

# 2020 COMPREHENSIVE PLAN UPDATE

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



PREPARED BY:

**sgrc** SOUTHERN GEORGIA  
REGIONAL COMMISSION

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

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**Acknowledgements:**

Michael Riviera, photos

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# **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 of 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 South 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, incorporated as a town on December 20, 1892 (*Ga. Laws 1892, p. 162*) and as a city in 1900. 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.







**(ADD ADOPTION PHOTO AND RESOLUTION)**

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## 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 GDNR Rules for Environmental Planning Criteria, as laid out in Chapter 391-3-16, to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

### Suwannee-Satilla Regional Water Plan

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

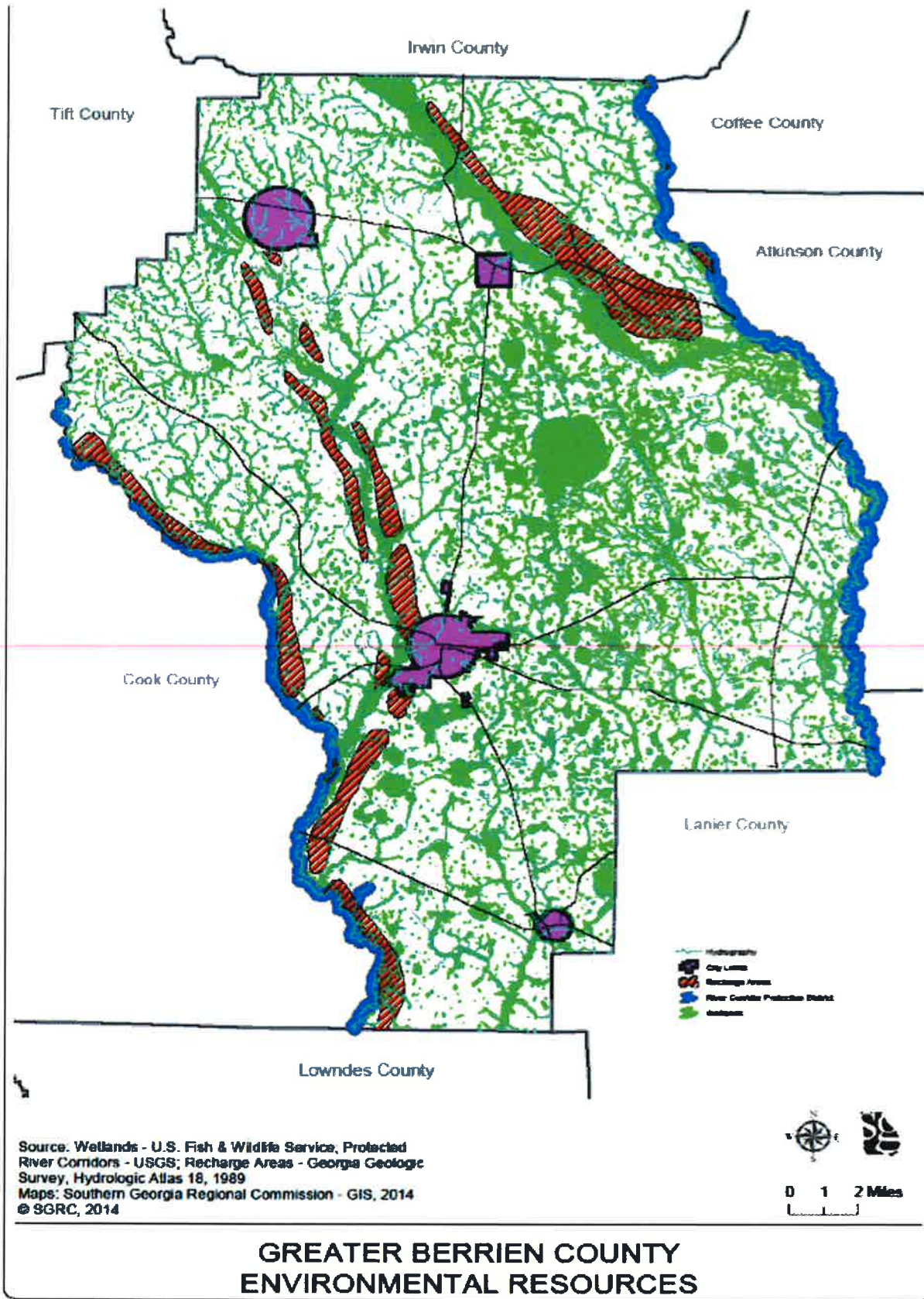
- Longer Term (20 – 40 years) water quantity and quality management practices include:
- Improve the infiltration and management of wetlands
- Evaluate incentive-based programs to manage, increase, and restore wastewater and stormwater returns
- Identify potential/feasibility of a multi-purpose reservoir
- 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.
-

**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.
- There is a need for 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.
- 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 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.

### **1. Economic Prosperity**

Encourage the 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.

### **2. Resource Management**

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

### **3. Efficient Land Use**

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

### **4. Local Preparedness**

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

### **5. Sense of Place**

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community;



encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

#### **6. Regional Cooperation**

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations, identifying joint projects that will result in 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.

#### **7. Housing Options**

Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

#### **8. Transportation Options**

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

#### **9. Educational Opportunities**

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

#### **10. Community Health**

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

## 5. Community Policies

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.***

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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.

***Need: There is a need for public transportation within the County and cities.***

Policy 5.9: **Public Transit.** Federal programs and regional resources could 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**

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**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 5-Year Short-Term Work Program Update Report of Accomplishments (2016 - 2020)

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 16	FY 17	FY 18	FY 19	FY 20
<b>CULTURAL RESOURCES</b>						
Develop a Historic Preservation Best Management Practices ( BMP) and Guideline pamphlet for public distribution and education	Pamphlets have been printed. Remaining items are on-going.			x	x	
Develop a strategic plan to promote historical tourism within the County, including historical tours, downtown events, and historical marketing efforts	Completed		x	x		
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	Continue		x	x		
Develop promotional materials and programs for local outdoor activities, including public fishing opportunities throughout the county	Continue			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	Continue	x	x	x	x	x
Establish more public access points along the Alapaha River	A dock has been repaired. Remaining items are on-going.		x	x	x	
Conduct storm-water drainage replacement repair and cleaning and maintain canals in Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City	Continue	x	x			
<b>ECONOMIC DEVELOPMENT</b>						
Restructure the Economic Development Authority and annually re-evaluate projects/programs to improve efficiency	Authority restructured & combined with Chamber Deleted	x	x	x	x	x
Complete the final phase of construction of the new airport	Jet Fuel Farm added, runway extension completed			x		

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 16	FY 17	FY 18	FY 19	FY 20
	Accommodate with the current runway (Gas & Small terminal) Continue					
Complete the new Industrial Park along 82	Airport Runway completed. Reword to read: Complete Phase II of Industrial Park Continue			x	x	x
Coordinate with the boat testing canal to be constructed by Chaparral	Continue			x		
Develop a county-wide online business registry	Continue		x	x		
Develop a marketing plan to attract the Moody AFB population	Continue				x	
Create tax incentives for commercial property owners in an effort to reduce rental rates for commercial buildings	Added to read: Create tax incentives for commercial property owners and for Rural Communities (county only) On-Going			x	x	
Develop a coordinated county-wide business presence and increase broadband coverage to increase inventory	General Assembly funding fiber footprint @ Moody to benefit county (Move to Broadband Element) On-going		x	x		
Enhance the communication network for the county and the cities including establishing a Wireless Network Center	Continue (move to Broadband Element)		x	x	x	x
Develop a marketing program to promote the airport runway expansion to attract more business through the Chamber and website	Continue	x				
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	Infill housing not needed Project deleted			x	x	
Support cities efforts to upgrade housing conditions by providing staff (Code Officer and Engineer)	Continue	x	x	x	x	x
<b>LAND USE</b>						



PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 16	FY 17	FY 18	FY 19	FY 20
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			
Complete the infrastructure improvements to the new Industrial Park along 82. Adopt noise attenuating building standards for new residential homes within the flight paths and noise contours of Moody Air Force Base	Ray City & Berrien County signed contract with Moody - Completed	x				
Develop a county-wide zoning ordinance	Completed				x	x
Work with FEMA to update local FIRM maps in the County and Cities	Continue				x	x
<b>COMMUNITY FACILITIES AND SERVICES</b>						
Identify and obtain additional properties for recreational and youth sports programs throughout the county	Continue	x			x	x
Replace (Police) 3 New Patrol Cars with in-cabin cameras annually	Continue		x			
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	Continue			x	x	x
Develop an airport master plan that provides for a runway and terminal addition expansions that will accommodate larger aircraft and additional flights	Runway completed On-going			x	x	x
Seek funding to construct a covered arena at the local saddle club	Continue				x	x
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	Deleted	x	x			
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	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			x	x	x



PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 16	FY 17	FY 18	FY 19	FY 20
	and activities Continue					
Establish broadband coverage for the county (including hot spots) and participate in Regional efforts in cooperation with GTA	Move this item to Broadband Element Continue	x	x	x		
Develop a cost and feasibility study for retention of local hospital	Reword to read: Develop strategies to assist and support usage of local hospital. Continue	x	x			
Identify sites for an EMS station to be located in the southern portion of the county	Not feasible Delete	x	x	x		
Build a boat ramp for the Alapaha River	Reword to read: Maintain access to boat ramps Continue					x
Identify a location and discuss hiring a consultant to design a site plan for a county-wide senior activity center	Continue				x	x
Road paving projects will be based on priority and need and amount of annual LMIG funding	Continue	x	x	x	x	x
Replace antiquated water & sewer lines and equipment prone to failure in County and Cities through CDBG grants	Reword to read: Replace antiquated water & sewer lines and equipment prone to failure in County, through CDBG grants Continue	x	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	Continue	x	x	x	x	x
Plan to acquire property for new Volunteer Fire Station and/or new additions to existing stations in the County and Cities	Completed building. Purchased trucks. Reword to read: Purchase equipment as needed.	x	x			
Develop and equip an Haz Mat Team to deal with agricultural chemicals during wildfire events	Reword to read: Partnered with City of Douglas for equipped Haz Mat Team to deal with agricultural chemicals during wildfire events Continue		x	x		
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>						

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 16	FY 17	FY 18	FY 19	FY 20
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	Too much liability Deleted			x	x	x
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	Reword to read: 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 Continue	x				
Develop an intergovernmental agreement to provide county-wide recreational opportunities	Continue	x				
Develop a strategic plan to provide EMS coverage in southern Berrien County including Ray City	Reword to read: Identify and assess a strategic plan to provided EMS coverage in southern Berrien County including Ray City Continue		x			
Develop jointly with cities in a shared code enforcement program, i.e. Building code, subdivision, zoning	Continue	x				
<b>PLANNING</b>						
Update the "official county roads" map	Continue		x	x		

**City of Alapaha 5-Year Short-Term Work Program Update Report of Accomplishments  
(2016 - 2020)**

PROJECTS	REPORT OF ACCOMPLISHMENTS	F Y 16	F Y 17	F Y 18	F Y 19	F Y 20
<b>CULTURAL RESOURCES</b>						
Participate with the County in developing a Historic Preservation BMP and guideline pamphlet for public distribution and education	Continue		x	x		
Continue with restoration efforts of old Alapaha Gym	Continue		x			
Develop land use regulations to protect historic structures and sites and prohibit encroachment of surrounding uses	Continue				x	x
<b>ECONOMIC DEVELOPMENT</b>						
Promote Golf Cart City maps	Continue		x	x	x	
Coordinate with the Berrien County School Board to find ways to improve education throughout the county	Continue	x				
Research ways to enhance the communication network for the county and the cities including establishing a Wireless Network Center	Continue		x	x		
<b>HOUSING</b>						
Continue to upgrade housing conditions by using county provided staff (Code Officer and Engineer)	Continue		x	x		x
Identify affordable housing properties and create a listing that will be available to the public	Continue	x	x	x		
<b>NATURAL RESOURCES</b>						
Prepare plans for additional walking paths for future TEA Grant funding consideration	Continue				x	x
<b>COMMUNITY FACILITIES &amp; SERVICES</b>						
Participate with the County in developing a county-wide Recreation Program	Continue	x	x	x	x	x
Street paving projects: will be based on priority and need and amount of annual LMIG funding	Continue	x	x	x	x	x
<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	Continue	x				
Develop an intergovernmental agreement to provide county-wide recreational opportunities	Continue	x				
Develop inter-local agreements for shared code enforcement services	Continue	x				



**City of Enigma Five-Year Short-Term Work Program Accomplishments  
(2016-2020)**

<b>PROJECTS</b>	<b>REPORT OF ACCOMPLISHMENTS</b>	<b>FY 16</b>	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>
<b>HISTORIC RESOURCES</b>						
Prepare National Historic Register documentation for the school gymnasium and cafeteria buildings	Continue	x	x			
<b>ECONOMIC DEVELOPMENT</b>						
Develop 2 new retail stores	Continue	x	x	x	x	x
Enhance the Industrial Park that is near city limits (possibly annex into the city)	Delete (Privately owned now)		x	x		
<b>LAND USE</b>						
Adopt a zoning ordinance to implement the Enigma Future Land Use Map	Continue		x	x		
<b>COMMUNITY FACILITIES &amp; SERVICES</b>						
Need a new water tower (existing tower is at capacity)	Continue	x				
Construct a water-supply well, through CDBG grants	Continue		x	x		

**City of Nashville Five-Year Short-Term Work Program Accomplishments  
(2016-2020)**

PROJECTS	REPORT ACCOMPLISHMENTS	OF	FY 16	FY 17	FY 18	FY 19	FY 20
<b>NATURAL RESOURCES</b>							
Investigate the feasibility and appropriateness of a Green Space Plan to protect natural and open areas within the City	Continue				x	x	
<b>ECONOMIC DEVELOPMENT</b>							
Support all Chamber of Commerce priorities; add land and infrastructure improvements at the industrial park as needed	Continue		x	x	x	x	x
<b>HOUSING</b>							
Implement the HOME/CHIP rehab programs	Continue		x	x	x	x	x
<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	Continue		x	x			
Amend the zoning ordinance to implement the Nashville Future Land Use Plan	Continue		x				
Conduct annexation studies to consolidate islands within the city	Continue				x	x	
Implement stormwater best management practices for all new development in the City of Nashville	Continue		x	x	x		
Develop a sign ordinance for the City of Nashville	Continue w/changes		x				
<b>COMMUNITY FACILITIES AND SERVICES</b>							
Construct a new full time Fire Department	Delete					x	
Water and Sewer station upgrade and replacement of deteriorated lines, pipes etc.	Continue w/upgrades					x	x
Build another fire substation to lower ISO number	Continue					x	x
Submit resurfacing request to LMIG	Continue						x
Build a new post office	Delete/Not feasible			x	x		
Rehab the drainage ditch	Continue		x	x	x		

PROJECTS	REPORT ACCOMPLISHMENTS	OF	FY 16	FY 17	FY 18	FY 19	FY 20
Upgrade police vehicles and get new cars (digital cameras, light bars, and laptops needed) (Carbon Patrol Cars)	Continue		x	x	x	x	x
Improve the existing communication system for fire and police and eventually create one communication system for Fire and Police at 800 MHz	Continue		x	x	x	x	x
Buy a new fire truck that has a ladder	Continue		x				
Build another Fire Station to the northeast near the industrial areas	Continue					x	x
Fire Dept. needs a large diameter hose (5 inches)	Completed		x	x	x		
Continue to upgrade water system by looping water lines	Continue		x	x	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	Continue		x	x	x		
Upgrade the storm sewer system city-wide and add retention ponds	Continue		x	x	x		
Develop a Capital Improvements Program for the City of Nashville that supports current and future growth patterns	Continue		x	x	x		
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	Continue		x	x	x	x	x
Coordinate code enforcement services with other units of government through Inter-local agreements	Continue		x	x	x	x	x



**City of Ray City Five-Year Short-Term Work Program Accomplishments  
(2016 - 2020)**

PROJECTS	REPORT OF ACCOMPLISHMENTS	FY 16	FY 17	FY 18	FY 19	FY 20
<b>CULTURAL RESOURCES</b>						
In partnership with the Ray City School Preservation Foundation, Inc. complete the renovation of the City Library and Auditorium at the old Ray City school to make it a first class facility for community recreation and cultural events	Continue		x	x		
Participate with the County in developing a Historic Preservation BMP and guideline pamphlet for public distribution and education	Continue		x	x		
<b>ECONOMIC DEVELOPMENT</b>						
Coordinate with the Berrien County School Board to find ways to improve education throughout the county	Continue	x				
Research ways to enhance the communication network for the county and the cities including establishing a Wireless Network Center	Continue	x	x	x		
Increase home ownership and business investment in Ray City by annually establishing and keeping property taxes at a competitive 4.5 mills reduced from current 9 mills.	Continue	x	x	x		
<b>HOUSING</b>						
Identify affordable housing properties and create a listing that will be available to the public	Continue		x	x	x	
<b>NATURAL RESOURCES</b>						
Prepare plans for additional walking paths for future TEA Grant funding consideration	Continue					
<b>LAND USE</b>						
Amend or adopt codes and ordinances where applicable to address the environmentally sensitive resources identified in Part 1	Continue	x	x			
Identify and provide protection measures for wetlands	Continue	x	x	x		
Identify all natural and cultural resources that are located within the flight paths and noise contours of Moody Air Force Base	Completed by Moody Air Force Base	x	x	x		
Adopt noise attenuating building standards for new residential homes within the flight paths and noise contours of Moody Air Force Base	Continue		x			
<b>COMMUNITY FACILITIES &amp; SERVICES</b>						
Participate with the County in developing a county-wide Recreation Program	Continue			x	x	x
Draw up annexation plan for future annexations	Continue		x			
Enhance and improve sewer systems to meet federal EPD standards	Continue	x	x	x	x	x
Provide more parades and special events,	Continue	x	x	x	x	x



such as "Plow Day" and the "Fourth of July"						
<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	Annual meeting established - Continue to implement programs	x				
Develop an intergovernmental agreement to provide county-wide recreational opportunities	Agreement developed- Continue Agreement	x	x	x	x	x
Adopt inter-local agreements for shared code enforcement services	Agreement adopted – Continue to enforce codes	x	x	x	x	x

**Berrien County 5-Year Community Work Program Update  
(2021 - 2025)**

PROJECTS	ESTIMATED COST	RESPONSIB LE 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 within the County, including historical tours, downtown events, and historical marketing efforts	Staff Time	Berrien County/SGR C/UGA/GA TECH	General Funds/Grants	x	x	x		
Apply for available restoration grants to restore historical courthouse and jail	\$500,000	Berrien County	General Fund/Grants	x	x	x	x	x
<b>ECONOMIC DEVELOPMENT</b>								
Complete 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		
Complete Phase II of the Industrial Park	\$500,000	Berrien County/ Development Authority	One GA Fund, General Funds, CDBG and	x	x	x		
Coordinate with the boat testing canal to be constructed by Chaparral	\$1,000,000	Berrien County	General Funds and available 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 (county only)	Staff Time/SGRC	Berrien County/SGR C/Economic Development	General Funds	x	x	x		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
Develop a coordinated county-wide business presence	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City,	General Funds, SPLOST, State grants	x	x			
Develop a marketing program to promote the airport runway expansion to attract more business through the Chamber and website	Staff Time	County and Chamber of Commerce	General Funds	x	x	x		
Marketing of Alapaha River for tourism	Staff Time/\$1,000	County and Chamber of Commerce	General Funds	x	x	x	x	x
<b>HOUSING</b>								
Support cities efforts to upgrade housing conditions by providing staff (Code Officer and Engineer)	\$4,500	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City, 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/City of Alapaha/ City of Enigma/ City of Nashville/ City of Ray City	General Funds/HU D CDBG 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/City of Alapaha/City of Enigma/City of Nashville/City of Ray City /SGRC	General Funds	x	x	x	x	x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
Work with developers and homeowners to pre-plan each building site and/or subdivision to help in pre-disaster mitigation of wildfire	Staff Time	County/ Cities Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of 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/City of Alapaha/City of Enigma/City of Nashville/City of 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 within 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	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		



*Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City 2020 Comprehensive Plan Update*

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
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/City of Alapaha/City of Enigma/City of Nashville/City of 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/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/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Fund/GEM A/FEMA/HUD CDBG/GDOT	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 and CDBG Recreational Grants/Outdoor Grant	x	x	x	x	
Replace (Police) 3 New Patrol Cars with in cabin cameras annually	\$150,000 annually	Berrien County, Berrien County Sheriff Department	General Funds and available 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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
Explore ways to share maintenance responsibility and decrease cost more efficiently for parks and recreation county-wide. Consider 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 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 Recreation grant	x	x	x		
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 and 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 discuss hiring a consultant to design a site plan for a county-wide senior activity center	\$5,000	County/SGRC	General Funds	x	x	x		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
Replace antiquated water & sewer lines and equipment prone to failure in unincorporated Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City through CDBG grant funds and other funds when available	\$500,000 per project	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds/HUD 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
Continue to partner with City of Douglas Haz Mat Team to deal with agricultural chemicals during wildfire events	\$100,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of 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/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds/GEMA/FEMA	x	x	x	x	x
Plan flood and drainage projects in Berrien County in high risk areas and in areas lacking curb & gutter	\$500,000 Each project	Berrien County Public Works Dept./Unincorporated Berrien County	General Funds/GEMA/FEMA/HUD CDBG	x	x	x	x	
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/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds/GEMA/FEMA/HUD CDB	x	x	x	x	



PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
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/City of Alapaha/Town of Enigma/City of Nashville/City of Ray City	General Funds/ GEMA /FEMA	x	x	x	x	
Conduct storm-water drainage replacement repair and cleaning and maintain canals in Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City	\$1.5 million per project	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds, HUD, CDBG/319 Grant	x	x	x	x	
Secure funding for a hazardous weather alert system (horn)	\$15,000 Each	County	General Funds/ GEMA/FEMA	x	x	x		
Continue the policy of wrapping exposed piping with insulation and installing 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/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds	x	x	x	x	x
Develop and equip a Hazardous Materials Team to deal with agricultural chemicals during wildfire events	\$100,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds/ GEMA/FEMA/Homeland Security	x	x	x		
Continue to maintain and expand Haz Mat response training for first responders	\$100,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds/ Grants	x	x	x	x	x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
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/City of Alapaha/City of Enigma/City of Nashville/City of 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/City of Alapaha/City of Enigma/City of Nashville/City of 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/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds/ Grants	x	x	x	x	
Provide workplace training on decontamination steps	\$10,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of 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/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	FEMA	x	x	x		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
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/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds	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. SGRC could facilitate these meetings.	Staff Time	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City /SGRC	General Funds	x	x	x	x	x
Continue intergovernmental agreement to provide county-wide recreational opportunities	Staff Time	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of 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		
Continue shared code enforcement program, i.e. Building code, subdivision, zoning, with the Cities	Staff Time	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds	x	x	x	x	x

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
Conduct storm-water drainage replacement, repair & cleaning and maintain canals in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City.	\$500,000 each project	Berrien County/Town of Alapaha/Town of Enigma/City of Nashville/City of Ray City Public Works Department	General Funds/HUD CDBG	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/Town of Alapaha/Town of Enigma/City of Nashville/City of Ray City	General Fund/GEM A/FEMA/HUD 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 Funds/GEMA/FEMA/ HUD CDBG	x	x	x	x	
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/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds/GEMA/FEMA	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/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds/GEMA/FEMA/ Homeland Security	x	x	x	x	



PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
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/City of Alapaha/City of Enigma/City of Nashville/City of 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/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds/GE MA/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 in the Town of Alapaha, the Cities of Enigma, Nashville and Ray City and in populated areas of Berrien County	\$10,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds/GE MA/FEMA	x	x	x		

#### BROADBAND

Research ways to enhance the communication network for the county and the cities including establishing a Wireless Network Center	\$500,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds/SPL OST	x	x	x	x	x
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#### TRANSPORTATION

Road paving projects will be based on priority and need and amount of annual LMIG funding	\$300,000	Berrien County/GDOT	County/Grants/GDOT/TSPLOST/LMIG	x	x	x	x	x
Paving, drainage and sidewalks for Shiloh Rd and North Street Extension. (Approximately 2 miles)	\$500,000	Berrien County/GDOT	County/Grants/GDOT/TSPLOST/LMIG	x	x	x	x	x
Seek out future road projects	Staff Time	Berrien County	General Funds	x	x	x	x	x
Work with GDOT to improve unsafe roads in Berrien County and the Cities of Alapaha,	Staff Time	Berrien County/City of	General Funds	x	x	x	x	x

*Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City 2020 Comprehensive Plan Update*

Enigma, Nashville, and Ray City that already are, or could be, evacuation routes		Alapaha/City of Enigma/City of Nashville/City of Ray City						
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

**City Of Alapaha Five-Year Short-Term Work Program Update  
(2020-2025)**

PROJECTS	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 (City to get back on this)					
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		
Coordinate with the Berrien County School Board to find ways to improve education throughout the county	Staff Time	City of Alapaha	General Funds	x	x	x	x	x
<b>HOUSING</b>								
Continue to upgrade	\$1,500	City of Alapaha	General	x	x	x	x	x

housing conditions by using county provided staff (Code Officer and Engineer) to inspect and require owners to upgrade		and County	Funds/CDBG/Grants					
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>NATURAL RESOURCES</b>								
None								
<b>LAND USE</b>								
None								
<b>COMMUNITY FACILITIES &amp; SERVICES</b>								
Purchase police vehicles, cameras, radios, etc., as needed	\$100,000	City of Alapaha	General Fund/Grants		x	x	x	x
Construct new building or renovate existing building for a community center	\$500,000	City of Alapaha	General Funds/Grants/CDBG		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 /HUD CDBG	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	
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	City of Alapaha and City of Ray City	General Funds/GEMA/FEMA /HUD CDBG	x	x	x	x	
Continue to improve antiquated water and sewer system within the	\$300,000	City of Alapaha	General Fund/Grants/CDBG/GEFA	x	x	x	x	



*Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City 2020 Comprehensive Plan Update*

city								
<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	
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	\$500,000.00 each project	City of Alapaha and City of Ray City	General Funds/GEMA/FEMA/ HUD CDBG	x	x	x	x	
<b>BROADBAND</b>								
Increase broadband coverage to increase inventory for businesses	\$10,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City/SPLOST	x	x	x	x	x
Research ways to enhance the communication network for the county and the cities including establishing a Wireless Network Center	\$500,000	County/Cities	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City /SPLOST	x	x	x	x	x
<b>TRANSPORTATION</b>								
Prepare plans for additional walking paths for future TEA Grant funding consideration	Staff/SGRC	City of Alapaha, DOT	General Funds/SGRC Grants		x	x	x	
Street paving projects with sidewalks, drainage, etc., will be based on priority and 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		

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**City of Enigma Five-Year Short-Term Work Program Update  
(2021-2025)**

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 thru 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>								
City of Enigma to 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>								
Need 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		

INTERGOVERNMENTAL COORDINATION									
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	
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		
BROADBAND									
Increase broadband coverage to increase inventory for businesses, such as Dollar General	\$10,000	County/Cities	County/Cities/ SPLOST/Grants	x	x	x	x	x	
Enhance the communication network for the county and the cities including establishing a Wireless Network Center	\$500,000	County/Cities	County/Cities/ SPLOST/Grants	x	x	x	x		x
TRANSPORTATION									
Paving of Turner Church Rd, drainage, sidewalks, etc.	\$300,000	City of Enigma	General Funds, TSPLOST, Grants, GDOT,	x	x				
Street Paving and maintenance as needed	\$200,000	City of Enigma	General Funds, TSPLOST, Grants, 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 Five-Year Short-Term Work Program Update  
(2021-2025)**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
<b>CULTURAL RESOURCES</b>								
NONE								
<b>ECONOMIC DEVELOPMENT</b>								
NONE								
<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	\$7,500	City of Nashville	General	x	x			

studies to consolidate islands within the city			Funds					
Investigate best management practices for all new development in the City of Nashville	\$2,500	City of Nashville	General Funds	x	x			
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) (Carbon Patrol Cars)	\$25,000 each	City of Nashville	SPLOST, General Funds	x	x	x	x	x
Improve the existing communication system for fire and police and eventually create one communication system for Fire and Police at 800 MHz	\$75,000	City of Nashville	SPLOST, General Funds, Grants	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.	\$500,000	City of Nashville	CDBG/General Funds	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	
Secure funding for a	\$5,000 each	City of Nashville	General					

hazardous weather alert system (horn)			Funds/GE MA/FEMA					
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 in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	\$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/GE MA/FEMA /HUD CDBG	x	x	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>BROADBAND</b>								
Increase broadband coverage to increase inventory for businesses	\$10,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	County/Cities/ SPLOST/ Grants	x	x	x		
Enhance the communication network for the city Enhance the communication network for the county and the cities including establishing a Wireless Network Center	\$500,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	County/Cities/ SPLOST/ Grants	x	x	x		
<b>TRANSPORTATION</b>								



Submit resurfacing requests each year to LMIG, as needed, to include street paving, drainage, sidewalks, etc. Streets to be resurfaced are decided on from year to year.	\$350,000	City of Nashville	General Funds SPLOST	x	x	x	x	x
Beautification of Gateways into the City by planting flowers, installing sign, etc.	\$5,000	City of Nashville	General Funds Grants	x	x	x		

**City of Ray City Five-Year Short-Term Work Program Update  
(2021-2025)**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25
<b>CULTURAL RESOURCES</b>								
Complete the renovation of the City Library and Auditorium at the old Ray City school to make it a first class facility for community recreation and cultural events	\$150,000	City of Ray City	General Funds, private and public partnerships	x	x	x	x	x
Participate with the County in developing a Historic Preservation BMP and guideline pamphlet for public distribution and education	\$1,000	City of Ray City, Berrien County, City of Enigma, Nashville and Alapaha/SG RC	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
<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 the environmentally sensitive resources identified in Part 1	\$8,000	City of Ray City/SGRC	General Fund	x	x	x		
<b>NATURAL RESOURCES</b>								
Identify and provide	\$5,000	City of Ray	General					

protection measures for wetlands		City	Fund/319 Grant					
<b>COMMUNITY FACILITIES &amp; SERVICES</b>								
Continue to 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	
Promote 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 flood and drainage projects in the City of Ray City 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>PROJECTS</b>	<b>ESTIMATE D COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>F Y 21</b>	<b>F Y 22</b>	<b>F Y 23</b>	<b>F Y 24</b>	<b>FY 25</b>
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	\$500,000.00 each project	City of Alapaha and City of Ray	General Funds/GEMA/FEMA/HUD CDBG	x	x	x	x	
<b>INTERGOVERNMENTAL COORDINATION</b>								
Continue meetings	Staff Time	Berrien	General Funds	x	x	x	x	x

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		County/ City of Alapaha/ City of Enigma/ City of Nashville/ City of Ray City, BOE						
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
<b>BROADBAND</b>								
Increase broadband coverage to increase inventory for businesses	\$10,000	Berrien County/Cities Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds/County/Cities/SPLOST/Grants	x	x	x	x	
Research ways to enhance the communication network for the county and the cities including establishing a Wireless Network Center	\$500,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds/County/City/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

Beautification of Gateways into the City by	\$5,000	City of Ray City	General Funds,	x	x	x		
<b>PROJECTS</b>			Grants					
planting flowers, installing sign, etc.								

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## **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.

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## 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.) 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 will ensure consistent and complementary development, which promotes a greater sense of place and overall improved quality of life. The listing of **Permitted Zonings** provides guidance as to the type of land uses 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. 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 AREAS**

### **AGRICULTURAL/FORESTRY**

#### **DESCRIPTION**

These are areas intended for detached single-family residential uses and prime agriculture areas that maintain a rural character. Residential lots should be large (no less than 1 acre), or 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 USE:**

Agricultural farm operations and related activities, forestry, natural resources conservation, groundwater recharge areas, 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:**

- AU – Agricultural Use

### **QUALITY COMMUNITY OBJECTIVES:**

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

### **IMPLEMENTATION MEASURES:**

**Conservation Easements:** Encourage owners of critical properties (such as those in environmentally sensitive areas, included in the local greenspace plan, or designated for agricultural use in the comprehensive plan) to utilize conservation easements or sale of development rights to preserve their land from future development. Conservation easements allow private landowners to donate the development rights of their property to a qualified conservation organization or government agency in exchange for tax savings. Sale of development rights is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency. In both cases above, giving up the development rights permanently protects property from development and thereby ensures that it remains as green space or farmland.

**Creating a Network of Greenways and Trails:** This will increase the safety of the area and provide a more appealing look while allowing the enjoyment of nature.

**Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land use or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks, and vehicle access. It is essential to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant, and native or non-invasive plants, and to ensure that the right tree is planted in the right place.



**Water Resource Management:** Managing and protecting water supply and watersheds, providing safe drinking water, and wastewater treatment services.

**Storm Water Management:** Mitigates the impact of development on watersheds, aquatic habitat, streamflow and geometry, and water quality.

**Preserve Agriculture Land Use**

Help contain sprawl development by preserving agricultural lands in your community. This may be accomplished through any combination of the following: 1) Establish an agriculture zoning district with substantial minimum lot size requirements (at least 20 acres). 2) Require an agricultural buffer for all new non-agricultural development adjacent to designated agricultural land. This will minimize future potential conflicts between Ag and non-ag land uses. 3) Employ a waiver program that requires, at the time any land use permit, building permit, or occupancy permit is applied for on non-agricultural land abutting or within 1,000 feet of agricultural land, that the applicant would sign a waiver indicating that he understands that agricultural land exists near the subject property and an agricultural operation is ongoing adjacent to his existing or proposed use. 4) Develop a program to assist local farmers in selling their products or otherwise profiting from their farms. These include agri-tourism, farmers' markets, farm festivals, and related activities.

## **RESIDENTIAL**

### **DESCRIPTION**

Development in this land use 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 under this land use.





**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. Active pedestrian and bicycle connections should also be provided.

**PREDOMINANT LAND USE:**

The dominant land use in this area is residential. A mix of uses, including neighborhood commercial and office, would be suitable as well. It is recommended that all

communities identify a central point that can act as a gathering point for the immediate neighborhood.

**PERMITTED ZONING DISTRICTS:**

R1A – Single-Family Residential

**QUALITY COMMUNITY OBJECTIVES:**

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

**IMPLEMENTATION MEASURES:**

**Rehabilitation Codes:** Adopt building codes with standards appropriate to the renovation of older buildings. Typical building codes, written with new construction in mind, and strict application of these codes to older buildings will significantly increase renovation costs. Rehabilitation codes help keep costs down, thereby encouraging rehabilitation of older properties.

**Promote infill housing:** Develop incentive and rewards programs to utilize abandoned properties and demolish vacant unsuitable homes in favor of the construction of new homes.

**Promote clean up and improved maintenance of existing properties and buildings:** Consider working with Code Enforcement and the City Police to encourage clean up and develop incentive and rewards program to foster voluntary participation.

**Creating a Network of continuous sidewalks:** This will increase the safety of neighborhoods and provide a more appealing look.

**Historic Preservation Ordinance and Design Guidelines**

**Sign regulations:** Language should be in the Zoning Ordinance for regulating all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

**Tree protection ordinance:** Require preservation of a significant portion of the trees on a new development site, particularly the larger, more mature specimens. As a supplement to tree protection measures, a community may choose to adopt specimens or “heritage” tree protections, which protect individual trees considered of great significance because of unique characteristics.

## **RURAL RESIDENTIAL**

### **DESCRIPTION**

The purpose of this district is to allow for residential development on lots of not less than two acres with minimum floor area per dwelling of 600 square feet.









**DEVELOPMENT STRATEGY:**

This is only allowed in the unincorporated area of Berrien County. Individual water supply and sewage may be allowed with health department approval.

**PREDOMINANT LAND USE:**

The dominant land use in this area is residential.

**PERMITTED ZONING DISTRICTS:**

RR – Rural Residential

**QUALITY COMMUNITY OBJECTIVES:**

- 1) Sense of Place
- 2) Efficient Land Use
- 3) Housing Options

**IMPLEMENTATION MEASURES:**

**Rehabilitation Codes:** Adopt building codes with standards appropriate to the renovation of older buildings. Typical building codes were written with new construction in mind, and strict application of these codes to older buildings will significantly increase

renovation costs. Rehabilitation codes help keep costs down, thereby encouraging rehabilitation of older properties.

**Agricultural Buffers:** To minimize future potential conflicts between agricultural and non-agricultural land uses and to protect public health, safety, and general welfare, all new non-agricultural development adjacent to designated agricultural land shall be required to provide an agricultural buffer.

**Agriculture Use Notice and Waiver:** The use of Notices and Waivers to residential and potential residential landowners in this area will help to minimize potential conflicts between agricultural and non-agricultural land uses.

**Cluster Development:** Provides for small lot residential development in agricultural, forestry, and rural residential districts. Local governments that wish to consider preservation of open space more extensively will want to discuss such issues as how to involve land trusts and provide for conservation easements.

**Conservation Easements:** An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanently protects the property from development and thereby ensures that it remains as open space or farmland.

## **RURAL COMMERCIAL**

### **DESCRIPTION**

The purpose of this district is to provide for and protect areas that can accommodate a variety of sales and services, commonly needed by the rural community. It consists of small unincorporated areas with a higher density, community focal points, and light commercial.







**DEVELOPMENT STRATEGY:**

Preserve the rural character of these communities, and preserve historic structures when possible to maintain the community's identity. Encourage the development of services that are of use to the residents, such as a small grocery store. Enforce septic tank regulations to preserve the area's water quality.

**PERMITTED USES:**

RR- Rural Residential



AU – Agricultural Use  
RC – Rural Commercial

**QUALITY COMMUNITY OBJECTIVES:**

- Sense of Place
- Efficient Land Use
- Housing Options

**IMPLEMENTATION MEASURES:**

**Conservation Easements:** Encourage owners of critical properties (such as those in environmentally sensitive areas, designated for agricultural use in the comprehensive plan) to utilize conservation easements or sale of development rights to preserve their land from future development. Conservation easements allow private landowners to donate the development rights of their property to a qualified conservation organization or government agency in exchange for tax savings. Sale of development rights is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency. In both cases above, giving up the development rights permanently protects property from development and thereby ensures that it remains as green space or farmland.

**Water Resource Protection:** Adopt water resource management policies such as requiring the use of WaterSense certified high-efficiency toilets and faucets in all new buildings, use of greywater for irrigation, use of drought-tolerant landscaping.

**Manufactured Home Compatibility Standards:** Adopt a manufactured housing ordinance or program that 1) Ensures the compatibility of manufactured homes with adjacent single-family residences, 2) Regulates the appearance, layout, and location of manufactured home parks, recreational vehicle and travel trailer parks, and campgrounds, and 3) Requires installation of manufactured homes in accordance with the applicable federal and manufacturer's standards.

## **INDUSTRIAL**

### **DESCRIPTION**

This land use is intended for areas in Berrien County or the Cities of Alapaha, Enigma, Nashville, and Ray City, which contain manufacturing and wholesale as well as warehousing or similar uses.



### **PREDOMINANT LAND USE:**

Agricultural Industries, Construction Services, Manufacturing, Millwork, Motor Freight Transportation and Warehousing, Wholesale Trades, Airport, Transportation/Communication/Utilities, and other similar uses.

### **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. This should be done together with other non-residential uses that may be necessary with industrial surroundings.

### **PERMITTED ZONING DISTRICTS:**

- WLI – Wholesale/Light Industrial
- HI – Heavy Industrial

### **QUALITY COMMUNITY OBJECTIVES:**

- 1) Economic Prosperity

### **IMPLEMENTATION MEASURES:**

**Targeted Industry Analysis:** Strategically choose which types of business to recruit and support using relevant community characteristics to determine which will be the best fit for local job needs, workforce skills, or to complement existing businesses. Also consider growth rates, for various industries, in the region, the state, and the U.S.

**Access Control Measures:** To ensure neighborhoods and commercial properties are interconnected to allow for more traffic circulation and increased public safety.

**Design guidelines:** Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of character.

**Flexible parking standards:** Revise land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces or allowing shared parking between adjacent facilities. Flexible parking standards enable developers to be more efficient and innovative in providing parking and reduce the amount of land consumed by parking lots.

**Infill Development Program:** This is a comprehensive strategy for encouraging infill development in particular areas of the community. It also regulates development to ensure the protection of the quality of life in affected neighborhoods. An effective program will include development incentives, improvements to public facilities and

services, streamlined regulations to encourage infill development, and guidelines for appropriate design, density, and location of new infill projects.

**Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land use or provide a visual and sound barrier between incompatible adjacent uses. This will increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks, and vehicle access. It is cohesive to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant, and native or non-invasive plants. This will ensure that the tree is the correct one in the right place.

**Sign regulations:** Language should be in the Zoning Ordinance for the ruling of all exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

**Streamlined Development Permitting:** Revising the local development review process to make it easier to obtain necessary approvals, particularly for innovative quality growth types of development. Revisions may include removing or combining unnecessary approval steps or publishing a step-by-step guide to the review process.

**Reuse of Greyfields:** Redevelopment of Greyfields can occur through programs such as the State Redevelopment Fund. This fund gives local government's access to flexible financial assistance. It will also help them implement projects that cannot be taken on with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown, and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.

**Utility relocation:** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.

**Stormwater Management:** Develop and implement a local stormwater management plan that includes incentives for low impact development (LID), which uses innovative site design techniques to collect, drain or evaporate stormwater runoff onsite, rather than routing it into a typical stormwater collection system. LID techniques include bio-retention, permeable pavers, tree box filters, rain barrels, disconnected downspouts, narrower streets, infiltration swales, rooftop gardens, bio-retention cells, and rain gardens. Requires that impervious surfaces do not exceed a certain maximum percentage of total lot size, in some areas of the community, particularly those that drain most directly into water supply streams or reservoirs.

## **COMMERCIAL**

### **DESCRIPTION**

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









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#### **PREDOMINANT LAND USE:**

Primary land uses in this area is commercial uses, which include the downtown areas. It consists of banks, convenience centers, retail shopping, and offices.

#### **DEVELOPMENT STRATEGY:**

Preserve, restore, and reuse historic buildings. Encourage quality private investment and development. Mix land uses and controls building typology. Implement a balance of transportation options and design.

#### **PERMITTED ZONING DISTRICTS:**

- RC – Rural Commercial
- GB – General Business

#### **QUALITY COMMUNITY OBJECTIVES:**

- Economic Prosperity
- Resource Management
- Efficient Land Use
- Sense of Place

#### **IMPLEMENTATION MEASURES:**

**Economic Development Strategy:** Develop a collaborative, public/private local economic development strategy by involving stakeholders such as local business owners, the Chamber of Commerce, Downtown Development Authority. Enlist stakeholder input to reveal what training or expertise exists within the community

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workforce, what types of businesses or industries need to be developed, and what constraints exist on business growth within the community.

**Flexible Parking Standards:** Revise land development regulations to remove rigid parking requirements to reduce the number of unnecessary spaces in the community. This may include reducing the number of required parking spaces or allowing shared parking between adjacent facilities.

**Greyfield Redevelopment:** Provide assistance and incentives for redevelopment of greyfield areas. A greyfield is a declining or abandoned shopping mall or strip, and has the advantage that infrastructure is already in place and lacks the environmental cleanup issues of a Brownfield. Ideally, these areas can be converted into walkable, higher density, mixed-use developments.

**Brownfield Redevelopment:** -To encourage redevelopment and reuse of abandoned Brownfields (old industrial properties) in your community, develop a program that includes any of the following elements:

- Inventory all of the Brownfields in your community.
  - Assess all Brownfield sites to determine the likely cost of cleaning up or containing any residual on-site contaminants.
- 3) Offer financial incentives (or at least information of financial assistance available from other sources) for remediation and redevelopment of these sites, since the clean-up or containment of Brownfields is often costly.

## **CONSERVATION**

### **DESCRIPTION**

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







**PREDOMINANT LAND USE:**

Conservation areas contain significant natural resources, watershed, and groundwater recharge areas. The land uses are undeveloped, native lands with notable natural features including floodplains, wetlands, watersheds, wildlife management areas, and other environmentally sensitive areas not suitable for the development of any kind.

**DEVELOPMENT STRATEGY:**

Protect water quality and groundwater recharge areas, protect significant natural resources such as pristine wetland and upland habitat areas to preserve natural habitat. Only allow appropriate zoning districts in which, may, but do not have to be included in the Character Area. Uses should be Passive parks and recreation, conservation, agriculture, and forestry. Roadways in these areas should be paved and widened only when necessary. It is further recommended that a regional trail network be promoted for this area.

**PERMITTED ZONING DISTRICTS:**

- AU – Agricultural Use
- Public Institutional
- Conservation

**QUALITY COMMUNITY OBJECTIVES:**

- 1) Resource Management
- 2) Sense of Place

## **IMPLEMENTATION MEASURES:**

**Resource Inventory:** Comprehensive mapping of the community's environmentally sensitive areas to create strategies for protection and preservation.

**Greenway Corridors:** Can be created utilizing public land, privately donated land, and existing river and stream corridors. While these corridors may begin at a local level, there is tremendous opportunity to create and protect regional greenway corridors.

**Farmland Protection:** Keeping productive farmland in agricultural use.

**Conservation Easements:** Encourage owners of key properties (such as those in environmentally sensitive areas, included in the local greenspace plan, or designated for agricultural use in the comprehensive plan) to utilize conservation easements or sale of development rights to preserve their land from future development. Conservation easements allow private landowners to donate the development rights of their property to a qualified conservation organization or government agency in exchange for tax savings. Sale of development rights is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency. In both cases above, giving up the development rights will permanently protect property from development and thereby ensures that it remains as green space or farmland.

## **Creating a Network of Greenways and Trails**

**Water Resource Management:** Managing and protecting water supply and watersheds, providing safe drinking water and wastewater treatment services.

**Storm Water Management Ordinance:** Mitigating the impact of development on watersheds, aquatic habitat, streamflow and geometry, and water quality.

**Tree Protection:** Language should be in the Zoning Ordinance for the protection and encouragement of preserving and planting native trees.

## **UTILITIES**

### **DESCRIPTION**

This category includes such uses as main transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities, or other similar uses. Allowable zoning districts in this category include Commercial, Industrial, and Institutional and other compatible utilization.



**PERMITTED ZONING DISTRICTS:**

- RC - Rural Commercial/GB - General Business
- WLI - Whole-Light Industrial/HI - Heavy Industrial
- Institutional
- Utilities

**QUALITY COMMUNITY OBJECTIVES:**

- 1) Economic Prosperity
- 2) Resource Management
- 3) Efficient Land Use
- 4) Local Preparedness
- 5) Regional Cooperation
- 6) Transportation Opportunities

**IMPLEMENTATION MEASURES:**

**Access Control Measures:** To ensure neighborhoods and commercial properties are interconnected to allow for higher traffic circulation and increased public safety.

**Design guidelines:** Evaluates the appropriateness of buildings, properties, and land uses to create an architecturally and physically cohesive area of character.

**Flexible parking standards:** Revise land development regulations to remove rigid parking requirements to reduce the number of unnecessary spaces in the community. This may include reducing the number of required parking spaces or allowing shared parking between adjacent facilities.

**Infill Development Program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure the protection of the quality of life in affected neighborhoods. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density, and location of new infill projects.

**Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land use or provide a visual and sound barrier between incompatible adjacent uses. This will increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks, and vehicle access. It is cohesive to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant, and native or non-invasive plants. This will ensure that the tree is the correct one in the right place.



**Sign regulations:** Language should be in the Zoning Ordinance for regulating exterior signs and the lighting of signs. Attempt to control the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.

**Development Permitting:** Revising the local development review process to make it easier to obtain necessary approvals, particularly for innovative quality growth types of development. Revisions may include removing or combining unnecessary approval steps or publishing a step-by-step guide to the review process.

**Reuse of Greyfields:** Redevelopment of Greyfields can occur through programs such as the State Redevelopment Fund. This fund gives local government access to flexible financial assistance. It will also help them implement projects that cannot be taken on with the usual public sector grant and loan programs. The Redevelopment Fund finances locally initiated public/private partnerships to leverage investments in commercial, downtown, and industrial redevelopment and revitalization projects that wouldn't proceed otherwise.

**Utility relocation:** Relocating overhead utilities out of view either below ground or at the rear of lots. This is intended to improve the appearance of strip commercial corridors that typically include tangles of overhead power and telephone lines stretching across and along the roadways.



## **MIXED USE**

### **DESCRIPTION**

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





**PREDOMINANT LAND USE:**

This area is mainly occupied by residential housing, commercial, and other compatible uses.

**DEVELOPMENT STRATEGY:**

Preserve and rehabilitate what remains of the original housing stock, while rebuilding on vacant land new, attractive neighborhoods following the principles of traditional neighborhood development. The areas should include a well-designed neighborhood activity center at an appropriate location, which would provide a focal point for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving

residents. Well-built pedestrian and bicycle connections should also be provided to encourage residents to walk/bike to work, shopping, or other destinations in the area.

**PERMITTED ZONING DISTRICTS:**

- RR - Rural Residential/R1A - Single-Family Residential
- RC - Rural Commercial/GB - General Business

**QUALITY COMMUNITY OBJECTIVES:**

- 1) Sense of Place
- 2) Housing Options
- 3) Efficient Land Use

**IMPLEMENTATION MEASURES:**

**Infill Development Program:** Develop a comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure the protection of the quality of life in affected neighborhoods. This strategy should include a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density, and location of new infill projects.

## **PUBLIC/INSTITUTIONAL**

### **DESCRIPTION**

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







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**PREDOMINANT LAND USE:**

Institutional and residential, with some land remaining undeveloped.



### **DEVELOPMENT STRATEGY:**

A mixed-use community is desired for this area, to provide for the day-to-day needs of the residents while minimizing traffic and effectively and efficiently utilizing existing infrastructure while containing urban sprawl.

### **PERMITTED ZONING DISTRICTS:**

- AU – Agricultural Use
- SF– Single Family Residential
- WLI, HI – Wholesale-Light Industrial/Heavy Industrial
- RC – Rural Commercial/GB - General Business
- RC- Rural Commercial

### **QUALITY COMMUNITY OBJECTIVES:**

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

### **IMPLEMENTATION MEASURES:**

#### **Transportation to Services**

Provide public transportation options to local community health facilities. If public transit isn't available in your area, consider instituting a DOT 5311 on-demand transit system or contact your regional commission about their RHST program.

**Flexible parking standards:** Revise land development regulations to remove rigid parking requirements to reduce the number of unnecessary spaces in the community. This may include reducing the number of required parking spaces or allowing shared parking between adjacent facilities. Revisions may include reducing the number of required parking spaces or allowing shared parking between adjacent facilities. Flexible parking standards enable developers to be more efficient and innovative in providing parking and reduce the amount of land consumed by parking lots.

**Flexible street design standards:** Revising street design requirements in local development regulations to tailor streets to the scale of the neighborhood and types of traffic they serve. Revisions may include reducing required street widths, requiring bicycle lanes, or adding on-street parking. Narrower streets slow down traffic, making the surrounding area more pedestrian and bicycle-friendly and reduces the amount of land consumed by streets.

**Infill development program:** A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to ensure the protection of the quality of life in affected neighborhoods. An

effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density, and location of new infill projects.

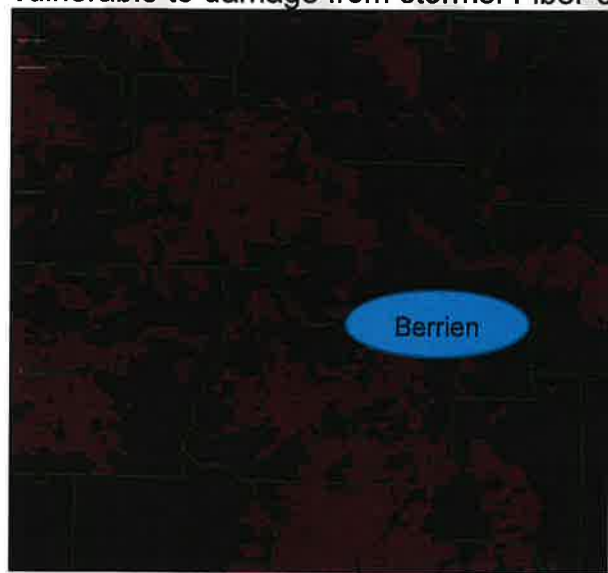
**Landscaping and buffer requirements and guidelines:** Require planting areas to mask unattractive land use or to provide a visual and sound barrier between incompatible adjacent uses, increase aesthetic values, and protect water and quality of rivers and streams. Communities should consider adopting a tree protection ordinance in addition to landscaping and buffer regulations. Inappropriate landscaping can degrade the quality of the natural environment by requiring excess water and pesticides, or by creating unnecessary conflicts with sewers, sidewalks and, vehicle access. It is essential to promote environmentally sound landscaping, including the use of low-maintenance, drought-resistant, and native or non-invasive plants, and to ensure that the right tree is planted in the right place.

## 9. Broadband Element

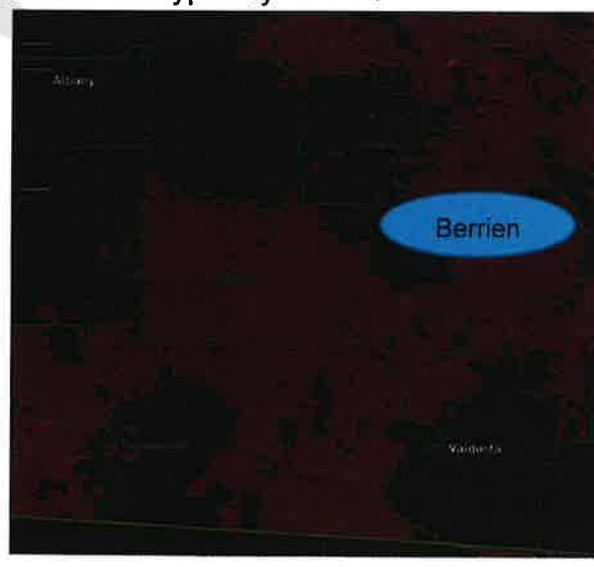
Broadband service in Berrien County, including the Cities of Alapaha, Enigma, Nashville, and Ray City, is provided through DSL and satellite. There is one cable provider, 1 DSL provider, one fiber optic, three mobile broadband providers, and 2 Satellite providers. The communities are mainly served by 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.

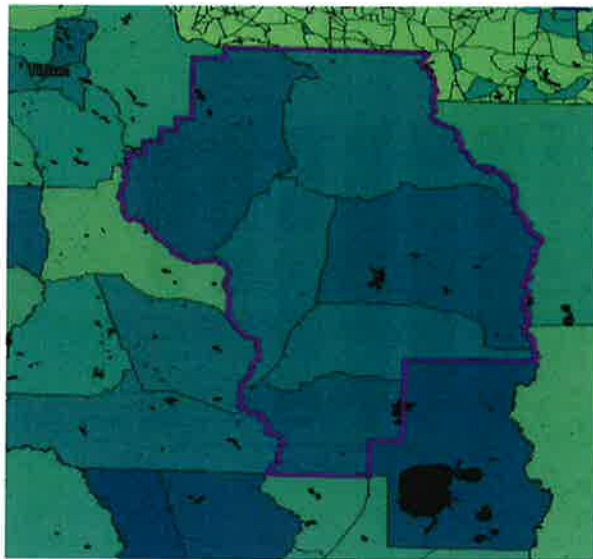
The infrastructure through which broadband is provided, and the condition of that infrastructure, is widely varied throughout the Region. DSL service is provided through telephone lines. Cable broadband is delivered through cable lines that often share poles with telephone and electric wires. As such, 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



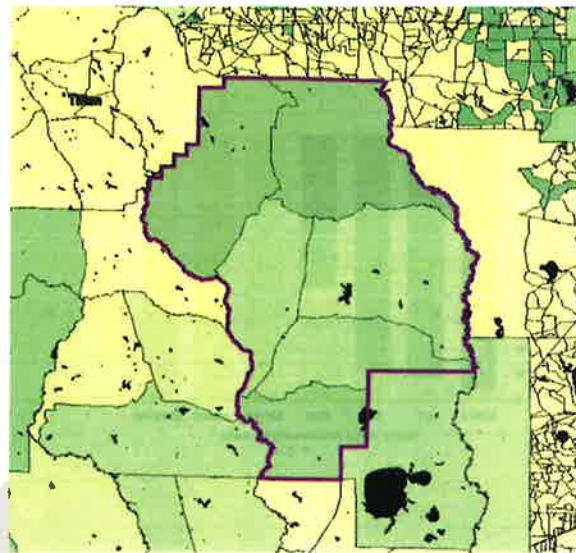
Coverage area: Windstream Holdings, Inc.  
Source: broadbandmap.fcc.gov



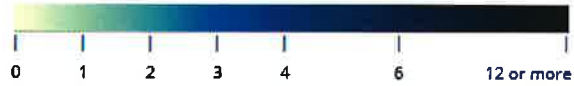
Number of Fixed Residential Broadband Service Providers



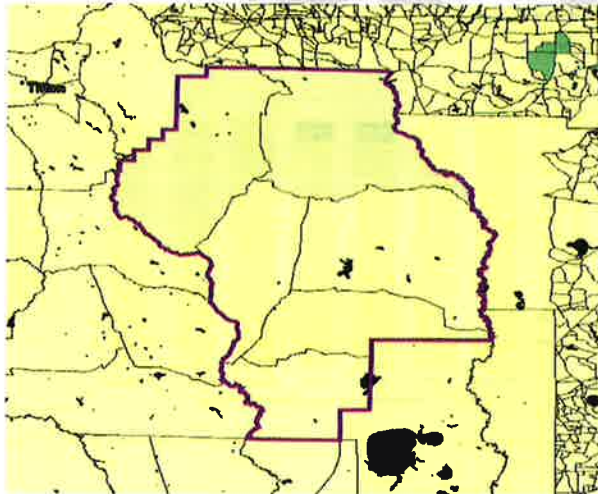
Source: broadbandmap.fcc.gov



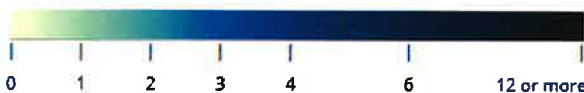
Number of ADSL (Asymmetric Digital Subscriber Line)



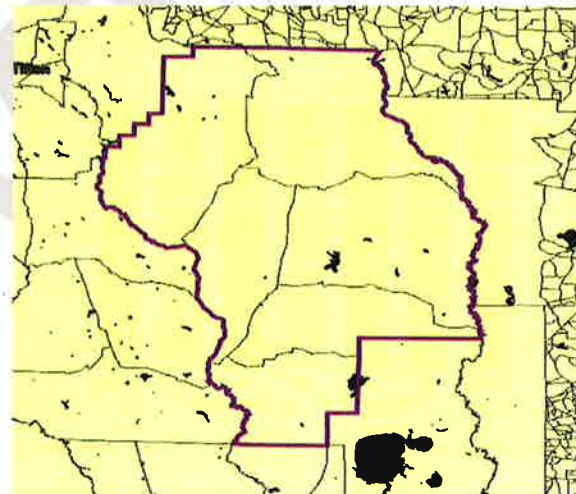
Source: broadbandmap.fcc.gov



Number of Cable Broadband Service Providers



Source: broadbandmap.fcc.gov

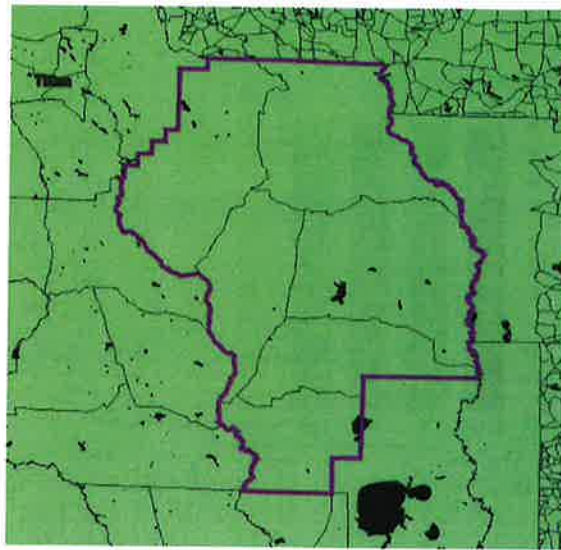


Number of Fixed Wireless Residential Broadband Providers

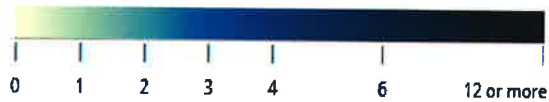


Source: broadbandmap.fcc.gov

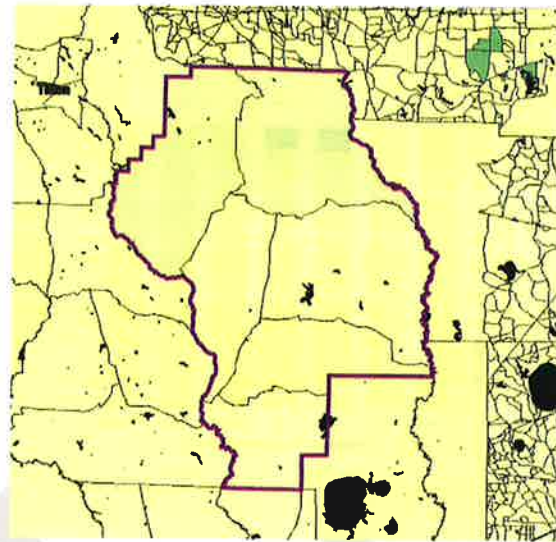




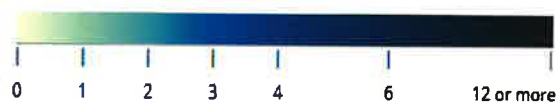
Number of Satellite Broadband Service Providers



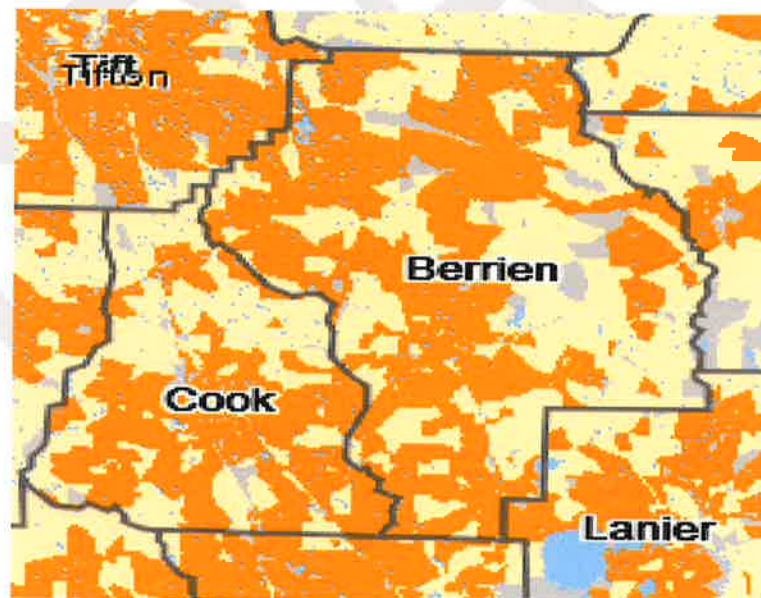
Source: broadbandmap.fcc.gov



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



## **10. Transportation Element**

The 2035 Long Range Transportation Plan (LRTP) as required by the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users of 2005 (SAFETEA-LU), at least every five years (four years in air quality non-attainment/maintenance areas, Lowndes County is in attainment) Metropolitan Planning Organizations (MPO) are required to produce a plan that shall "include both long-range and short-range program strategies/actions that lead to the development of an integrated intermodal transportation system that facilitates the efficient movement of people and goods." This was incorporated by reference into the Comprehensive Plan in 2015 to serve as the Transportation Element for Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City.

The 2035 Long Range Transportation Plan (LRTP) guides the transportation policies and projects to be implemented throughout the community over the next twenty-five years. The LRTP directs how our community plans to address its transportation needs, prioritizes those needs, and outlines funding resources for implementing projects from federal, state, local, and private sources for highways, mass transit, 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 2040 Long Range Transportation Plan (LRTP) update is underway and is scheduled to be completed approximately September 2 of 2020.

## **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 drafted and adopted on June 10th by Berrien County for incorporation into the Greater Berrien County comprehensive plan.

### Military Overlay Zoning District

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

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

### Noise Attenuation Construction Standards

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

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

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

### Memorandum of Understanding

Policy 3.1: Continue to fulfill the responsibilities of the County outlined in the Memorandum of Understanding with MAFB regarding formal notification of 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.

### **III. Maps**

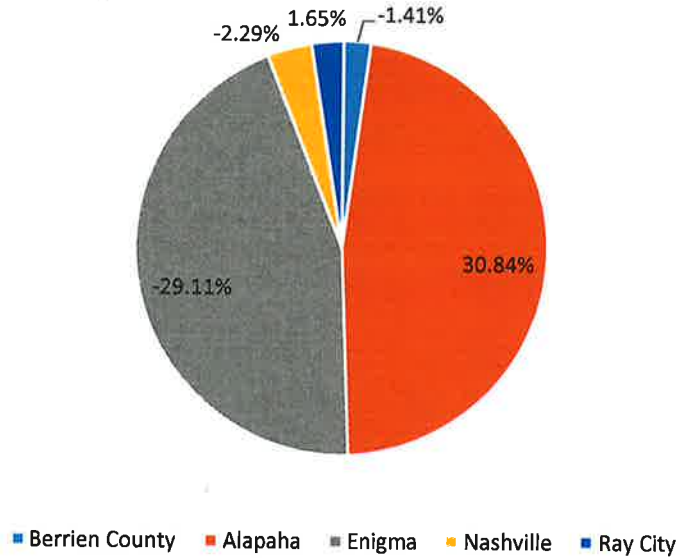
DRAFT

## **Appendix**

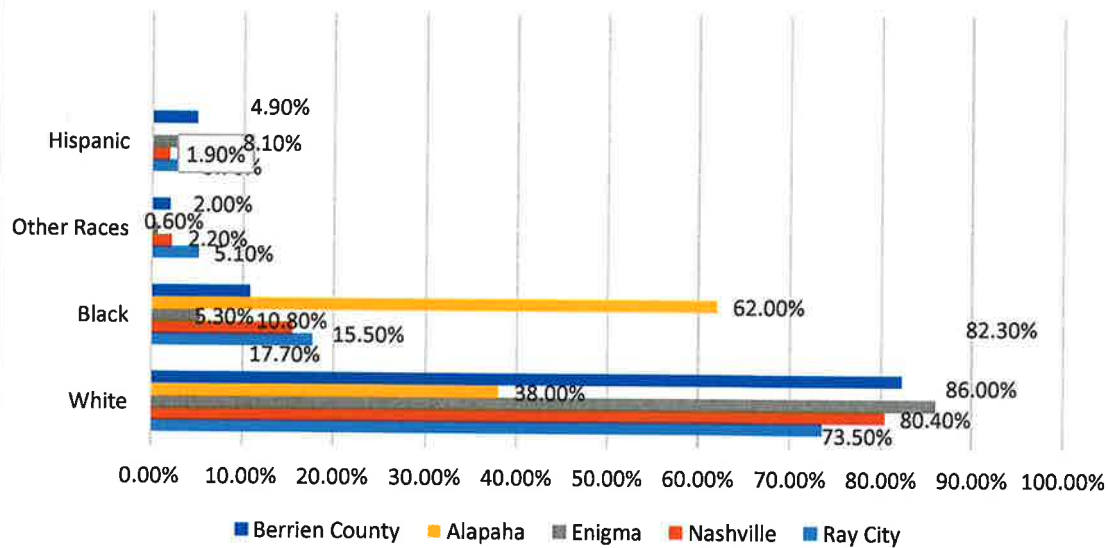
- 1) Sign-In Sheets**
- 2) Public Hearing Notices**
- 3) Data Analysis Charts**
- 4) Transmittal Letters**
- 5) Adoption Resolutions**

### Appendix #3. Data Analysis Charts

**Population Percentage Change**

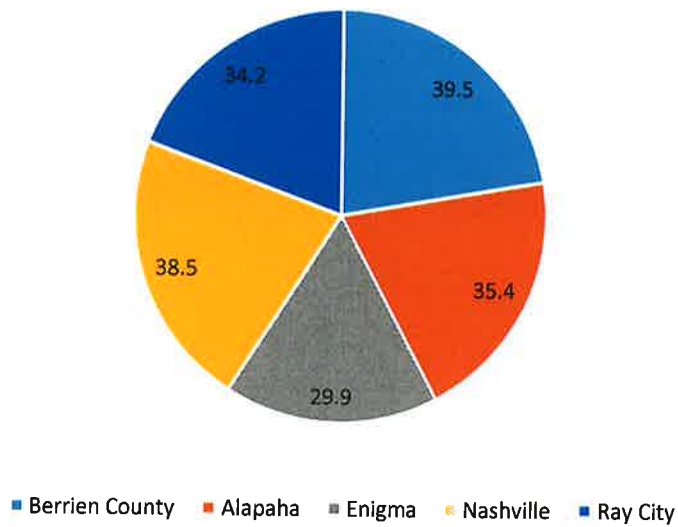


**Population by Race**

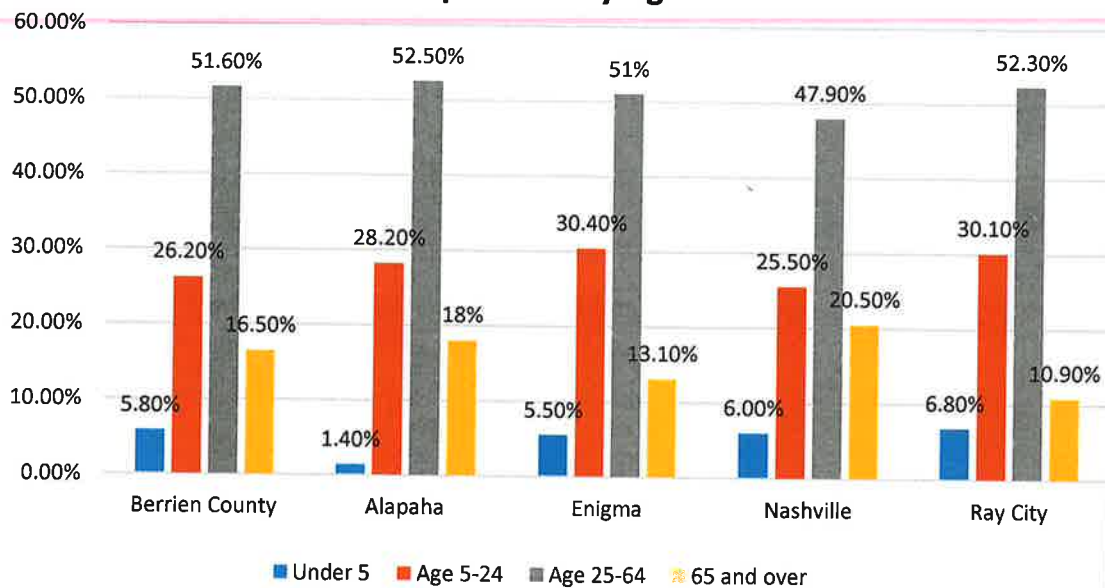




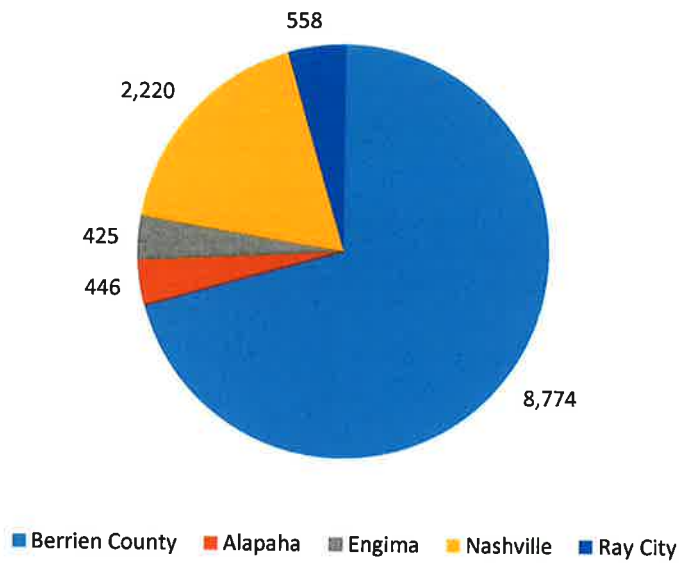
**Median Age**



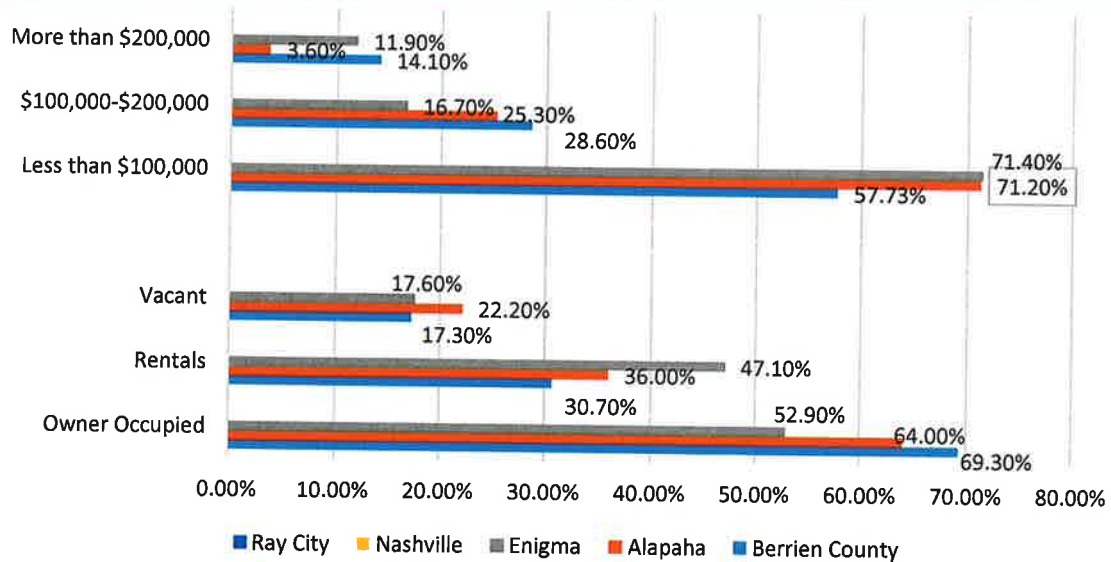
**Population by Age**

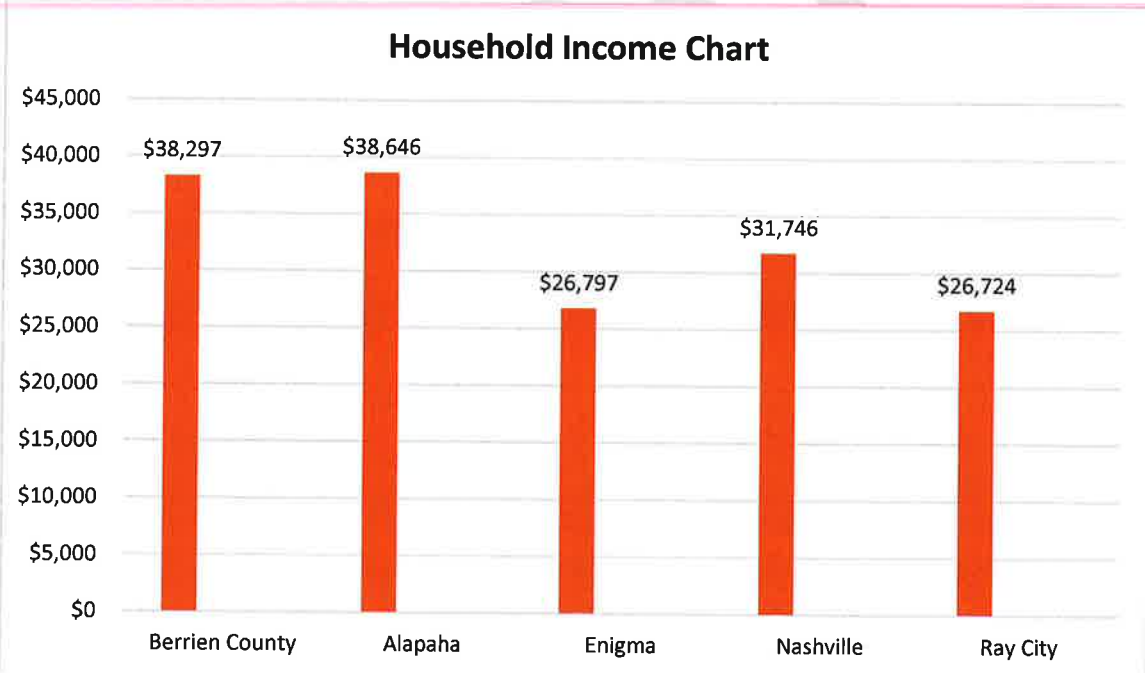
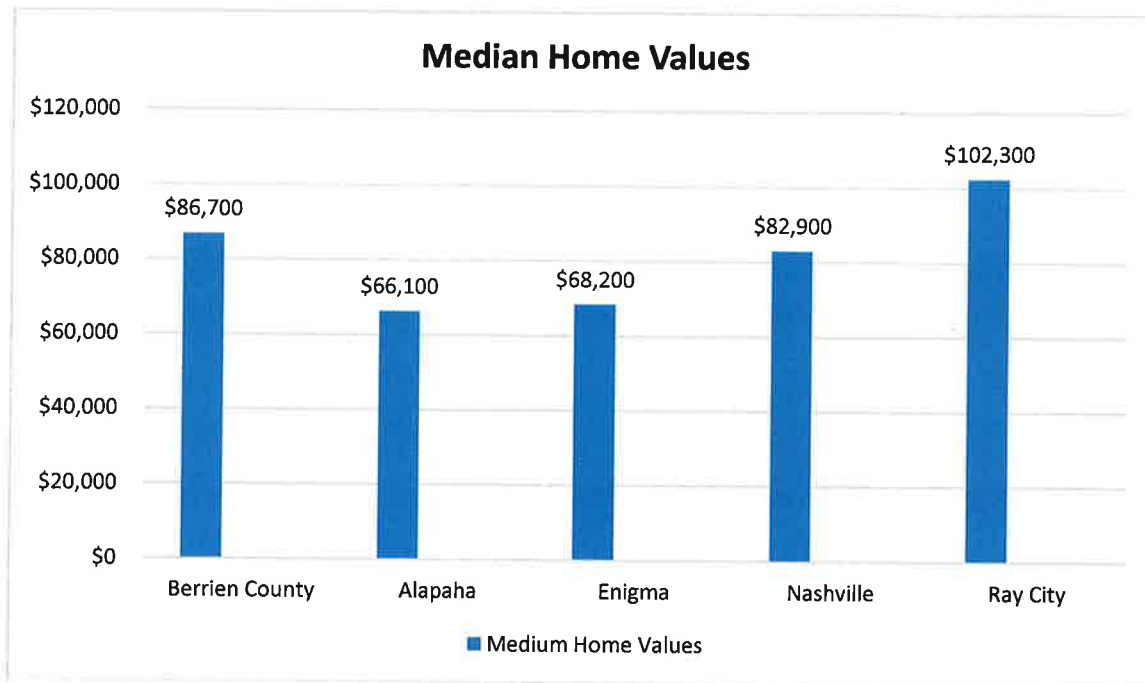


### Household & Families

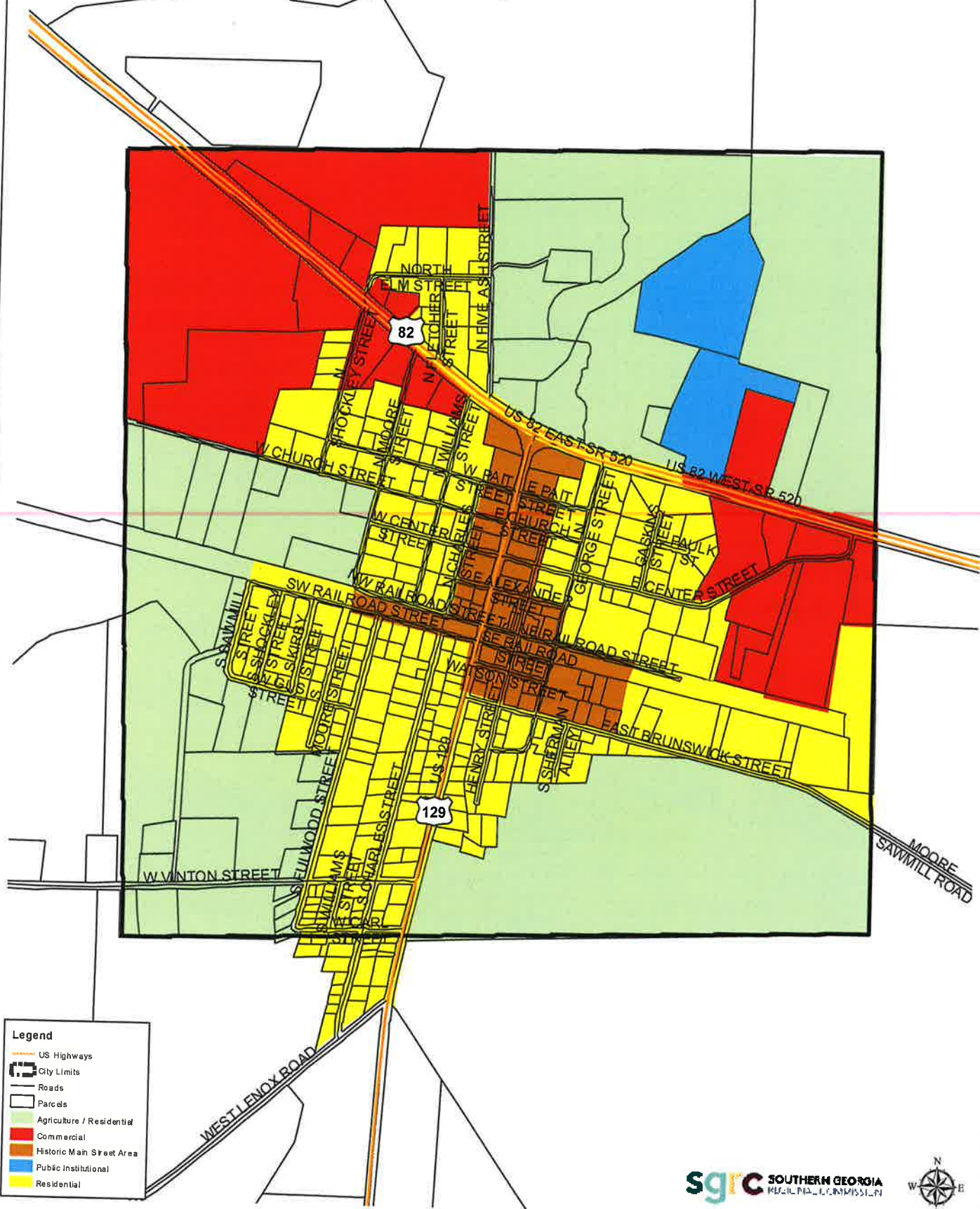


### Home Values



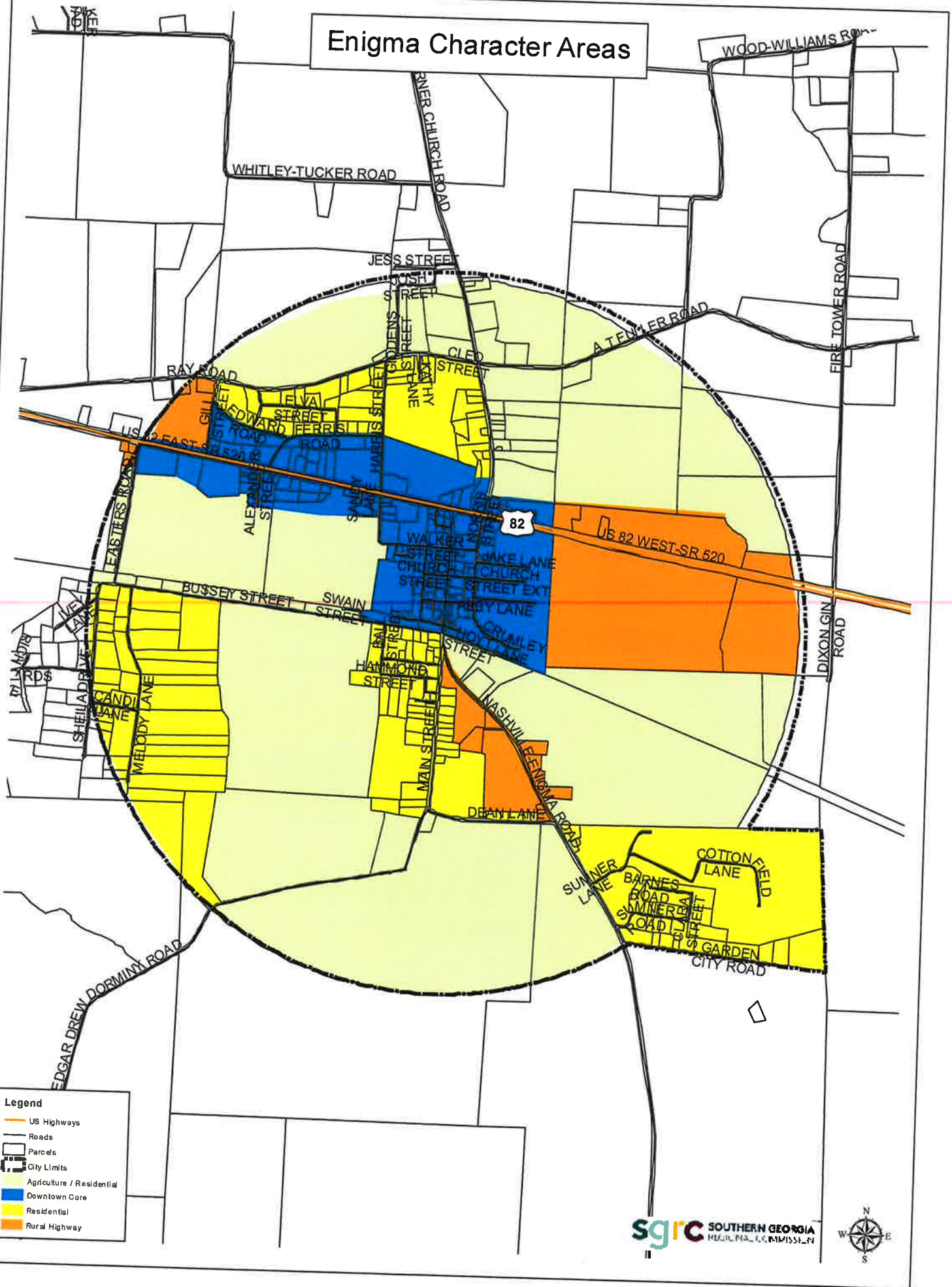


# Alapaha Character Areas





# Enigma Character Areas

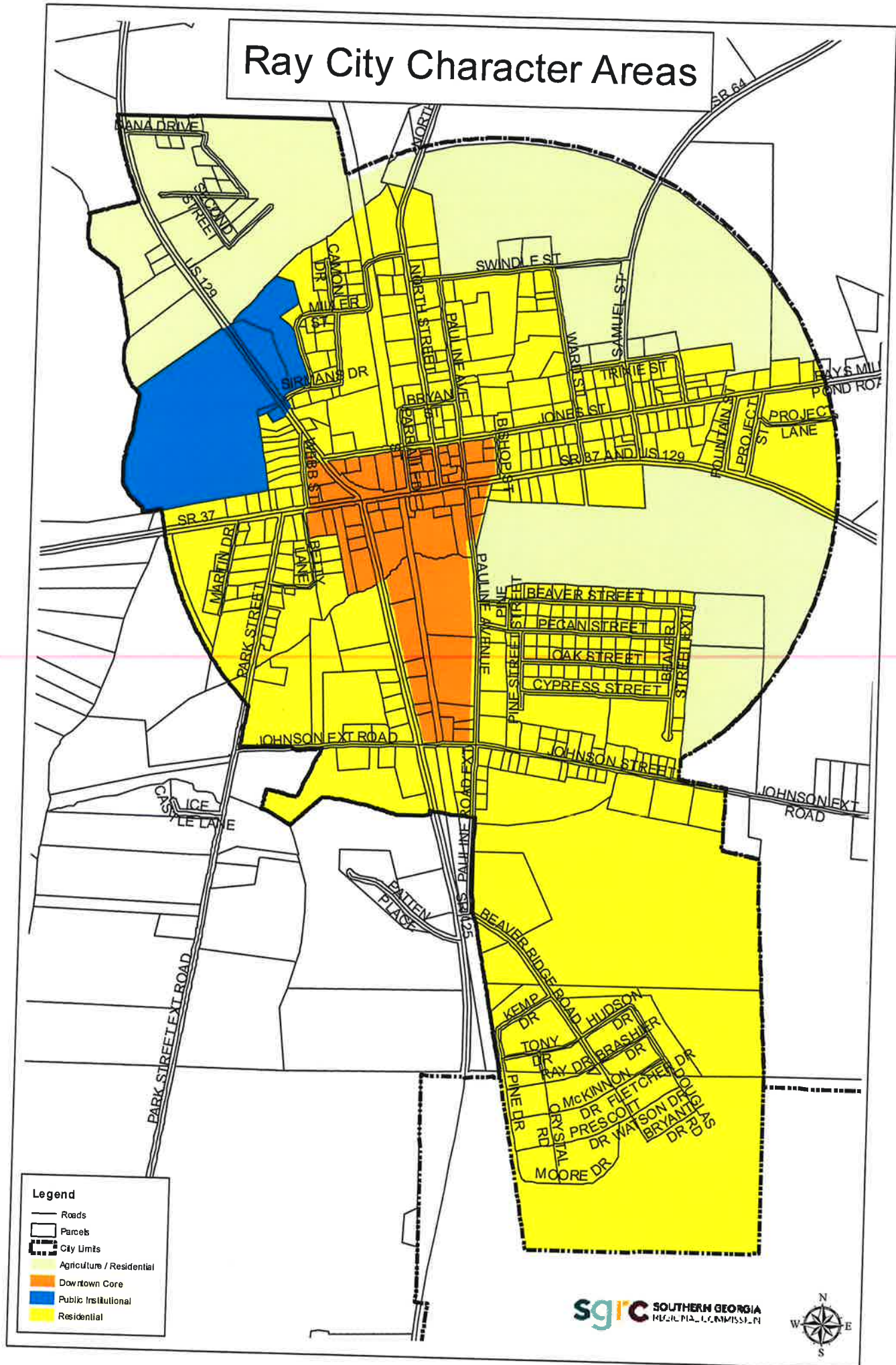


- Legend**
- US Highways
  - Roads
  - Parcels
  - City Limits
  - Agriculture / Residential
  - Downtown Core
  - Residential
  - Rural Highway



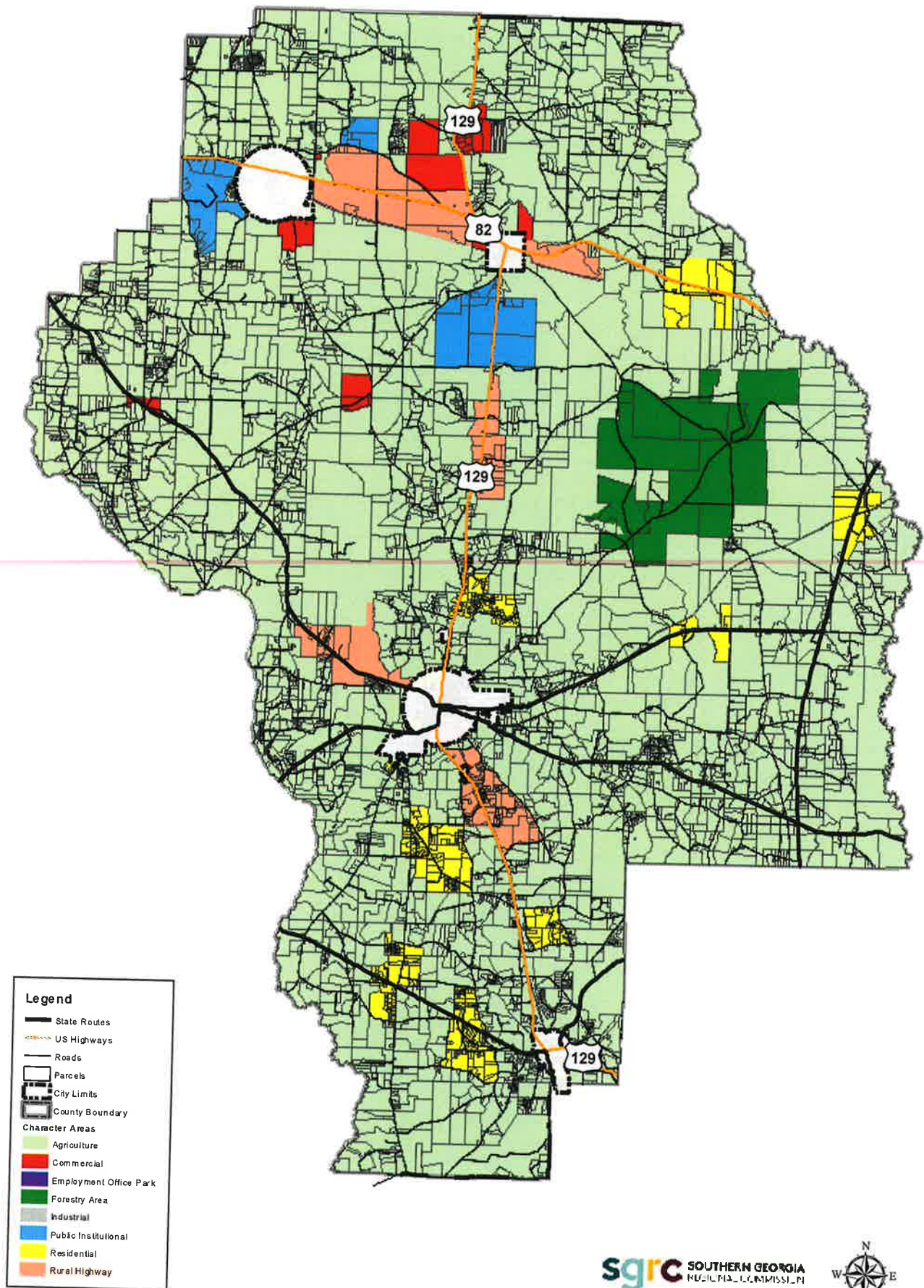


# Ray City Character Areas



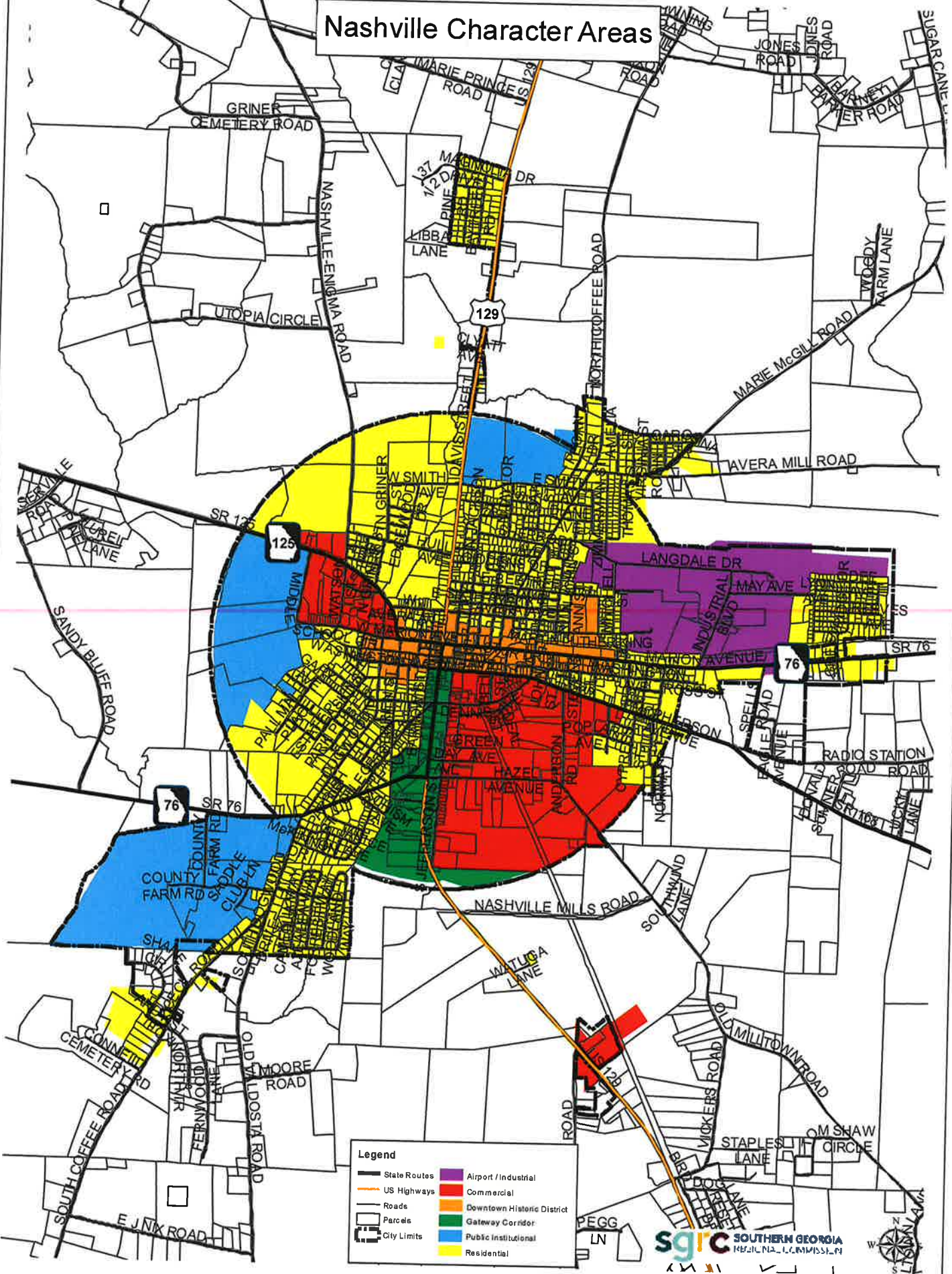


# Berrien County Character Areas



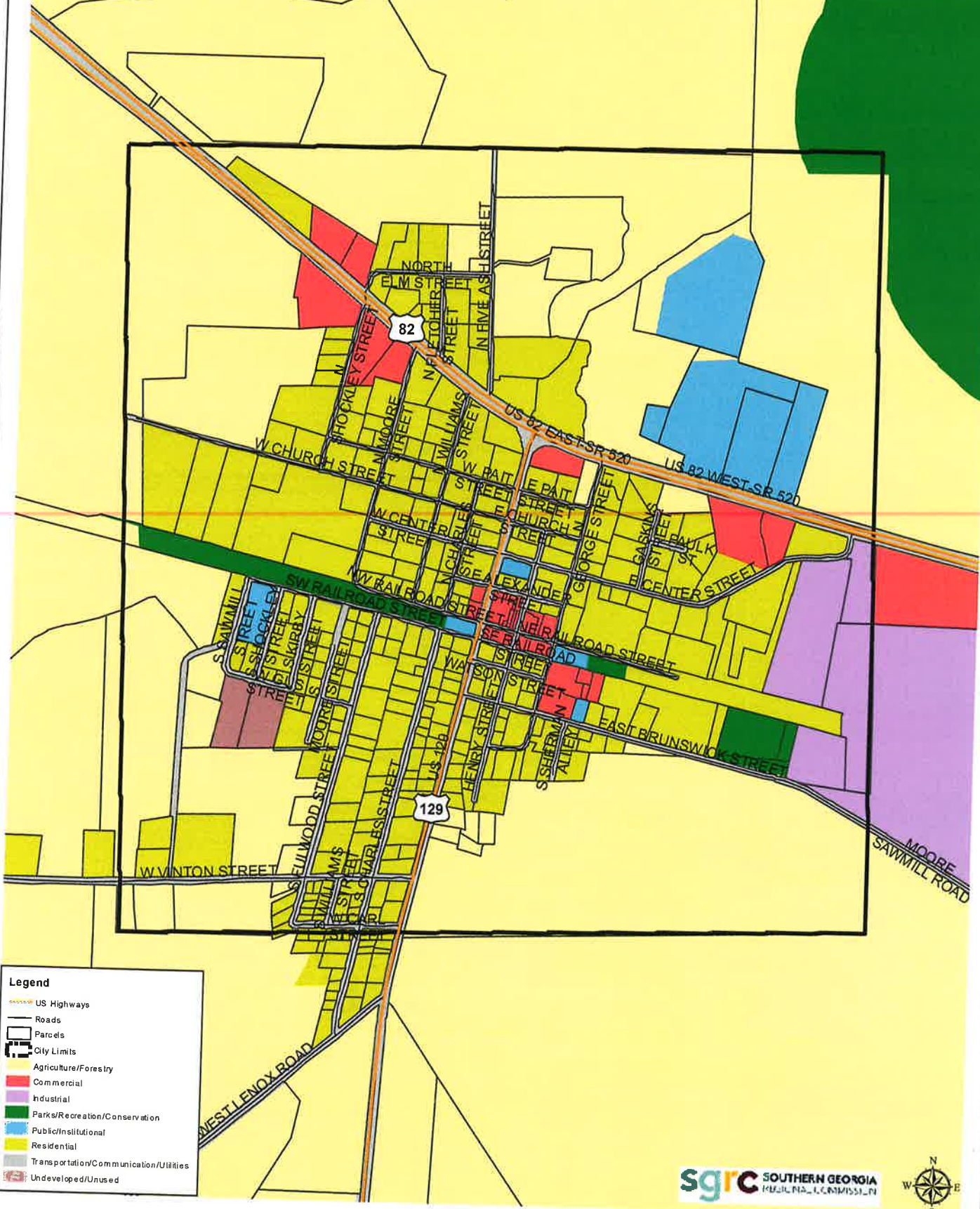


# Nashville Character Areas





# Alapaha Existing Land Use

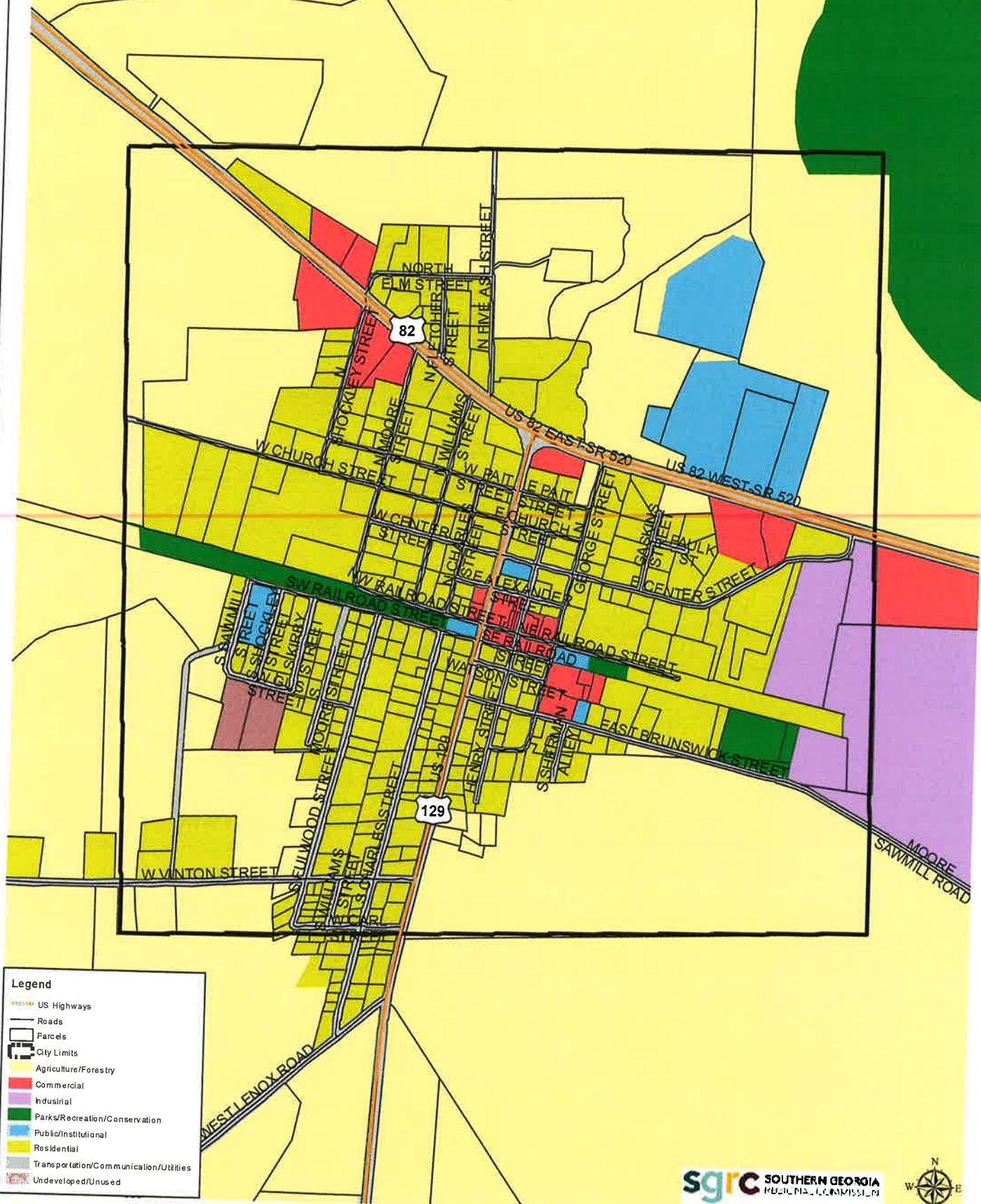


- Legend**
- US Highways
  - Roads
  - Parcels
  - City Limits
  - Agriculture/Forestry
  - Commercial
  - Industrial
  - Parks/Recreation/Conservation
  - Public/Institutional
  - Residential
  - Transportation/Communication/Utilities
  - Undeveloped/Unused



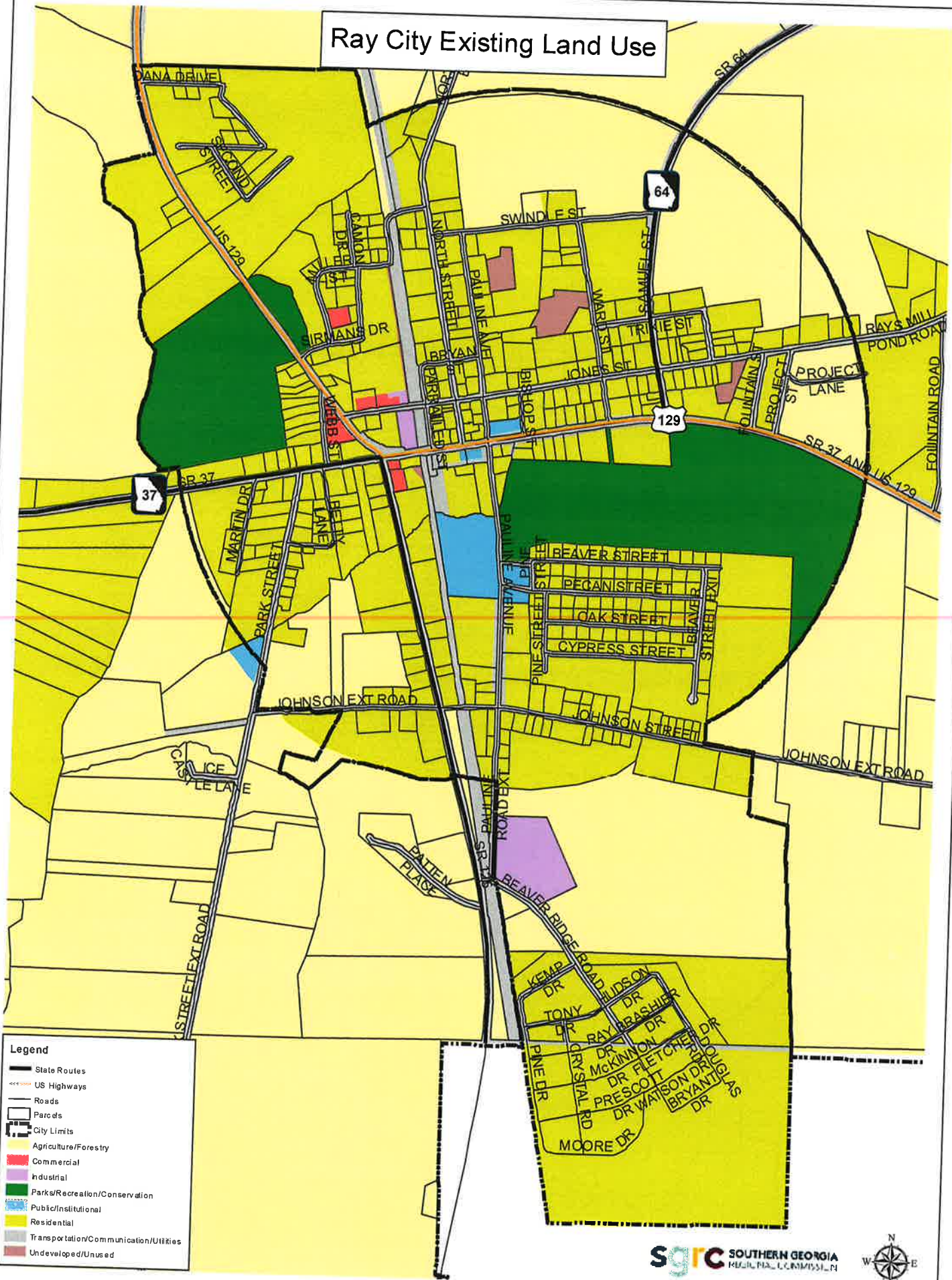


### Enigma Existing Land Use





# Ray City Existing Land Use





# Berrien County Existing Land Use

