

# 2020 COMPREHENSIVE PLAN UPDATE

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



PREPARED BY:



BERRIEN COUNTY  
CITY OF ALAPAHA  
CITY OF ENIGMA  
CITY OF NASHVILLE  
CITY OF RAY CITY

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Acknowledgements:  
SGRC Staff, photos

# **I. Chapter 110-12-1. Minimum Standards and Procedures for Local Comprehensive Planning**

## **1. Introduction**

The 2020 Joint Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City Comprehensive Plan were prepared per the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards, and Procedures for Local Comprehensive Planning, effective October 1, 2018.

As required by the Local Comprehensive Planning Standards, the 2020 Joint Berrien County – Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update consists of the following elements:

1. Community Goals
2. Needs and Opportunities
3. Community Work Program
4. Broadband Services
5. Economic Development Element  
(As a community included in the Georgia Job Tax Credit Tier 1 category), a separate summarized economic development element is included in this Comprehensive Plan. By reference, it adopts the current regional Comprehensive Economic Development Strategy (CEDS). Also, any economic development goals, policies, needs, opportunities, and objectives about Berrien County and Cities of Alapaha, Enigma, Nashville and Ray City have been integrated directly into their parallel components in this Comprehensive Plan.
6. Land Use  
(As a community with zoning or land development regulations subject to the Zoning Procedures Law)
7. Transportation
8. JLUS Comprehensive Land Use and Policies

## 2. History

### **Berrien County**

Berrien County, located in the south-central portion of Georgia, was created on February 25, 1856. It is Georgia's 116<sup>th</sup> county, created by an act of the Georgia General Assembly from parts of Coffee, Irwin, and Lowndes Counties. The county is named after the former U.S. Senator, U.S. Attorney General, and Georgia politician John Macpherson Berrien (1781-1856).

### **City of Alapaha**

Alapaha developed from a trade settlement on the site of Seminole Village and depot, and operated in the town on the route of the Brunswick and Albany Railroad around 1874. The 1880s and 1890s brought an agricultural and industrial boom in forestry, timber and naval stores. Alapaha, incorporated in 1881. In 1897, a catastrophic fire destroyed many uninsured businesses in downtown Alapaha.

Alapaha was also known for the Atlantic Coast Line Railroad train wreck on March 26, 1911. The Dixie Flyer derailed on a high trestle across the Alapaha River, killing ten and injuring many wealthy Northern socialites who were traveling to the coast. Eight weeks before the Armistice ended World War 1, Alapaha lost four of their total of 25 men in the infamous *Otranto* troopship disaster, off the coast of Scotland.

### **City of Enigma**

Enigma is a small town in southern Georgia, located in the northwest corner of Berrien County. Enigma was founded between 1876 and 1880, by John A. Ball and incorporated on August 21, 1906. It was originally a settlement, commonly referred to as "Gunn and Weston" until Ball decided he wanted to real name for the town. By definition, Enigma means a puzzle or mystery, and Ball said, "It was a puzzle what to name it anyway."

### **City of Nashville**

Nashville was founded in 1840 and named in like fashion with its Tennessee counterpart, Nashville, for the Revolutionary War hero General Francis Nash (1742-1777), fatally wounded in the Battle of Germantown. Nashville was incorporated as a town on December 20, 1892 and as a city in 1900. It was designated as the County seat of Berrien County in 1856.

### **City of Ray City**

Ray City was formally named Ray's Mill and was located one mile east of the present town on Ray's Mill Pond and was named for Thomas M. Ray retaining Ray's Mill name for several years. The mill was operated by water from the pond to grind meal and hominy grits from the corn while being operated by Mr. Thomas Ray until his death. In 1909, Perry T. Knight, State Representative from Berrien County, introduced a bill to change the town's name to Ray City. On August 16, 1909, Ray City became incorporated.

During the years of heavy rail traffic in Berrien County, the cutting of cross ties was a very lucrative business. As the Great Depression had a devastating impact on Ray City, it suffered losses of many of its people and businesses. When Moody Air Force Base opened, it provided many needed jobs and helped to restore the City's economic base. Many military families have chosen Ray City as their home following retirement.

### **3. 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 this plan reflects the full range of needs and opportunities from the many stakeholders and residents in the county:

- a) Stakeholders were identified. These included Mayors, City Council persons, County Administrators/Managers/Finance Directors, Code Enforcement Officers, Chamber of Commerce Director, Utilities Departments, Main Street Director, Assistant School Superintendent, Development Authority Director, and City Clerks.
- b) Participation techniques were identified. Techniques used included a kick-off public information meeting, printed public information in local newspapers, and information on the Southern Georgia Regional Commission's website and local government websites. A steering committee was formed to oversee and participate in planned development, including representatives from the stakeholders mentioned above.
- c) A participation program was conducted. Identified stakeholders were invited and attended; yielding specific input in plan content. The steering committee reviewed the first draft of the plan.
- d) Community Involvement Activities documented. Included is a list of stakeholders, and overview of participation....( photos, sign-in sheets, agendas, minutes, published advertisements, emails, and SGRC website)

#### **1st Public Hearing – “Kick Off”**

The public hearing kick off for the comprehensive planning process was held on March 5, 2019, at the Berrien County Commissioners Chambers at 201 North Davis St, Room 198, Nashville, Georgia. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and that a review was now underway; to explain the purpose of the update, and to encourage residents and other stakeholders to actively participate in the plan update.

#### **2<sup>nd</sup> Public Hearing - Transmittal of Document**

The 2<sup>nd</sup> public hearing was held on December 3, 2019, at the Berrien County Commissioners Chamber at 201 North Davis St., Room 198, Nashville, Georgia. The purpose of this meeting was to receive approval to submit the document for review by the Georgia Department of Community Affairs.

## **4. 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 special acknowledgement is deserved for the members of the Stakeholders, Steering Committee, and SGRC Staff that dedicated their time and hard work for this project:

### **Stakeholders**

Michael Richbourg, City of Nashville Mayor  
Lisa Smart, Berrien County Chamber of Commerce Director  
Jill Wise, City of Nashville Main Street Director  
Mark Morgan, Berrien County Board Of Education Assistant Superintendent  
Brenda Ferrell, Berrien County Board of Commissioners County Administrator  
Maria Arambula, City of Ray City Assistant City Clerk  
Kevin Ivery, City of Alapaha Councilman  
Amanda Thacker, Berrien County Code Enforcement  
Peter Schulte, City of Nashville Main Street  
Mandy Luke, City of Nashville City Manager/Finance Director  
Brenda Exum, City of Ray City, City Manager  
Gaby Leija, Enigma Clerk's Assistant  
Lynda F. Carter, City of Alapaha, Councilwoman  
Sara Carter, Berrien County Chamber of Commerce Event Coordinator

### **SGRC Staff:**

Elizabeth Backe, Planning Director  
Loretta Hylton, Senior Planner  
Ariel Godwin, Senior Planner  
JD Dillard, Transportation Planner  
Chris Strom, SGRC Assistant Executive Director

### **Steering Committee:**

Charles Blewett  
Mark Morgan, Berrien County Board of Education Assistant Superintendent  
Lisa Smart, Berrien County Development Authority Director

## **5. 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 Cities websites

Dissemination of information in the newspaper



## **6. 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. Outreach to the public, local governments, and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, the project website, and updates provided at workshops and other group meetings. Opportunity for public comment was presented at public hearings and city and county commission meetings. The Steering Committee reviewed the plan ensuring the broadest buy-in and diversity of input into the comprehensive plan update.

In addition to the two required public hearings, SGRC held a series of three workshops to discuss several elements of the plan. The first workshop was used to review the existing goals, issues, and opportunities; in the form of a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis, participants updated the list of goals, issues, and opportunities to meet current needs. Copies of the sign-in sheets are provided in the appendix along with public hearing notices.

The policies were reviewed to reflect the revised issues and opportunities. The Report of Accomplishments and Community Work Program were discussed and developed in individual meetings with each community. Emphasis was put on achievable, realistic projects for the next five years. A section for long term projects the communities plan to undertake has been added to the Community Work Program.

The third workshop was utilized to update the Economic Development Element and the Land Use Element and Maps as desired by the local governments.

In addition to the two required public hearings, SGRC held a series of three workshops to discuss several elements of the plan.

**1<sup>st</sup> Workshop  
(SWOT ANALYSIS)**

The first workshop, held on March 7, 2019, was used to review the existing goals, needs, and opportunities; in the form of a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis, participants updated the list of goals, issues, and opportunities to meet current needs. Copies of the sign-in sheets are provided in the appendix along with public hearing notices.



**2<sup>nd</sup> Workshop**  
**Policies & Work Program Accomplishments**

The Policies and Report of Accomplishments were developed in the second workshop, held on May 2, 2019, along with the draft of the updated Community Work Program. The Community Work Program was designed by the participants to include specific action items and projects, feasible for the County and the individual communities to implement should funding become available. We also had meetings with each jurisdiction to discuss the Updated 5-Year Community Work Program.



**3<sup>rd</sup> Workshop**  
**Land Use Element/Character Area**

The third workshop, held on June 6, 2019, was utilized to update the Economic Development Element and the Land Use Element and Maps as desired by the local governments.







## 7. 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 GDR 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 2017.



Source: CDM Suwannee-Satilla Regional Water Plan

The Suwannee-Satilla Council has identified 13 goals for the region. It is important to note that the goals are summarized below, not presented in order of priority, but instead were assigned a number to identify specific goals addressed as part of the water management practice selection process (Section 6).

Suwannee-Satilla Regional Water Plan Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial water needs, and agricultural water needs, including all agricultural sectors (this includes the agroforestry economy of the region).
2. Manage groundwater 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 stormwater to improve water quantity and quality.
11. Identify and implement cost-effective water management strategies.
12. Seek to provide economically affordable power and water resource service to all citizens of 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

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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 (forecast methodology assumptions and Resource Assessment Modeling).
4. Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns.
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.
7. Evaluate the potential to use existing storage to address 7Q10 low flow concerns.
8. 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 the 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 the source of pollutants and causes; encourage stormwater ordinances, septic system maintenance, and coordinated planning
- Ensure funding and support for local and state Best Management Practices programs, including urban/suburban, rural, forestry, and agricultural Best Management Practices

##### 3. Non-point Source Existing Impairments:

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



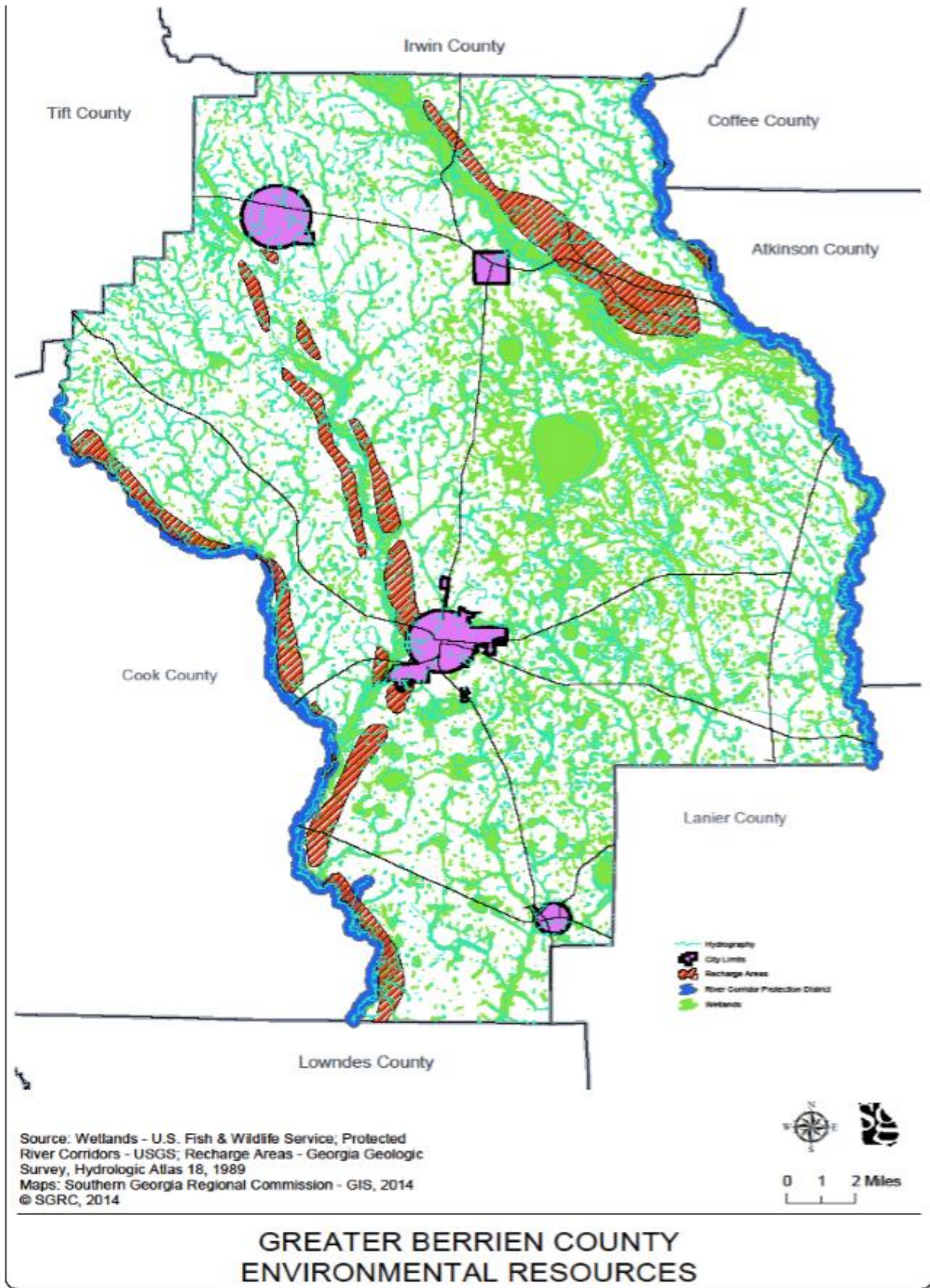
- Longer Term (20 – 40 years) water quantity and quality management practices include:
- Improve the infiltration and management of wetlands
- Evaluate incentive-based programs to manage, increase, and restore wastewater and stormwater returns
- Identify potential/feasibility of a multi-purpose reservoir
- Identify the feasibility of regional inter-basin transfer
- Continue wastewater and stormwater 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 last of which is not 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 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 utility 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, for the protection of river corridors. These criteria shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development code regulations.



## II. Plan Elements

### 1. Community Goals

#### Vision Statement

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*Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City envision working together to provide all citizens and visitors of Berrien County with a high quality of life. The high quality of life shall include a strong economy, safe communities, educational opportunities, a clean environment, and excellent public services for all.*

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- Goal 1:**     **Natural and Cultural Resources.** Encourage the protection and conservation of the vibrant historical heritage in Berrien County, including the Cities of Alapaha, Enigma, Nashville, and Ray City.
- Goal 2:**     **Economic Development.** Create and maintain a long-term sustainable and diverse economic base.
- Goal 3:**     **Housing.** Ensure that residents within Berrien County have access to quality and affordable housing.
- Goal 4:**     **Land Use.** 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:**     **Transportation.** To promote transportation facilities, which protect our community resources, promote efficient use of infrastructure, and support quality economic development while supporting quality economic development.
- Goal 6:**     **Community Facilities & Services.** 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:**     **Intergovernmental Coordination.** Enhance and maintain communication between each jurisdiction and surrounding counties to efficiently and effectively serve the residents of Berrien County.
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**Goal 8: Broadband Services.** Ensure broadband services are accessible throughout the communities and are consistent, reliable, and equitable.

## 2. Needs and Opportunities

The Needs and Opportunities, as shown in this Section, were developed through discussions with stakeholders and residents, and analysis of statistical data and information. The stakeholders reviewed and revised as applicable, the issues and opportunities identified in the 2015 Partial Update for Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City. Each of the following needs and opportunities are addressed in the Community Work Program.

### **Natural Resources and Cultural Resources**

#### **Needs**

- Protect natural resources and discourage water run-off.
- The community needs to protect the valuable water resources of the area from the encroachment of users to the north and south.
- Promote outdoor activities such as Bass Fishing and Turkey Hunting Tournaments.
- Better access and boat ramps are needed for boaters and swimmers to utilize the Alapaha River.
- Historic places are not sufficiently used to create economic development opportunities.

#### **Opportunities**

- Promote Paradise Public Fishing Area, which is a large recreational tract owned by the State of Georgia Department of Natural Resources (DNR) near Enigma. DNR holds educational classes and events there.
- Promote fishing areas in Alapaha.
- Promote Ray's Mill Pond as a tourist destination fishing spot in Ray City.
- Promote Avera Pond and other fishing recreation spots.
- 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.
- Encourage the preservation of historic structures by establishing guidelines to preserve them and by collecting an inventory of historical documents and buildings to be placed on a national or local historic register.
- The County Courthouse has never burnt down; the records have been preserved, and historical documents are intact, which provide a wealth of historical information.
- The downtown square is historically sound. The Historic Preservation Commission utilizes the courthouse, thus bringing traffic to the downtown.
- Other could use the courthouse and also it could be a tourist attraction.



- Ray City, through the joint city and private partnerships, will finish the 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.
- The City of Nashville has adopted land use regulations to protect historic structures and sites and to prohibit encroachment of surrounding uses.
- There is an excellent opportunity for agri-tourism through promoting the Horse Creek Winery that is located within the county.
- The community could benefit by promoting the film industry in Georgia and bringing it to the area.

### **Economic Development**

#### **Needs**

- The coordination with Valdosta and Lowndes County for their MSA and MPO 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 Chamber business listing and increased web presence of local businesses has hurt the local economy.
- Broadband service is lacking and needs to be improved to attract new developments and businesses 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 need to promote the area by offering services necessary to attract MAFB (Moody) population.
- Local businesses need training on the use of social media.
- A canal for Chaparral Boat Company to test their boats is needed.
- Broadband and any other communication system need to be improved.
- More affordable retail space is needed to compete with Douglas, Tifton, and Valdosta, to encourage residents to spend their dollars within the county and cities, rather than outside the county/cities.

#### **Opportunities**

- The rural character of Berrien County provides a good and safe quality of life, thus attracting potential residents.
- Moody Air Force Base's proximity is a 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 support both current and future Moody AFB operations and missions.
- Berrien County and its cities should continue to improve schools and should develop a marketing plan to attract the Moody Air Force Base population.
- Local businesses need better advertising to help them become more competitive in the market/workplace. Develop a coordinated county-wide effort to market the local business presence.

- Research the potential for a future Broadband 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 businesses. All infrastructure is not in place at this time. Completion of this is needed.
- The vast amount of timber in Berrien County is an opportunity for economic returns.
- Continue to work on efforts to decrease ISO ratings, which will result in lower insurance premiums.
- Promote the county as an excellent location for retirement.
- Develop tax credits and incentives for downtown Nashville.
- There is a lack of hotels within the community.
- Continue to promote Historic Preservation.
- Encourage the Film Industry to use local historic buildings.
- Encourage the cities and county to get involved with their communities for a better understanding of the community's needs.
- Schools Students have produced a promotional video that could benefit the area.

### **Housing**

#### **Needs**

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

#### **Opportunities**

- Pursue private entities for the conversion of buildings for commercial units.
- Develop regulations to assist with the enforcement of blighted and unsafe structures.

### **Land Use**

#### **Needs**

- The County Zoning ordinance needs to be strengthened and enforced.
- Enigma needs to have a zoning ordinance.
- Consolidate the ordinances of the Cities and County.
- Develop appropriate land development regulations for the County and the Cities.

#### **Opportunities**

- Identify future annexation areas to direct future development and develop infrastructure for desirable development.
- Identify vacant and unused land in the county to develop solar farms.

- Encourage the agricultural industry.

## **TRANSPORTATION**

### ***Needs***

- The County still has dirt roads, which need to be paved.
- Need for the creation or improvement of sidewalks that are handicap accessible.
- Cities of Alapaha, Enigma, and Ray City need Gateway entrances into cities.
- There is a need for many roads in the County and Cities to be repaired or repaved. Some streets have drainage issues and suffer from flooding.
- Research the Rails to Trails Program for the County and Cities.
- Continue public transportation within the County and Cities.
- The Airport runway needs resurfacing, and fuel and infrastructure are necessary.

### ***Opportunities:***

- The County and Cities should establish priority lists of dirt roads to pave and should pave them as funding allows.
- Cities can increase walkability by continuing to build out their sidewalk networks, which includes improving and maintaining pedestrian crosswalks. A Sidewalk Master Plan could help to prioritize these projects. Sidewalks should be included in all new residential developments. Funds are available through GDOT for this.
- GDOT has monies available for Rails to Trails Program throughout the region. Berrien County and the Cities have an opportunity to work with other communities within the region. The SGRC may be able to assist with this.
- Throughout the County and Cities, improvements should be made to storm drainage, road surfaces, sidewalk facilities, and curbs. The on-going maintenance of these facilities will improve the community's appearance, facilitate a higher quality of life for residents, and create a pull factor for businesses considering locating in the area.

## **COMMUNITY FACILITIES AND SERVICES**

### ***Needs***

- An airport expansion plan is needed to expand the community's customer base. Airport runway ultimately needs to be turned into a taxiway, with a parallel runway.
- There is a lack of transportation for children around the County to and from recreational events and sites (i.e., Berrien County Recreation Department).
- Several roads and streets in both the county and cities need to be resurfaced.
- 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 for the school system and economic development. Should be expanded for better coverage throughout the communities.
- Lack of funding for infrastructure expansion or repair has resulted in low-quality infrastructure.



- Limited tax base restricts funding and limits operations for community facilities such as the local Saddle Club.
- Construction of indoor pool and splash waterpark is needed.
- Ray City needs repairs to the existing oxidation pond.
- Alapaha, Enigma, and Ray City needs libraries.
- The city needs cooperation from the County to support becoming a designated State library.
- Ray City needs funding from the County for their Senior Citizens Center. The center serves more county residents than it does city.
- Alapaha needs to repair the local depot for civic clubs use or specialty shops. Search out means of funding, such as grants, etc.
- There is a need for a community center in the City of Alapaha.
- The sewer system in Alapaha needs to be improved.

### ***Opportunities***

- 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 classes/courses.
- 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.
- The use of the Community and Senior Activity Center would encourage socializing, and exercising among the Senior Citizens. Offering these programs would make it more attractive to retirees.
- Ray City has an excellent softball and baseball field, a park, walking, running trail, and outdoor basketball court. The facilities are for residents of Ray City and Berrien County.
- 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 to expand the number and type of events that can be held there, and thereby attracting more visitors to the area.

### **Intergovernmental Coordination**

#### ***Needs***

- There needs to be better coordination with the county to transport children/youth to recreational events and sites.
- The Quarterly Round Table of local jurisdictions needs to be held 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 the 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 together need to continue to improve the Service Delivery Strategy.

**Broadband Services**

***Needs***

- More affordable, accessible, consistent, and higher-speed broadband access is needed throughout all of Berrien County and the Cities.
- Broadband coverage needs better coverage for the school system and economic development.
- The internet and any other communication system need to be improved.

***Opportunities***

- Better broadband services will improve the future for all citizens and businesses.
- Encourage partnership of providers to allow better broadband services.
- Public/Private Partnerships. Public/private partnerships could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.

### 3. Analysis of Data and Information

#### Population Percentage Change

The 2017 population of Berrien County is 19,186. The estimated decrease since 2010 was -1.41%, indicating a relatively stable population. Alapaha increased by 30.84%, Enigma decreased by -29.11%, Nashville decreased by -2.29%, and Ray City increased by 1.65%.

#### Population by Race

In Berrien County, 86.3 percent of the population is White, and 10.9 percent are Black; other races make up 2.9 percent of the population. 5.0 percent are of Hispanic/Latino origin. In Alapaha, 38.0% are white, and 62.0% are black. Enigma, 86% are white, 5.30% are black, 0.9% are some other races, and 8.1% are of Hispanic/Latino origin. In Nashville, 80.4% are white, 15.5% are black, and 1.9% are Hispanic or Latino. In Ray City, 73.5% of the population is white, 17.7% are black, and 3.7% are Hispanic or Latino.

#### Median Age

The median age in Berrien County is 39.5, compared with a median US age of 37.8. The median age in Alapaha is 35.4, Enigma 29.9, Nashville 38.5, and Ray City 34.2.

#### Population by Age

Population by age in Berrien County is 5.8% under the age of 5 years, 26.2% are 5-24 years of age, 51.6% are 25-64 years of age, and 16.5% are 65 years of age and over. Alapaha is 1.4% under the age of 5, 28.2% are 5-24 years of age, 52.5% are 25-64 years of age, and 18% are 65 years of age or over. Enigma is 5.5% under age 5, 30.4% 5-24 years of age, 51% 25-64 years of age, and 13.1% over the age of 65. Nashville is 6.0% under five years of age, 25.5% 5-24 years of age, 47.9% 25- 64 years of age, and 20.5% over the age of 65. Ray City is 6.8% under age 5, 30.1% 5-24 years of age, 52.3% 25-64 years of age, and 65 and over is 10.9%.

#### Households

##### Household & Families

There are 8,774 households and 7,240 families living within the county, with an average of 2.6 people per household. Alapaha has 446 housing units with 211 families, Enigma has 425 with 237 families, Nashville has 2,220 with 1,286 families, and Ray City has 558 housing units with 273 families.

## **Home Values**

In Berrien County, 57.73% of homes are valued at less than \$100,000, about 28.6% are valued between \$100,000 and \$200,000, and only about 14.1% percent of the housing stock is valued at more than \$200,000. 69.3% percent of housing units are owner-occupied, 30.7% percent are rentals, and 17.3% percent of the housing stock in Berrien County are vacant. In Alapaha, 71.20% of homes are valued at less than \$100,000, 25.3% are valued between \$100,000 and \$200,000, and only 3.6% are valued at more than \$200,000. 64.0% housing units are owner occupied, 36.0% are rentals, and 22.2% are vacant. In Enigma 71.4% of homes are valued at less than \$100,000, 16.7% are valued between \$100,000 and \$200,000, and 11.90% is valued at more than \$200,000. 52.9% is owner occupied, 47.1% is rentals, and 17.6% are vacant. In Nashville, 67.4% of homes are valued at less than \$100,000, 29.1% is valued between \$100,000 and \$200,000, and 3.6% is valued at more than \$200,000. 69.3% of homes are owner occupied, 30.7% are rentals, and 17.3% are vacant. In Ray City, 46.4% of housing units are valued at less than \$100,000, 47.2% are valued between \$100,000 and \$200,000 and 6.5% are valued at more than \$200,000. 58.8% are owner occupied, 41.2% are rentals, and 24.4% are vacant in Ray City.

## **Median Home Values**

The median home value in Berrien County is \$86,700, Alapaha is \$66,100, Enigma is \$68,200, Nashville is \$82,900, and Ray City is \$102,300.

## **Household Income**

All of Berrien County saw an increase in the median household income since 2015. The median household income in Berrien County is \$38,297, an increase of 20.30% since 2015. The median household income in Alapaha is \$38,646, a rise of 3.06% since 2015. The median household income in Enigma is \$26,797, an increase of 15.40% since 2015. The median income in Nashville is \$31,746, with a rise of 37.72% since 2015. Ray City has a median income of \$26,724, an increase of 6.90% since 2015.

## 4. Consideration of DCA Community Quality Objectives

The Department of Community Affairs (DCA) has crafted a series of objectives dealing with a broad range of issues that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents. This section contains an analysis of the consistency of the community's current policies, activities, and development patterns with the Quality Community Objectives, and recommends related best practices as provided by DCA.

Quality Community Objective	Notes on consistency with Comprehensive Plan for Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City
<p><b>1. Economic Prosperity</b> 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; and prospects for creating job opportunities that meet the needs of a diverse local workforce.</p>	<p>Community activities, including economic development efforts, are consistent with this objective. Recommended best practices: Business incubator Corridor study Downtown program</p>
<p><b>2. Resource Management</b> 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.</p>	<p>Land use element and goals and policies related to natural resources are consistent with this objective. Recommended best practices: Conservation easements Pervious paving Riparian buffers Water resource protection</p>
<p><b>3. Efficient Land Use</b> 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.</p>	<p>The land use element and infrastructure-related goals and policies of this plan are consistent with this objective. Recommended best practices: Adaptive reuse Brownfield redevelopment Infill development program Preserve agriculture land use Urban redevelopment plan</p>

Quality Community Objective	Notes on consistency with Comprehensive Plan for Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City
<p><b>4. Local Preparedness</b> 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.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. The community also has a multi-jurisdictional hazard mitigation plan that is consistent with this objective, and capable leadership and staff. Recommended best practices: All-hazards strategy Comprehensive planning Professional development-planning staff Subdivision development standards</p>
<p><b>5. Sense of Place</b> 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.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. Recommended best practices: Code enforcement</p>
<p><b>6. Regional Cooperation</b> 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 greater 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.</p>	<p>There is a high level of cooperation and collaboration with neighboring jurisdictions. Recommended best practices: Regional roundtable Shared service agreements</p>
<p><b>7. Housing Options</b> 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.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. Recommended best practices: Georgia Initiative for Community Housing Housing for the disadvantaged Housing for the elderly</p>

<b>Quality Community Objective</b>	<b>Notes on consistency with Comprehensive Plan for Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City</b>
<p><b>8. Transportation Options</b>                      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.</p>	<p>Transportation goals, policies, and projects are consistent with this objective.                      Recommended best practices:                          Complete streets                          Sidewalk/trail network                          Improving street connectivity                          Safe Routes to School</p>
<p><b>9. Educational Opportunities</b>                      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.</p>	<p>Goals, policies, and projects in this plan are consistent with this objective.                      Recommended best practices:                          Public internet access</p>
<p><b>10. Community Health</b>                      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.</p>	<p>Goals, policies, and projects in this plan are consistent with this objective.                      Recommended best practices:                          Transportation to services</p>



## 5. Community Policies

The following policies, numbered to align with the Community Goals, were developed in conjunction with all stakeholders and are intended to provide qualitative guidance to address the Issues and Opportunities identified in this Plan and to provide a framework for the development of the Community Work Program. The Community Work Program then addresses the Issues and Opportunities through specific projects, for each of which the participants, anticipated cost, and time frame are identified.

These policies are organized around the issues identified in the "Needs and Opportunities" section, and are further organized around the seven important topics of the Plan:

- Land Use
- Transportation
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services • Intergovernmental Coordination

### **Natural Resources**

**Goal 1A:** 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.

### **Needs & Policies**

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

Policy 1a.1: **Water Resources.** Coordinate with the surrounding counties and cities to ensure that the water resources of the area are protected.

Policy 1a.2: **Inventory of Resources.** Berrien County should develop a comprehensive inventory of natural resources within the County to ensure their protection and continued preservation.

***Need: Lack of Outdoor activities such as Bass Fishing and Turkey Hunting Tournaments are required.***

Policy 1a.3: **Promotion of Resources.** Conversation with DNR has started to develop promotional materials and programs for



local outdoor activities, including public fishing opportunities throughout the County.

Policy 1a.4: **Promote Fishing.** Coordinate with the Governor's Go Fish Georgia Initiative to promote fishing throughout the County, and particularly at the Paradise Public Fishing Area.

***Need: Better public access and boat ramps are required for boaters and swimmers to utilize the Alapaha River. (State River Water Designation).***

Policy 1a.5: **Public Access.** 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 1a.6: **Walking Paths.** Prepare plans for additional walking paths for future TEA Grant funding consideration.

Policy 1a.7: **Green Space.** The City of Nashville should investigate the feasibility and appropriateness of a Green Space Plan to protect natural and open areas within the City.

### **Cultural Resources**

**Goal 1B: Encourage the protection and conservation of the vibrant historical heritage in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City.**

#### **Needs & Policies**

***Need: Historic places are insufficiently utilized to create economic development opportunities.***

Policy 1b.1: **Guidelines.** Develop a Historic Preservation best management practice and guideline pamphlet for public distribution and education.

Policy 1b.2: **Promotion of Tourism.** Research ways to promote historical tourism within the County, including historical designations, tours, downtown events, and historical marketing efforts.

Policy 1b.3: **Main Street Program.** Support the Main Street Program in its efforts to bring visitors into Berrien County.

***Need: An historic overlay district does not exist.***

Policy 1b.4: **Historic Overlay District.** The City of Nashville should consider the development and adoption of a historic overlay district, which should be coordinated with the Nashville Historic Area ARSA.

### **Economic Development**

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

#### **Needs & Policies**

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

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

Policy 2.2: **Improvement of Education.** Coordinate with the Berrien County School Board to find ways to improve education throughout the County.

Policy 2.3: **Development Committee.** Establish an ongoing Committee with representation from the County and Moody Air Force Base to identify and foster mutually beneficial growth and development projects and programs within the area.

Policy 2.4: **Marketing.** Coordinate with local Real Estate professionals to market the County's excellent quality of life to potential residents and develop a marketing plan to attract the Moody AFB population.

**Need:** *Lack of a Chamber business listing and increased web presence of local businesses hurt the local economy.*

Policy 2.5: **Increase in Inventory.** Develop a coordinated county-wide business presence plus increase broadband coverage to increase inventory.

Policy 2.6: **Business Registry.** Develop a county-wide online business registry.

***Need: 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 2.7:                   **Communication Network.** Research ways to enhance the communication network for the County and cities, including establishing a Wireless Network center.

***Need: Too many commercial buildings are vacant because rental rates are too expensive.***

Policy 2.8                   **Tax Incentives.** Research ways to create tax incentives for commercial property owners to reduce rental rates for commercial buildings.

***Need: Berrien County and Cities need to promote the area by offering services necessary to attract MAFB (Moody) population.***

Policy 2.9:                   **Promote & Support.** Promote and support existing and expanding local businesses and industries.

Policy 2.10:               **Sustainable & Innovative.** Promote and encourage sustainable and innovative agri-business opportunities.

***Need: Local businesses need training on the use of social media.***

Policy 2.11:               **Training.** Work with the Chamber and local libraries on social media training for businesses within the community.

***Need: A canal for Chaparral Boat Company to test their boats needs to be developed.***

Policy 2.12:               **River Access.** Research areas for access to a local canal. The Recreation Department and the DNR should be contacted for assistance.

***Need. 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.***

Policy 2.13:               **Marketing Study.** The Chamber and Main Street Program can assist with a marketing study to determine the needs of the community.

***Need: A Gateway Plan needs to be put in place for entering Ray City.***

Policy 2.14:           **Gateway Plan.** The City of Ray City needs to seek out ways to enhance the entrance into Ray City. This can be done by adopting a Gateway Plan to be established from MAFB to Berrien County.

**Housing**

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

**Needs & Policies**

***Need: The City of Nashville needs to increase its stock of good quality lower-income housing.***

Policy 3.1:           **Funding Opportunities:** Research the Community Development Block Grant (CDBG) funding and Georgia Initiative Community Housing (GICH) opportunities that can help develop suitable low-income housing.

Policy 3.2:           **Housing Inventory.** Identify affordable housing properties and create a listing that will be available to the public.

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

Policy 3.3:           **Infill Housing.** Identify areas where in-fill housing can be accommodated within the County, and coordinate with the property owners to coordinate public and private funds and efforts.

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

Policy 3.4:           **Land Use Regulations.** Develop land use regulations for the location of mobile home parks within Enigma.

Policy 3.5:           **Maintenance Standards.** Improve maintenance standards for mobile home park developments.

**Needs & Policies**

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

Policy 3.6:           **Code Enforcement.** Support and enhance Code Enforcement departments and personnel throughout the County.

Policy 3.7:           **Maintenance Standards.** Improve maintenance standards for mobile home park developments.

### **Land Use**

**Goal 4:**       **Protect and enhance the value of existing development areas; promote development and redevelopment within urbanized areas; create and improve stable neighborhoods, and maintain accessible open space for future land use opportunities.**

### **Needs & Policies**

***Need: 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 4.1:           **Natural and Cultural Resources.** Continue to identify all-natural and cultural resources that are located within the flight paths and noise contours of Moody Air Force Base.

Policy 4.2:           **Flight Impacts.** Coordinate with Moody Air Force Base via the JLUS study to ensure that any flight impacts to cultural and natural resources within Berrien County are mitigated.

Policy 4.3:           **Noise Standards.** Continue to enforce the noise attenuating building standards for new residential homes within the flight paths and noise contours of Moody Air Force Base.

Policy 4.4:           **Land Use Measures.** The City of Nashville should continue to implement the JLUS Plan that will protect natural resources and natural stormwater management areas like floodplains, marshes, and steep slopes.

Policy 4.5:           **Joint Land Use Study (JLUS).** Continue to participate in the implementation of the JLUS with Lowndes County and Moody Air Force Base.

***Need: The County Zoning ordinance needs to be strengthened and enforced.***

Policy 4.6:           **Zoning Ordinance.** Develop a county-wide zoning ordinance.

Policy 4.7: **Best Management Practices (BMP).** Implement stormwater best management practices for all new development within the City of Nashville.

***Need: Enigma does not have a zoning ordinance.***

Policy 4.9: **Zoning Ordinance.** If not consolidating ordinances with the county, the City of Enigma needs to adopt a zoning ordinance.

***Need: Development of appropriate land development regulations for the County and the Cities.***

Policy 4.10: **Consolidation of Ordinances.** Consolidation of county and city ordinances and regulations would allow better enforcement within the communities.

### **Transportation**

**GOAL 5:** To ensure that the County's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of transportation facilities and supports quality economic development.

#### **Needs and Policies:**

***Need: The County has dirt roads needing to be paved.***

Policy 5.1: **Road Work Funding.** By developing a coherent, efficient plan for future road works expenditures, the County can plan for addressing road works needs according to the appropriate priority.

***Need: Sidewalks are lacking in many residential areas and other areas where people walk or would like to walk.***

Policy 5.2: **Pedestrian and Cyclist Capacity.** Support the continued development of pedestrian and cyclist capacity throughout the County and Cities, particularly in areas with institutional and residential uses.

Policy 5.3: **Alternate Transportation.** Incorporate sidewalks and bicycle lanes on new roads whenever possible, providing alternative transportation options to the automobile.

Policy 5.4: **Walking Paths.** Prepare plans for additional walking paths for future TAP Transportation Alternatives Program consideration.

Policy 5.5: **Funding.** Research for more opportunities for projects to be funded, such as CDBG.

***Need: Many roads in the County and Cities need repairs and repaving. Some streets have drainage issues and suffer from flooding.***

Policy 5.6: **Transportation Inventory.** Maintain a high-quality inventory of transportation structures through continued upkeep and repair of roads, sidewalks, and related infrastructure.

Policy 5.7: **Positive Impacts.** Support major road changes that will positively impact our economy.

***Need: Research the Rails to Trails Program for the County and Cities.***

Policy 5.8: **Rails to Trails.** Research property to add to the Rails to Trails in Georgia. Funds available through GDOT for this project, for a regional approach.

***Need: Continue public transportation within the County and cities.***

Policy 5.9: **Public Transit.** Federal programs and regional resources can help to fund public transit.

***Need: Airport runway needs resurfacing, Fixed Base Operator (FBO) is needed, fuel is needed, and infrastructure needs to be added.***

Policy 5.10: **Funding Resources.** Review more opportunities for applications for state and federal funding sources to provide for the improvements. Implement Airport CIP.

### **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.

#### **Needs & Policies**

***Need: An airport expansion plan is required to expand the community's customer base.***



Policy 6.1:           **Airport Master Plan.** Develop an airport master plan that provides for terminal expansions that will accommodate larger aircraft and additional flights.

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

Policy 6.2:           **Recreation Transportation.** Transportation is needed to get children to and from recreational sites and events within the County.

Policy 6.3:           **Bicycle Route Master Plan.** The City of Nashville has implemented its Bicycle Routes Master Plan to facilitate alternative modes of transportation and healthier lifestyles.

Policy 6.4:           **Communication.** 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.

***Need: Several roads in both the County and cities need resurfacing.***

Policy 6.5:           **Funding Sources.** Research funding sources, such as CDBG, etc., for road resurfacing projects as lack of income for infrastructure expansion or repair results in low-quality infrastructure. Continue to apply for LMIG Funding.

***Need: Keep the local hospital viable and in the area.***

Policy 6.6:           **Hospital.** Work with the hospital to address any issues that may lead to the hospital closing.

***Need: The south end of Berrien County, including Ray City, needs an EMS station.***

Policy 6.7:           **Grant Funding.** Identify grant funding for the operational cost of needed EMS station to be located in the southern portion of the County.

Policy 6.8:           **Support.** Continue to support the county EMA.

***Need: Lack of funding for infrastructure expansion or repair results in low-quality infrastructure.***



Policy 6.9:                   **Funding Sources.** Apply for CDBG grants and other available grants that would offset the cost of maintaining and expanding the needed infrastructure.

***Need: Limited tax base restricts funding and limits operations for community facilities such as the local Saddle Club.***

Policy 6.10:               **Support.** County and cities need to support the Saddle Club by helping with funds, etc.

***Need: Construction of indoor pool and splash waterpark is necessary.***

Policy 6.11:               **Funding Sources.** Seek means to fund a water park, such as SPLOST and other available grants. Form partnerships with YMCA or Boys and Girls Club to help with funding.

***Need: Ray City needs to increase capacity for the existing oxidation pond.***

Policy 6.12:               **Funding.** Explore ways to obtain grants and SPLOST monies for funding.

***Need: Alapaha, Enigma, and Ray City need a library.***

Policy 6.13:               **Library.** Work with County for assistance in opening a library in each City. Explore using SPLOST monies.

***Need: County support of Alapaha, Enigma, and Ray City libraries.***

Policy 6.14:               **Funding.** Seek possible funding thru SPLOST and with County assistance. County can support the library by helping to obtain State approval.

***Need: County funding to help offset costs for the Senior Center in Ray City.***

Policy 6.15:               **Funding.** Seek funding assistance for their share of county residents attending the center.

***Need: Promotion of Senior Centers.***

Policy 6.16:               **Support.** Continue to help Senior Programs grow.

***Need: The City of Alapaha needs a community center for large gatherings or meetings.***

Policy 6.17:               **Funding.** Seek funding through grants to renovate an existing building or to build a new facility.

***Need: The City of Alapaha needs a full-time Post Office. They are currently only open on a part-time basis.***

Policy 6.19:           **Support.** Seek support from State and Federal representatives.

### **Intergovernmental Coordination**

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

#### **Needs & Policies**

***Need: There needs to be more and better coordination with the County to transport kids to recreational events and sites.***

Policy 7.1:           **Public Transportation.** Search out means for funding of public transportation within the County and Cities.

***Need: The Quarterly Round Table of local jurisdictions needs to continue to meet to improve communication.***

Policy 7.2:           **Intergovernmental Agreement.** Continue an intergovernmental agreement to provide county-wide recreational opportunities.

Policy 7.3:           **Funding.** Coordinate local projects and programs to acquire additional grant funding.

***Need: The County and Cities need to continue cooperation in the development of the Service Delivery Strategy.***

Policy 7.4:           **Service Delivery Strategy.** The County will continue to coordinate with the cities to improve upon the Service Delivery Strategies.

***Need: Safer routes are needed for school buses.***

Policy 7.5:           **Coordination of Routes.** Meetings with the jurisdictions and School Board could assist in safer routes.

### **Broadband Services**

**Goal 8: To encourage the expansion of existing broadband services and to allow more providers within the communities.**

**Needs and Policies:**

***Need: Broadband access. More affordable, accessible, and higher-speed broadband access is necessary throughout all of Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City, especially in underserved areas.***

- Policy 8.1:           **Public/Private Partnership.** Pursue development of public/private partnerships to provide comprehensive broadband coverage that is consistent, reliable, and equitable.
- Policy 8.2:           **Infrastructure in Right-of-Way.** Include consideration of broadband infrastructure in roadway projects where such infrastructure may be included in the right-of-way.
- Policy 8.3:           **Technology Infrastructure.** Community-wide technology Infrastructure should be considered a primary community facility and as such, should be adequately planned for and implemented.
- Policy 8.4:           **Agriculture Services.** Investigate opportunities to improve broadband to meet precision agricultural needs.

## 6. Community Work Program

### Berrien County 2016–2020 Work Program Report of Accomplishments

PROJECT	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
<b>CULTURAL RESOURCES</b>							
Develop a Historic Preservation Best Management Practices (BMPs) and Guidelines pamphlet for public distribution and education	Underway			x	x		Pamphlets have been printed. Remaining items are underway Expected completion FY2023.
Develop a strategic plan to promote historical tourism within the County, including historical tours, downtown events, and historical marketing efforts	Underway		x	x			Expected completion FY2023
Develop land use regulations to protect historic structures and sites and prohibit encroachment of surrounding uses	Completed			x	x	x	
<b>NATURAL RESOURCES</b>							
Develop regulations jointly with the surrounding counties and cities to ensure that the water resources of the area are protected	Completed		x	x			
Develop a comprehensive inventory of natural resources within the County to ensure their protection and continued preservation	Underway		x	x			Expected completion FY2022
Develop promotional materials and programs for local outdoor activities, including public fishing opportunities throughout the county	Underway			x	x		Expected completion FY2025
Coordinate with the Governor's Go Fish Georgia Initiative to promote fishing throughout the County, and particularly at the Paradise Public Fishing Area	Underway	x	x	x	x	x	Expected completion FY2025
Establish more public access points along the Alapaha River	Underway		x	x	x		A dock has been repaired. Remaining items are Underway Expected completion FY2023.
Conduct storm-water drainage replacement repair and cleaning and maintain canals in Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City	Underway	x	x				Expected completion FY2024
<b>ECONOMIC DEVELOPMENT</b>							
Restructure the Economic Development Authority and annually re-evaluate projects/programs to improve efficiency	Completed	x	x	x	x	x	

PROJECT	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
Completed the final phase of construction of the new airport	Underway			x			Jet Fuel Farm added, runway extension completed Remaining items underway Expected completion FY2023
Completed the new Industrial Park along 82	Underway			x	x	x	Reword to read: Completed Phase II of Industrial Park Underway Expected completion FY2023
Coordinate with the boat testing canal to be constructed by Chaparral	Underway			x			Expected completion FY2022
Develop a county-wide online business registry	Underway		x	x			Expected completion FY2022
Develop a marketing plan to attract the Moody AFB population	Underway				x		Expected completion FY2023
Create tax incentives for commercial property owners in an effort to reduce rental rates for commercial buildings	Underway			x	x		Added to read: Create tax incentives for commercial property owners and for Rural Communities (county only). Expected completion FY2023.
Develop a coordinated county-wide business presence and increase broadband coverage to increase inventory	Underway		x	x			Split into two projects in new work program; completion FY2023
Enhance the communication network for the county and the cities including establishing a Wireless Network Center	Underway		x	x	x	x	Expected completion FY2025
Develop a marketing program to promote the airport runway expansion to attract more business through the Chamber and website	Underway	x					Expected completion FY2023
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	Completed	x					
<b>HOUSING</b>							
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	Cancelled			x	x		Infill housing not needed Project deleted
Support cities efforts to upgrade housing conditions by providing staff (Code Officer and Engineer)	Underway	x	x	x	x	x	Expected completion FY2025
<b>LAND USE</b>							

PROJECT	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
Identify on a map all natural and cultural resources that are located within the flight paths and noise contours of Moody Air Force Base	Completed	x	x				
Adopt noise attenuating building standards for new residential homes within the flight paths and noise contours of Moody Air Force Base	Completed	x					Ray City & Berrien County signed contract with Moody
Develop a county-wide zoning ordinance	Completed				x	x	
Work with FEMA to update local FIRM maps in the County and Cities	Underway				x	x	Expected completion FY2023
<b>COMMUNITY FACILITIES AND SERVICES</b>							
Identify and obtain additional properties for recreational and youth sports programs throughout the county	Underway	x			x	x	Expected completion FY2024
Replace 3 New Patrol Cars with in-cabin cameras annually	Underway		x				Expected completion FY2025
Develop a county-wide Recreation Program	Completed			x	x	x	
Explore ways to share maintenance responsibility and decrease cost more efficiently for parks and recreation county-wide	Underway			x	x	x	Expected completion FY2023
Develop an airport master plan that provides for a runway and terminal addition expansions that will accommodate larger aircraft and additional flights	Underway			x	x	x	Runway completed Underway Expected completion FY2022
Seek funding to construct a covered arena at the local saddle club	Underway				x	x	Expected completion FY2023
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	Cancelled	x	x				no longer desired



PROJECT	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
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	Underway			x	x	x	Reworded to read: Continue outreach within county 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 Expected completion FY2025
Establish broadband coverage for the county, including hot spots, and participate in Regional efforts in cooperation with GTA	Underway	x	x	x			Expected completion FY2024
Develop a cost and feasibility study for retention of local hospital	Underway	x	x				Reword to read: Develop strategies to assist and support usage of local hospital Expected completion FY2022.
Identify sites for an EMS station to be located in the southern portion of the county	Cancelled	x	x	x			Not feasible
Build a boat ramp for the Alapaha River	Underway					x	Reword to read: Maintain access to boat ramp Expected completion FY2025
Identify a location and discuss hiring a consultant to design a site plan for a county-wide senior activity center	Underway				x	x	Expected completion FY2023
Road paving projects will be based on priority and need and amount of annual LMIG funding	Underway	x	x	x	x	x	Expected completion FY2025. Reworded in new work program.
Replace antiquated water & sewer lines and equipment prone to failure in County and Cities through CDBG grants	Underway	x	x	x	x	x	Expected completion FY2024
Provide additional first responder training, air units, air unit chargers, Class A Pumper & Fire Knocker trucks, and other equipment to County and Cities Fire Departments for Wildfire use	Underway	x	x	x	x	x	Expected completion FY2025
Plan to acquire property for new Volunteer Fire Station and/or new additions to existing stations in the County and Cities	Completed	x	x				

PROJECT	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
Develop and equip an Haz Mat Team to deal with agricultural chemicals during wildfire events	Underway		x	x			Reword to read: Partner with City of Douglas Haz Mat Team to deal with agricultural chemicals during wildfire events Expected completion FY2025
Secure funding for a hazardous weather alert system in the Cities and in the populated portion of the County	Completed	x					
<b>INTERGOVERNMENTAL COORDINATION</b>							
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	Cancelled			x	x	x	no longer desired
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	Underway	x					Reword to read: Conduct a joint initiative 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. SGRC could facilitate these meetings Expected completion FY2025.
Develop an intergovernmental agreement to provide county-wide recreational opportunities	Underway	x					Expected completion FY2025
Develop a strategic plan to provide EMS coverage in southern Berrien County, including Ray City	Underway		x				Reword to read: Identify and assess a strategic plan to provided EMS coverage in southern Berrien County, including Ray City Expected completion FY2023
Develop jointly with cities in a shared code enforcement program, i.e. Building code, subdivision, zoning	Underway	x					Expected completion FY2025
<b>PLANNING</b>							
Update the "official county roads" map	Underway		x	x			Expected completion FY2025

**City of Alapaha 2016–2020 Work Program Report of Accomplishments**

PROJECT	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
<b>CULTURAL RESOURCES</b>							
Participate with the County in developing a Historic Preservation BMP and guideline pamphlet for public distribution and education	Underway		x	x			Expected completion FY2021
Continue with restoration efforts of old Alapaha Gym	Underway		x				Expected completion FY2025
Develop land use regulations to protect historic structures and sites and prohibit encroachment of surrounding uses	Underway				x	x	Expected completion FY2023
<b>ECONOMIC DEVELOPMENT</b>							
Promote Golf Cart City maps	Underway		x	x	x		Expected completion FY2023
Coordinate with the Berrien County School Board to find ways to improve education throughout the county	Completed	x					
Research ways to enhance the communication network for the county and the cities including establishing a Wireless Network Center	Underway		x	x			Moved to Berrien County work program
<b>HOUSING</b>							
Continue to upgrade housing conditions by using county provided staff (Code Officer and Engineer)	Underway		x	x		x	Expected completion FY2025
Identify affordable housing properties and create a listing that will be available to the public	Underway	x	x	x			Expected completion FY2024
<b>NATURAL RESOURCES</b>							
Prepare plans for additional walking paths for future TEA Grant funding consideration	Underway				x	x	Expected completion FY2024
<b>COMMUNITY FACILITIES &amp; SERVICES</b>							
Participate with the County in developing a county-wide Recreation Program	Completed	x	x	x	x	x	
Street paving projects: will be based on priority and need and amount of annual LMIG funding	Underway	x	x	x	x	x	Expected completion FY2025
<b>INTERGOVERNMENTAL COORDINATION</b>							

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	Underway	x					Moved to Berrien County work program and reworded
Develop an intergovernmental agreement to provide county-wide recreational opportunities	Completed	x					
Develop inter-local agreements for shared code enforcement services	Underway	x					Expected completion FY2024

**City of Enigma 2016–2020 Work Program Report of Accomplishments**

PROJECT	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
<b>HISTORIC RESOURCES</b>							
Prepare National Historic Register documentation for the school gymnasium and cafeteria buildings	Underway	x	x				Expected completion FY2023
<b>ECONOMIC DEVELOPMENT</b>							
Develop 2 new retail stores	Underway	x	x	x	x	x	Expected completion FY2022
Enhance the Industrial Park that is near city limits (possibly annex into the city)	Cancelled		x	x			Land is no longer available
<b>LAND USE</b>							
Adopt a zoning ordinance to implement the Enigma Future Land Use Map	Underway		x	x			Expected completion FY2022
<b>COMMUNITY FACILITIES &amp; SERVICES</b>							
Need a new water tower (existing tower is at capacity)	Underway	x					Expected completion FY2023
Construct a water-supply well, through CDBG grants	Underway		x	x			Expected completion FY2023

**City of Nashville 2016–2020 Work Program Report of Accomplishments**

PROJECT	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
<b>NATURAL RESOURCES</b>							
Investigate the feasibility and appropriateness of a Green Space Plan to protect natural and open areas within the City	Underway			x	x		Expected completion FY2023
<b>ECONOMIC DEVELOPMENT</b>							
Support all Chamber of Commerce priorities; add land and infrastructure improvements at the industrial park as needed	Completed	x	x	x	x	x	
<b>HOUSING</b>							
Implement the HOME/CHIP rehab programs	Underway	x	x	x	x	x	Expected completion FY2024
<b>LAND USE</b>							
Develop Land Use and Subdivision Code	Completed	x	x				
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	Underway	x	x				Expected completion FY2025
Amend the zoning ordinance to implement the Nashville Future Land Use Plan	Underway	x					Expected completion FY2025
Conduct annexation studies to consolidate islands within the city	Underway			x	x		Expected completion FY2022
Implement stormwater best management practices for all new development in the City of Nashville	Underway	x	x	x			Expected completion FY2022
Develop a sign ordinance for the City of Nashville	Underway	x					Expected completion FY2022
<b>COMMUNITY FACILITIES AND SERVICES</b>							
Construct a new full time Fire Department	Cancelled				x		No longer needed
Water and Sewer station upgrade and replacement of deteriorated lines, pipes etc.	Underway				x	x	Expected completion FY2025
Build another fire substation to lower ISO number	Underway				x	x	Expected completion FY2022
Submit resurfacing request to LMIG	Completed					x	
Build a new post office	Cancelled		x	x			Not feasible
Rehab the drainage ditch	Underway	x	x	x			Expected completion FY2024. Reworded as "maintain canals" in new work program.

PROJECT	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
Upgrade police vehicles and get new cars (digital cameras, light bars, and laptops needed)	Underway	x	x	x	x	x	Expected completion FY2025
Improve the existing communication system for fire and police and eventually create one communication system for Fire and Police at 800 MHz	Underway	x	x	x	x	x	Expected completion FY2022
Buy a new fire truck that has a ladder	Underway	x					Expected completion FY2021
Build another Fire Station to the northeast near the industrial areas	Underway				x	x	Expected completion FY2022
Fire Dept. needs a large diameter hose (5 inches)	Completed	x	x	x			
Continue to upgrade water system by looping water lines	Underway	x	x	x	x		Expected completion FY2023
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	Underway	x	x	x			Expected completion FY2022
Upgrade the storm sewer system city-wide and add retention ponds	Underway	x	x	x			Expected completion FY2022
Develop a Capital Improvements Program for the City of Nashville that supports current and future growth patterns	Underway	x	x	x			Expected completion FY2022
Develop a Bicycle Route Master Plan to facilitate alternative modes of transportation and healthier lifestyles	Completed	x	x	x			
<b>INTERGOVERNMENTAL COORDINATION</b>							
Improve interoperability with the Fire Department	Completed	x	x	x	x	x	
Coordinate code enforcement services with other units of government through Inter-local agreements	Underway	x	x	x	x	x	Expected completion FY2025



**City of Ray City 2016–2020 Work Program Report of Accomplishments**

PROJECT	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
<b>CULTURAL RESOURCES</b>							
In partnership with the Ray City School Preservation Foundation, Inc. Completed 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	Underway		x	x			Expected completion FY2025
Participate with the County in developing a Historic Preservation BMP and guideline pamphlet for public distribution and education	Underway		x	x			Expected completion FY2025
<b>ECONOMIC DEVELOPMENT</b>							
Coordinate with the Berrien County School Board to find ways to improve education throughout the county	Underway	x					Expected completion FY2025
Research ways to enhance the communication network for the county and the cities including establishing a Wireless Network Center	Underway	x	x	x			Moved to Berrien County work program
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.	Completed	x	x	x			
<b>HOUSING</b>							
Identify affordable housing properties and create a listing that will be available to the public	Underway		x	x	x		Expected completion FY2021
<b>NATURAL RESOURCES</b>							
Prepare plans for additional walking paths for future TEA Grant funding consideration	Underway						Expected completion FY2025
<b>LAND USE</b>							
Amend or adopt codes and ordinances where applicable to address the environmentally sensitive resources identified in Part 1	Underway	x	x				Expected completion FY2023
Identify and provide protection measures for wetlands	Underway	x	x	x			Expected completion FY2021
Identify all natural and cultural resources that are located within the flight paths and noise contours of Moody Air Force Base	Completed	x	x	x			Completed by Moody Air Force Base

PROJECT	STATUS	FY 16	FY 17	FY 18	FY 19	FY 20	COMMENTS
Adopt noise attenuating building standards for new residential homes within the flight paths and noise contours of Moody Air Force Base	Completed		x				
<b>COMMUNITY FACILITIES &amp; SERVICES</b>							
Participate with the County in developing a county-wide Recreation Program	Completed			x	x	x	
Draw up annexation plan for future annexations	Underway		x				Expected completion FY2023
Enhance and improve sewer systems to meet federal EPD standards	Underway	x	x	x	x	x	Expected completion FY2024
Provide more parades and special events, such as “Plow Day” and the “Fourth of July”	Underway	x	x	x	x	x	Expected completion FY2024
<b>INTERGOVERNMENTAL COORDINATION</b>							
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	Underway	x					Moved to Berrien County work program and reworded
Develop an intergovernmental agreement to provide county-wide recreational opportunities	Completed	x	x	x	x	x	
Adopt inter-local agreements for shared code enforcement services	Completed	x	x	x	x	x	

**Berrien County 2021–2025 Community Work Program**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
<b>CULTURAL RESOURCES</b>								
Develop a Historic Preservation Best Management Practice (BMP and guideline pamphlet for public distribution and education)	\$2,500	Berrien County and Berrien County Historical Foundation	General Funds	x	x	x		
Develop a strategic plan to promote historical tourism in the County, including historical tours, downtown events, and historical marketing efforts	Staff Time	Berrien County, SGRC, UGA, GA TECH	General Funds, Grants	x	x	x		
Restore the historic courthouse and jail	\$500,000	Berrien County	General Funds, Grants	x	x	x	x	x
<b>ECONOMIC DEVELOPMENT</b>								
Completed the final phase of construction of the new airport or accommodate with current runway (Gas & Small Terminal)	\$10,000,000	Berrien County, Airport	General Funds, SPLOST, TSPLOST, Grants	x	x	x		
Completed Phase II of the Industrial Park	\$500,000	Berrien County/ Development Authority	One GA Fund, General Funds, CDBG, Grants	x	x	x		
Coordinate with the boat testing canal to be constructed by Chaparral	\$1,000,000	Berrien County	General Funds, Grants	x	x			
Develop a county-wide on-line business registry	\$5,000	County and Cities	General Funds	x	x			
Develop a marketing plan to attract the Moody AFB population	\$2,500	Berrien County	General Funds	x	x	x		
Create tax incentives for commercial property owners and for Rural Communities	Staff Time	Berrien County, SGRC, Economic Development	General Funds	x	x	x		
Develop a coordinated county-wide business presence	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City,	General Funds, SPLOST, Grants	x	x			
Develop a marketing program to promote the airport runway expansion and attract more business through the Chamber and website	Staff Time	County and Chamber of Commerce	General Funds	x	x	x		
Conduct a marketing program for tourism on the Alapaha River	Staff Time + \$1,000	County and Chamber of Commerce	General Funds, Grants	x	x	x	x	x
<b>HOUSING</b>								

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>
Support the 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, and GICH	General Funds	x	x	x	x	x
Work with DCA, Seven Rivers RC&D, and other appropriate organizations to provide wells to low-moderate income individuals affected by drought in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	\$300,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, CDBG, Grants, Seven Rivers RC&D Loans	x	x	x	x	
Create new ordinances and enforce existing ordinances for new and existing construction that will help in the pre-disaster mitigation of wildfire	\$10,000 /Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x
Work with developers and homeowners to pre-plan each building site and/or subdivision to help in pre-disaster mitigation of wildfire	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x
Use building inspection program to inspect for adequate tie-downs on manufactured housing in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x
<b>NATURAL RESOURCES</b>								
Continue to enforce the Water Resource Ordinance jointly with the surrounding counties and cities to ensure that the water resources of the area are protected	Staff Time	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds	x	x	x	x	x
Develop a comprehensive inventory of natural resources in the county to ensure their protection and continued preservation	\$2,000/Staff Time	Berrien County/SGRC	General Funds	x	x			
Coordinate with the Governor's Go Fish Georgia Initiative to promote fishing throughout the County, and particularly at the Paradise Public Fishing Area	\$3,500	Berrien County	General Funds, Grants	x	x	x	x	x
Develop promotional materials and programs for local outdoor activities, including public fishing opportunities throughout the county	Staff time	Berrien County	General Funds	x	x	x	x	x
Establish more public access points along the Alapaha River	Staff Time	Berrien County, DNR, DOT	General Funds, DNR Grants, Outdoor Stewardship Grant	x	x	x		

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>
Promote increased usage of surface water and surface artesian flow for irrigation instead of well systems in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x
<b>LAND USE</b>								
Continue to enforce county-wide zoning ordinance	\$1,500	Berrien County	General Funds	x	x	x	x	x
Work with FEMA to update local FIRM maps in the County and Cities	Staff Time	Berrien County EMA, SGRC	FEMA	x	x	x		
Continue to update Land Use Codes and Subdivision Regulations	\$10,000	Berrien County, SGRC	General Funds	x	x			
Work to alleviate evacuation & emergency access problems in various subdivisions and in other areas in Berrien County and the Town of Alapaha and the Cities of Enigma, Nashville and Ray City	\$500,000.00 each project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA, CDBG, GDOT, other grants	x	x	x	x	
<b>COMMUNITY FACILITIES &amp; SERVICES</b>								
Identify and obtain additional properties for recreational and youth sports programs throughout the county	\$500,000	Berrien County and Recreational Department	General Funds, CDBG, Grants	x	x	x	x	
Purchase 3 new patrol cars with in-cabin cameras annually	\$150,000 annually	Berrien County, Berrien County Sheriff Department	General Funds, Grants	x	x	x	x	x
Continue to support the county-wide Recreation Program	\$1,000	Berrien County and Recreational Department, Cities	General Funds, Fees	x	x	x	x	x
Explore ways to share maintenance responsibility and decrease costs for parks and recreation county-wide. Consider developing a Parks Master Plan.	Staff Time	Berrien County and Recreational Department, Cities/SGRC	General Funds, Fees	x	x	x		
Develop an airport master plan that provides for an addition that will accommodate larger aircraft and additional flights	\$15,000	Berrien County	General Funds, Grants	x	x			
Seek funding to construct a covered arena at the local saddle club	\$1,000,000	Berrien County	General Funds, CDBG, other grants	x	x	x		

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>
Continue outreach within 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	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City , and Recreation Department	General Funds	x	x	x	x	x
Develop strategies to assist and support usage of local hospital	\$7,500	Berrien County	General Funds	x	x			
Facilities and equipment upgrades to 911 Center	\$500,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds, Grants	x	x	x	x	x
Identify sites for an EMS station to be located in the southern portion of the county	\$1,500	Berrien County/SGRC	General Funds	x	x			
Maintain access to boat ramp for the Alapaha River	\$100,000	Berrien County	General Funds, DNR Grants	x	x	x	x	x
Identify a location and hire a consultant to design a site plan for a county-wide senior activity center	\$5,000	County/SGRC	General Funds	x	x	x		
Replace antiquated water & sewer lines and equipment prone to failure	\$500,000 per project	Berrien County	General Funds, Grants, CDBG, GEFA	x	x	x	x	
Provide additional first responder training, air units, air unit chargers, Class A Pumper & Fire Knocker trucks, and other equipment to County and Cities' Fire Departments for wildfire use	\$7,000,000	Berrien County	General Funds, GEMA, FEMA, Homeland Security	x	x	x	x	x
Partner with City of Douglas Haz Mat Team to deal with agricultural chemicals during wildfire events	\$100,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA	x	x	x	x	x
Purchase equipment as needed for County Fire Department, such as gear, radios, etc.	\$100,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA	x	x	x	x	x
Plan and implement flood and drainage projects in Berrien County in high risk areas and in areas lacking curb & gutter	\$500,000 Each project	Berrien County	General Funds, GEMA, FEMA, CDBG	x	x	x	x	

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>
Take precautions at water facilities in unincorporated Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City to ensure flood protection, as funds become available to do so	\$500,000 each project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA, CDBG	x	x	x	x	
Purchase and install portable and fixed generators (including transfer switches) and pre-wiring and trailers for use at Critical Facilities, gas pumps, and other locations where they are needed in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	\$60,000.00 per generator	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA, Grants	x	x	x	x	
Conduct storm-water drainage replacement, repair, and cleaning; maintain canals in Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City	\$1.5 million per project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, CDBG, 319 Grant, other grants	x	x	x	x	
Secure funding for a hazardous weather alert system (horn)	\$15,000	Berrien County	General Funds, GEMA, FEMA, Grants	x	x	x		
Wrap exposed piping with insulation and install new insulation layers at critical facilities in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	\$5,000 per year	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x
Continue to maintain and expand Haz Mat response training for first responders	\$100,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x	x
Increase public awareness of procedures to follow if a hazardous material spill event occurs. This may be achieved by publishing information on social media or in local newspapers, by holding town hall meetings, or by providing radio announcements or bulletins to local churches and schools	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x	x
Train local government officials on proper response procedures for hazardous material spill events	\$50,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x	
Review and update Standard Operating Procedures (SOP) for responding to a hazardous material spill event	\$5,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x	



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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>
Provide workplace training on decontamination steps	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x	
Purchase of radio system for towers and shared mobiles for regional coverage for SCARRS Program (South Central Area Regional Radio System) for emergency storm use	\$100,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	FEMA	x	x	x		
Encourage the installation of storm windows on new and existing Critical Facilities and promote their installation on new and existing private buildings in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	\$5,000 each project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	
<b>INTERGOVERNMENTAL COORDINATION</b>								
Conduct a joint initiative 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. SGRC could facilitate these meetings.	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x
Continue intergovernmental agreement to provide county-wide recreational opportunities	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Fees	x	x	x	x	x
Identify and assess strategic plan to provide EMS coverage in southern Berrien County including Ray City	\$15,000	Berrien County, Ray City	General Funds, Grants	x	x	x		
Implement shared code enforcement program, i.e. building code, subdivision, zoning, with the Cities	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x
Work to alleviate evacuation & emergency access problems in various subdivisions and in other areas in Berrien County and the Town of Alapaha and the Cities of Enigma, Nashville and Ray City	\$500,000 each project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA, CDBG, GDOT	x	x	x	x	
Take precautions at the oxidation pond (subject to flooding) by Beaver Dam Creek and Cat Creek in Ray City and at the oxidation pond in Alapaha as funds become available to do so	\$500,000 each project	Berrien County, City of Alapaha, and City of Ray City	General Fund, GEMA, FEMA, CDBG	x	x	x	x	

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>
Perform analysis on properties affected by flood events, or other hazard events in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City, to determine if events have occurred in the past and attempt to mitigate or purchase, if necessary	Staff Time & \$500,000 per project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA, Grants	x	x	x	x	
Partner with the Georgia Forestry Commission and other relevant personnel to train all Berrien County, Town of Alapaha and Town of Enigma, Nashville and Ray City Fire Departments on Wildfire strategy and tactics	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA, Homeland Security	x	x	x	x	
Support & enforce GA Forestry Commission burn ordinances and bans and promote hazardous fuel reduction by prescribed burning, mechanical or chemical treatment carried out and promoted by the GA Forestry in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	
Develop and equip a Hazardous Materials Team to deal with agricultural chemicals during wildfire events	\$100,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA, Homeland Security	x	x	x	x	
Develop a public list of an updated address based system to physically notify and check on high risk residents both before and after natural disaster events	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA	x	x	x		
<b>BROADBAND</b>								
Enhance the communication network for the county and the cities, including establishment of a Wireless Network Center	\$500,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST	x	x	x	x	x
Increase broadband coverage in underserved areas	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST, Grants	x	x	x		
Establish broadband coverage for the county (including hot spots) and participate in Regional efforts in cooperation with GTA	\$500,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST, Grants	x	x	x	x	
<b>TRANSPORTATION</b>								

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>
Pave/resurface roads and implement associated improvements (curb & gutter, drainage, sidewalks, etc.) based on priority, need, and amount of annual LMIG funding	\$300,000	Berrien County/ GDOT	General Funds, Grants, GDOT, LMIG, CDBG, TSPLOST	x	x	x	x	x
Implement paving, drainage, and sidewalks for Shiloh Rd. and North Street Extension (approximately 2 miles)	\$500,000	Berrien County/ GDOT	General Funds, Grants, GDOT, LMIG, CDBG, TSPLOST	x	x	x	x	x
Develop a prioritization methodology for new road paving and maintenance projects; or alternatively develop a county road improvement master plan.	Staff Time	Berrien County	General Funds, Grants	x	x	x	x	x
Work with GDOT to improve unsafe roads in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City that already are, or could be, evacuation routes	Staff Time	Berrien County/City of Alapaha/City of Enigma/City of Nashville/ City of Ray City	General Funds, Grants	x	x	x	x	x
Annually review all hazardous material transportation routes, and relocate routes if necessary	\$10,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/ City of Ray City	General Funds, Grants	x	x	x	x	x
Convert abandoned railways to trails using the Rails to Trails Program	Staff Time \$200,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/ City of Ray City/SGRC	General Funds, Grants, GDOT	x	x	x		
Update the "Official County Roads" map	\$10,000	Berrien County	General Funds	x	x	x	x	x

**City Of Alapaha 2021–2025 Community Work Program**

PROJECT	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
<b>CULTURAL RESOURCES</b>								
Participate with the County in developing a Historic Preservation BMP and guideline pamphlet for public distribution and education	\$750	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds	x				
Continue with restoration efforts of old Alapaha Gym	\$250,000	City of Alapaha	General Funds, public and private partnerships	x	x	x	x	x
Develop land use regulations to protect historic structures and sites and prohibit encroachment of surrounding uses. May want assistance from SGRC.	Staff Time	City of Alapaha	General Funds	x	x	x		
<b>ECONOMIC DEVELOPMENT</b>								
Promote Golf Cart City maps of existing streets to be used by golf carts	\$2,000	City of Alapaha	General Funds	x	x	x		
<b>HOUSING</b>								
Continue to upgrade housing conditions by using county provided staff (Code Officer and Engineer) to inspect and require owners to upgrade	\$1,500	City of Alapaha and County	General Funds, CDBG, Grants	x	x	x	x	x
Identify affordable housing properties and create a listing that will be available to the public	\$2,500	City of Alapaha	General Funds, CDBG, Grants	x	x	x	x	
Create new ordinances and enforce existing ordinances for new and existing construction that will help in the pre-disaster mitigation of wildfire	\$10,000/Staff Time	City of Alapaha/SGRC	General Funds	x	x	x	x	x
Work with developers and homeowners to pre-plan each building site and/or subdivision to help in pre-disaster mitigation of wildfire	Staff Time	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds	x	x	x	x	x
<b>COMMUNITY FACILITIES &amp; SERVICES</b>								
Purchase police vehicles, cameras, radios, etc., as needed	\$100,000	City of Alapaha	General Funds, Grants		x	x	x	x

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<b>PROJECT</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>
Construct new building or renovate existing building for a community center	\$500,000	City of Alapaha	General Funds, CDBG, Grants		x	x	x	x
Plan flood and drainage projects in the City of Alapaha in high risk areas and in areas lacking curb & gutter	\$500,000.00 each	City of Alapaha	General Funds, GEMA, FEMA, CDBG, Grants	x	x	x	x	
Secure funding for a hazardous weather alert system (horn)	\$5,000 each	City of Alapaha	General Funds, GEMA, FEMA	x	x	x	x	
Continue to improve antiquated water and sewer system within the city	\$300,000	City of Alapaha	General Fund, Grants, CDBG, GEFA	x	x	x	x	
<b>INTERGOVERNMENTAL AGREEMENT</b>								
Continue to participate with and support the County with a county-wide Recreation Program	\$1,000	Berrien County and Recreational Department, Cities	General Funds and Fees	x	x	x	x	x
Develop inter-local agreements for shared code enforcement services	Staff Time	City of Alapaha/County	General Funds and Fees	x	x	x	x	
<b>TRANSPORTATION</b>								
Prepare plans for additional walking paths for future TEA Grant funding consideration	Staff time	City of Alapaha, DOT	General Funds, Grants		x	x	x	
Implement street paving projects with sidewalks, curb and gutter, drainage, etc., based on priority, need, and amount of annual LMIG funding (SGRC can help with this thru tech support prioritizing project list)	\$200,000	City of Alapaha	General Funds, SPLOST, TSPLOST, GDOT, CDBG		x	x	x	x
Beautification of Gateways into the City by planting flowers, installing sign, etc.	\$5,000	City of Alapaha	General Fund, Grants		x	x		

**City of Enigma 2021–2025 Community Work Program**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
<b>CULTURAL RESOURCES</b>								
Prepare National Historic Register documentation for the school gymnasium and cafeteria buildings	\$1,000	City of Enigma	General Fund, Grants	x	x	x		
<b>ECONOMIC DEVELOPMENT</b>								
Develop 2 new retail stores through public/private partnership	\$250,000	City of Enigma	General Funds/Private	x	x			
<b>HOUSING</b>								
Create new ordinances and enforce existing ordinances for new and existing construction that will help in the pre-disaster mitigation of wildfire	\$10,000/Staff Time	City of Enigma	General Funds/SGRC	x	x	x	x	x
Work with developers and homeowners to pre-plan each building site and/or subdivision to help in pre-disaster mitigation of wildfire	Staff Time	Cities/County	General Funds	x	x	x	x	x
<b>NATURAL RESOURCES</b>								
Join the National Flood Insurance Program	Staff Time	City of Enigma/EMA	General Funds	x	x	x	x	
<b>LAND USE</b>								
Adopt a zoning ordinance to implement the Enigma Future Land Use Map	\$8,000	City of Enigma/SGRC	General Funds	x	x			
<b>COMMUNITY FACILITIES &amp; SERVICES</b>								
Construct a new water tower (existing tower is at capacity)	\$1,000,000	City of Enigma	CDBG Grants,	x	x	x		
Construct a water-supply well, through CDBG grants	\$500,000	City of Enigma	CDBG, General Funds	x	x	x		
Replace antiquated water & sewer lines and equipment prone to failure in the City	\$500,000 per project	City of Enigma	CDBG, HUD, General Funds	x	x	x	x	
Secure funding for a hazardous weather alert system (horn)	\$5,000 each	City of Enigma	General Funds/GEMA/FEMA	x	x	x		
<b>INTERGOVERNMENTAL COORDINATION</b>								
Continue to support an intergovernmental agreement to provide county-wide recreational opportunities	Staff Time	City of Enigma	General Funds/Fees	x	x	x	x	x

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>
Plan flood and drainage projects in the City of Enigma in high risk areas and in areas lacking curb & gutter	\$500,000.00 each	City of Enigma Public Works Dept.	General Funds/GEMA/FEMA/HUD CDBG	x	x	x	x	
<b>BROADBAND</b>								
Increase broadband coverage to increase inventory for businesses, such as Dollar General	\$10,000	City of Enigma	General Funds, SPLOST, Grants	x	x	x	x	x
<b>TRANSPORTATION</b>								
Pave of Turner Church Rd, with drainage, sidewalks, etc.	\$300,000	City of Enigma	General Funds, TSPLOST, GDOT, Grants	x	x			
Pave and maintain streets as needed	\$200,000	City of Enigma	General Funds, TSPLOST, GDOT, Grants/CDBG	x	x	x	x	x
Beautification of Gateways into the City by planting flowers, installing sign, etc.	\$5,000	City of Enigma	General Fund, Grants	x	x	x		



**City of Nashville 2021–2025 Community Work Program**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
<b>HOUSING</b>								
Implement the HOME/CHIP rehab programs in blighted areas	\$300,000	City of Nashville	Grants, General Funds, CDBG/ CHIP	x	x	x	x	
Create new ordinances and enforce existing ordinances for new and existing construction that will help in the pre-disaster mitigation of wildfire	\$10,000/Staff Time	City of Nashville/SGRC	General Funds	x	x	x	x	x
Work with developers and homeowners to pre-plan each building site and/or subdivision to help in pre-disaster mitigation of wildfire	Staff Time	Cities/County Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds	x	x	x	x	x
<b>NATURAL RESOURCES</b>								
Investigate the feasibility and appropriateness of a Green Space Plan to protect natural and open areas within the City	Staff Time/SGRC	City of Nashville	General Funds	x	x			
<b>LAND USE</b>								
Update Land Use and Subdivision Code	\$5,000	City of Nashville/SGRC	General Funds	x	x	x	x	x
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	\$7,500	City of Nashville/SGRC	General Funds/319 Grant	x	x	x	x	x
Amend the zoning ordinance to implement the Nashville Future Land Use Plan	\$8,000	City of Nashville/SGRC	General Funds	x	x	x	x	x
Conduct annexation studies to consolidate islands within the city	\$7,500	City of Nashville	General Funds	x	x			
Implement stormwater best management practices for all new development in the City of Nashville	\$2,500	City of Nashville	General Funds	x	x			

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
Develop a sign ordinance for the City of Nashville	Staff Time/\$6,000	City of Nashville/SGRC	General Funds	x	x			
<b>COMMUNITY FACILITIES &amp; SERVICES</b>								
Water and Sewer station upgrade and replacement of deteriorated lines, pipes etc.	\$500,000	City of Nashville	CDBG, General Funds, SPLOST	x	x	x	x	x
Build another fire substation to lower ISO number	\$500,000	City of Nashville	General Funds, SPLOST, USDA Community Facilities grant/loan	x	x			
Upgrade police vehicles and get new cars (digital cameras, light bars, and laptops needed)	\$25,000 each	City of Nashville	SPLOST, General Funds	x	x	x	x	x
Improve the existing communication system for fire and police and/or create a single communication system for fire and police at 800 MHz	\$75,000	City of Nashville	SPLOST, General Funds, Grants	x	x			
Buy a new fire truck that has a ladder	\$800,000	City of Nashville	SPLOST, General Funds, Grants	x				
Build another Fire Station to the northeast near the industrial areas	\$500,000	City of Nashville	SPLOST, General Funds, Grants	x	x			
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/SGRC	SPLOST, General Funds, Grants	x	x			
Upgrade the storm sewer system city-wide, including retention ponds.	\$500,000	City of Nashville	CDBG/General Funds	x	x			
Loop water lines	\$100,000	City of Nashville	Grants, general funds	x	x	x		
Replace antiquated water & sewer lines and equipment prone to failure in the City	\$500,000.00 per project	City of Nashville	General Funds/HUD CDBG	x	x	x	x	

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
Secure funding for a hazardous weather alert system (horn)	\$5,000 each	City of Nashville	General Funds/GEMA /FEMA	x	x	x		
Conduct studies & implement projects of ways to protect the Critical Facilities located in flood prone areas from Flood damages in the City of Nashville	\$500,000 each project	City of Nashville	General Funds/HUD CDBG	x	x	x	x	
Conduct storm-water drainage replacement, repair & cleaning and maintain canals	\$500,000.00 each project	Berrien County/Town of Alapaha/Town of Enigma/City of Nashville/City of Ray City Public Works Dept.	General Funds/HUD CDBG	x	x	x	x	
Plan flood and drainage projects in the City of Nashville on West Washington Ave., and in other high risk areas and areas lacking curb & gutter	\$500,000.00 each	City of Nashville	General Funds/GEMA /FEMA/HUD CDBG	x	x	x	x	
Develop a Capital Improvements Program for the City of Nashville that supports current and future growth patterns	Staff time	City of Nashville	General Funds	x	x			
<b>INTERGOVERNMENTAL COORDINATION</b>								
Find ways to improve interoperability with the Fire Department to physically improve services	Staff Time	City of Nashville	General Funds	x	x			
Coordinate code enforcement services with other units of government through inter-local agreements	Staff Time	City of Nashville and Berrien County	General Funds	x	x	x	x	x
<b>TRANSPORTATION</b>								
Implement resurfacing, street paving, drainage, curb & gutter, sidewalks, and other road improvements as needed. Streets to be resurfaced are decided on from year to year.	\$350,000	City of Nashville	General Funds, SPLOST, LMIG, CDBG, other grants	x	x	x	x	x

<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>
Beautification of Gateways into the City by planting flowers, installing sign, etc.	\$5,000	City of Nashville	General Funds Grants	x	x	x		
Implement items from Bicycle Master Plan as needed	\$100,000	City of Nashville	General Funds Grants	x	x	x	x	x
<b>BROADBAND</b>								
Increase broadband coverage to increase inventory for businesses	\$10,000	City of Nashville	General Funds, SPLOST, Grants	x	x	x		

**City of Ray City 2021–2025 Community Work Program**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
<b>CULTURAL RESOURCES</b>								
Completed 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	x	x	x	x	x
Participate with the County in developing a Historic Preservation BMP and guideline pamphlet for public distribution an education	\$1,000	City of Ray City, Berrien County, City of Enigma, Nashville and Alapaha/SGRC	General Funds	x	x	x	x	x
<b>ECONOMIC DEVELOPMENT</b>								
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	x	x	x	x	x
<b>HOUSING</b>								
Create new ordinances and enforce existing ordinances for new and existing construction that will help in the pre-disaster mitigation of wildfire	\$10,000/Staff Time	City of Ray City/SGRC	General Funds	x	x	x	x	x
Identify affordable housing properties and create a listing that will be available to the public	Staff time	City of Ray City	General Funds	x				
<b>LAND USE</b>								
Prepare plans for additional walking paths for future TEA Grant funding consideration	\$45,000 annually	City of Ray City/SGRC	General Fund/ TSPLOST	x	x	x	x	x
Amend or adopt codes and ordinances where applicable to address environmentally sensitive resources	\$8,000	City of Ray City/SGRC	General Fund	x	x	x		
Draw up annexation plan for future annexations	Staff time	City of Ray City	General Fund	x	x	x		
<b>NATURAL RESOURCES</b>								
Identify and provide protection measures for wetlands	\$5,000	City of Ray City	General Fund/319 Grant	x				

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
<b>COMMUNITY FACILITIES &amp; SERVICES</b>								
Participate with the County in a county-wide Recreation Program and continue improvements	\$1,500	Berrien County/ City of Alapaha/ City of Enigma/ City of Nashville/ City of Ray City, Recreation Board	General Funds	x	x	x	x	
Enhance and improve sewer pond to increase capacity and meet federal EPD standards.	\$500,000	City of Ray City	CDBG, GEFA, General Fund	x	x	x	x	
Establish more parades and special events, such as "Fourth of July"	\$2,500 per year	City of Ray City	General Fund	x	x	x	x	
Plan and implement flood and drainage projects on South Pauline Street, Johnson Street, North Street, North Street Ext., Miller Street, South Park Street, South Camon Drive, Beaver Dam Road, Hwy. #125 South, and in other high risk areas and areas lacking curb & gutter	\$500,000 each project	City of Ray City	General Funds/ GEMA/ FEMA/ HUD CDBG	x	x	x	x	
Replace antiquated water & sewer lines and equipment prone to failure in the City	\$500,000 per project	City of Ray City	General Funds/HUD CDBG	x	x	x	x	
<b>INTERGOVERNMENTAL COORDINATION</b>								
Continue meetings 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	Berrien County/ City of Alapaha/ City of Enigma/ City of Nashville/ City of Ray City, BOE	General Funds	x	x	x	x	x
Develop an intergovernmental agreement to provide county-wide recreational opportunities	Staff Time	City of Ray City	General Funds and fees	x	x	x	x	x
Continue with inter-local agreement for shared code enforcement services	Staff Time/\$1,000 General Fund	Berrien County/City of Ray City	General Funds and fees	x	x	x	x	x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
<b>BROADBAND</b>								
Increase broadband coverage to increase inventory for businesses	\$10,000	City of Ray City	General Funds, SPLOST, Grants	x	x	x	x	
<b>TRANSPORTATION</b>								
Street Paving improvements and drainage to Ward Street, to include drainage, etc.	\$500,000	City of Ray City	General Funds, LMIG, CDBG, TSPLOST	x	x	x		
Continue street paving and drainage improvements to Ward St. and other streets as needs arise. To include sidewalks, drainage, etc.	\$300,000	City of Ray City	General Funds, LMIG, CDBG, TSPLOST	x	x	x	x	x



## **7. Economic Development Element**

The 2018-2022 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 serve as a guide for establishing regional goals and objectives, a regional plan of action, and 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 the economic opportunity for its residents by attracting 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 the 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 the 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 2018-2022 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 jurisdiction in 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 1: Promote economic development strategies that encourage entrepreneurship, support existing industries, attract new employers, and stimulate tourism.**

Objectives:

- Focus on ways to encourage and facilitate regional tourism.

**Goal 2: Protect, expand, and enhance critical infrastructure and connectivity for existing and future community growth.**

Objectives:

- Encourage local governments to implement the Southern Georgia Regional Bicycle and Pedestrian Plan.
- Identify areas where high-speed internet and broadband are needed.
- Strive to provide industrial parks/properties with all the necessary infrastructure and transportation links to attract new and expanding businesses and industries to the area.
- Continue to monitor grant opportunities and inform local communities about upcoming deadlines and assist local governments in the grant preparation and application process.

**Goal 3: Facilitate the growth and development of an educated, skilled, prepared workforce by utilizing available programs and resources.**

Objectives:

- Improve educational attainment by reducing high school dropout rates.
- Market workforce development programs that enable youth and adults to pursue higher education opportunities.
- Support educational institutions to provide learning/skill development opportunities.
- Work closely with business and industry to ensure that the system is not only producing workers to meet its immediate needs but making adjustments in anticipation of future needs and technological changes.

**Goal 4: Create an inviting sense of place through rural renewal and other strategies in order to retain population and to attract new members to our community.**

Objectives:

- Collaborate to develop county-wide historic preservation plans.
- Promote downtown areas for tourism and recreation.
- Increase code enforcement in communities surrounding downtown areas.
- Create a welcoming, functional neighborhood with “work, play, live” atmospheres to invite younger families to the region.
- Encourage local governments to participate in CHIP, CDBG, and USDA housing programs.

- Seek additional funding streams to address senior population program sustainability.
- Market unique aspects of communities to attract a younger population.

## 8. Land Use Element

### Character Areas

In keeping with State Minimum Planning Standards, every part of the Greater Berrien Community was delineated into specific Character Areas. Character areas are intended to serve as guidance for future land use and land development. Each of the following character area narratives were developed based on stakeholder input, existing land uses, anticipated development, planned infrastructure improvements and expansions, and guidance found in the *State Planning Recommendations*. As with the Plan in general, these character area descriptions and goals should not be considered final. As the community gains a greater understanding of the role and value of character areas, their descriptions should be fine-tuned. Additionally, as the community continues to grow, specific character area depictions may need adjusting.

Each Character Area narrative has a unique **Description** stating either the existing or desired qualities for that area. (Please note the associated picture for each area represents the current state of the specific area and should not be construed to necessarily represent the desired state, although, for some descriptions, this may be the case.) **Predominant Land Uses** are then described.

The stated **Development Strategy** should serve as a guide for all development and redevelopment taking place in the Character Area. Adherence to these development strategies is intended to ensure consistent and complementary development, which promotes a greater sense of place and overall improved quality of life.

The listing of **Permitted Zoning Districts** provides guidance as to the land development districts that are encouraged within each Character Area. While many of the differences between uses can be masked through site design and development standards, there are certain uses that are incompatible with surrounding uses and should not be permitted.

As required by the State, the **Quality Community Objectives** demonstrate the unique ideals established for each Character Area. (See Section II, subsection 4 of this plan for descriptions of each Quality Community Objective.) While there is certainly a value to regional planning, planning on the neighborhood (or character area) level allows for the greater implementation of specific objectives, which ultimately promotes an improved quality of life.

The **Implementation Measures** are the specific activities or programs which could take place within each of the Character Areas. While the suggested list of measures may or may not currently exist in the Greater Berrien Community, their implementation in appropriate areas would help achieve the established objectives and overall development strategy for each Character Area. In most cases, these measures should be considered joint efforts between the local government, development community, and citizens alike.

Character Area and Existing Land Use maps are provided in the Appendix.

## CHARACTER AREAS

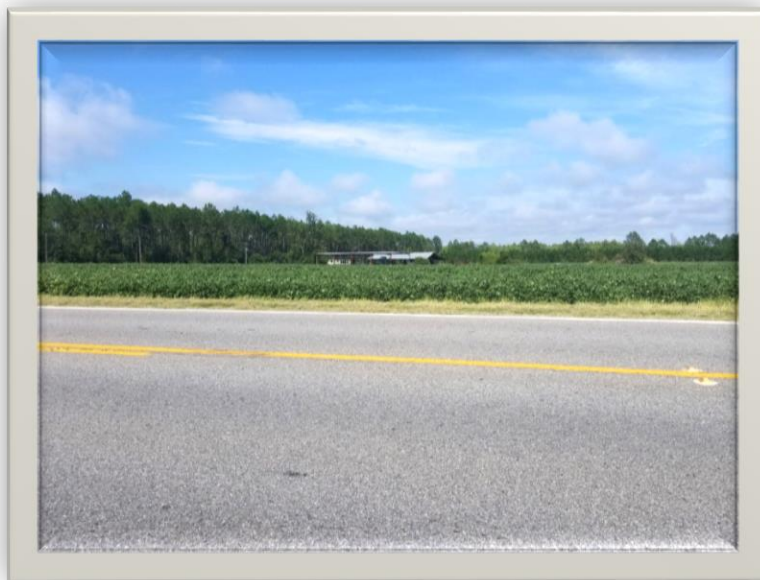
### **Agriculture**

*(Unincorporated Berrien County)*

#### **DESCRIPTION**

These are prime agriculture areas intended for agricultural use. Residential uses should be accessory to agricultural uses and should maintain a rural character. Residential lots should be large (no less than 1 acre), or else homes should be clustered on smaller lots to preserve large tracts of natural areas and open space. Setbacks, residential landscaping, and site design should be employed to maintain a rural character, with plentiful open space and wooded areas. The land in Berrien County is approximately 95% agricultural, dedicated to farming, including fields, lots, pastures, livestock production, and specialty farms.





**PREDOMINANT LAND USES:**

Agricultural farm operations and related activities, natural resource conservation, groundwater recharge areas, and low-density residential development accessory to agricultural or farm operations of varying sizes.

**DEVELOPMENT STRATEGY:**

Preserve the rural/agricultural character of these areas by maintaining very low-density residential development primarily accessory to farm operations and large lot sizes. The use of conservation easements to protect environmentally sensitive areas should be encouraged. Roadways in these areas should be widened only when required to meet public safety standards.

**PERMITTED ZONING DISTRICTS:**

Agricultural

**QUALITY COMMUNITY OBJECTIVES:**

- 1) Economic Prosperity
- 2) Resource Management
- 3) Sense of Place

**IMPLEMENTATION MEASURES:**

- Berrien County should develop a comprehensive inventory of natural resources within the County to ensure their protection and continued preservation (Policy 1a.2).
- Promote and encourage sustainable and innovative agri-business opportunities (Policy 2.10).
- Coordinate with Moody Air Force Base via the JLUS study to ensure that any flight impacts to cultural and natural resources within Berrien County are mitigated (Policy 4.2).



**Agriculture / Residential**

*(Cities of Alapaha, Enigma, and Ray City)*



**DESCRIPTION**

These are agricultural areas within the Cities of Alapaha, Enigma, and Ray City, closer to the periphery of the city and outside the downtown area. These areas are a combination of smaller farms, larger residential lots, and undeveloped areas such as forests and swamps.

**PREDOMINANT LAND USES:**

Smaller-scale agricultural operations, natural resource conservation, groundwater recharge areas, and low-density residential development.

**DEVELOPMENT STRATEGY:**

Since these areas are within incorporated cities, it is expected that they will eventually be built out with more residential development as population grows. However, rural character should be preserved.

**PERMITTED ZONING DISTRICTS:**

Agricultural  
Residential

**QUALITY COMMUNITY OBJECTIVES:**

- 1) Economic Prosperity
- 2) Resource Management
- 3) Sense of Place

**IMPLEMENTATION MEASURES:**

- Berrien County should develop a comprehensive inventory of natural resources within the County to ensure their protection and continued preservation (Policy 1a.2).
- Support and enhance Code Enforcement departments and personnel throughout the County (Policy 3.6).
- Improve maintenance standards for mobile home park developments (Policy 3.7).
- Develop a county-wide zoning ordinance (Policy 4.6).

**Airport / Industrial**  
*(City of Nashville)*

**DESCRIPTION**

This character area consists of the Berrien County Airport and adjacent industrial park, as well as other nearby industrial areas.



**PREDOMINANT LAND USE:**

Manufacturing, processing, warehouses, logistics, and airport.

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**DEVELOPMENT STRATEGY:**

Provide an environment suitable for light and heavy manufacturing, wholesale, and warehousing activities that may impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area. Provide adequate buffering and distance from residential uses and other incompatible uses, but ensure that adequate access is provided for employees, freight, emergency vehicles, and all other transportation needs.

**PERMITTED ZONING DISTRICTS:**

Wholesale/Light Industrial  
HI – Heavy Industrial

**QUALITY COMMUNITY OBJECTIVES:**

1) Economic Prosperity

**IMPLEMENTATION MEASURES:**

- Establish an ongoing Committee with representation from the County and Moody Air Force Base to identify and foster mutually beneficial growth and development projects and programs within the area (Policy 2.3).
- Develop a coordinated county-wide business presence plus increase broadband coverage to increase inventory (Policy 2.5).
- Develop a county-wide online business registry (Policy 2.6).
- Coordinate with Moody Air Force Base via the JLUS study to ensure that any flight impacts to cultural and natural resources within Berrien County are mitigated (Policy 4.2).

## **Commercial**

*(Berrien County and Cities of Alapaha and Nashville)*



### **DESCRIPTION**

This character area consists of commercial areas that are outside of the downtown areas of the cities. This area includes both higher-intensity commercial areas on the periphery of the cities, and commercial hubs in rural areas. These areas generally contain retail and service uses that can function independently of adjoining development.

**PREDOMINANT LAND USE:**

The primary land uses in this area are higher-intensity commercial. Some areas are still agricultural or undeveloped.

**DEVELOPMENT STRATEGY:**

Encourage clustered commercial development in rural areas. In the more urban commercial areas of Nashville, encourage a walkable environment. Encourage businesses that provide employment and amenities to residents of the community.

**PERMITTED ZONING DISTRICTS:**

Commercial  
General Business

**QUALITY COMMUNITY OBJECTIVES:**

- Economic Prosperity
- Resource Management

**IMPLEMENTATION MEASURES:**

- Develop a coordinated county-wide business presence plus increase broadband coverage to increase inventory (Policy 2.5).
- Develop a county-wide online business registry (Policy 2.6).
- Promote and support existing and expanding local businesses and industries (Policy 2.9).



## **Downtown Core (Enigma)**

(City of Enigma)



### **DESCRIPTION**

This is the historic downtown area of Enigma.

### **PREDOMINANT LAND USES:**

Historic commercial core with adjacent residential, institutional, and agricultural uses.

### **DEVELOPMENT STRATEGY:**

Preserve the historic character of the Main Street area and the rural character of the community as a whole. Encourage businesses to locate in the Main Street area. Encourage infill development and adaptive reuse.

### **PERMITTED ZONING DISTRICTS:**

Commercial  
Residential (single-family and multi-family)

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Residential Professional  
Mixed Use  
Public/Institutional

**QUALITY COMMUNITY OBJECTIVES:**

- Sense of Place
- Efficient Land Use
- Economic Prosperity

**IMPLEMENTATION MEASURES:**

- Research ways to promote historical tourism within the County, including historical designations, tours, downtown events, and historical marketing efforts (Policy 1b.2).
- If not consolidating ordinances with the county, the City of Enigma needs to adopt a zoning ordinance (Policy 4.9).
- Develop a county-wide online business registry (Policy 2.6).
- Promote and support existing and expanding local businesses and industries (Policy 2.9).

**Downtown Core (Ray City)**

(City of Ray City)



**DESCRIPTION**

This is the historic downtown area of Ray City.

**PREDOMINANT LAND USES:**

Historic commercial core with adjacent residential and institutional uses.

**DEVELOPMENT STRATEGY:**

Preserve the historic character of the Main Street area and adjacent residential areas. Encourage businesses to locate in the Main Street area. Encourage infill development and adaptive reuse.

**PERMITTED ZONING DISTRICTS:**

Commercial  
Residential (single-family and multi-family)  
Residential Professional  
Mixed Use  
Public/Institutional

**QUALITY COMMUNITY OBJECTIVES:**

- Sense of Place
- Efficient Land Use
- Economic Prosperity

**IMPLEMENTATION MEASURES:**

- Research ways to promote historical tourism within the County, including historical designations, tours, downtown events, and historical marketing efforts (Policy 1b.2).
- Develop a county-wide online business registry (Policy 2.6).
- Promote and support existing and expanding local businesses and industries (Policy 2.9).

## **Downtown Historic District (Nashville)**

(City of Nashville)



### **DESCRIPTION**

This is the historic commercial core of the City of Nashville, including the historic courthouse square and downtown businesses, as well as adjacent institutional and residential areas.

### **PREDOMINANT LAND USES:**

Historic commercial core with adjacent historic residential and institutional uses.

### **DEVELOPMENT STRATEGY:**

Preserve the historic character of the downtown area and historic residential areas. Encourage businesses to locate in and near the downtown area. Encourage infill development and adaptive reuse. Continue to develop a walkable environment.

**PERMITTED ZONING DISTRICTS:**

Commercial  
Residential (single-family and multi-family)  
Residential Professional  
Mixed Use  
Public/Institutional

**QUALITY COMMUNITY OBJECTIVES:**

- Sense of Place
- Efficient Land Use
- Economic Prosperity

**IMPLEMENTATION MEASURES:**

- Research ways to promote historical tourism within the County, including historical designations, tours, downtown events, and historical marketing efforts (Policy 1b.2).
- Support the Main Street Program in its efforts to bring visitors into Berrien County (Policy 1b.3).
- Develop a county-wide online business registry (Policy 2.6).
- Promote and support existing and expanding local businesses and industries (Policy 2.9).



## **Forestry**

*(Unincorporated Berrien County)*



### **DESCRIPTION**

These are areas of unincorporated Berrien County used for the planting, managing, and harvesting of trees for commercial use.

### **PREDOMINANT LAND USES:**

Forestry

### **DEVELOPMENT STRATEGY:**

Encourage sound forest management practices and sustainable harvesting of trees. Implement traffic safety measures for transportation of forest products in order to reduce the risk of crashes involving log trucks.

### **PERMITTED ZONING DISTRICTS:**

Agriculture/forestry

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**QUALITY COMMUNITY OBJECTIVES:**

- 1) Economic Prosperity
- 2) Resource Management
- 3) Sense of Place

**IMPLEMENTATION MEASURES:**

- Berrien County should develop a comprehensive inventory of natural resources within the County to ensure their protection and continued preservation (Policy 1a.2).
- Promote and encourage sustainable and innovative agri-business opportunities (Policy 2.10).
- Coordinate with Moody Air Force Base via the JLUS study to ensure that any flight impacts to cultural and natural resources within Berrien County are mitigated (Policy 4.2).



**Gateway Corridor**  
(City of Nashville)



**DESCRIPTION**

This commercial corridor forms the gateway area into the City of Nashville as one enters from the south on US-129. This area represents the first impression of the City of Nashville for many visitors as they approach the downtown historic district. As such, this area is highly significant for tourism and the local economy.

**PREDOMINANT LAND USES:**

Commercial

**DEVELOPMENT STRATEGY:**

Improve aesthetic appeal to improve impressions made to visitors to the community. Continue to build out sidewalks and create a walkable environment, since this gateway area is adjacent to many residential neighborhoods and to the walkable downtown area. Manage traffic flows and limit curb cuts in order to improve safety and visual appeal. Encourage shared parking and access between parking lots in order to facilitate traffic flows. Encourage street trees and landscaping in order to increase the visual appeal of the area. Coordinate with GDOT for improvements to streetscaping.

**PERMITTED ZONING DISTRICTS:**

Commercial

**QUALITY COMMUNITY OBJECTIVES:**

- Sense of Place
- Efficient Land Use
- Economic Prosperity

**IMPLEMENTATION MEASURES:**

- 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 (Policy 1b.4).
- Promote and support existing and expanding local businesses and industries (Policy 2.9).
- Implement stormwater best management practices for all new development within the City of Nashville (Policy 4.7).

**Historic Main Street Area (Alapaha)**  
(City of Alapaha)



**DESCRIPTION**

This is the historic downtown area of Alapaha.

**PREDOMINANT LAND USES:**

Historic commercial core with adjacent residential and institutional uses.

**DEVELOPMENT STRATEGY:**

Preserve the historic character of the Main Street area and adjacent residential uses. Encourage businesses to locate in the Main Street area. Encourage infill development and adaptive reuse.

**PERMITTED ZONING DISTRICTS:**

Commercial  
Residential (single-family and multi-family)  
Residential Professional  
Mixed Use  
Public/Institutional

**QUALITY COMMUNITY OBJECTIVES:**

- Sense of Place
- Efficient Land Use
- Economic Prosperity

**IMPLEMENTATION MEASURES:**

- Research ways to promote historical tourism within the County, including historical designations, tours, downtown events, and historical marketing efforts (Policy 1b.2).
- Develop a county-wide online business registry (Policy 2.6).
- Promote and support existing and expanding local businesses and industries (Policy 2.9).

**Public / Institutional**

*(Berrien County and Cities of Alapaha, Nashville, and Ray City)*

**DESCRIPTION**

This category includes specific state, federal or local government uses, and institutional land uses. Government uses include government offices, government building complexes, police and fire stations, libraries, prisons, and post offices. Examples of institutional land use include colleges, schools, churches, parks and recreational facilities, cemeteries, and hospitals.



**PREDOMINANT LAND USE:**

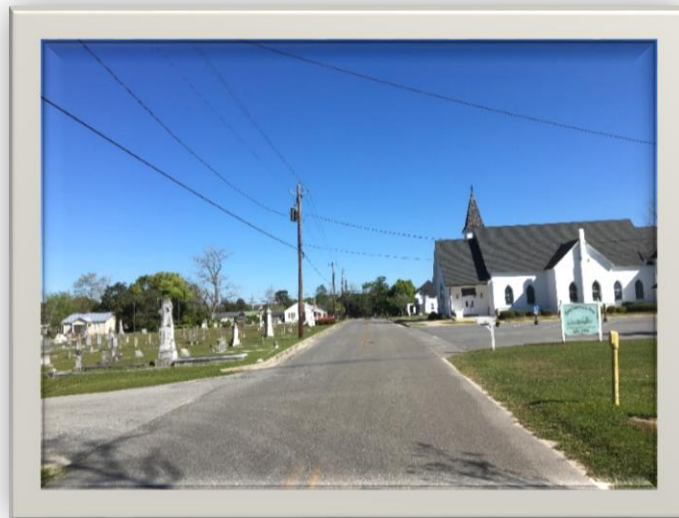
Institutional/government buildings and public areas.

**DEVELOPMENT STRATEGY:**

Preserve, restore, and reuse historic buildings. Implement a balance of transportation options and design. Encourage development of essential facilities in locations where they can be conveniently accessed. Encourage development of new public/institutional uses at a scale that is compatible with surrounding uses.

**PERMITTED ZONING DISTRICTS:**

Public/Institutional



**QUALITY COMMUNITY OBJECTIVES:**

- 1) Local Preparedness
- 2) Economic Prosperity
- 3) Efficient Land Use
- 4) Community Health
- 5) Transportation Options

**IMPLEMENTATION MEASURES:**

- Develop a county-wide zoning ordinance (Policy 4.6).



## **Residential**

*(Berrien County and Cities of Alapaha, Enigma, Nashville, and Ray City)*

### **DESCRIPTION**

Development in this character area is predominantly residential, ranging from single-family to multi-family densities. Uses also allowed within this district include public and private schools, churches, and other uses as permitted within the zoning districts within this character area.







**DEVELOPMENT STRATEGY:**

The focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. A walkable and environment should also be provided, with sidewalks and bike paths where appropriate.

**PREDOMINANT LAND USE:**

The predominant land use in this area is residential. Compatible uses that provide amenities to residential neighborhoods should also be encouraged, such as neighborhood-scale businesses and offices, parks, places of worship, and schools.

**PERMITTED ZONING DISTRICTS:**

Single-family Residential  
Multi-family Residential  
Neighborhood Commercial  
Residential Professional  
Public/Institutional

**QUALITY COMMUNITY OBJECTIVES:**

- 1) Economic Prosperity
- 2) Efficient Land Use
- 3) Resource Management
- 4) Sense of Place
- 5) Housing Options

**IMPLEMENTATION MEASURES:**

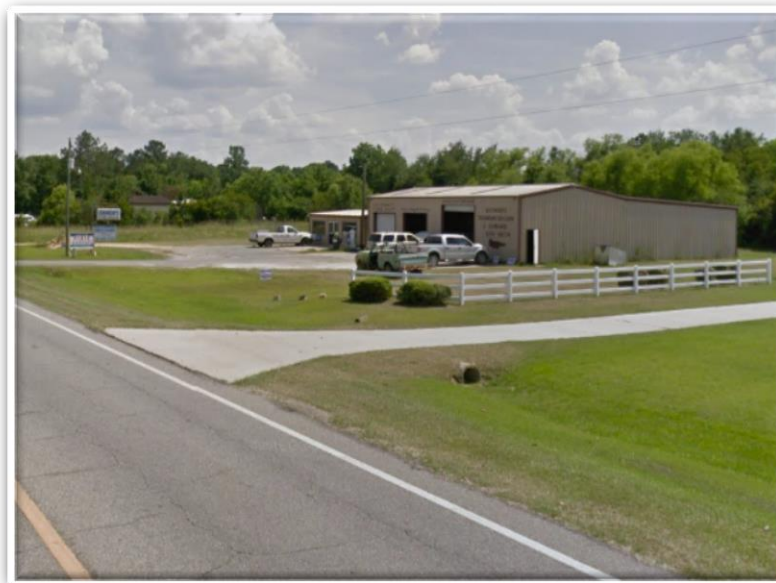
- Support and enhance Code Enforcement departments and personnel throughout the County (Policy 3.6).
- Improve maintenance standards for mobile home park developments (Policy 3.7).
- Develop a county-wide zoning ordinance (Policy 4.6).
- Research the Community Development Block Grant (CDBG) funding and Georgia Initiative Community Housing (GICH) opportunities that can help develop suitable low-income housing (Policy 3.1).
- Identify affordable housing properties and create a listing that will be available to the public (Policy 3.2).
- Identify areas where in-fill housing can be accommodated within the County, and coordinate with the property owners to coordinate public and private funds and efforts (Policy 3.3).

## **Rural Highway**

*(Berrien County and City of Enigma)*

### **DESCRIPTION**

The purpose of this character area is to provide for and protect areas that mix compatible agricultural, commercial, and light industrial uses along major highways in the community. These areas are mostly located along US-82, US-129, and SR-125. Some large-lot residential uses also exist in these areas.



**DEVELOPMENT STRATEGY:**

Preserve the rural character of these areas while encouraging the development of businesses that provide employment and amenities to the community as a whole. Encourage the development of services that are of use to the residents who live near these rural corridors, such as grocery stores. Enforce septic tank regulations to preserve the area's water quality.

**PERMITTED ZONING DISTRICTS:**

Agricultural  
Commercial  
Light Industrial  
Public/Institutional  
Residential

**QUALITY COMMUNITY OBJECTIVES:**

- Sense of Place
- Efficient Land Use
- Housing Options

**IMPLEMENTATION MEASURES:**

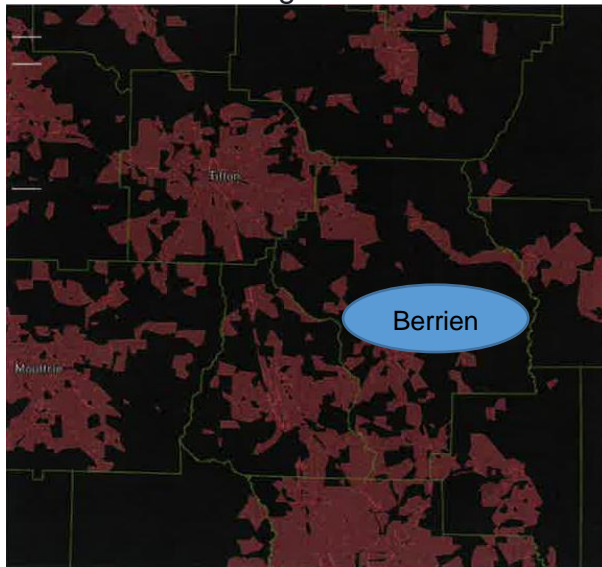
- Develop a county-wide online business registry (Policy 2.6).
- Promote and support existing and expanding local businesses and industries (Policy 2.9).

## 9. Broadband Element

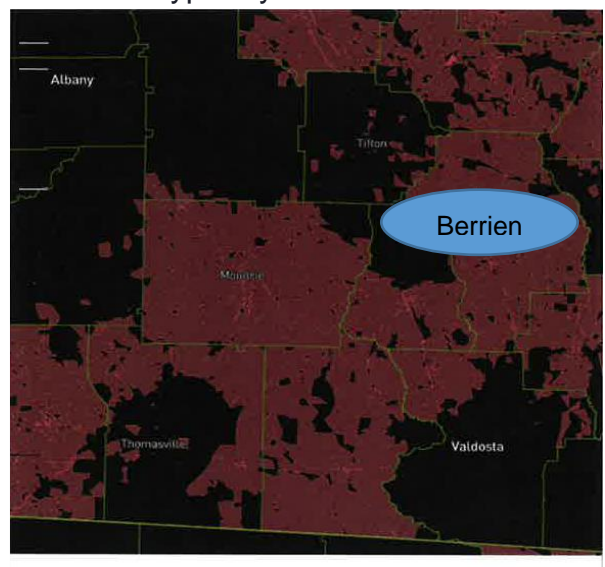
Broadband service in Berrien County, including the Cities of Alapaha, Enigma, Nashville, and Ray City, is provided through DSL and satellite. There is one cable provider, 1 DSL provider, one fiber optic, three mobile broadband providers, and 2 Satellite providers. The communities are mainly served by two wired providers: Windstream and Mediacom Cable. Both of these companies provided wired internet access covering big sections of Nashville. One additional provider is reporting coverage in limited areas. Other providers have coverage in limited areas. There are seven internet providers with 5 of those offering residential services and only Windstream and Mediacom offering business services. There is poor coverage, slow download and upload speeds, and restrictive package pricing. The average download speed in Nashville is 11.46 Mbps, which is 73.6% lower than the average in Georgia and 267.2% slower than the national average. Approximately 400 people in Berrien County don't have access to any wired internet, and approximately 4,000 people do not have access to 25 Mbps wired broadband. Multiple wired providers service approximately 64% of residents in Nashville. Nashville has the fastest download speed, and Berrien County, with approximately 4,000 people, does not have access to 25 Mbps wired broadband.

The Southern Georgia Regional Commission's 2014 *Digital Economy Plan* called for expanded broadband access in the Region along with strategies for the Region to remain competitive and maintain a qualified workforce in an increasingly digitized economy.

The infrastructure through which broadband is provided, and the condition of that infrastructure, is widely varied throughout the Region. DSL service is provided through telephone lines. Cable broadband is delivered through cable lines that often share poles with telephone and electric wires. As such, cable and DSL broadband infrastructure is vulnerable to damage from storms. Fiber-optic lines are typically buried.

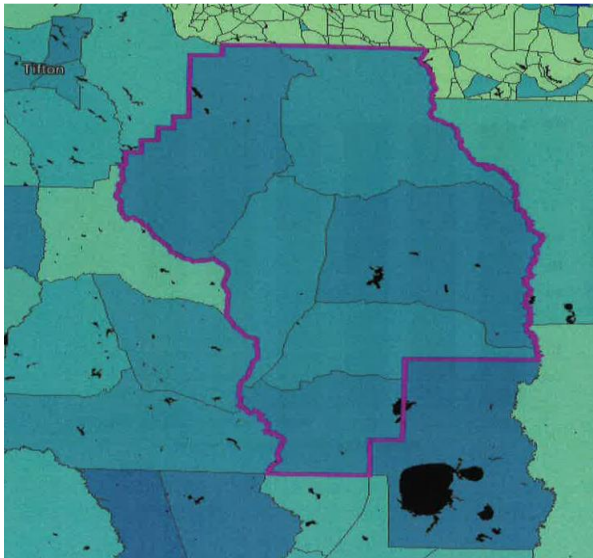


Coverage area: Mediacom Communication  
Source: broadbandmap.fcc.gov

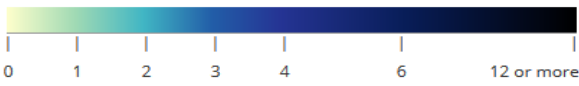


Coverage area: Windstream Holdings, Inc.  
Source: broadbandmap.fcc.gov

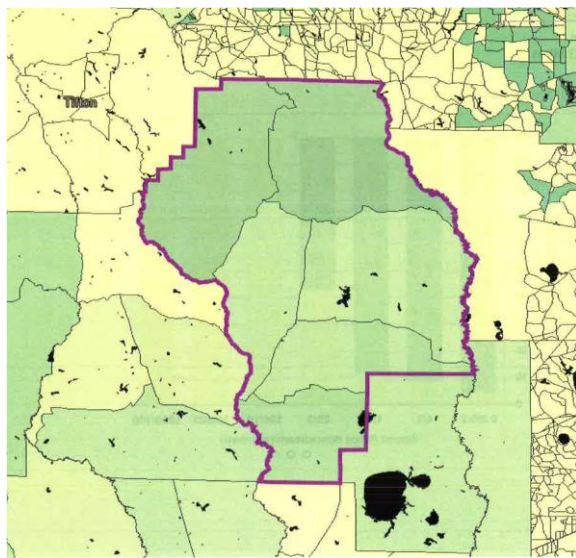




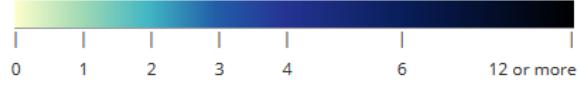
Number of Fixed Residential Broadband Service Providers



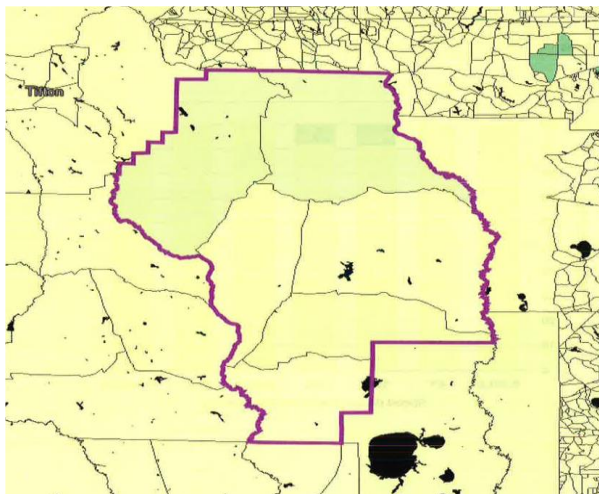
Source: broadbandmap.fcc.gov



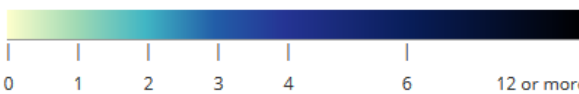
Number of ADSL (Asymmetric Digital Subscriber Line)



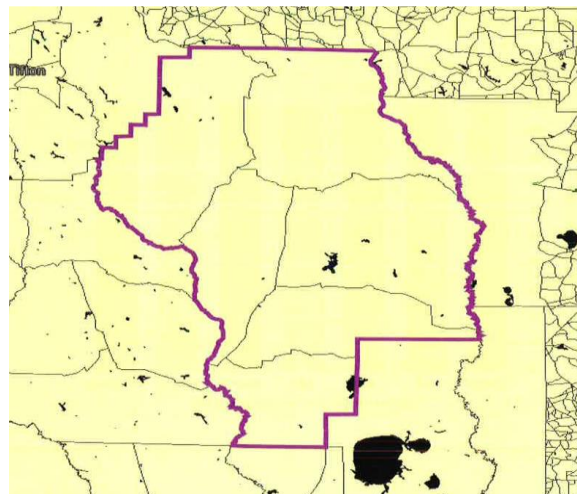
Source: broadbandmap.fcc.gov



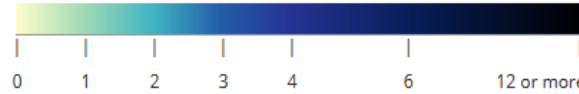
Number of Cable Broadband Service Providers



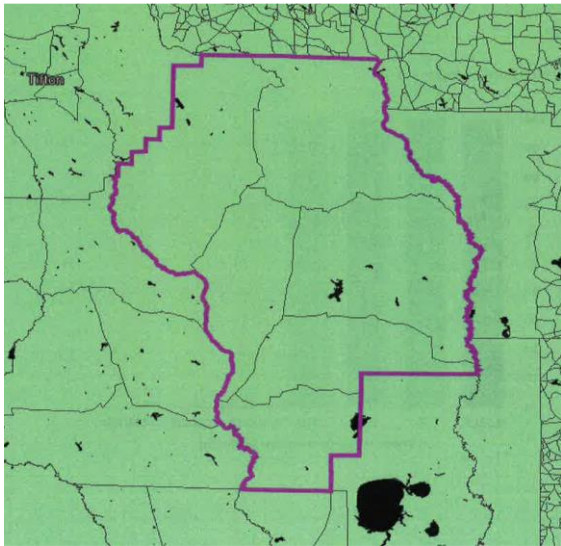
Source: broadbandmap.fcc.gov



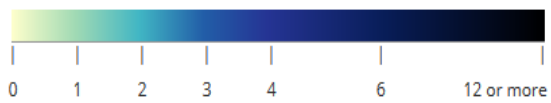
Number of Fixed Wireless Residential Broadband Providers



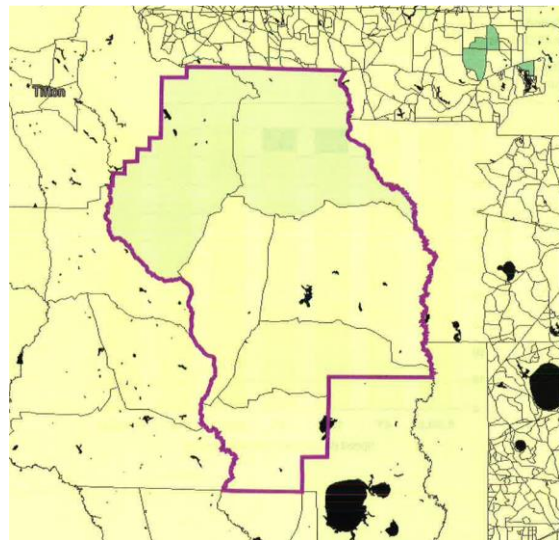
Source: broadbandmap.fcc.gov



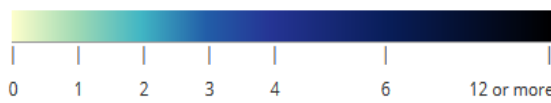
Number of Satellite Broadband Service Providers



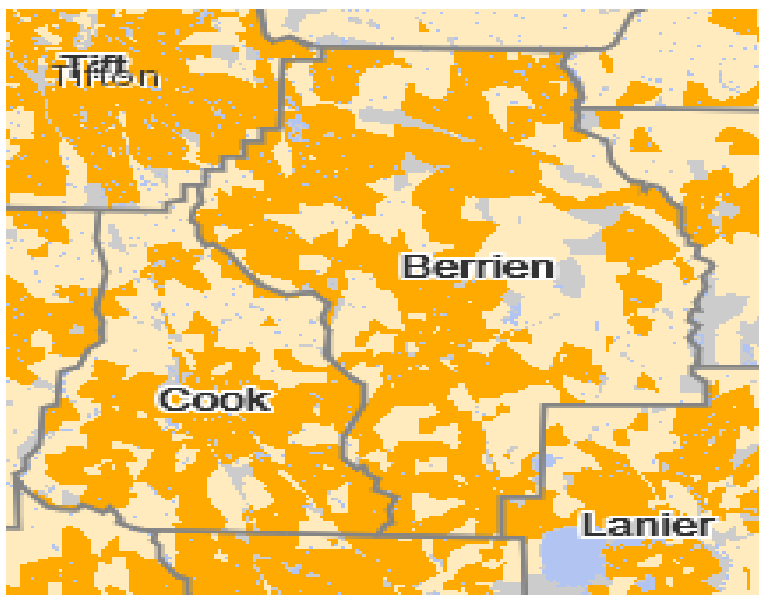
Source: broadbandmap.fcc.gov



Number of Fiber Optic Broadband Service Provider



Source: broadbandmap.fcc.gov



Served & Unserved Areas  
 Served  
 Unserved  
 Unpopulated

Percent Unserved Locations: 22%  
 Unserved Households: 1,960  
 Unserved Businesses: 23  
 Unserved Population: 4,097  
 Total Households: 8,709  
 Total Businesses: 140  
 Total Population: 19,286

Source: US Census Data, FCC, and GA Dept. of Commerce



## Broadband Action Plan

A key goal of this Comprehensive Plan is to ensure that needed community facilities, including broadband, are provided effectively, consistent with present demand and future growth (see Section II of this plan, Goal 8). Moreover, this plan lists the following Needs and Opportunities related to broadband in Section 2:

### Needs

- Broadband service is lacking and needs to be improved to attract new developments and businesses that will result in keeping more residents shopping locally.
- More affordable, accessible, consistent, and higher-speed broadband access is needed throughout all of Berrien County and the Cities.
- Broadband coverage needs better coverage for the school system and economic development.
- The internet and any other communication system need to be improved.

### Opportunities

- Research the potential for a future Broadband center.
- Better broadband services will improve the future for all citizens and businesses.
- Encourage partnership of providers to allow better broadband services.
- Public/Private Partnerships. Public/private partnerships could be developed to provide comprehensive broadband coverage that is consistent, reliable, and equitable.

Furthermore, the following community policies in this plan relate to broadband:

- |             |   |
|-------------|---|
| Policy 2.5: | <b>Increase in Inventory.</b> Develop a coordinated county-wide business presence plus increase broadband coverage to increase inventory.   |
| Policy 8.1: | <b>Public/Private Partnership.</b> Pursue development of public/private partnerships to provide comprehensive broadband coverage that is consistent, reliable, and equitable.               |
| Policy 8.2: | <b>Infrastructure in Right-of-Way.</b> Include consideration of broadband infrastructure in roadway projects where such infrastructure may be included in the right-of-way.                 |
| Policy 8.3: | <b>Technology Infrastructure.</b> Community-wide technology Infrastructure should be considered a primary community facility and as such, should be adequately planned for and implemented. |
| Policy 8.4: | <b>Agriculture Services.</b> Investigate opportunities to improve broadband to meet precision agricultural needs.   |

The above needs, opportunities, and policies have been used to inform an action plan for the promotion of the deployment of broadband services into unserved and underserved areas of the community. The specific action items in the action plan are listed below, and are cross-listed in the Community Work Programs of the appropriate jurisdictions (see Section 6).

**Broadband Action Steps**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
Enhance the communication network for the county and the cities, including establishment of a Wireless Network Center	\$500,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST	x	x	x	x	x
Increase broadband coverage in underserved areas	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST, Grants	x	x	x		
Establish broadband coverage for the county (including hot spots) and participate in Regional efforts in cooperation with GTA	\$500,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST, Grants	x	x	x	x	
Increase broadband coverage to increase inventory for businesses, such as Dollar General	\$10,000	City of Enigma	General Funds, SPLOST, Grants	x	x	x	x	x
Increase broadband coverage to increase inventory for businesses	\$10,000	City of Nashville	General Funds, SPLOST, Grants	x	x	x		
Increase broadband coverage to increase inventory for businesses	\$10,000	City of Ray City	General Funds, SPLOST, Grants	x	x	x	x	

## **10. Transportation Element**

The Long Range Transportation Plan (LRTP), as required by the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users of 2005 (SAFETEA-LU), is updated at least every five years by Metropolitan Planning Organizations. Because a portion of unincorporated Berrien County, and a portion of the City of Ray City, are within the Transportation Planning Area of the Valdosta-Lowndes Metropolitan Planning Organization (VLMPO), this Transportation Element is a required part of this Comprehensive Plan.

The 2040 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, multi-use 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 2045 Long Range Transportation Plan (LRTP) update is underway and is scheduled to be completed approximately September 2 of 2020.

The 2040 Long Range Transportation Plan and its successor are 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. In addition, various needs, opportunities, policies, and projects relating to transportation can be found in the relevant sections of this plan.

## 11. JLUS Comprehensive Land Use Policies

To more effectively protect their residents and the base, each County should include new 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 adopted 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 specific 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

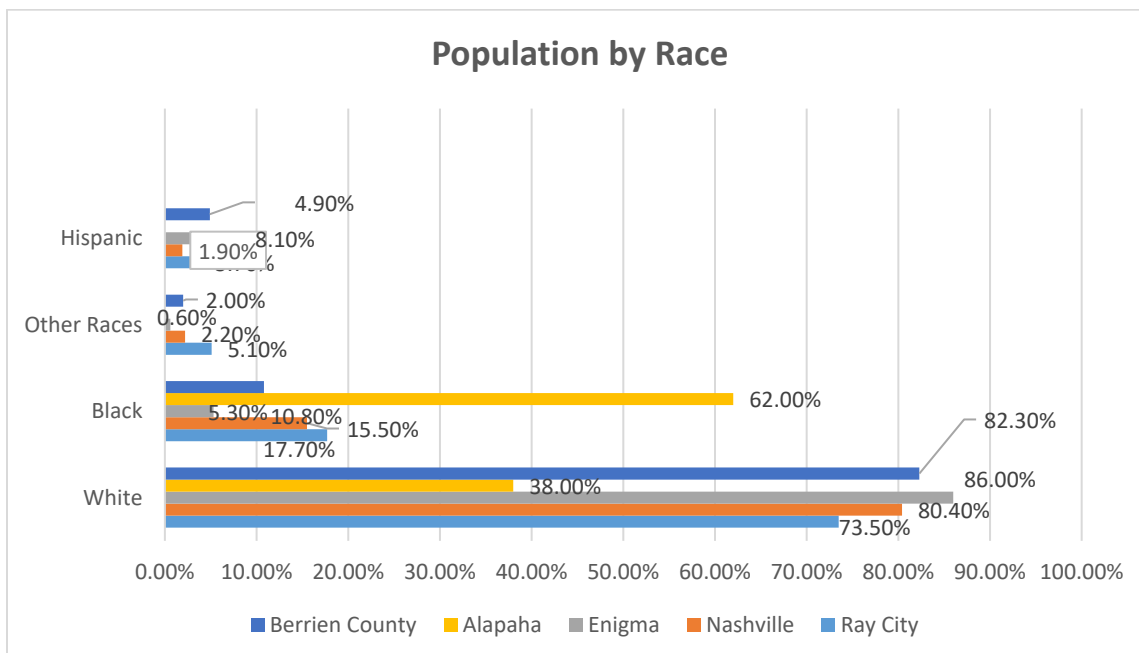
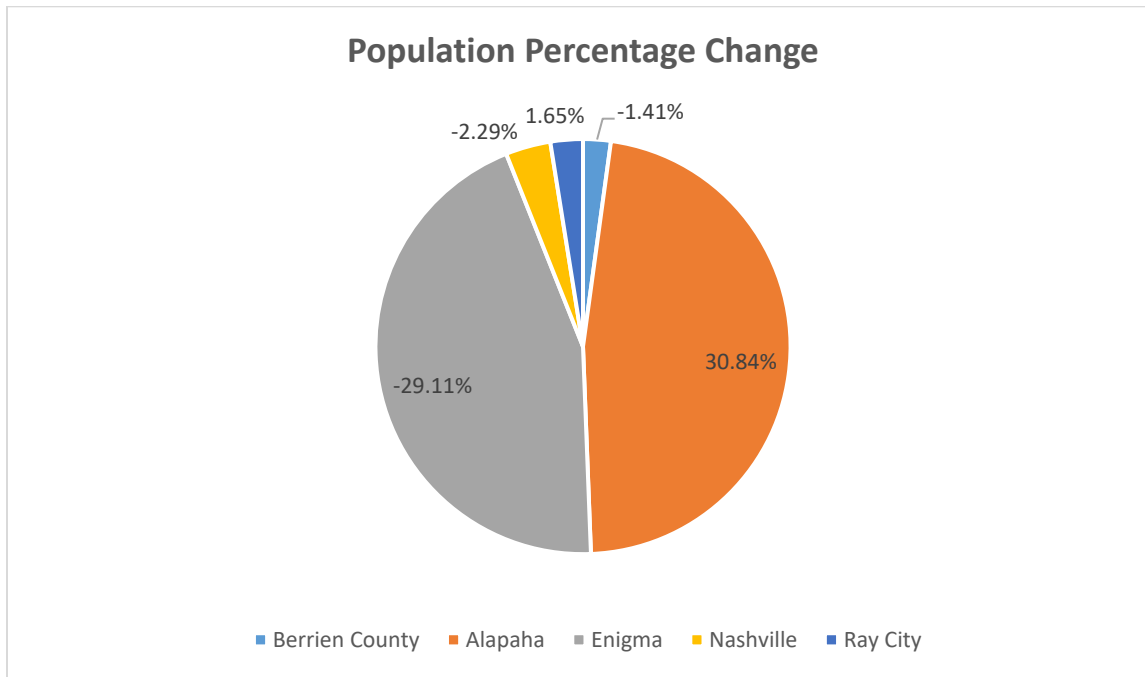
Policy 5.1: Consider offering incentives to new development and redevelopment to reduce proposed building and structure height and cluster development away from flight paths within the Military Overlay Zoning District addressing building heights.

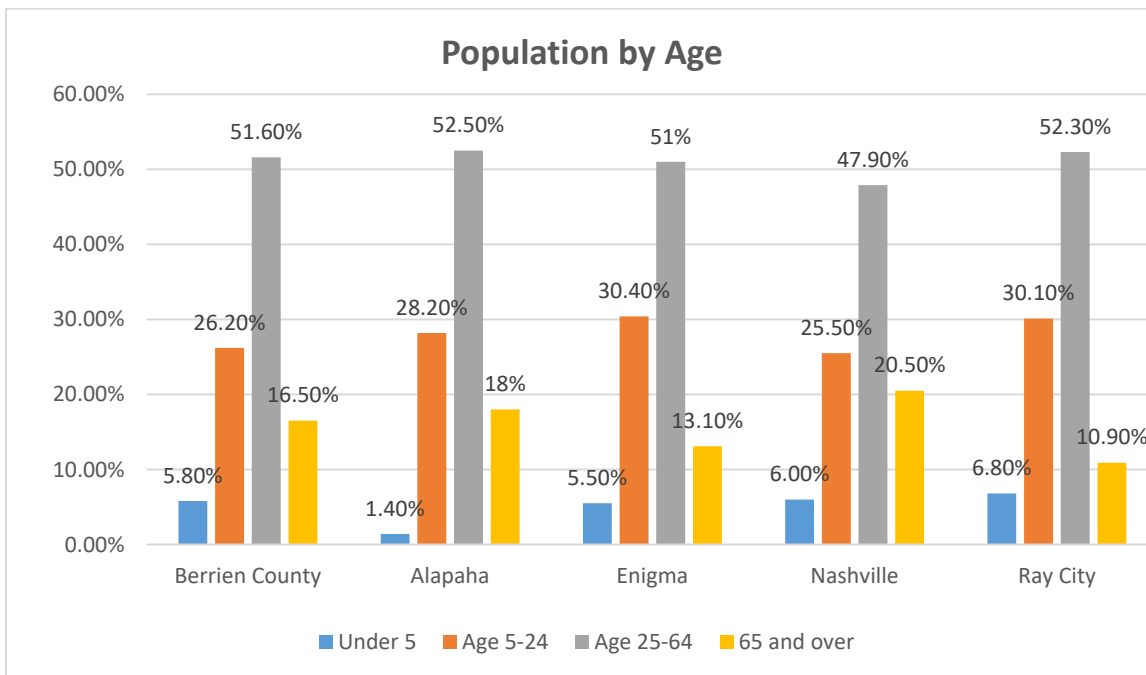
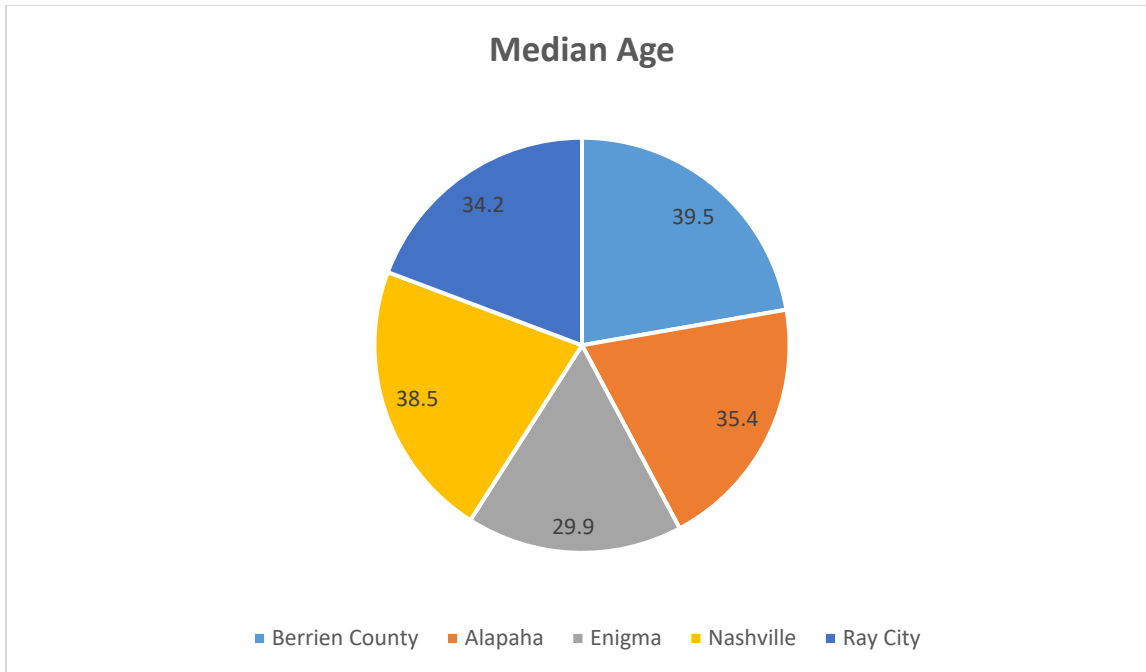
Policy 6.1: Review current design standards for buffering and separation measures such as walls, fences, landscape buffers and setbacks for parcels adjacent to or within the land use regulation portion of the Military Overlay Zoning District maps to ensure the maximum amount of protection for residents,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

## **Appendix**

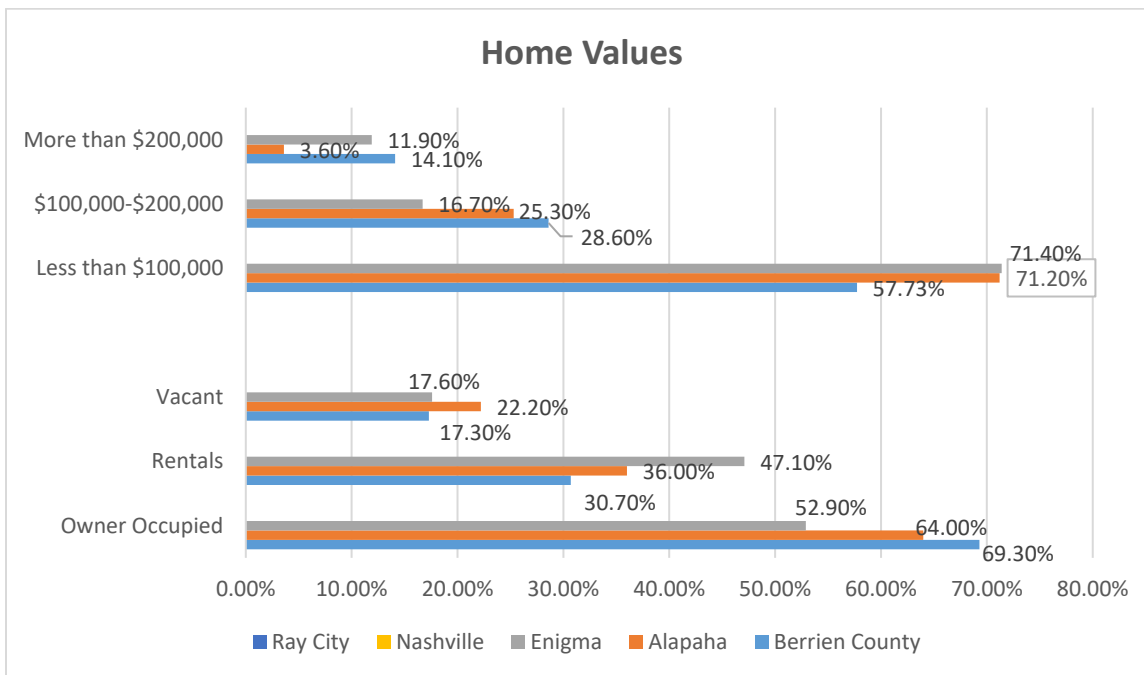
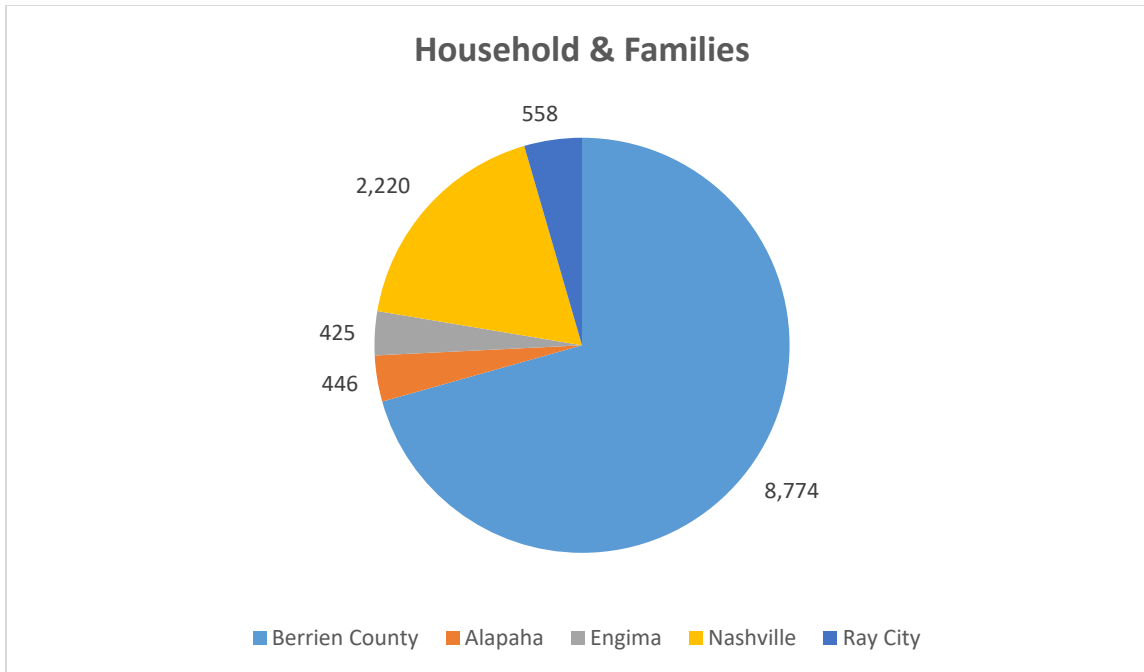
- 1) Data Analysis Charts**
- 2) Maps**
- 3) Sign-In Sheets**
- 4) Public Hearing Notices**
- 5) Transmittal Letters**
- 6) Adoption Resolutions**

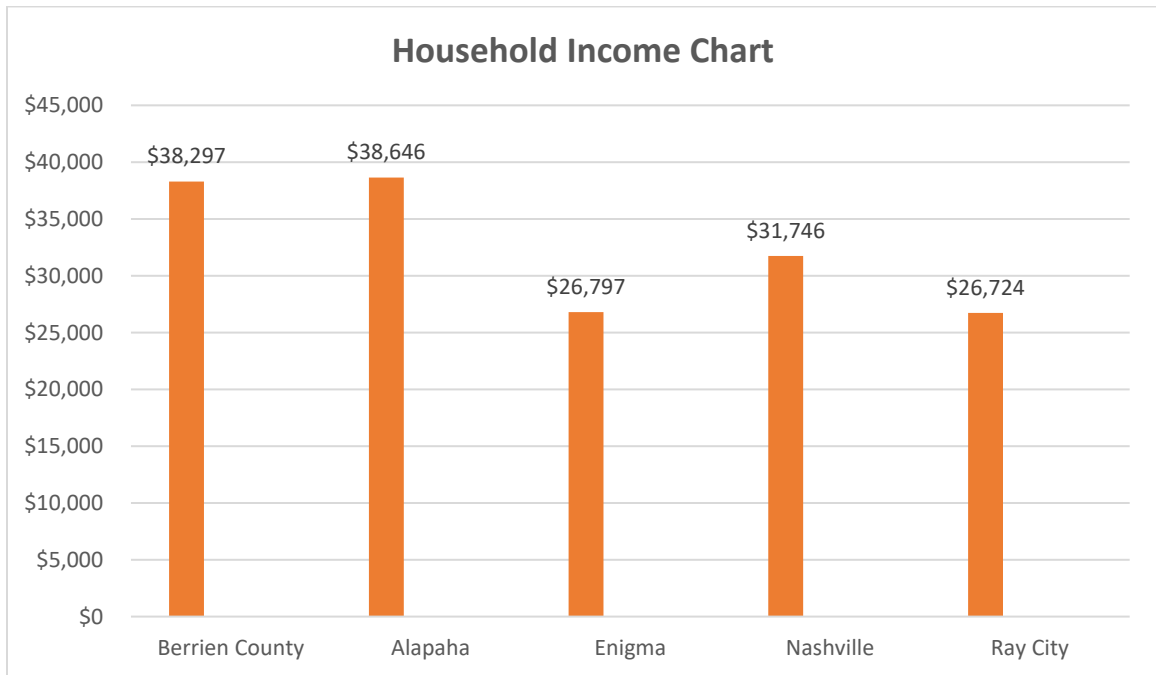
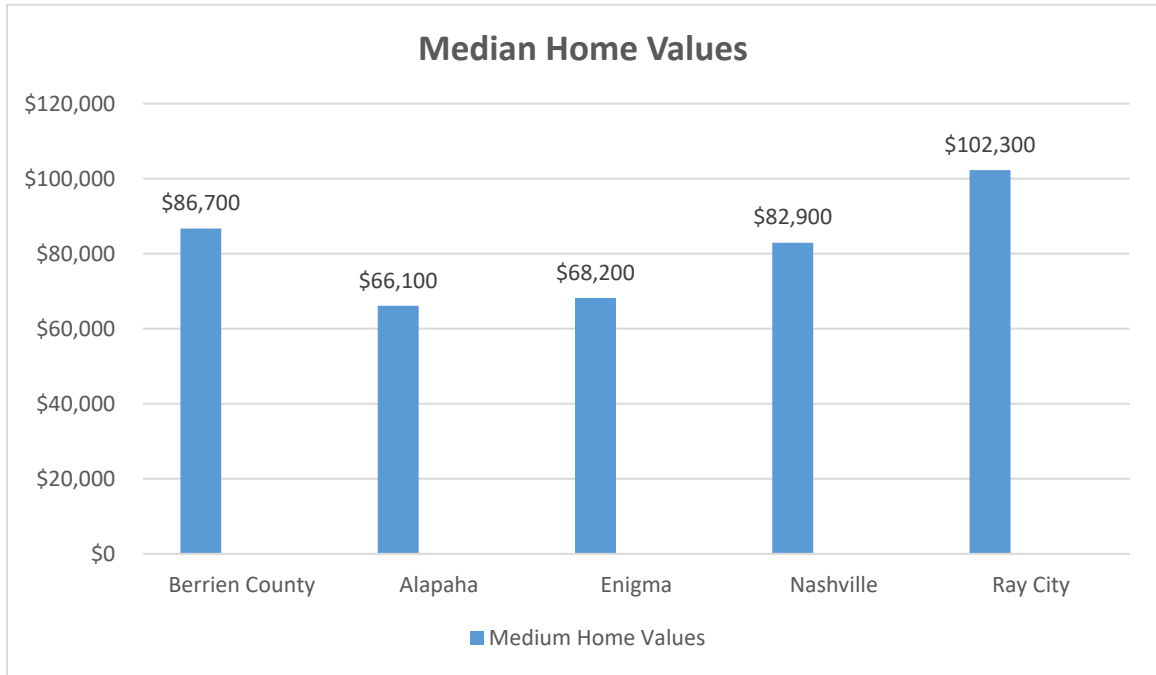
## Data Analysis Charts



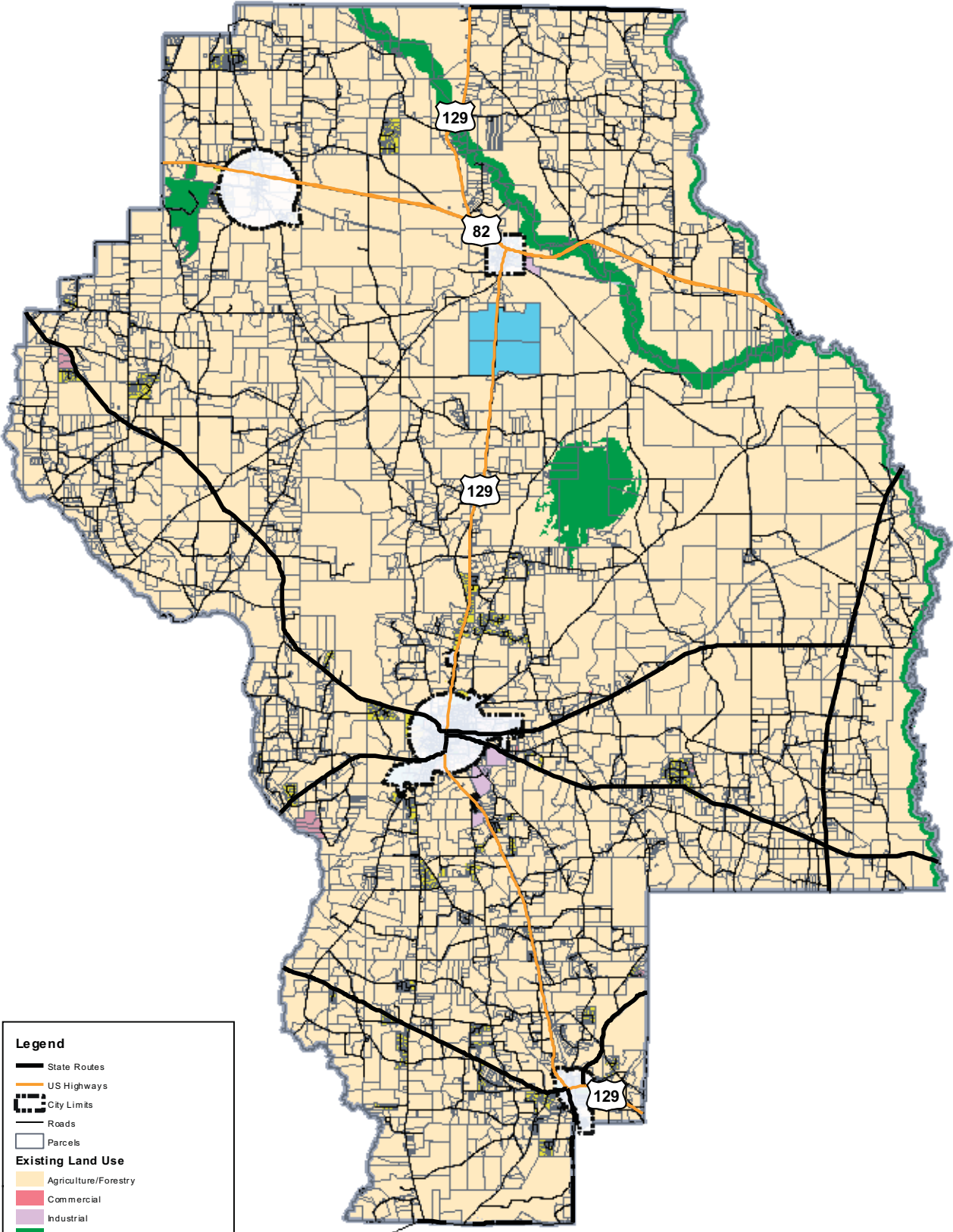








# Berrien County Existing Land Use



**Legend**

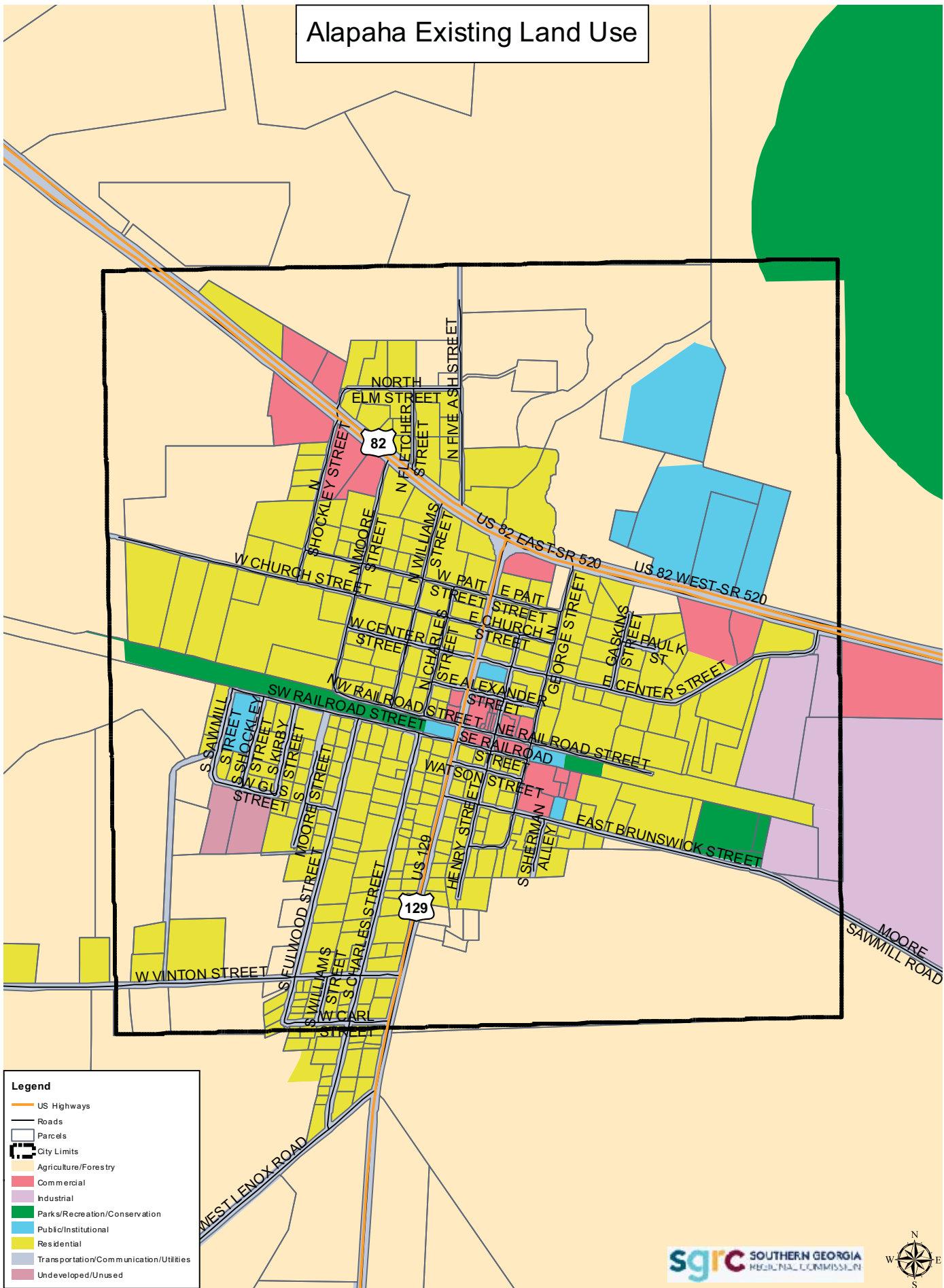
- State Routes
- US Highways
- City Limits
- Roads
- Parcels

**Existing Land Use**

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Unused
- County Boundary

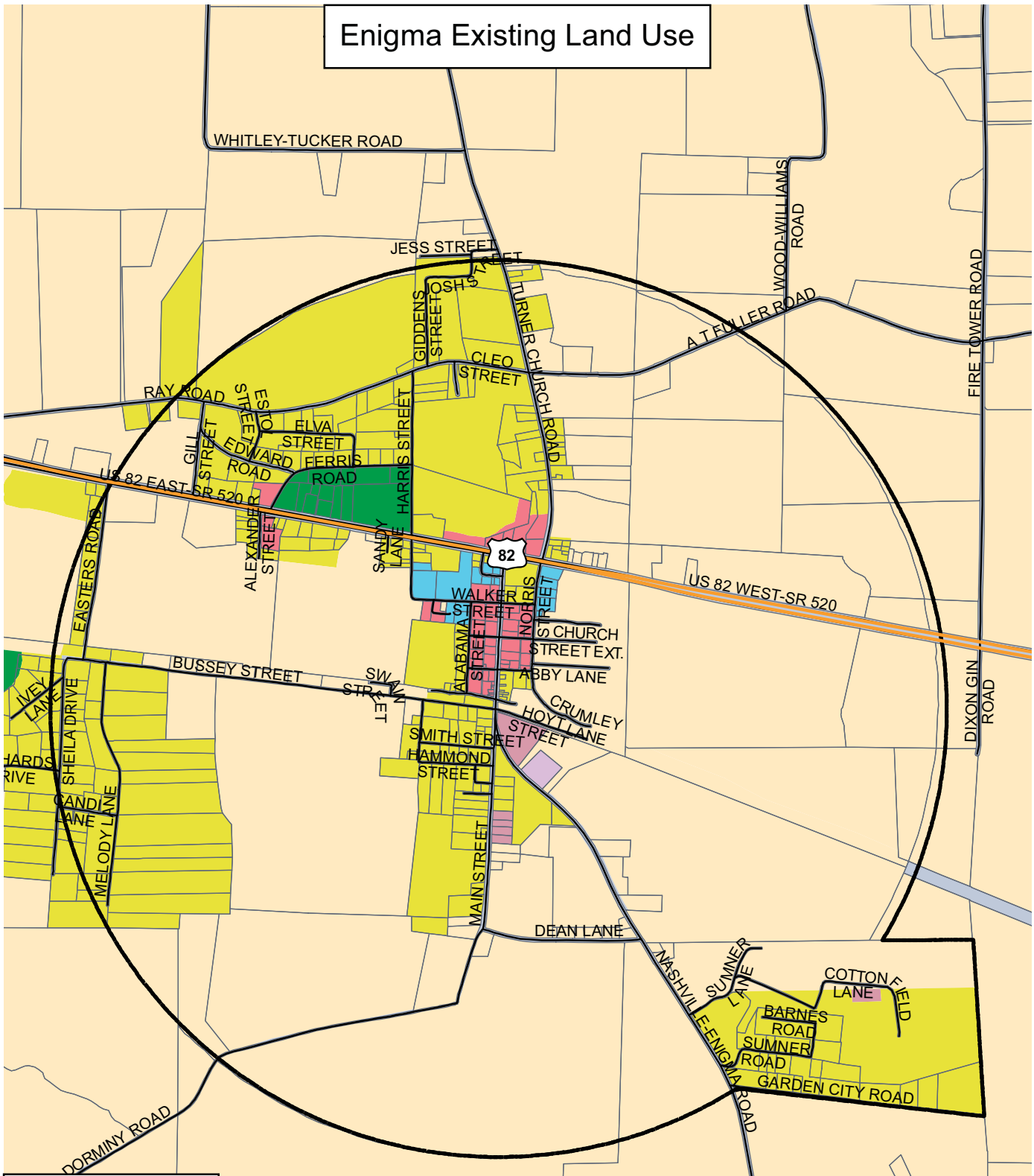


# Alapaha Existing Land Use



- Legend**
- US Highways
  - Roads
  - Parcels
  - City Limits
  - Agriculture/Forestry
  - Commercial
  - Industrial
  - Parks/Recreation/Conservation
  - Public/Institutional
  - Residential
  - Transportation/Communication/Utilities
  - Undeveloped/Unused

# Enigma Existing Land Use



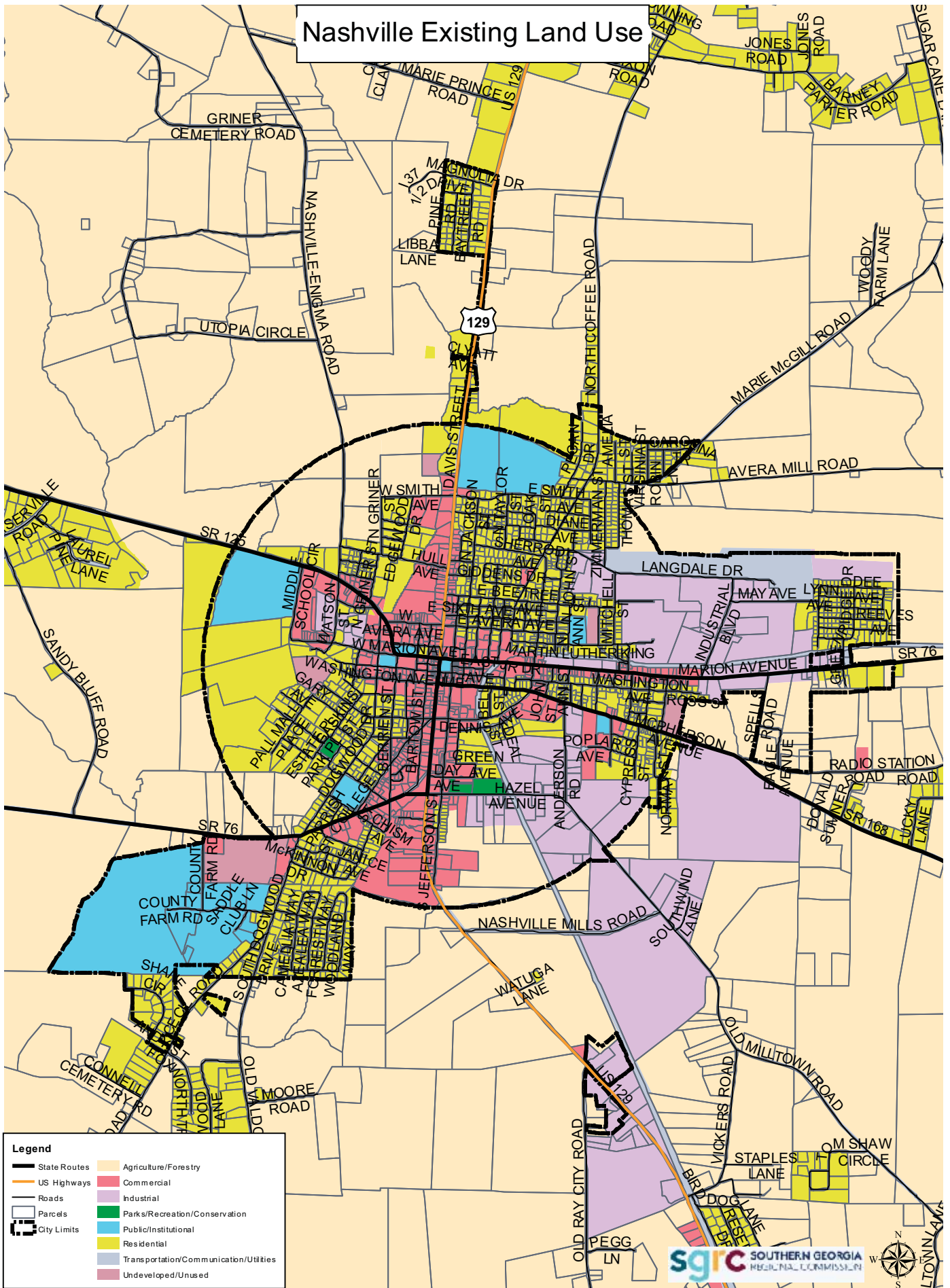
**Legend**

- US Highways
- Roads
- Parcels
- City Limits
- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Unused





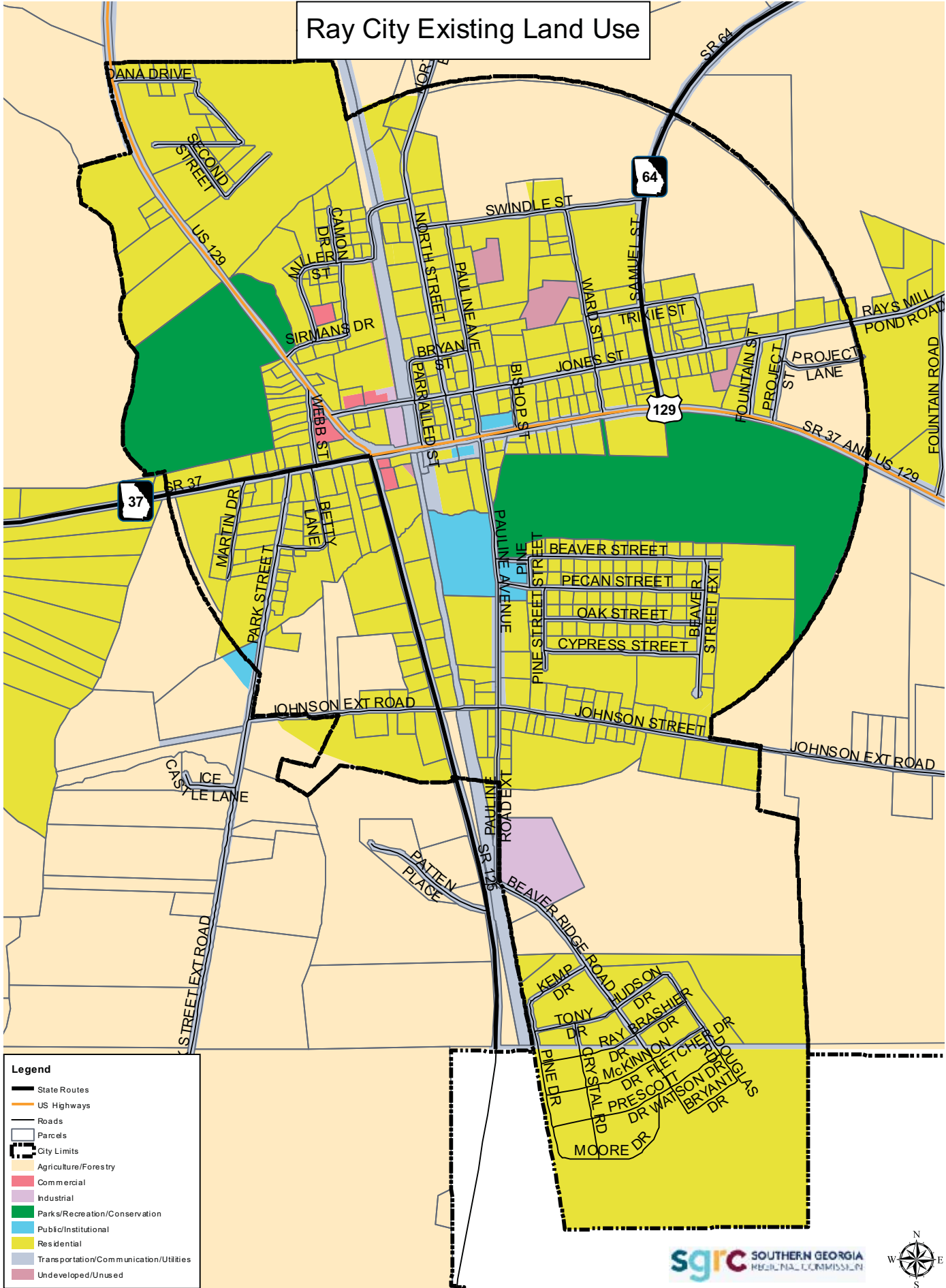
# Nashville Existing Land Use



**Legend**

- State Routes
- US Highways
- Roads
- Parcels
- City Limits
- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Unused

# Ray City Existing Land Use

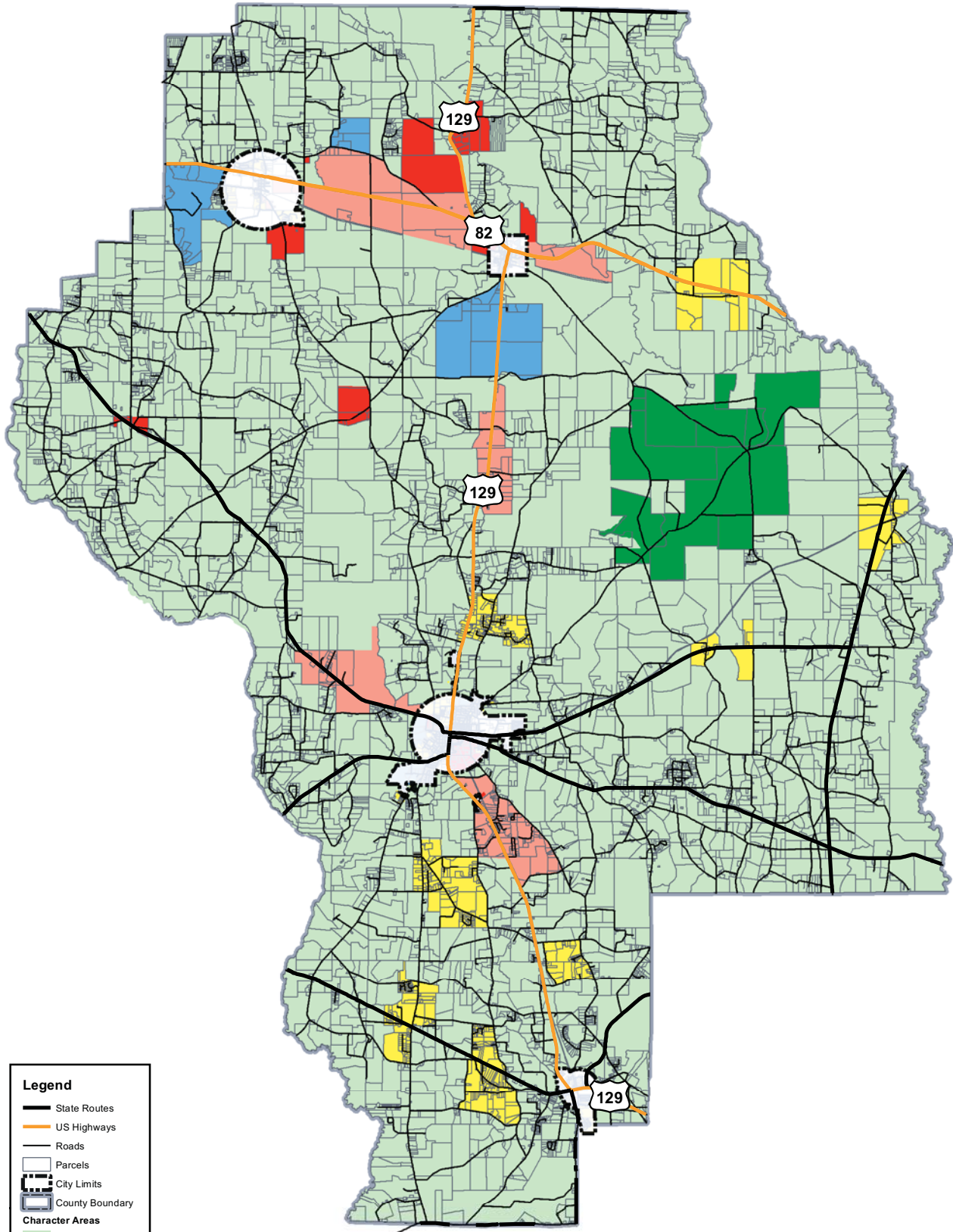


**Legend**

- State Routes
- US Highways
- Roads
- Parcels
- City Limits
- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Unused

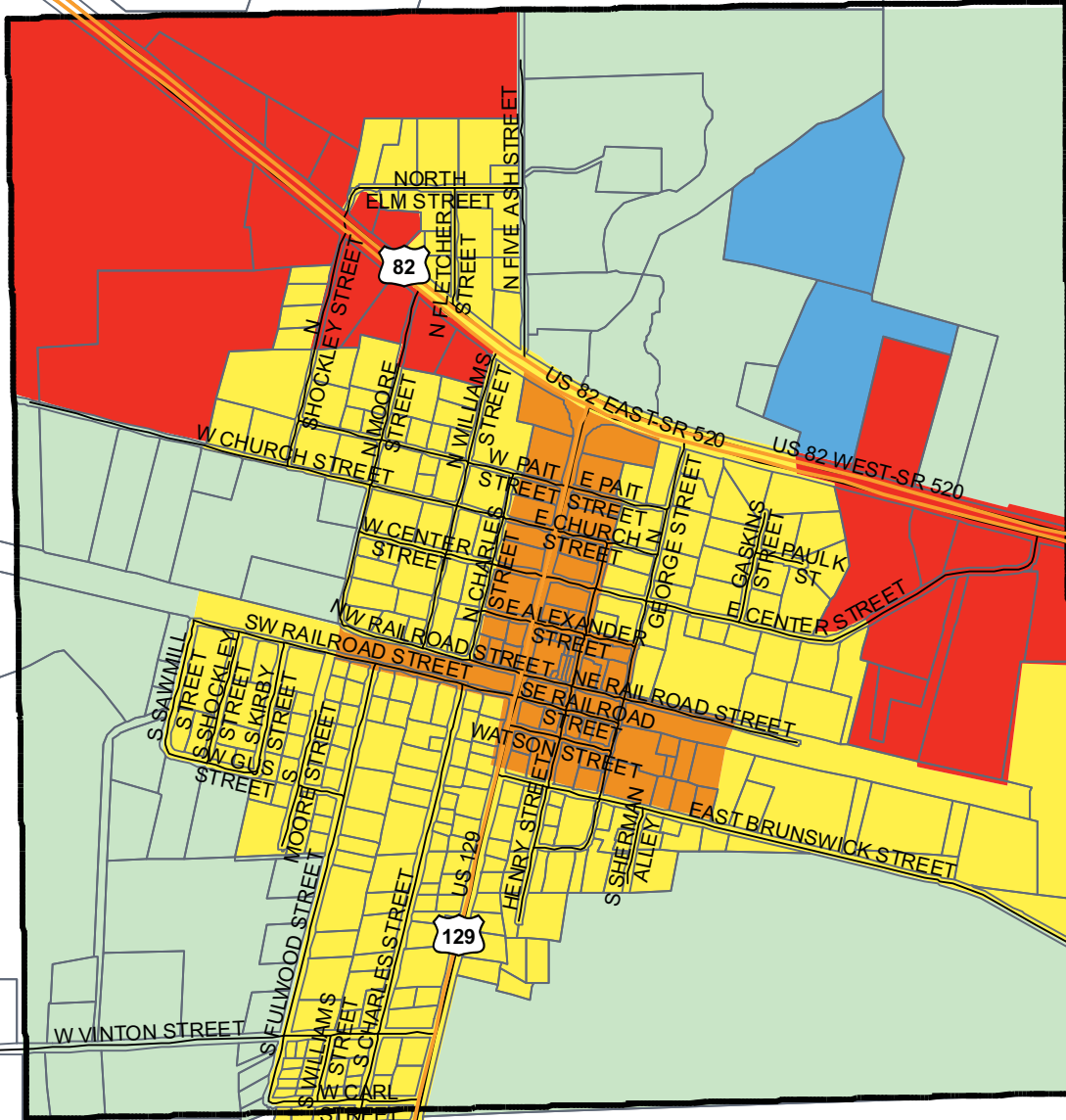


# Berrien County Character Areas



- Legend**
- State Routes
  - US Highways
  - Roads
  - Parcels
  - City Limits
  - County Boundary
- Character Areas**
- Agriculture
  - Commercial
  - Forestry Area
  - Public Institutional
  - Residential
  - Rural Highway

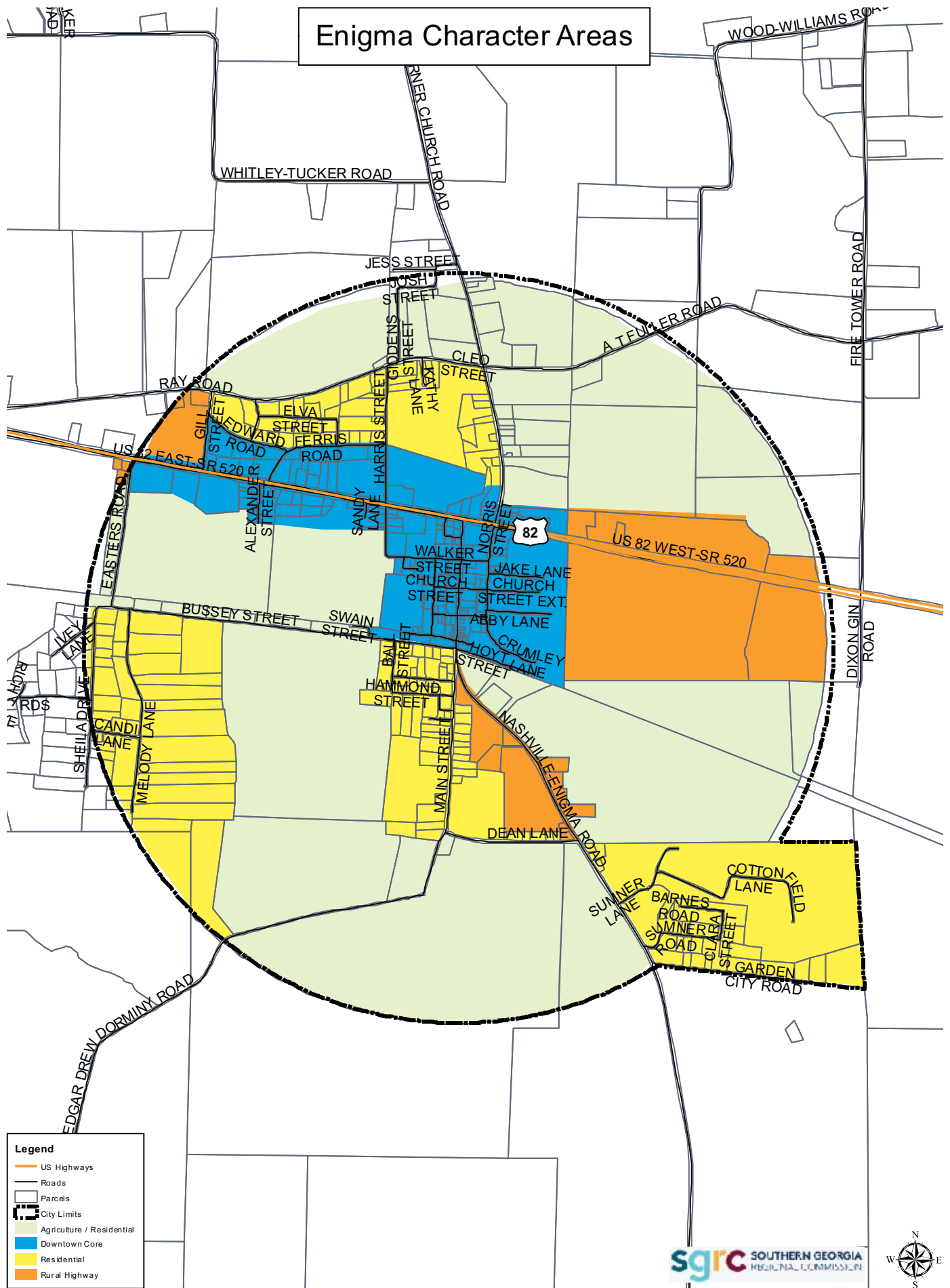
# Alapaha Character Areas



**Legend**

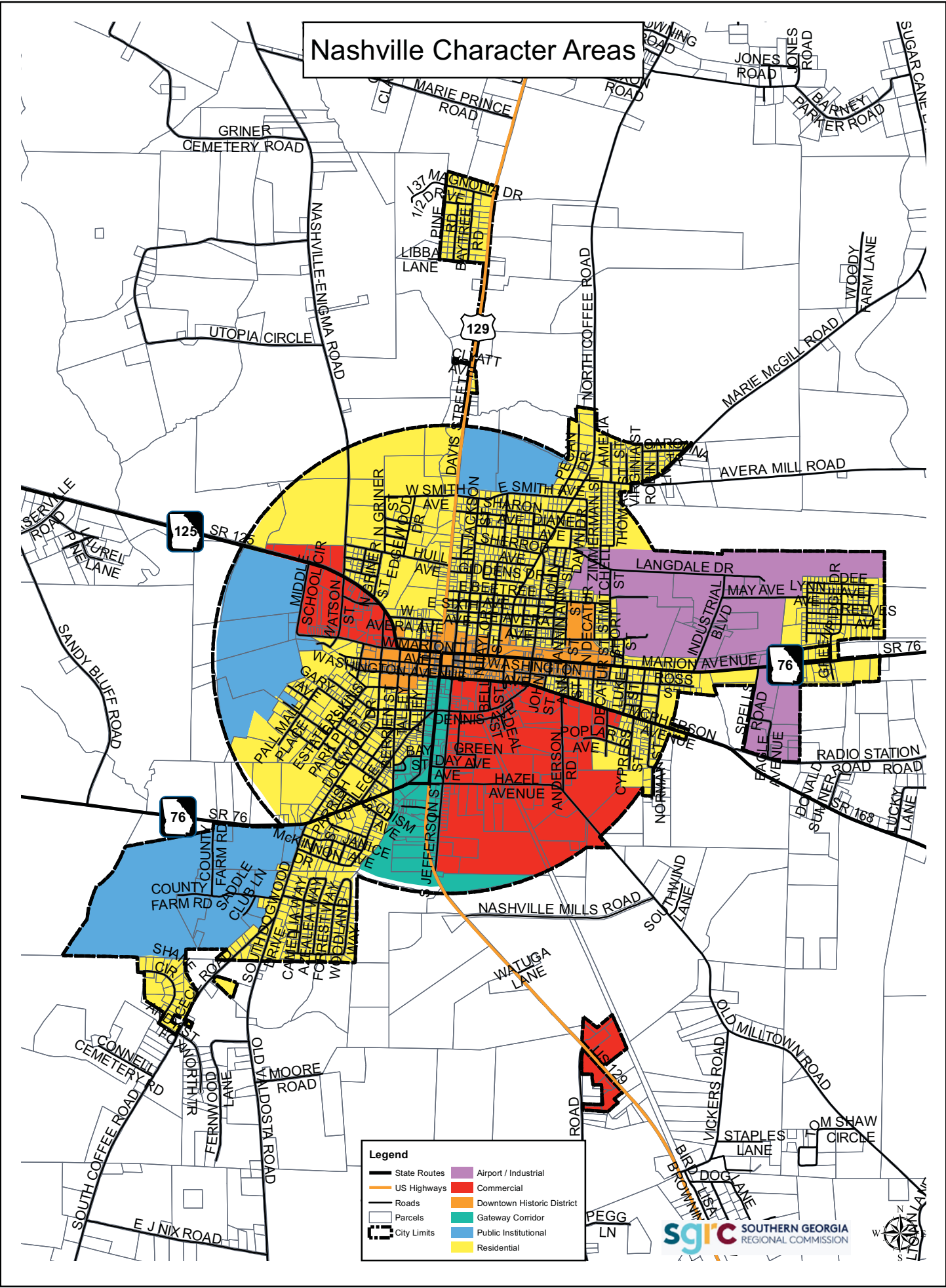
- US Highways
- City Limits
- Roads
- Parcels
- Agriculture / Residential
- Commercial
- Historic Main Street Area
- Public Institutional
- Residential

# Enigma Character Areas





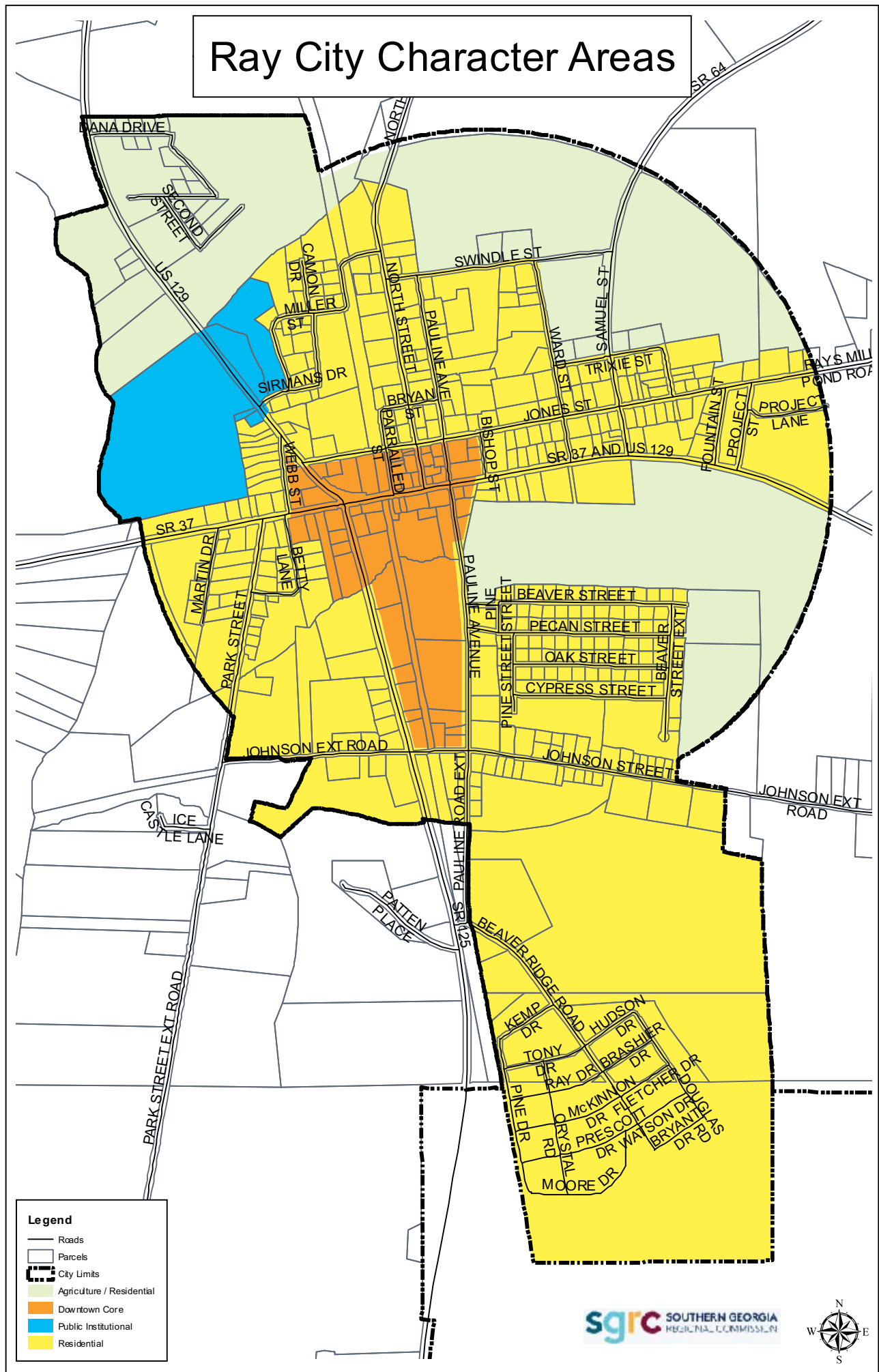
# Nashville Character Areas



Legend	
	State Routes
	Roads
	Parcels
	City Limits
	Airport / Industrial
	Commercial
	Downtown Historic District
	Gateway Corridor
	Public Institutional
	Residential



# Ray City Character Areas



**Legend**

- Roads
- Parcels
- City Limits
- Agriculture / Residential
- Downtown Core
- Public Institutional
- Residential







**BERRIEN COUNTY AND CITIES OF ALAPAHA, ENIGMA,  
 NASHVILLE, AND RAY CITY  
 COMPREHENSIVE PLAN UPDATE  
 1<sup>ST</sup> WORKSHOP - GOALS, NEEDS, AND OPPORTUNITIES  
 MARCH 7, 2019**

NAME	ORGANIZATION	TITLE	EMAIL
Elizabeth Backe	RC		
Koretha Hyfton	RC		
DD Diland	RC		
KEVIN IVERY	TOWN OF ALAPAHA	Councilman	Kevin.Ivery@windstream.net
Brenda Ferrell	Berrien City POC	City Administrator	brendaferrell@battianacountyga.com
Amanda Thacker	Berrien City Code Enf.	Code Enf. Zoning	amandathacker@windstream.net
Lisa Smart	Berrien City Dev. Auth.	Exec. Director	berrienchamber.lisa@windstream.net
Michael Richbourg	City of Nashville	Mayor	michael_richbourg@yahoo.com
Jofer Schulte	City of Nashville	Gas Street	nashvillejogas@yahoo.com
Jill Wise	City of Nashville	Main Street	nashvillemainstreet@gmail.com
Mandy Luke	City of Nashville	City Mgr/Exec Dir	mandyluke@windstream.net
MARK MORGAN	Berrien Co. Bd. of Ed.	Assist. Super	mark.morgan@berrien.k12.ga.us
Maria Strambala	Ray City	Assistant Clerk	Maria@raycityga.gov





**BERRIEN COUNTY AND CITIES OF ALAPAHA, ENIGMA,  
 NASHVILLE, AND RAY CITY  
 COMPREHENSIVE PLAN UPDATE  
 2nd WORKSHOP - COMMUNITY POLICIES & COMMUNITY WORK PROGRAM ACCOMPLISHMENTS**  
 MAY 2, 2019

NAME	ORGANIZATION	TITLE	EMAIL
Michael Richbours	City of Nashville	Mayor	michael_richbours@yahoo.com
Lisa Smart	Berrien Chamber	Director	berrienchamber.lisa@windstream.net
Jill Wise	City of Nashville	Main Street Director	jwise@mainstreet@gmail.com
Mark Morgan	Berrien Bd of Ed.	Asst Superintendent	Mark.Morgan@berrien.k12.ga.us
Brenda Ferrell	Berrien County Board of Comm.	City Administrator	brendaferrell@berriencountygov.org
Maria Arambula	Ray City	Asst. Clerk	Maria@raycityga.gov
Ariel Godwin	SGRC	Planner	agodwin@sgrc.us
Elizabeth Backe	SGRC	Planning Director	ebacke@sgrc.us
Loretta Hyfton	SGRC	Planner	lhyfton@sgrc.us

BERRIEN COUNTY AND CITIES OF ALAPAHA, ENIGMA,  
 NASHVILLE, AND RAY CITY  
 COMPREHENSIVE PLAN UPDATE

3rd Workshop  
 Land Use Element  
 June 6, 2019

NAME	ORGANIZATION	TITLE	EMAIL
Kevin Inery	Town of Alapaha	Councilman	Kevin.Inery@windstream.net
Brenda Ferrell	Berrien City	City Administrator	brendaferrell@berriencountyga.gov
Amanda Thacker	Berrien County	Code Enforcement	amandathacker@windstream.net
Gaby Keira	Town of Enigma	Clerk's Assistant	
Jill Wise	City of Nashville	Main Street	gnashvillemainstreet@gmail.com
Michael Richberg	City of Nashville	Mayor	michael.richberg@enigma.org
Chris Stron	Southon GA P.C.	Assess Dir.	cstron@sgrc.us
J.D. Diland	" " "	Treas. planner	jdliland@sgrc.us
Mandy Lure	City of Nashville	City Manager	mandylure@windstream.net
Maria Strambola	Ray City	Clerk Assst	Maria@raycityga.gov
Mark Morgan	Berrien Bd of Ed	Assist. Super	Mark.Morgan@berrien.k12.ga.us
Lynnda F. Carter	Town of Alapaha	Councilwoman	Lynnda.Carter@alapha.com
Elizabeth Baker	SGRC	Plng. Director	on file

Loretta Hylton	SOP		
CHARLO BENEY	Chamber of Commerce		
SARA CARTER	Event Coordinator	Dennis Chamber .events @ windstream.net	

Southern Georgia Regional Commission  
 Transmittal Hearing  
 Berrien County and the Cities of Alapaha, Enigma, Nashville, Ray City Comprehensive Plan Update  
 Tuesday, December 3, 2019  
~~6:00-8:00~~

Name	Organization	Title	Phone	Email
Brenda Ferrell	Bd of Commissioners	City Admin/Clerk	229-686-5421	brendaferrell@berriencountygeorgia.com
John Nugent	Bd of Commissioners	Vice Chairman	229-686-4916	johnnugent@live.com
Lorella Hyatt	SORC	SR Planner		



**Kick-Off for Comprehensive Plan**  
**Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City**  
**Tuesday, March 5<sup>th</sup>, 6PM**  
**Berrien County Commissioners Chambers**  
**201 North Davis Street, Room 198, Nashville, GA**

We will be meeting on Tuesday, March 5, 2019, at the Berrien County Commissioners Chambers, located at 201 North Davis Street, Room 198, Nashville, GA. This will be the Kick-Off meeting for the Berrien County and Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update. The purpose of this meeting is to brief the community on the process to be used to develop the Comprehensive Plan, announce opportunities for public participation in development of the plan, and obtain input on the proposed planning process.

Person with special needs relating to disability access or foreign language should contact the County Clerk at the Berrien County Commission Office at 229-686-5421. Persons with hearing disabilities may consider using the Georgia Relay Service at 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, please contact the Berrien County Clerk or Loretta Hylton at the Southern Georgia Regional Commission at 229-333-5277.



## **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 Tuesday, December 3, 2019, at 5:30 PM. The meeting will be held in the Berrien County Commissioners Meeting Room, Berrien County Courthouse, 201 North Davis Street, Nashville, Georgia 31533. 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](http://www.sgrc.us)

For more information, contact the Berrien County Commission at (229) 686-5421, or Loretta Hylton, at the Southern Georgia Regional Commission at (229) 229-5227.

*Elizabeth*



# Berrien County Board of Commissioners

201 North Davis Street, Room 198  
Nashville, Georgia 31639

☎ 229-686-5421

☎ 229-686-2785



*Pixie Harrod  
Chairman  
John Nugent  
Vice Chairman  
Ronnie Gaskins  
Jimmy Parker  
Robert Griner*

December 3, 2019

Southern Georgia Regional Commission  
327 West Savannah Avenue  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

Berrien County has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Brenda Ferrell, County Administrator, 229-686-5421, [brendaferrell@berriencountygeorgia.com](mailto:brendaferrell@berriencountygeorgia.com)

Sincerely,

Pixie Harrod, Chairman  
County Board of Commissioners

Brenda Ferrell, County Clerk

*Alapaha ❖ Enigma ❖ Nashville ❖ Ray City*

[www.berriencountygeorgia.com](http://www.berriencountygeorgia.com)

**Waymond Smith, Mayor**  
**P.O. Box 385**  
**Alapaha, Georgia 31622**  
**Phone (229) 532-7475**  
**Fax (229) 532-7474**



**Members of Council:**  
**Philip Hoffman**  
**Carolyn Black**  
**Lynda Faye Carter**  
**Kevin Ivery**  
**Johnnie Davis**

December 11, 2019

To: Southern Georgia Regional Commission  
327 West Savannah Avenue  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

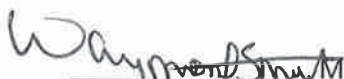
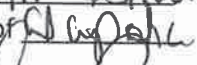

The City of Alapaha has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact, Deitra Powell, City Clerk, (229) 532-7475, [townofalapaha@gmail.com](mailto:townofalapaha@gmail.com).

Sincerely,

  
\_\_\_\_\_  
Mayor  
City of   
  
Clerk

**Town of Enigma**

PO Box 40  
Enigma, GA 31749  
phone: (229)533-4185  
Fax: (229)533-9062

12/11/2019

December 11, 2019

To: Southern Georgia Regional Commission  
327 West Savannah Avenue  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Enigma has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs. I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal. I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Michelle Franklin, City Clerk at (229)533-4185

Sincerely,

  
Mayor

City of \_\_\_\_\_

\_\_\_\_\_, Clerk



Michael Richbourg, Mayor  
Scott Stafnaker, Mayor Pro-Tem  
Billy Retterbush, City Council  
Walt Steward, City Council

Mandy Luke, City Manager/Finance  
Director



405 West Washington Ave.  
P.O. Box 495  
Nashville, GA 31639

Phone (229) 686-5527  
Fax (229) 686-2187  
[www.cityofnashvillega.net](http://www.cityofnashvillega.net)

Antonio Carter, City Council  
Eric Gaither, City Council  
Melissa Watson, City Council

Jackie Jordan, City Clerk

Jill Wise, Main Street/ Economic  
Development

December 11, 2019

To: Southern Georgia Regional Commission  
327 West Savannah Avenue  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Nashville has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Mandy Luke, City Manager, 229-686-5527, [mandyluke@windstream.net](mailto:mandyluke@windstream.net).

Sincerely,

Michael Richbourg, Mayor  
City of Nashville



Attest

Jackie Jordan, City Clerk

**City Clerk**

Denise Ray

**Assistant Clerk**

Maria Arambula

Phone: 229-455-2501

Fax: 229-455-4212

[www.raycityga.gov](http://www.raycityga.gov)



**City of Ray City**

8151 Main Street, Ray City, GA 31645

**Mayor Brenda Exum**

**Council Members**

Dolly Dupree

Robert Mikell

Mary Mollay

Frank Studstill, Jr.

December 11, 2019

To: Southern Georgia Regional Commission  
327 West Savannah Avenue  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Ray City has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Denise Ray, City Clerk at 229-455-2501 or by email at [dray@raycityga.gov](mailto:dray@raycityga.gov)

Sincerely,

A handwritten signature in black ink that reads "Brenda Exum".

Brenda Exum  
Mayor  
City of Ray City



BERRIEN COUNTY  
RESOLUTION NO: 2020-003

RESOLUTION TO ADOPT  
2020 JOINT BERRIEN COUNTY AND CITIES OF  
ALAPAHA, ENIGMA, NASHVILLE, AND RAY CITY  
COMPREHENSIVE PLAN UPDATE

WHEREAS, Berrien County as completed the 2020 Joint Berrien County and Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018;

BE IT THEREFORE RESOLVED, that Berrien County does hereby adopt the 2020 Berrien County, and Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update.

Adopted this 4<sup>th</sup> day of February, 2020.



Ronnie Gaskins, Chairman



ATTEST: Brenda Ferrell, County Clerk

**CITY OF ALAPAHA**


**RESOLUTION TO ADOPT  
2020 JOINT BERRIEN COUNTY AND CITIES OF  
ALAPAHA, ENIGMA, NASHVILLE, AND RAY CITY  
COMPREHENSIVE PLAN UPDATE**

**WHEREAS**, the City of Alapaha has completed the 2020 Joint Berrien County and Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018;

**BE IT THEREFORE RESOLVED**, that the City of Alapaha does hereby adopt the 2020 Berrien County, and Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update.

Adopted this 4<sup>th</sup> day of February, 2020.

  
\_\_\_\_\_  
, Mayor

  
\_\_\_\_\_  
ATTEST: \_\_\_\_\_, City Clerk

**CITY OF ENIGMA**

**RESOLUTION TO ADOPT  
2020 JOINT BERRIEN COUNTY AND CITIES OF  
NASHVILLE, ENIGMA, NASHVILLE, AND RAY CITY  
COMPREHENSIVE PLAN UPDATE**

**WHEREAS**, the City of Enigma has completed the 2020 Joint Berrien County and Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018;

**BE IT THEREFORE RESOLVED**, that the City of Enigma does hereby adopt the 2020 Berrien County, and Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update.

Adopted this 6th day of January, 2020.



Mayor



ATTEST: \_\_\_\_\_, City Clerk

**CITY OF NASHVILLE**

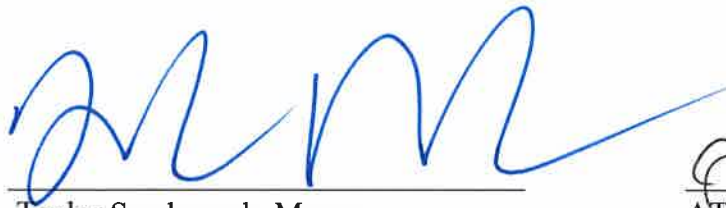
**RESOLUTION TO ADOPT  
2020 JOINT BERRIEN COUNTY AND CITIES OF  
NASHVILLE, ENIGMA, NASHVILLE, AND RAY CITY  
COMPREHENSIVE PLAN UPDATE**

**WHEREAS**, the City of Nashville has completed the 2020 Joint Berrien County and Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018;

**BE IT THEREFORE RESOLVED**, that the City of Nashville does hereby adopt the 2020 Berrien County, and Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update.

Adopted this 10th day of February, 2020.



Taylor Scarbrough, Mayor



ATTEST: Jackie Jordan, City Clerk

**CITY OF RAY CITY**

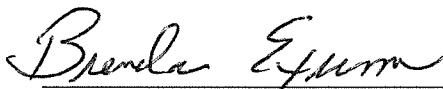
**RESOLUTION TO ADOPT  
2020 JOINT BERRIEN COUNTY AND CITIES OF  
NASHVILLE, ENIGMA, NASHVILLE, AND RAY CITY  
COMPREHENSIVE PLAN UPDATE**

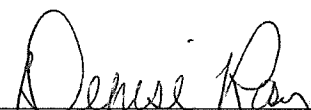
**WHEREAS**, the City of Ray City has completed the 2020 Joint Berrien County and Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning effective October 1, 2018;

**BE IT THEREFORE RESOLVED**, that the City of Ray City does hereby adopt the 2020 Berrien County, and Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update.

Adopted this 7th day of January, 2020.

  
\_\_\_\_\_  
Brenda Exum, Mayor

  
\_\_\_\_\_  
ATTEST: Denise Ray, City Clerk