	*
Draw up annexation plan for future annexations	\$1,000	City of Ray City	General Funds	6		*			
Enhance and improve sewer systems to meet federal EPD standards	\$500,000	City of Ray City	CDBG, General Funds	6	*	*	*	*	*
Provide more parades and special events, such as "Plow Day" and the "Fourth of July".	\$2,500	City of Ray City	General Funds	6	*	*	*	*	*
INTERGOVERNMENTAL COORDINATION									
Establish an annual meeting between the School Board, the County, and the cities to identify and address issues confronting each organization, and coordinate the development and implementation of programs, policies and practices to address the issues.	Staff Time	County, Cities, BOE	General Funds	7	*				
Develop an intergovernmental agreement to provide county-wide recreational opportunities	Staff Time	City of Ray City	General Funds and fees	6,7		*	*		
Adopt interlocal agreements for shared code enforcement services	Staff Time	City of Ray City	General Funds and fees	7	*				

7. Economic Development Element

The September 2012 Comprehensive Economic Development Strategy (CEDS) as developed by the Southern Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City.

The Southern Georgia Regional Commission's (SGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and the investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting the private investment that creates jobs. The SGRC CEDS is a regionally-owned strategy that is the result of a continuing economic development planning process developed with regional public and private sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southern Georgia region and clearly defines the measures of success.

The Southern Georgia CEDS gives an overview of the region briefly describing geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the Regional Economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southern Georgia Regional Commission's successful development and implementation of the 2013-2018 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SGRC District.

Policies, issues and opportunities, and Short-term Work Program implementation strategies located in the current Comprehensive Plans for each of our 18 county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City:

Goal:

Improve/upgrade the educational levels and labor force skills within the region.

Objective:

Develop and support community based efforts to address improved educational levels and labor force skills.

Objective:

Support the continued improvement of the educational system in addressing educational/skills improvement and ensure WIA coordination.

Goal:

A well trained workforce, professional, technical and skilled, capable of accommodating new industry and maintaining existing industry.

Objective:

Improve educational attainment by reducing high school drop-out rates.

Goal:

Public services and facilities adequate to accommodate existing and future growth.

Objective:

Industrial Parks/properties with all necessary infrastructure and transportation links, to attract new and expanding businesses and industries to the region.

Objective:

Availability of speculatively built and other buildings to attract new and expanding businesses and industries in the region.

Objective:

Availability of adequate financing and/or financial incentives to attract new and expanding businesses and industries to the region.

Goal:

Maintenance and improvement of existing and future housing and the elimination of the region's substandard housing conditions.

Objective:

Assist local governments with the development of a Building Inspection Program.

Objective:

Encourage local governments to participate in CHIP, CDBG, and USDA housing programs.

Objective:

Work with local governments to develop ordinances for manufactured home usage and placement.

Goal:

Provide affordable housing options for low-to-moderate income persons.

Objective:

Develop homebuyer programs for low-to-moderate income persons

Goal:

Conservation, maintenance and improvement of existing/future housing and neighborhoods, and the elimination of substandard housing conditions in the region.

Objective:

All cities and counties should be encouraged to establish and maintain an annual housing condition inventory; and adopt or revise and update building and housing codes, using applicable state or national models.

Objective:

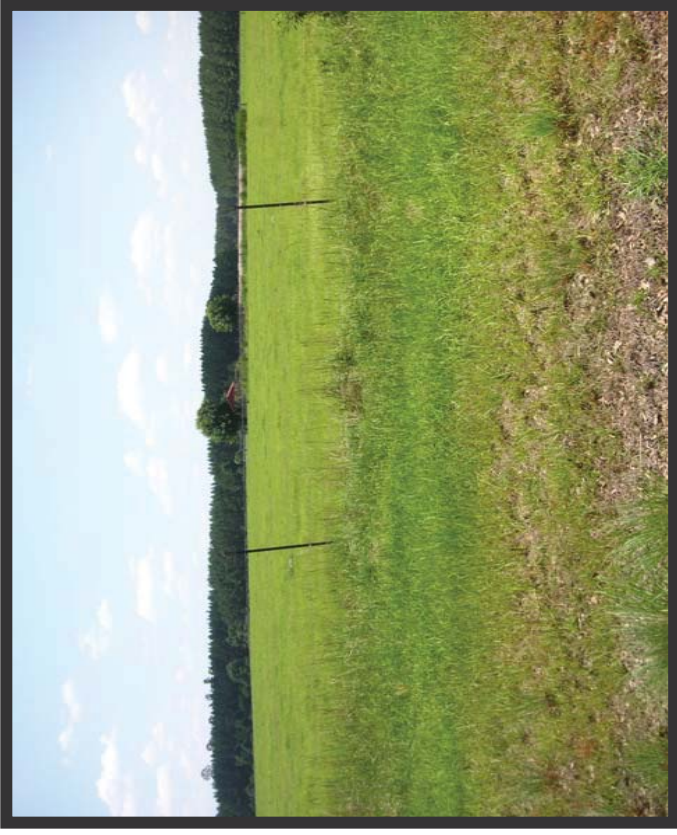
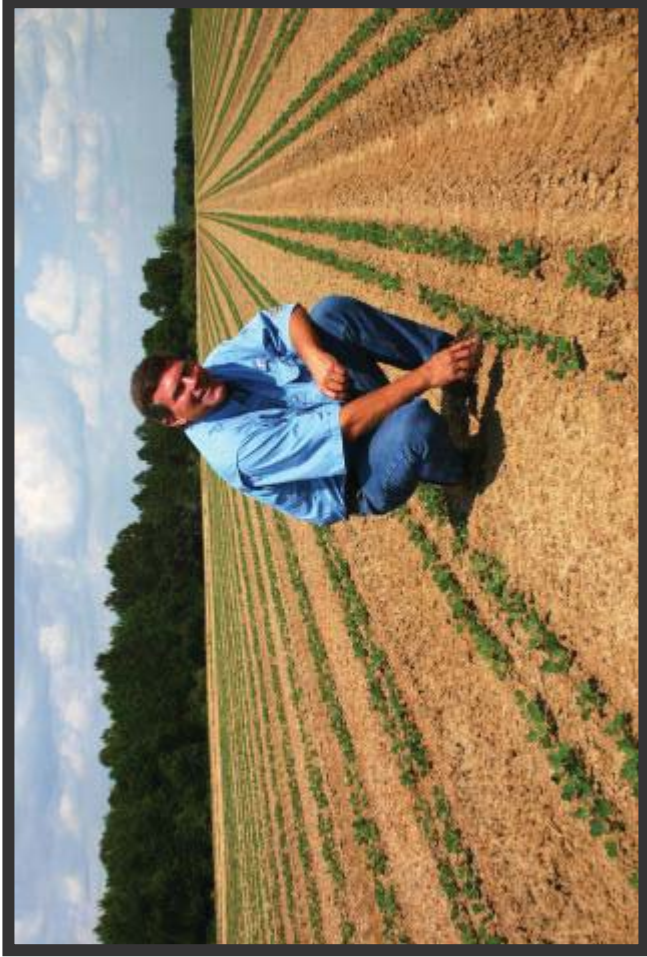
All substandard housing units, which are inventoried and suited for rehabilitation, should be scheduled for rehabilitation in a manner consistent with the local comprehensive plan.

8. Land Use Element

AGRICULTURAL/FORESTRY

These are areas intended for detached single-family residential uses and prime agriculture areas that maintain a rural character. Residential lots should be large (no less than 1 acre) or homes should be clustered on smaller lots to preserve large tracts of natural areas and open space. Setbacks and residential landscaping, and site design should endeavor to maintain a rural character of open space and wooded areas. Berrien County is approximately 95% Agriculture, made up of land dedicated to farming, including fields, lots, pastures, livestock production and specialty farms.

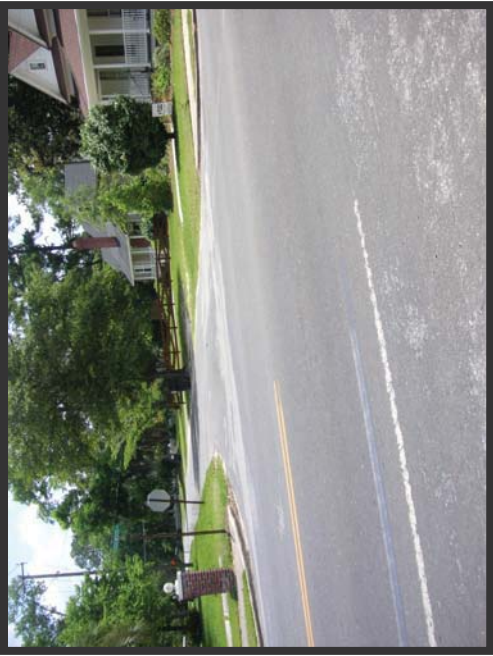
Allowable zoning districts in this category are: agriculture



RESIDENTIAL

Development in this land use is predominantly residential development, ranging from single family densities to multi-family densities. Uses also allowed within this district allow public and private schools, churches and other uses as allowed in the zoning districts allowed under this land use.

Allowable zoning districts in this category are: single-family residential, multi-family residential, multi-family/mixed family



INDUSTRIAL

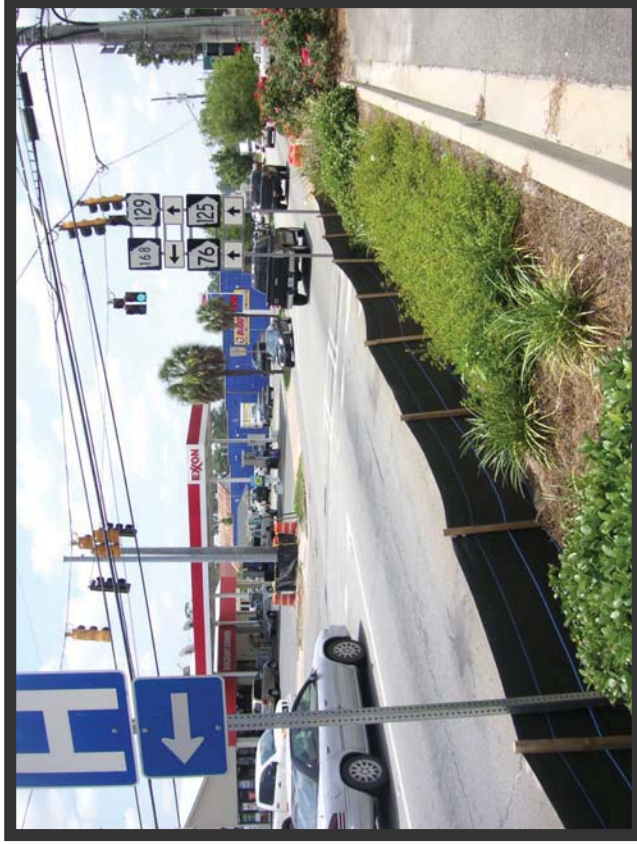
Development in this category includes manufacturing and wholesale as well as warehousing or similar uses. Allowable zoning districts in this category include: heavy or light industrial uses.



COMMERCIAL

This land use is intended for areas in Berrien County or the Cities of Alapaha, Enigma, Nashville, and Ray City which contain retail uses, office uses, highway commercial or other similar uses. These are mainly retail sales or service uses that can function independently of adjoining development.

Allowable zoning districts in this category include: a Commercial Zoning District.



CONSERVATION

Land under this category is dedicated for active or passive recreational uses and for areas that require special protection from development due to unique historical or natural resources and characteristics.



UTILITIES

This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Allowable zoning districts in this category include: Commercial, Industrial, and Institutional and other compatible uses



MIXED USE

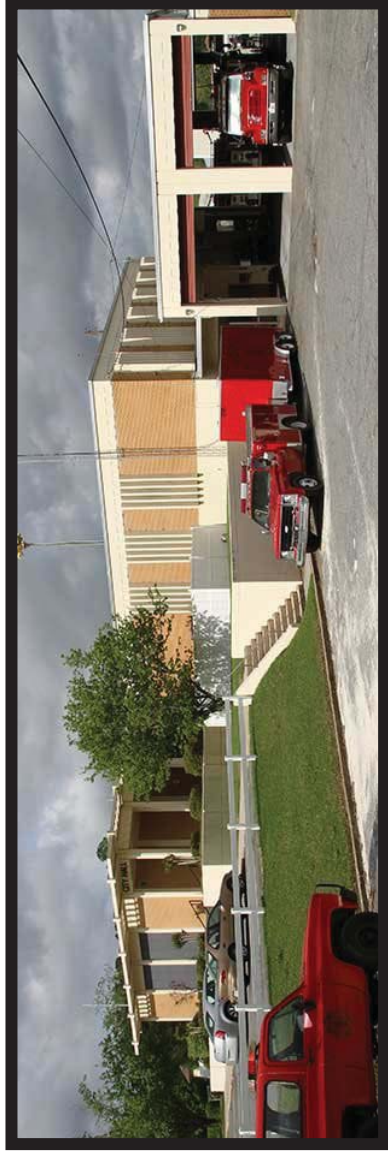
The mixed land use covers activity centers in Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City, which have a balanced intricate mix of uses contributing to a working balance for smaller geographic areas. Greater regulatory flexibility is intended to encourage innovative creative design and high quality development and redevelopment.

Allowable land uses include residential, commercial and other compatible uses



Public/Institutional

This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, hospitals, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.



Future Land Use	Net Residential Density	Allowable Zoning Classifications
Agricultural/Forestry	97%	A
Residential	0.83%	SF, MF
Industrial	0.20%	LI, HI
Commercial	0.29%	COM
Conservation	0.46%	C
Mixed Use	0.0%	R, C
Utility	0.02%	C, LI, HI, I
Public/Institutional	0.45%	PI, LI

9. Transportation Element

The 2035 Long Range Transportation Plan (LRTP) as required by the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users of 2005 (SAFETEA-LU), at least every five years (four years in air quality non-attainment/maintenance areas, Lowndes County is in attainment) Metropolitan Planning Organizations (MPO) are required to produce a plan that shall "include both long-range and short-range program strategies/actions that lead to the development of an integrated intermodal transportation system that facilitates the efficient movement of people and goods." is hereby incorporated by reference into this Comprehensive Plan to serve as the Transportation Element for Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City.

The 2035 Long Range Transportation Plan (LRTP) guides the transportation policies and projects to be implemented throughout the community over the next twenty-five years. The LRTP directs how our community plans to address its transportation needs, prioritizes those needs, and outlines funding resources for implementing projects from federal, state, local and private sources for highways, mass transit, multiuse trails, airports, and freight/intermodal facilities. This LRTP is designed to be a regional multi-modal transportation plan that addresses transportation needs through a coordinated, cooperative, continuing planning process led by the Southern Georgia Regional Commission as the Metropolitan Planning Organization for the Valdosta Urbanized Area.

The 2040 Long Range Transportation Plan (LRTP) update is underway and is scheduled to be completed approximately September/ October of 2015.

10. JLUS Comprehensive Land Use Policies

In order to more effectively protect their residents and the base, each county should include additional goals and policies in their comprehensive plan to support and consider adoption or implementation of these tools. Therefore, the following comprehensive land use plan policies have been drafted and adopted on June 10th by Berrien County for incorporation into the Greater Berrien County comprehensive plan.

Military Overlay Zoning District

Policy 1.1: Continue to support the implementation of the Military Overlay Zoning district.

Policy 1.2: Continue to provide formal notification of land development activities, construction activities and land use changes that occur within the Military Overlay Zoning District.

Noise Attenuation Construction Standards

Policy 2.1: Continue to implement the Noise Attenuation Construction Standards.

Policy 2.2: Identify and map parcels that are subject to the provisions of the Noise Attenuation Construction Standards.

Policy 2.3: Periodically review the Noise Attenuation Construction Standards and the MAFB mission to ensure noise contours and areas where the standards are applicable are still appropriate.

Memorandum of Understanding

Policy 3.1: Continue to fulfill the responsibilities of the County outlined in the Memorandum of Understanding with MAFB regarding formal notification of certain development activities within the Military Overlay Zoning District.

Communication Plan

Policy 4.1: Utilize the Communication Plan to guide notifications and communications between the community and Moody, and continue to update the contact information contained within the Plan.

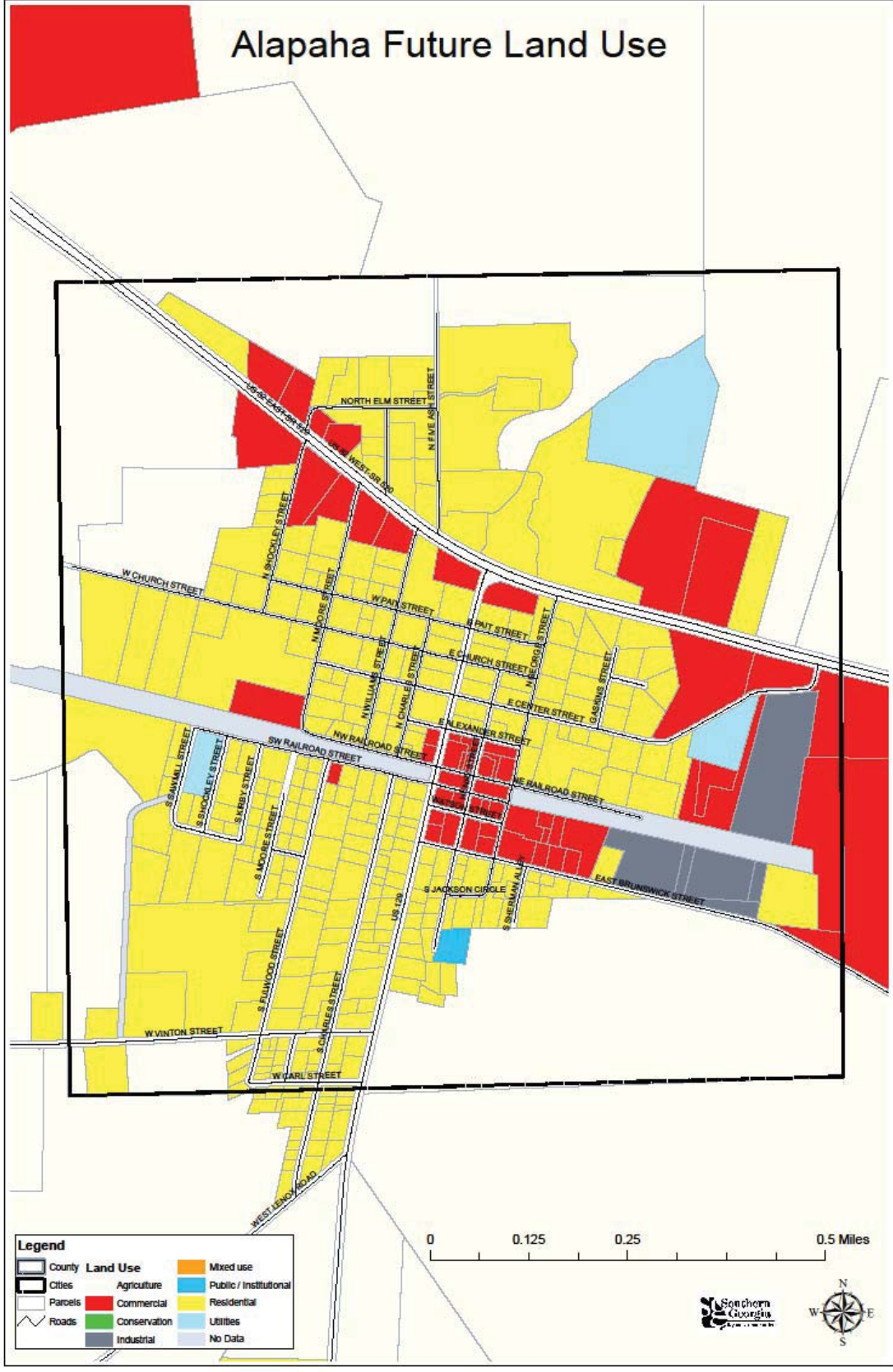
Miscellaneous

Policy 5.1: Consider offering incentives to new development and redevelopment to reduce proposed building and structure height and cluster development away from flight paths within the Military Overlay Zoning District addressing building heights.

Policy 6.1: Review current design standards for buffering and separation measures such as walls, fences, landscape buffers and setbacks for parcels adjacent to or within the land use regulation portion of the Military Overlay Zoning District maps to ensure the maximum amount of protection for local residents and the base.

III. Future Land Use Maps for Berrien County and Cities of Alapaha, Nashville, Enigma, and Ray City

Alapaha Future Land Use

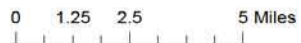
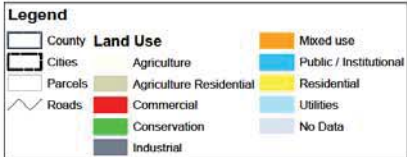
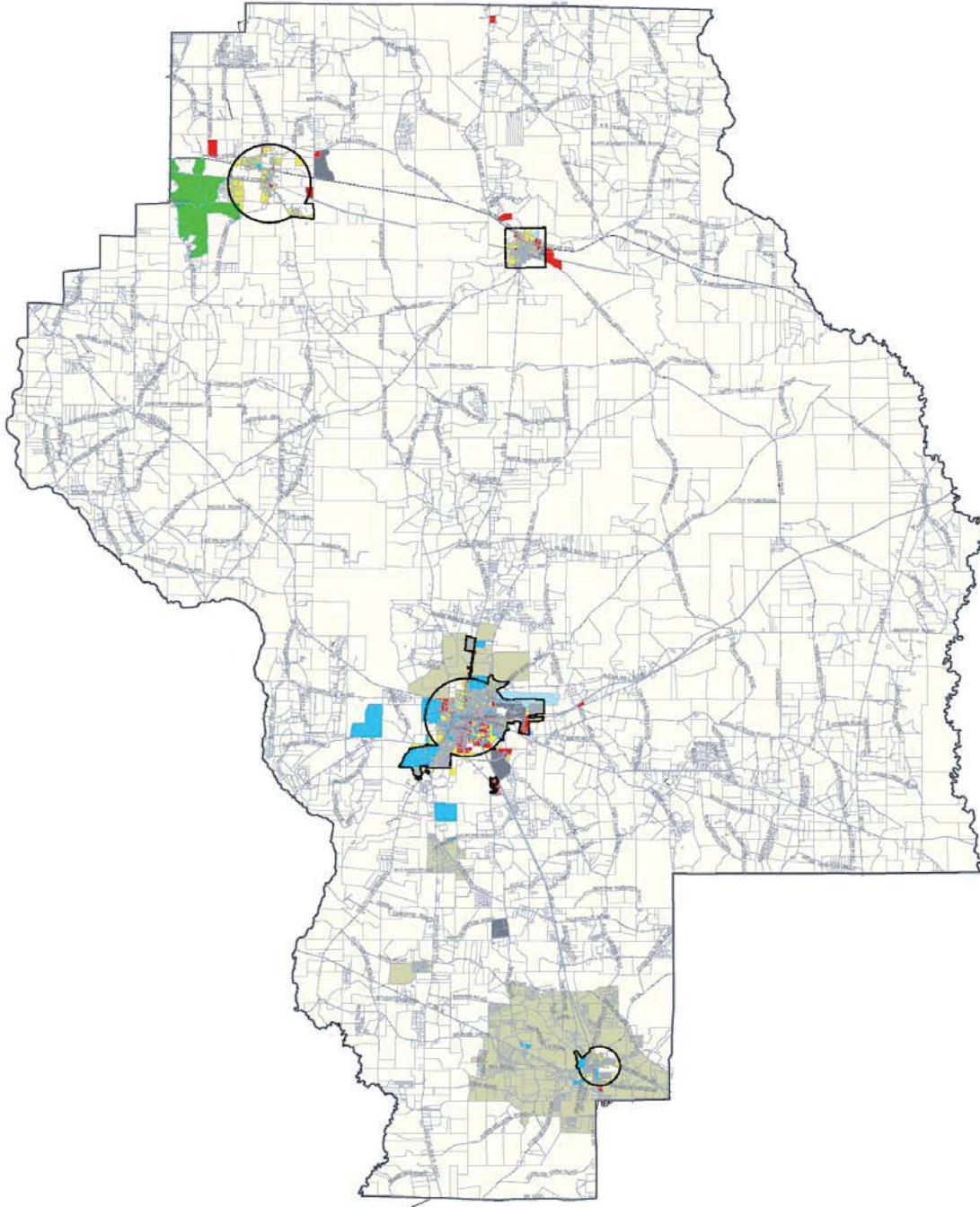


Legend

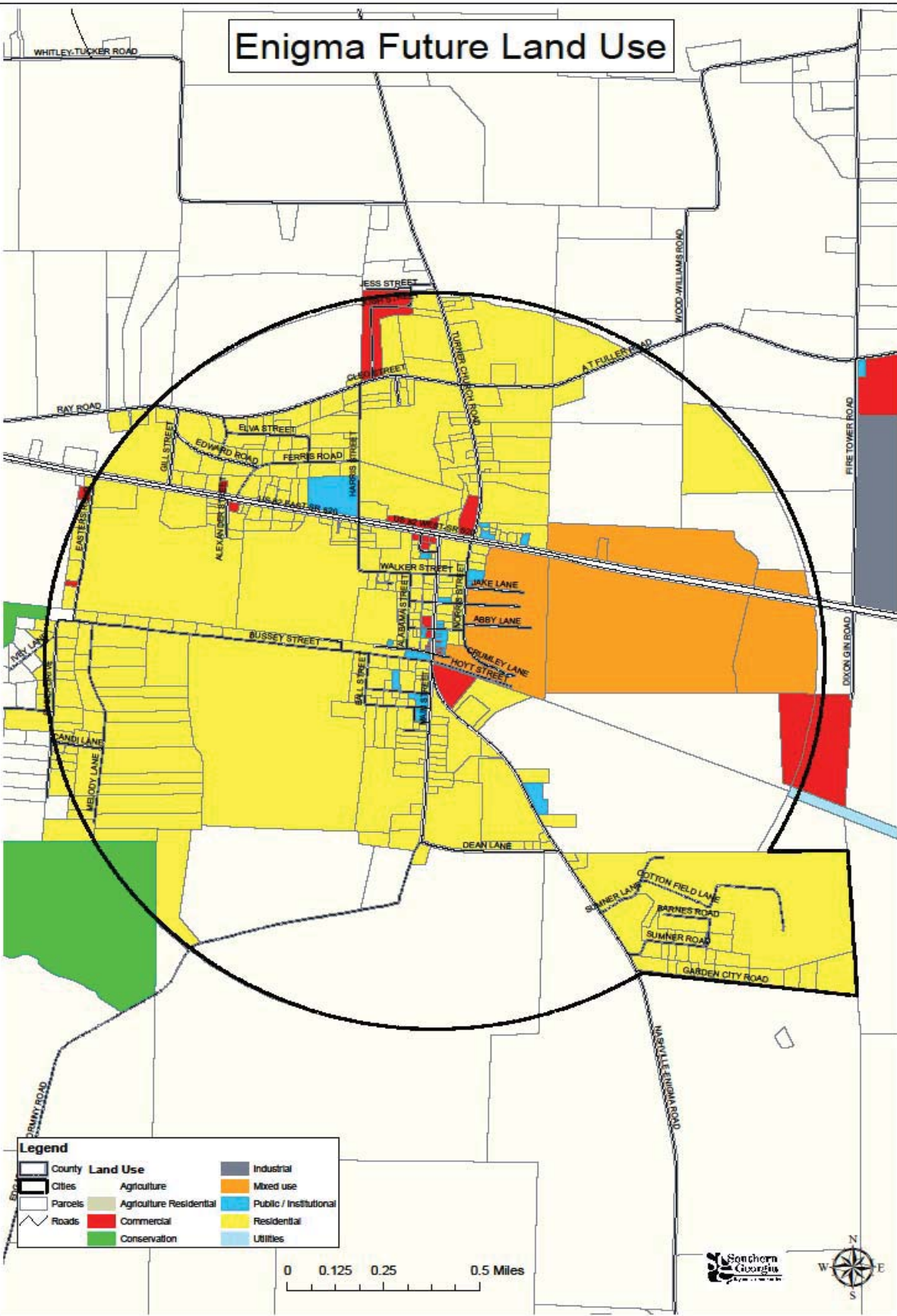
	County		Mixed use
	Cities		Public / Institutional
	Parcels		Commercial
	Roads		Conservation
			Industrial
			Residential
			Utilities
			No Data



Berrien County Future Land Use



Enigma Future Land Use



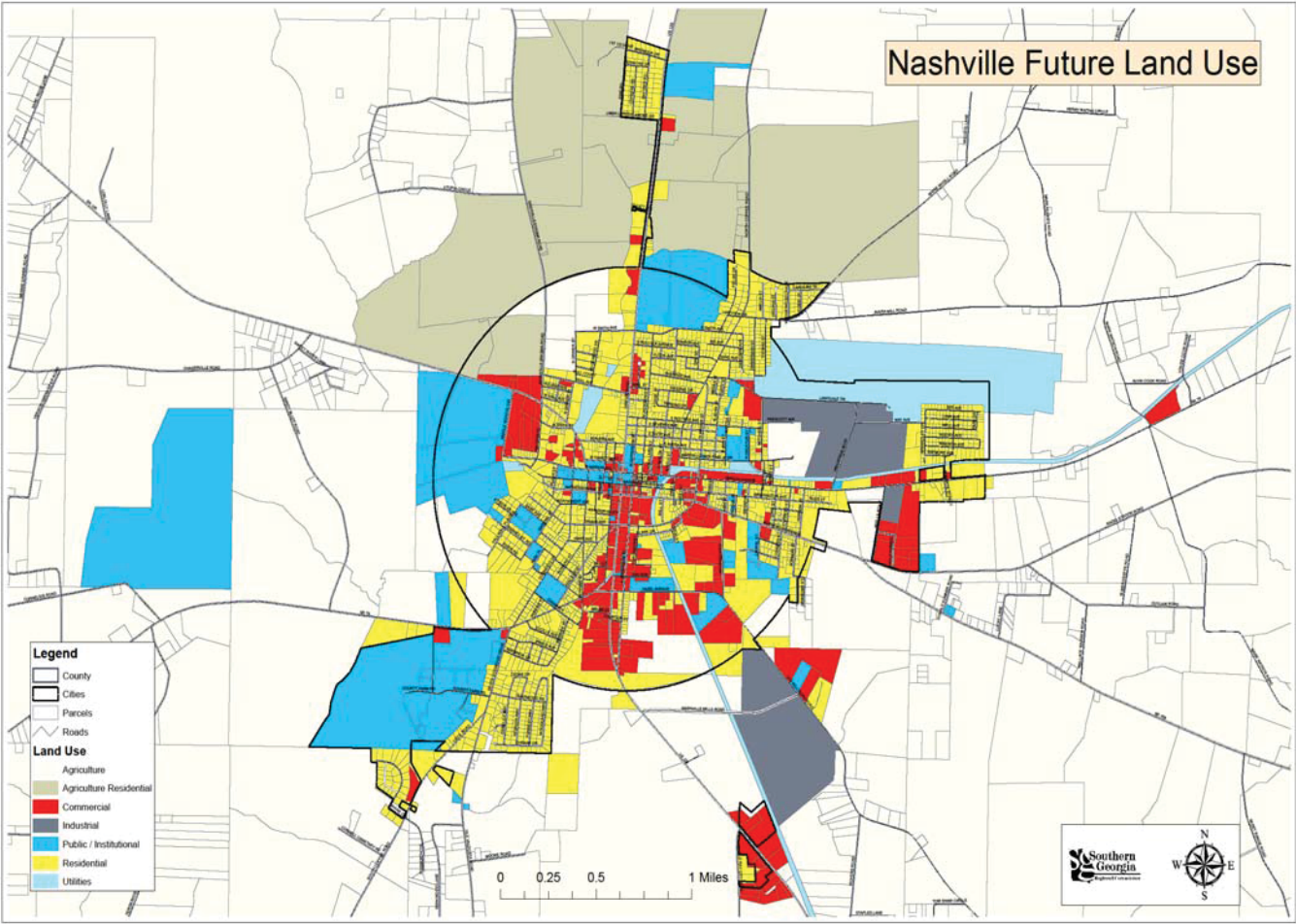
Legend

County	Land Use	Industrial
Cities	Agriculture	Mixed use
Parcels	Agriculture Residential	Public / Institutional
Roads	Commercial	Residential
	Conservation	Utilities

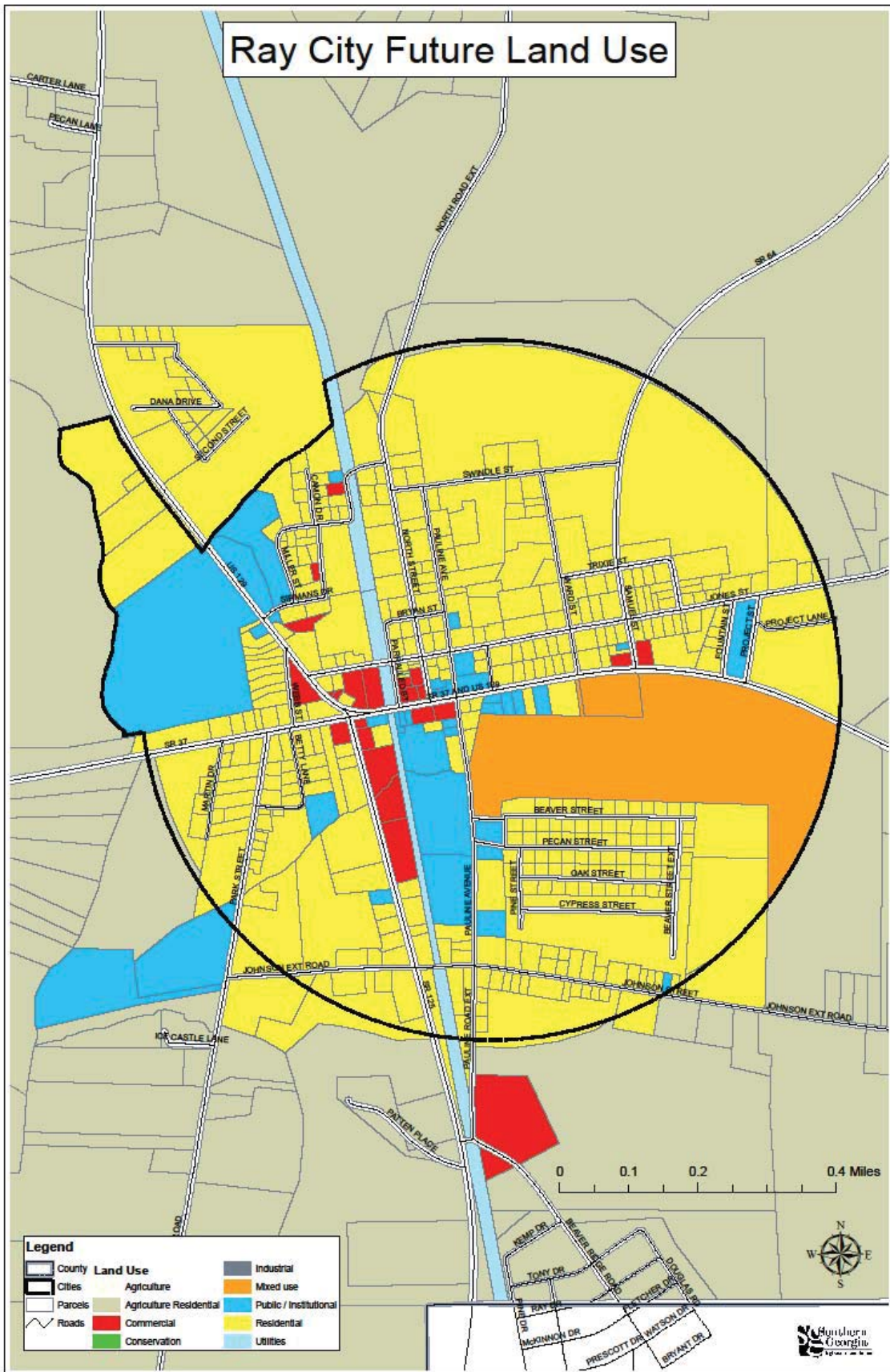
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Nashville Future Land Use



Ray City Future Land Use



APPENDIX

Confirmation letters

Sign-in Sheets

Ads

Adoption Resolutions (when adopted)

**Southern Georgia Regional Commission
Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City
Comprehensive Plan Update Kick-Off Meeting**

Date: 2/11/2014

Name	Organization	Phone	Email
Brenda Ferrell	Berrien Bay Role Berrien County, Ga.	606-5421	brendaferrell@berriencountyga.com
Kangie K. Kiffin	Berrien County, Ga.	606-7124	dkawatk@windstream.net

Berrien County and the Cities of Alapaha, Enigma, Nashville, Ray City
 Comp Plan Update
 Workshop # 1
 Thursday March 20, 2014
 10:00 am

<u>Name</u>	email	Government
SOCKA BOSTRO	sockabostro@alaphacityhall.com	Ray City Commissioner
Wayne Hulley	WAYGULL@aol.com	Ray City Mayor
Amanda Tracker	amwotracker@windstream.net	Berrien County
Meghan White	devanth@windstream.net	Berrien County
Dita Powell	alaphacityhall@hotmail.com	Alapaha City Clerk
Michelle Cooper	townofenigma@windstream.net	Enigma City Clerk
Brenda Ferrell	brendaferrell@berriencountygeorgia.com	Berrien Co.
STEVE SUMNER	C.S. SUMNER@yahoo.com	Berrien C
Julia Shewchuk	jshewchuk@sgrc.us	SGRC
STANLEY HARPER	mayorharper@gmail.com	NASHVILLE
Jimmy Parker	Edar jim parker@yahoo.com	BERRIEN CO

**Southern Georgia Regional Commission
Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City Comp Plan
Update**

2nd Workshop

Date: 4/17/2014

Name	Organization	Phone	Email
Wayne Hulley	City of Ray City	229-455-280	whayhulle@aol.com
Debra Powell	Town of Alapaha	229-532-4125	alapaha.cityhall@hotmail.com
Brenda Ferrell	Berrien City Rec	229-686-5121	brendaferrell@berriencountygeorgia.com
Steve Sumner	Berrien City Comm	507-0132	CS.Sumner@yahoo.com
Torie Coats	City of Ray City	229-455-3755	soundracer@windstream.net
Missy Staley	Berrien Chamber	681-5123	berrienchamber@windstream.net
Mary Alice Hisee	Be. dev. Auth.	686-7124	deauth@windstream.net
Julia Sheachub	SGRC	300-0924	jsheachub@sgrc.us
Amanda Tracker	Berrien County Code Enforcement	686-2149	amanda-tracker@windstream.net

**Southern Georgia Regional Commission
Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City
Comprehensive Plan Update 3rd Workshop
Date: 6/5/2014**

Name	Organization	Phone	Email
Janice McKeown	SGRC	229-333-5277	Jmckeown@sgrc.us
Dorita Powell	Town of Alapaha	229-532-7475	alapaha@yhall.com
Dack Castro	Ray City	229-455-3255	Soundconclusion@yahoo.com
Amanda Thacker	Berrien County	229-1660-2144	amandathacker@windstream.net
Travis Warner	City of Nashville	229 316 3425	mayorwarper@gmail.com
Cissy Steky	Member	229-488-523	berrienmember@windstream.net
Julia Sheard	SGRC		
Brenda Jewell	Berrien Co. Boc	229-686-5421	brendafj@berriencountyga.com

Southern Georgia Regional Commission Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update Public Review and Comment for Submittal for Review Date: 8/13/2014			
Name	Organization	Phone	Email
Brenda Ferrell	Berrien Board of Commissioners	229-686-5421	brerica.ferrell@berriencountyga.gov
Christina Allen	Board of Elections	229-686-5013	belections@windstream.net
Teresa Starling	Berrien Co. BOC	229-686-5421	teresa.starling@berriencountyga.gov

AUGUST 6, 2014--THE BERRIEN PRESS--NASHVILLE, GEORGIA -78
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PUBLIC NOTICE

A public meeting to review and transmit the Berrien County and Cities of Alapaha, Enigma, Nashville and Ray City Comprehensive Plan Update to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review will be held on Wednesday, August 13th, 2014 at 10:00 a.m. The meeting will be held in the Berrien County Commission Chambers, located at 201 North Davis Street, Room 198, Nashville GA 31639.

Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the Berrien County Commission office, and the Cities of Alapaha, Enigma, Nashville and Ray City and their respective websites and for download at the SGRC website www.sgrc.us

For more information, contact the Berrien County Commission at (229) 686-5421, or the Southern Georgia Regional Commission at (229) 333-5277.

ified Advertising, please call

(229) 686-7771 fax

BERRIEN COUNTY

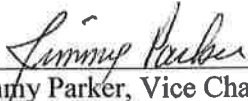
**RESOLUTION TO ADOPT
2015 JOINT BERRIEN COUNTY and CITIES OF ALAPAHA, ENIGMA, NASHVILLE
AND RAY CITY
COMPREHENSIVE PLAN**

WHEREAS, Berrien County has completed the 2015 Joint Berrien County and the Cities of Alapah, Enigma, Nashville and Ray City Comprehensive Plan.

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

BE IT THEREFORE RESOLVED, that Berrien County does hereby adopt the 2015 Joint Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City Comprehensive Plan.

Adopted this 11th day of November, 2014.



Jimmy Parker, Vice Chairman
Berrien County Commission



ATTEST: Brenda Ferrell, County Clerk



CITY OF ALAPAHA

**RESOLUTION TO ADOPT
2015 JOINT BERRIEN COUNTY and CITIES OF ALAPAHA, ENIGMA, NASHVILLE
AND RAY CITY
COMPREHENSIVE PLAN**

WHEREAS, the City of Alapaha has completed the 2015 Joint Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City Comprehensive Plan.

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

BE IT THEREFORE RESOLVED, that the City of Alapaha does hereby adopt the 2015 Joint Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City Comprehensive Plan.

Adopted this November 14, 2014

Waymond Smith
Waymond Smith, Mayor City of Alapaha

Deitra Powell
ATTEST: Deitra Powell City Clerk

CITY OF ENIGMA


**RESOLUTION TO ADOPT
2015 JOINT BERRIEN COUNTY and CITIES OF ALAPAHA, ENIGMA, NASHVILLE
AND RAY CITY
COMPREHENSIVE PLAN**

WHEREAS; the City of Enigma has completed the 2015 Joint Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City Comprehensive Plan.

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

BE IT THEREFORE RESOLVED, that the City of Enigma does hereby adopt the 2015 Joint Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City Comprehensive Plan.

Adopted this 11-12-14


Cecil Giddens, Mayor City of Enigma


ATTEST: Michelle Cooper, City Clerk

CITY OF NASHVILLE


**RESOLUTION TO ADOPT
2015 JOINT BERRIEN COUNTY and CITIES OF ALAPAHA, ENIGMA, NASHVILLE
AND RAY CITY
COMPREHENSIVE PLAN**


WHEREAS, the City of Nashville has completed the 2015 Joint Berrien County and the Cities of Alapah, Enigma, Nashville and Ray City Comprehensive Plan.

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

BE IT THEREFORE RESOLVED, that the City of Nashville does hereby adopt the 2015 Joint Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City Comprehensive Plan.

Adopted this 24th day of November 2014


Travis Harper, Mayor City of Nashville


ATTEST: Jackie Jordan, City Clerk

CITY OF RAY CITY

**RESOLUTION TO ADOPT
2015 JOINT BERRIEN COUNTY and CITIES OF ALAPAHA, ENIGMA, NASHVILLE
AND RAY CITY
COMPREHENSIVE PLAN**

WHEREAS, the City of Ray City has completed the 2015 Joint Berrien County and the Cities of Alapah, Enigma, Nashville and Ray City Comprehensive Plan.

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

BE IT THEREFORE RESOLVED, that the City of Ray City does hereby adopt the 2015 Joint Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City Comprehensive Plan.

Adopted this 12-1-2014

Wayne Galley
Wayne Galley, Mayor City of Ray City

Brenda Exum
ATTEST: Brenda Exum, City Clerk