

# COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City**

RC: **SGRC**

Submittal Type: **Comp Plan Update**

Preparer:  RC  Local Government  Consultant: Specify

Cover Letter Date: **1/17/25**

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Explain Unusual Time-lags or Other Anomalies, when present:

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- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
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# 2025 Comprehensive Plan Update

For Berrien County and the Cities of Alapaha, Enigma,  
Nashville, and Ray City



*Prepared by: SGRC  
Berrien County  
Alapaha  
Enigma  
Nashville  
Ray City*

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

## 1. Introductions

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 March 1, 2025.

As required by the Local Comprehensive Planning Standards, the 2025 Joint Berrien County – Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update consists of the following elements:

- **Community Goals**
- **Needs and Opportunities**
- **Community Work Program**
- **Broadband Services**
- **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 the Cities of Alapaha, Enigma, Nashville, and Ray City have been integrated directly into their parallel components in this Comprehensive Plan.)
- **Land Use**  
(As a community with zoning or land development regulations subject to the Zoning Procedures Law)
- **Transportation**
- **Joint Land Use Study 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). The county contains four municipalities: Alapaha, Enigma, Nashville, and Ray City. Berrien County borders Atkinson, Coffee, Cook, Irwin Lanier, Lowndes, and Tift Counties.

### **City of Alapaha**

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

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

### **City of Enigma**

Enigma is a small town in southern Georgia, located in the northwest corner of Berrien County. Enigma was founded between 1876 and 1880, by John A. Ball and incorporated on August 21, 1906. It was originally a settlement, commonly referred to as "Gunn and Weston" until Ball decided he wanted a 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, the county seat of Berrien County was incorporated as a town on December 20, 1892, and as a city in 1900. The town was originally founded in 1840 and named in like fashion to its Tennessee counterpart, Nashville, for the Revolutionary War hero General Francis Nash (1742-1777), fatally wounded in the Battle of Germantown. Nashville is the largest city within Berrien County with a total area of 4.7 square miles.

### **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 crossties 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**

The required elements have been developed with extensive opportunities 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 of the many stakeholders and residents in the county:

- a) Stakeholders were identified. These included Mayors, City Council persons, County Administrators/Managers, Code Enforcement Officers, Chamber of Commerce directors, Utilities Departments, Main Street Directors, 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.
- c) A participation program was conducted. Identified stakeholders were invited and attended; yielding specific input in plan content.
- d) Community Involvement Activities documented. A list of stakeholders and an overview of participation...(photos, sign-in sheets, agendas, minutes, published advertisements, emails, and the SGRC website) are included.

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

The public hearing kick-off for the comprehensive planning process was held on March 26, 2024, at the Berrien County Commissioners Chambers at 201 North Davis St, Room 198, Nashville, Georgia. It was held to make any potential stakeholders and residents



aware of 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.

## **2nd Public Hearing - Transmittal of Document**

The 2nd public hearing was held on January 7, 2023, 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. Community Involvement**

A comprehensive list of potential stakeholders was put together with input from the Chamber of Commerce, Development Authority, elected officials, and residents. A special acknowledgment is deserved for the members of the Stakeholders, Steering Committee, and SGRC Staff who dedicated their time and hard work to this project:

### **Stakeholders:**

- Brenda Exum, Ray City Mayor
- Denise Ray, Ray City
- Lisa Smart, Chamber/Berrien County Economic Development
- Teresa Willis, Nashville
- Amy Garner, Nashville City Council
- Sandy Mizell, Berrien County EMA Director
- Ronnie Gaskins, Berrien County Chairman
- Gerald Sumner, Berrien County EMS
- Vickie Harsey, Alapaha City Council
- Bud Hutchinson, Enigma City Council
- April Martin, Berrien EMA/911

### **SGRC Staff:**

- James Horton, Planning Director
- Marcus McConico, Planner I
- Alexandra Arzayus, Planner II
- Mykaela Brown, Planner I

## **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 web page 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 was 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 September 5, 2023, 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.

**2nd Workshop  
(SWOT ANALYSIS)**

The Policies and Report of Accomplishments were developed in the second workshop, held on October 3, 2024, 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.

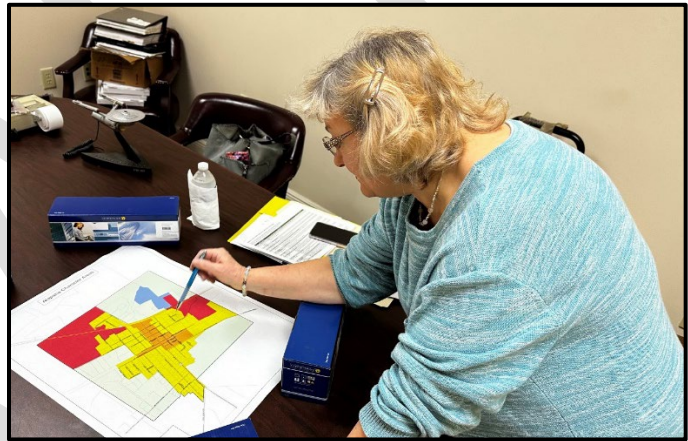
**3rd Workshop  
Land Use Element/Character Area**

The third workshop, held on December 10, 2024, was utilized to update the Economic Development Element and the Land Use Element and Maps as desired by the local governments.

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*Berrien County Land Use Meeting*



*Alapaha Land Use Meeting*



*Berrien Land Use Meeting*

## 7. Consideration of Regional Water Plan and Environmental Planning Criteria

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

### Suwannee-Satilla Regional Water Plan

Berrien County is within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in June 2023. The Suwannee-Satilla Council is one of 11 planning regions charged with developing Regional Water Plans and encompasses 18 counties in the southeastern portion of Georgia (shown in Figure ES-1). An overview of the updated findings and recommendations for the Suwannee- Satilla Region are provided in this Executive Summary. The Suwannee- Satilla Council’s Regional Water Plan is available on the Council’s website.



Source: CDM Suwannee-Satilla Regional Water Plan Figure ES-1



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.

*“The Vision of the Suwannee- Satilla Regional Council is to manage water resources in a sustainable manner under Georgia’s regulated riparian and regulated reasonable use laws to support the state’s and region’s economy, to protect public health and natural resources, and to enhance the quality of life for all citizens; while preserving the private property rights of Georgia’s landowners, and in consideration of the need to enhance resource augmentation and efficiency opportunities.”*

**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.

***Addressing Water Needs and Regional Goals***

This Section presents the Suwannee-Satilla Council's water management practices selected to address resource shortfalls or challenges identified and described in Section 5, and/or meet the Council's Vision and Goals described in Section 1.

***Identifying Water Management Practices***

The comparison of Resource Assessments and forecasted needs presented in Section 5 identifies the Region's likely resource shortfalls or challenges and demonstrates the need for region and resource specific water management practices. In the cases where shortfalls or challenges appear to be unlikely based on the comparison of the Region's Resource Assessments and forecasted needs, the management practices described in this section have been selected to also meet those needs specified by the

Council (e.g., facility/infrastructure needs and practices, programmatic practices, etc.) that are aligned with the Region's Vision and Goals. In selecting the actions needed (i.e., water management practices), the Council considered practices identified in existing plans, the Region's Vision and Goals, and coordinated with local governments and water providers as well as neighboring Councils who share these water resources.

***Review of Existing Plans and Practices***

The Council conducted a comprehensive review of existing local and regional water management plans and relevant related documents to frame the selection of management practices. The types of plans/studies that were reviewed to support identification and selection of management practices for the Suwannee-Satilla Region consisted of the following:

- Comprehensive Work Plans (local and regional scale)

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- Regional infrastructure and permitting plans
- EPD databases (permitted withdrawals, planned projects, and proposed reservoirs)
- State-wide guidance documents (conservation, cost, and water planning)
- Best Management Practices (forestry, agriculture, and stormwater management)
- Water quality studies including Watershed Protection Plans (basin, watershed, and local scale)
- TMDL evaluations

When possible, successful management practices already planned for and/or in use in the Suwannee-Satilla Region formed the basis for the water management practices selected by the Council.

## II. Plan Elements

### 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.
- 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.

## II. 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 2025 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**

- **Expand Cultural Resources:** Increase the availability of cultural and historical resources across the county and cities to enhance community engagement.
- **Grant Research and Application:** Identify and apply for grants that align with local funding needs to support community initiatives.
- **Increase Hotel Capacity:** Encourage the development of more hotel accommodations throughout the county and cities to support tourism and local events.
- **Promote Local Museums:** Improve marketing efforts for the Courthouse Museum and other small museums in Alapaha to boost visibility and attract more visitors.

#### **Opportunities**

- **Promote Public Fishing Areas:** Highlight the Paradise Public Fishing Area and other local fishing spots, including the Alapaha River, to attract fishing enthusiasts and outdoor tourism.
- **Enhance Historic Tourism:** Encourage economic development and tourism by promoting the county's historic buildings, including the County Courthouse and other significant sites throughout the area.
- **Develop Cultural Resources:** Create additional cultural attractions and programs to entice tourists and strengthen the county's appeal as a cultural destination.
- **Explore Native American Heritage:** Research the county's Native American history and explore opportunities to develop tourism attractions that celebrate and educate visitors on this heritage.



## **ECONOMIC DEVELOPMENT**

### **Needs**

- Lack of enough work force to entice new industry
- Need to increase affordable housing throughout the cities and county
- Too many commercial buildings are vacant
- Need for E-vehicle Charging stations

### **Opportunities**

- There is room for future economic growth throughout the county
- Lower taxes compared to surrounding counties
- Berrien County schools are above average and is rated higher than surrounding public school systems.
- Explore the possibilities of expansion of current industries throughout the county
- Explore the feasibility of creating a business park
- Encourage economic development by considering the possibility of expanding the Berrien County Recreation Department to bring in athletic tournaments
- Proximity to state highways 82 and 129

## **HOUSING**

### **Needs**

- Need for more affordable housing
- Need to redevelop older housing stock
- Available land for purchase to develop for housing

### **Opportunities**

- Berrien county has land and room to increase the housing stock
- Revitalize and bring up to code older homes, in Nashville, Ray City, Enigma, Alapaha, and in the county.
- Lower cost of living/housing than surrounding counties
- Utilize Community Development Block Grant to rehab existing housing and aid in the construction of new housing.
- Identify land throughout the county and cities to be developed for future housing.

## **LAND USE**

### **Needs**

- Land use codes need to be updated for the county

- Enigma needs to adopt a zoning ordinance.
- Alapaha needs to adopt a zoning ordinance.
- Develop appropriate land development regulations for the County and the Cities.

#### **Opportunities**

- Identify areas for future development and develop infrastructure for desirable development.
- Promote conservation areas throughout Berrien County

### **TRANSPORTATION**

#### **Needs**

- The County still has dirt roads, repave roads throughout the cities.
- Need for more sidewalks all the cities in Berrien County.
- Cities of Alapaha, Enigma, and Ray City need Gateway entrances into cities.
- There is a need for roads in the County and Cities to be repaired or repaved and improve drainage issues.
- Add pedestrian Safety measures throughout the county and cities

#### **Opportunities**

- Create a plan for future expansion of airport
- Strategize about future expansion of railway
- Creating safer roadways for all residents and visitors to Berrien County and the cities of Alapaha, Enigma, Nashville, and Ray City
- Use TSPLOST discretionary funds to repair sidewalks and potholes

### **COMMUNITY FACILITIES AND SERVICES**

#### **Needs**

- The county could utilize a large multi-purpose facility
- An EMS station is needed for the South ends of the county
- Saddle Club Arena is not covered
- Electric Charging station for residents or visitors that on E-vehicles

#### **Opportunities**

- Recreation Department hosting regional, district, state tournaments

- Saddle Club hosting events/competitions
- Adding Electric Charging stations in the county and cities
- Indoor Multi-purpose sports facility
- Work with Red Cross to identify possible emergency shelter location

## **INTERGOVERNMENTAL COORDINATION**

### **Needs**

- The need for more people within the local governments
- There needs to be better communication between the county and each of the cities
- Community needs to have more project specific opportunities are needed to assure success of the county and cities
- All county and city governments need cooperation in the development of the Service Delivery Strategy

### **Opportunities**

- The Cities and County should have shared goals
- The County and Cities together need to continue to improve the Service Delivery Strategy.

## **BROADBAND SERVICES**

### **Needs**

- The county only has one broadband provider

### **Opportunities**

- Better broadband services will increase economic development.
- Research and encourage other carriers to offer fiber services

### III. Analysis of Data and Information

#### Population Percentage Change

The 2023 population of Berrien County is 18,925. This is a slight decline in population since the last Comprehensive Plan. The county's population remains steady since 2010 Census with only a small decrease in residents. Since the 2010 census the estimated decrease is -2.25%. Alapaha increased by 1.24%, Enigma increased by 2.26%, Nashville decreased by -1.74%, and Ray City increased by 1.65%.

#### Population by Race

In Berrien County, 85.0% percent of the population is White, and 11.3% percent are Black; Asian make up 1.1%, tow or more races is 1.9% percent of the population. 6.0 percent are of Hispanic/Latino origin. In Alapaha, 34.93% are white, and 53.85% are black, 8.94 are Other/multi-racial. Enigma, 75% are white, 6.00% are black, 4% Other/multi-racial, and 16% are of Hispanic/Latino origin. In Nashville, 70.14% are white, 21.16% are black, and 3.96% are Hispanic or Latino. In Ray City, 64.94% of the population is white, 21.44% are black, and 8.47% are Hispanic or Latino and 4.08% are Other/multi-racial.

#### Median Age

The median age in Berrien County is 39.8, compared with a median US age of 38.8. The median age in Alapaha is 46.2, Enigma 41.7 Nashville 36.4, and Ray City 24.8.

#### Population by Age

Population by age in Berrien County is 6.3% under the age of 5 years, 25.4% are 5-24 years of age, 50.7% are 25-64 years of age, and 17.7% are 65 years of age and over. Alapaha is 3.7% under the age of 5, 11.8% are 5-24 years of age, 57.2% are 25-64 years of age, and 27.3% are 65 years of age or over. Enigma is 7.5% under age 5, 28.5% are 5-24 years of age, 49.1% 25-64 years of age, and 14.8% over the age of 65. Nashville is 8.8% under five years of age, 22% 5-24 years of age, 50.5% 25- 64 years of age, and 18.7% over the age of 65. Ray City is 9.1% under age 5, 41.6% 5-24 years of age, 41.9% 25-64 years of age, and 65 and over is 7.3%.

#### Households & Families

There are 8,141 households and 6,773 families living within the county, with an average of 2.66 people per household. Alapaha has 272 housing units with and average of 2.2 people per household. 272 families, Enigma has 462 with 368 families, and average of

2.7 people per household. Nashville has 1,808 with 1,119 families and average of 2.6 people per household. and Ray City has 355 housing units with 230 families and average of 3.2 people per household.

### **Home Values**

In Berrien County, 47.3% of homes are valued at less than \$100,000, about 27.1% are valued between \$100,000 and \$200,000, and only about 25.6% percent of the housing stock is valued at more than \$200,000. 69.1% percent of housing units are owner-occupied, 30.9% percent are rentals, and 12.2% percent of the housing stock in Berrien County are vacant. In Alapaha, 47.54% of homes are valued at less than \$100,000, 26.5% are valued between \$100,000 and \$200,000, and only 26% are valued at more than \$200,000. 66.5% housing units are owner occupied, 33.5% are rentals, and 14.6% are vacant. In Enigma 69.1% of homes are valued at less than \$100,000, 16.7% are valued between \$100,000 and \$200,000, and 10.7% is valued at more than \$200,000. 50.4% is owner occupied, 47.1% is rentals, and 14.60% are vacant. In Nashville, 60.4% of homes are valued at less than \$100,000, 29.7% is valued between \$100,000 and \$200,000, and 10.0% is valued at more than \$200,000. 52.9% of homes are owner occupied, 47.1% are rentals, and 12.04% are vacant. In Ray City, 19.0% of housing units are valued at less than \$100,000, 81.0% are valued between \$100,000 and \$200,000 and 0.0% are valued at more than \$200,000. 58.8% are owner occupied, 50.0% are rentals, and 0.08% are vacant in Ray City.

### **Median Property Values**

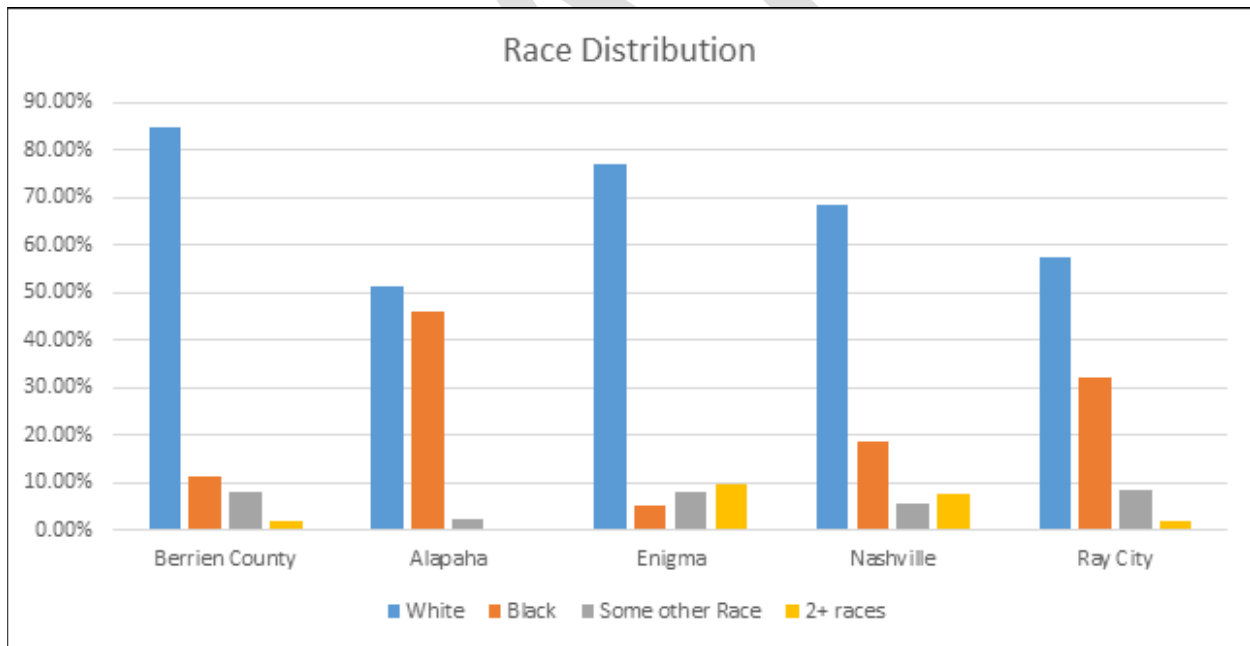
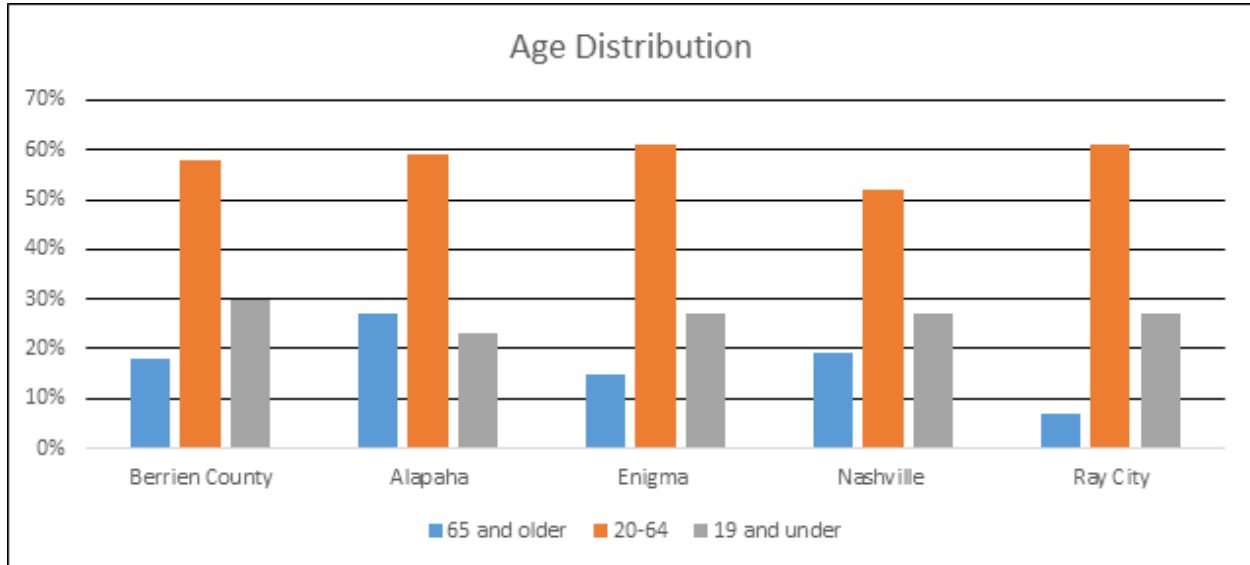
The median home value in Berrien County has increase similarly to the entire reagon. The meidan property is \$108,300, Alapaha is \$105,400, Enigma is \$93,200, Nashville is \$87,600, and Ray City is \$116,400.

### **Median Household Income**

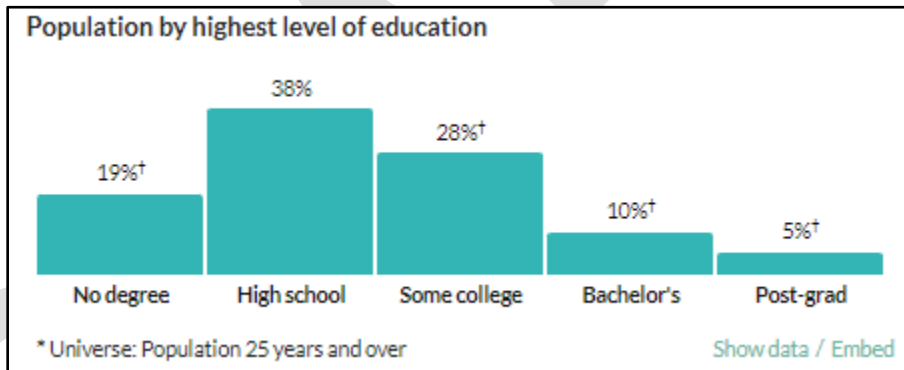
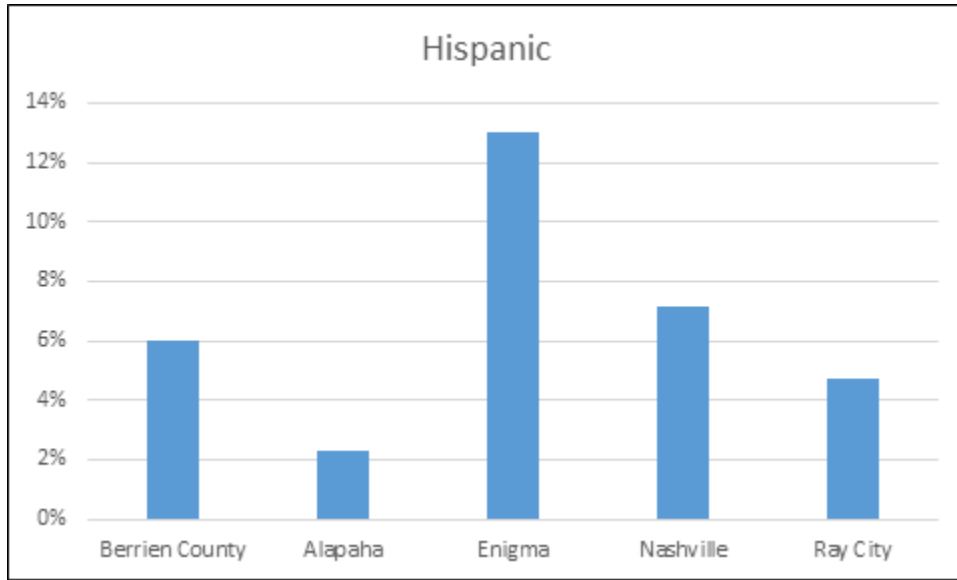
All of Berrien County saw an increase in the median household income since 2020. The median household income in Berrien County is \$48,670, an increase of 27.08% since 2015. The median household income in Alapaha is \$40,294, a rise of 4.26% since 2015. The median household income in Enigma is \$38,750, an increase of 44.60% since 2015. The median income in Nashville is \$45,500, with a rise of 43.32% since 2015. Ray City has a median income of \$46,875, an increase of 75.40% since 2015.



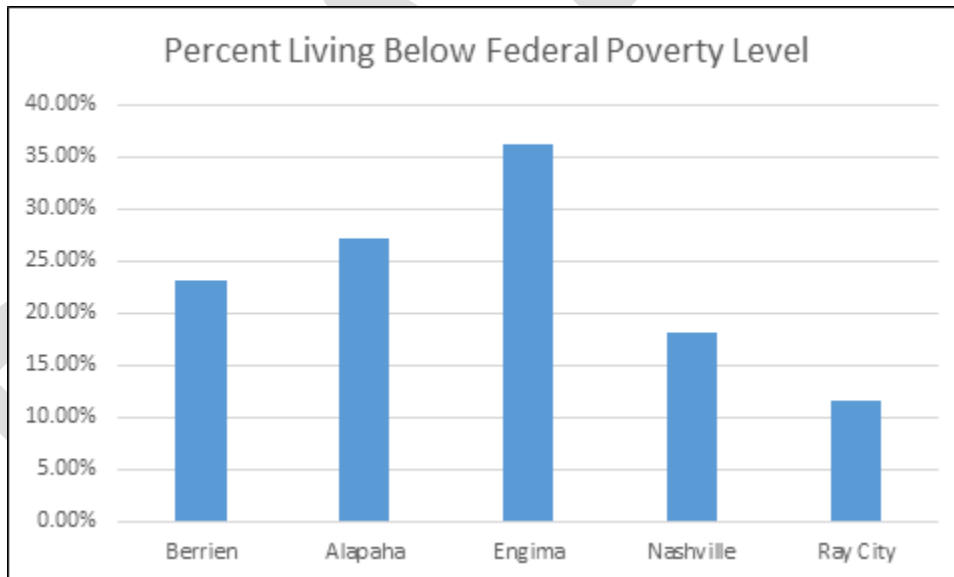
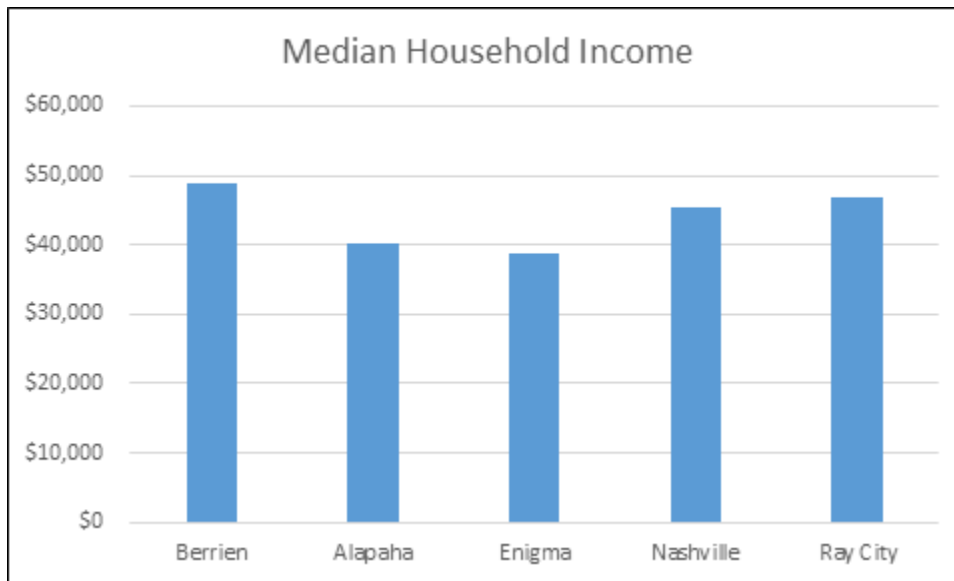
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## IV. Broadband

In recognition of the importance of broadband infrastructure to the vitality of communities, the Georgia legislature passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018. The Act provides planning, deployment, incentives, and other purposes for broadband services. It also requires comprehensive plans to promote the deployment of broadband services. Berrien County, the Cities of Alapaha, Enigma, Nashville and Ray City recognize the importance of broadband expansion by including this Element in their Comprehensive Plan.

Broadband services enable residents to access vital services such as healthcare, economic opportunity, and education. Expansion of rural broadband and improvement in the position of broadband services can address concerns of resident out-migration. Effective and efficient broadband enables internet-based businesses to succeed in the global economy. Educating upcoming generations of students in web literacy and digital skills training with adequate broadband speed and connectivity is challenging.

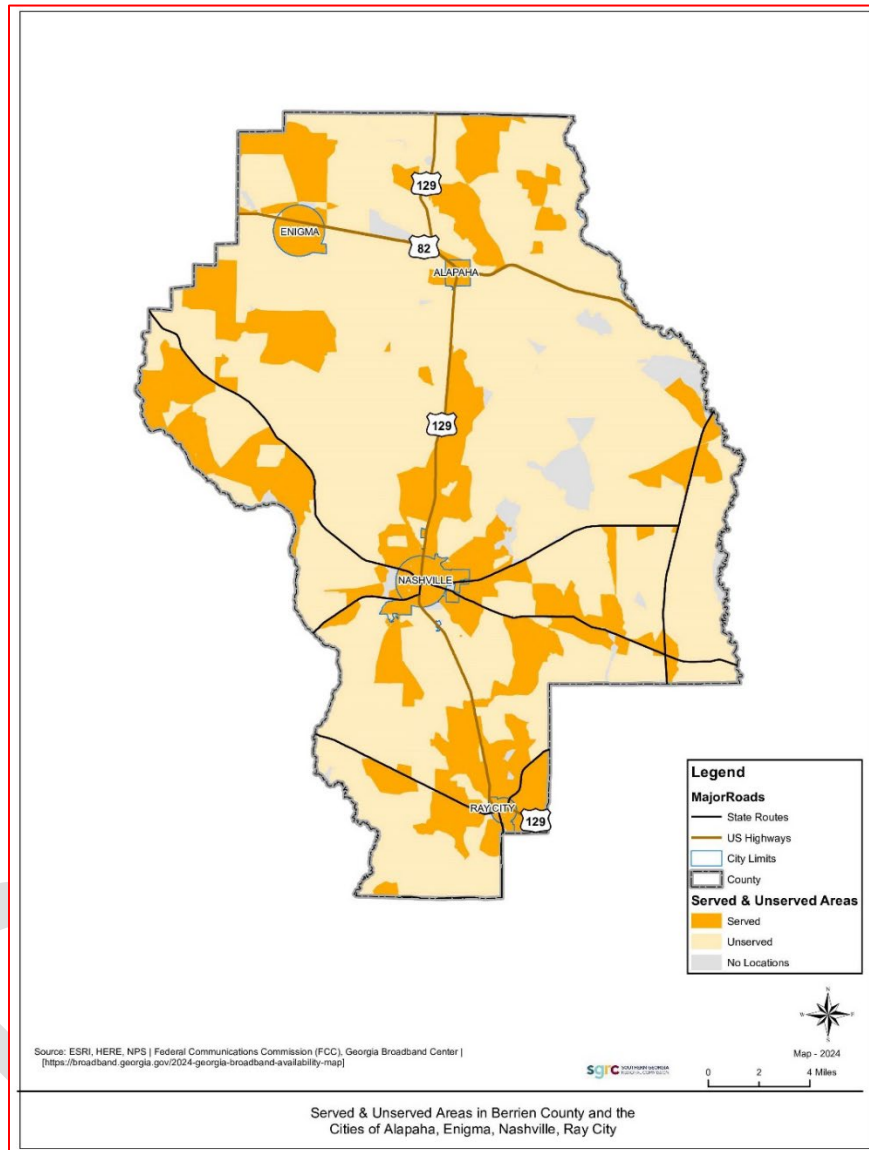
BROADBAND									
Enhance the communication network for the county and the cities, including establishment of a Wireless Network Center	\$500,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST	x	x	x	x	x	Ongoing
Increase broadband coverage in underserved areas	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST, Grants	x	x	x			Ongoing

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<p>Establish broadband coverage for the county (including hot spots) and participate in regional efforts in cooperation with GTA</p>	<p>\$500,000</p>	<p>Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City</p>	<p>General Funds, SPLOST, Grants</p>	<p>x</p>	<p>x</p>	<p>x</p>	<p>x</p>		<p>Ongoing</p>
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Berrien County Broadband Map

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**Alapaha, GA - Internet Connection and Coverage Map**

Alapaha, GA has a total of 10 internet providers including **2 Cable Internet providers**, **2 DSL Internet providers** and **2 Satellite Internet providers**.



**Compare Alapaha, GA Internet Providers Ranked by Fastest Speed**

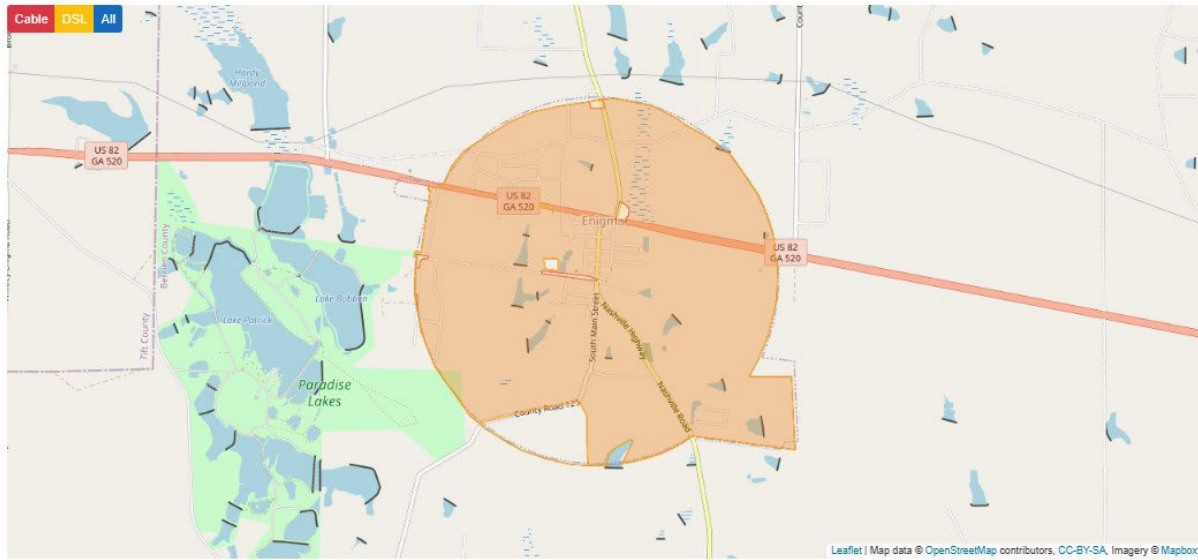
	Provider	Max Mbps Download	Type
1.	EarthLink Fiber	5 Gbps	Fiber Internet and DSL Internet
2.	Windstream	2 Gbps	Fiber Internet, Cable Internet, DSL Internet, Copper Internet and Phone
3.	Viasat	150 Mbps	Satellite Internet and Phone
4.	Xtream by Mediacom	150 Mbps	Cable Internet, Television and Phone
5.	HughesNet	100 Mbps	Satellite Internet and Phone

*Alapaha, GA Internet Providers*

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**Enigma, GA - Internet Connection and Coverage Map**

Enigma, GA has a total of 12 internet providers including **3 Fiber Internet providers**, **3 Cable Internet providers**, **3 DSL Internet providers** and **2 Satellite Internet providers**.



**Compare Enigma, GA Internet Providers Ranked by Fastest Speed**

	Provider	Max Mbps Download	Type
1.	EarthLink Fiber	5 Gbps	Fiber Internet and DSL Internet
2.	Windstream	2 Gbps	Fiber Internet, Cable Internet, DSL Internet, Copper Internet and Phone
3.	Viasat	150 Mbps	Satellite Internet and Phone
4.	Xtream by Mediacom	150 Mbps	Cable Internet, Television and Phone
5.	HughesNet	100 Mbps	Satellite Internet and Phone

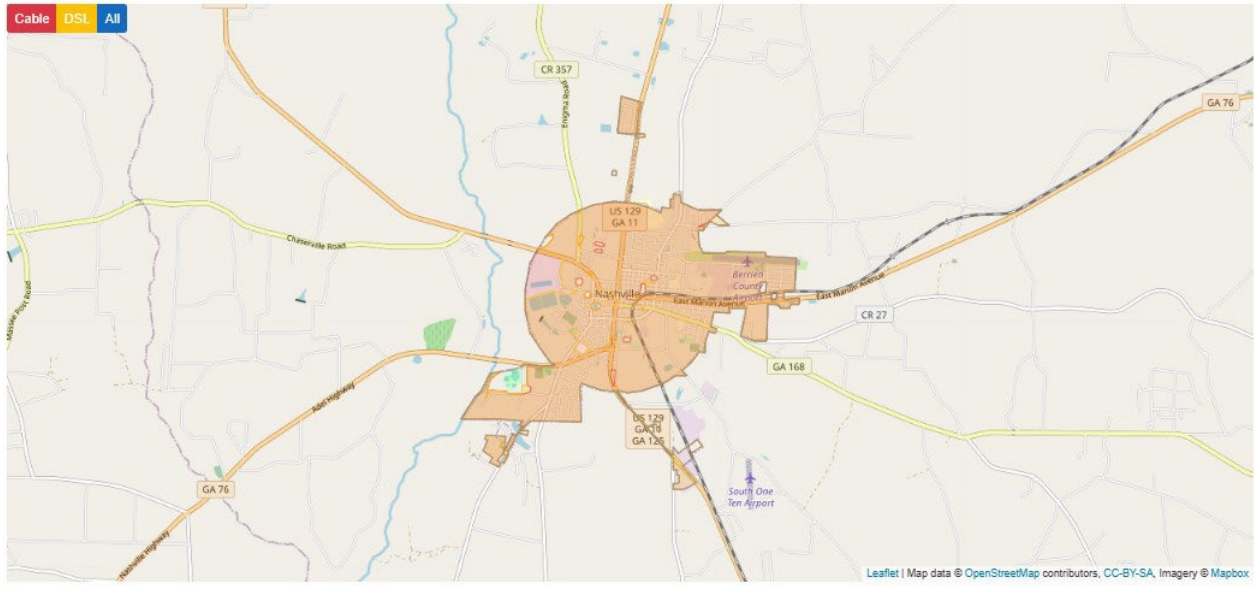
*Enigma, GA Internet Providers*



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**Nashville, GA - Internet Connection and Coverage Map**

Nashville, GA has a total of 12 internet providers including 3 Fiber Internet providers, 3 Cable Internet providers, 3 DSL Internet providers and 2 Satellite Internet providers.








**Compare Nashville, GA Internet Providers Ranked by Fastest Speed**

	Provider	Max Mbps Download	Type
1.	EarthLink Fiber	5 Gbps	Fiber Internet and DSL Internet
2.	Windstream	2 Gbps	Fiber Internet, Cable Internet, DSL Internet, Copper Internet and Phone
3.	Viasat	150 Mbps	Satellite Internet and Phone
4.	Xtream by Mediacom	150 Mbps	Cable Internet, Television and Phone
5.	HughesNet	100 Mbps	Satellite Internet and Phone

*Nashville, GA Internet Providers*

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Compare Ray City, GA Internet Providers Ranked by Fastest Speed

	Provider	Max Mbps Download	Type
1.	 EarthLink Fiber	5 Gbps	Fiber Internet and DSL Internet
2.	 Windstream	2 Gbps	Fiber Internet, Cable Internet, DSL Internet, Copper Internet and Phone
3.	 Viasat	150 Mbps	Satellite Internet and Phone
4.	 Xtream by Mediacom	150 Mbps	Cable Internet, Television and Phone
5.	 HughesNet	100 Mbps	Satellite Internet and Phone

Ray City, GA Internet Providers

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## V. Consideration of DCA Community Quality Objectives

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

Quality Community Objective	Notes on consistency with Comprehensive Plan for Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City
<p><b>1. Economic Prosperity</b></p> <p>Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.</p>	<p>Community activities, including economic development efforts, are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> <li>Business incubator</li> <li>Corridor study</li> <li>Downtown program</li> </ul>

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<b>Quality Community Objective</b>	<b>Notes on consistency with Comprehensive Plan for Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City</b>
<p><b>2. Resource Management</b></p> <p>Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.</p>	<p>Land use element and goals and policies related to natural resources are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> <li>Conservation easements</li> <li>Pervious paving</li> <li>Riparian buffers</li> <li>Water resource protection</li> </ul>
<p><b>3. Efficient Land Use</b></p> <p>Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.</p>	<p>The land use element and infrastructure-related goals and policies of this plan are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> <li>Adaptive reuse</li> <li>Brownfield redevelopment</li> <li>Infill development program</li> <li>Preserve agriculture land use</li> <li>Urban redevelopment plan</li> </ul>

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<b>Quality Community Objective</b>	<b>Notes on consistency with Comprehensive Plan for Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City</b>
<p><b>4. Local Preparedness</b></p> <p>Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. The community also has a multi-jurisdictional hazard mitigation plan that is consistent with this objective, and capable leadership and staff.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> <li>All-hazards strategy</li> <li>Comprehensive planning</li> <li>Professional development-planning staff</li> <li>Subdivision development standards</li> </ul>
<p><b>5. Sense of Place</b></p> <p>Protect and enhance the community’s unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> <li>Create a detailed inventory of its natural resources</li> <li>Code enforcement</li> </ul>

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<b>Quality Community Objective</b>	<b>Notes on consistency with Comprehensive Plan for Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City</b>
<p><b>6. Regional Cooperation</b></p> <p>Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.</p>	<p>There is a high level of cooperation and collaboration with neighboring jurisdictions.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> <li>Regional roundtable</li> <li>Shared service agreements</li> </ul>
<p><b>7. Housing Options</b></p> <p>Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> <li>Georgia Initiative for Community Housing</li> <li>Housing for the disadvantaged</li> <li>Housing for the elderly</li> </ul>

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<b>Quality Community Objective</b>	<b>Notes on consistency with Comprehensive Plan for Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City</b>
<p><b>8. Transportation Options</b></p> <p>Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.</p>	<p>Transportation goals, policies, and projects are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> <li>Complete streets</li> <li>Sidewalk/trail network</li> <li>Improving street connectivity</li> <li>Safe Routes to School</li> </ul>
<p><b>9. Educational Opportunities</b></p> <p>Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.</p>	<p>Goals, policies, and projects in this plan are consistent with this objective.</p> <p>Recommended best practices:</p> <ul style="list-style-type: none"> <li>Public internet access</li> <li>Coordinate with the Berrien County School and Wiregrass Technical College to ensure that graduates will create an incentive for prospective industries</li> </ul>

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Quality Community Objective	Notes on consistency with Comprehensive Plan for Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City
<p><b>10. Community Health</b></p> <p>Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.</p>	<p>Goals, policies, and projects in this plan are consistent with this objective.</p> <p>Recommended best practices:</p> <p>Transportation to services</p> <p>Work with the hospital to ensure it can successfully service the citizens of Berrien County</p>

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## VI. 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:

1. Natural and Cultural Resources
2. Economic Development
3. Housing
4. Land Use
5. Transportation
6. Community Facilities and Services
7. Intergovernmental Coordination
8. Broadband Services

### Natural Resources

**Goal 1:** Execute and support conservation and protection measures for natural areas. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge zones, protected river corridors, hardwood forests, and habitats supporting Georgia and federally listed endangered species.

Needs & Policies

**Need:** *The community needs to protect the valuable water resources in order to maintain clean drinking water and use of waterways for recreation.*

Policy 1.1: **Water Resources.** Coordinate with the surrounding counties and cities to ensure that the water resources of the area are protected.

Policy 1.2: **Inventory of Resources.** Berrien County should create a detailed inventory of its natural resources to support their effective protection and long-term preservation.

**Need: Berrien County needs to protect water resources and promote public fishing areas for recreations and outdoor tourism**

Policy 1.3: **Promotion of Resources.** develop promotional materials and programs for local outdoor activities, including public fishing opportunities 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 1.4: **Public Access.** Increase public access points along the Alapaha River by partnering with local and state agencies for available funding opportunities.

## **Cultural Resources**

**Goal 2: Encourage economic development and tourism by promoting the historic buildings throughout the county including the County Courthouse and smaller museums in Alapaha and Ray City**

### **Needs & Policies**

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

Policy 2.1: **Guidelines.** Produce promotional material and guideline pamphlet for public distribution and education about Berrien County Historic location

## **Economic Development**

**Goal 3: Increase and diversify economic base by creating a desirable community for industry to locate to Berrien County.**

### **Needs & Policies**

Policy 3.1: **Development.** Establish relationship with owners of vacant commercial buildings to redevelop in downtown areas in Berrien County

Policy 3.2: **Education.** Coordinate with the Berrien County School and Wiregrass Technical College to ensure that graduates will create an incentive for prospective industries

Policy 3.3: **Marketing.** Promote to prospective industries low taxes, good school system and room to grow in Berrien County.

**Need: A dedicated Business Park to attract new industry.**

Policy 3.4: **Research.** Explore the land options possibility of creating a Business Park

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

Policy 3.5: **Promote & Support.** Promote and support existing and expanding local businesses and industries.

Policy 3.6: **Sustainable & Innovative.** Promote and encourage sustainable and innovative agri-business opportunities.

**Need: A Gateway Plan needs to be put in place for entering the county promoting tourism opportunities.**

Policy 3.7: **Gateway Plan.** Berrien County and all its cities needs to seek out ways to enhance the entrance into the county and the city limits of: Alapaha, Enigma, Nashville and Ray City. This can be done by adopting a Gateway Plan to be established from MAFB to Berrien County.

## Housing

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

### **Needs & Policies**

**Need: The entire county and its cities needs to increase its stock of workforce housing.**

Policy 4.1: **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 4.2: **Housing Inventory.** Identify locations to build workforce housing.

Policy 4.3: **Funding Opportunities.** Research the Community Development Block Grant (CDBG) funding and Georgia Initiative Community Housing (GICH) opportunities to rehab existing housing.

***Need: Many blighted structures should be rehabbed, cleaned up, and replaced with affordable housing.***

Policy 4.4: **Infill Housing.** Update ordinances in order to better maintain housing stock

### **Land Use**

**Goal 5:** Preserve and strengthen the value of existing developed areas; encourage sustainable development and revitalization within urbanized zones; foster the growth of stable, vibrant neighborhoods; and ensure the availability of accessible open spaces to support 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 5.1: **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 5.2: **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 5.3: **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 5.4: **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 5.5: **Joint Land Use Study (JLUS).** Continue to participate in the implementation of the JLUS with Lowndes County and Moody Air Force Base.

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

Policy 5.6: **Zoning Ordinance.** If not consolidating ordinances with the county, the City of Enigma needs to adopt a zoning ordinance.

**Need: Alapaha needs to pass a zoning ordinance.**

Policy 5.7: **Zoning Ordinance.** The town of Alapaha has to finalize and pass its zoning ordinance.

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

Policy 5.8: **Consolidation of Ordinances.** Consolidation of county and city ordinances and regulations would allow better enforcement within the communities.

## **Transportation**

**GOAL 6:** To ensure that the County's has adequate road system for all users that live and travel through Berrien County including sidewalks, pedestrian safety devices, bicycles, and mobility air devices.

**Needs and Policies:**

**Need: The county has dirt roads that need to paved and each city has streets that need to be repaved.**

Policy 6.1: **Road Work Funding.** Create a plan to use SPLOST, LMIG, TSPLOST and CDBG funds to pave or repave roads throughout Berrien County and its four cities.

**Need: Sidewalks are need in residential areas that lead to downtown areas, recreational area, and medical facilities.**

Policy 6.2: **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.

**Need: The cities of Alapaha, Enigma, and Ray City are in need of gateway signs at their entrances to enhance visibility, create a welcoming atmosphere, and promote a strong sense of community identity.**

Policy 6.3: **Positive Impacts.** Placing gateway sign at entry points of these cities creates a warm and inviting atmosphere for newcomers and tourists. Signs encourage economic activity by drawing attention to local businesses and attractions. Signs can highlight key features, landmarks, or slogans that promote tourism.

**Need: Create a plan for future expansion of Berrien County Airport.**

Policy 6.4: **Airport Expansion.** Collaborate with Development Authority to create a plan and research a funding source to expand the Berrien County Airport.

**Need: Continue public transportation partnership with the Southern Georgia Regional Commission.**

Policy 6.5: **Public Transit.** Federal programs and regional resources can help to fund public transit.

### **Community Facilities and Services**

**Goal 7: Maintain community facilities in order to better service residents to use for events and recreation also to host visitors to enhance the county's economic development.**

#### **Needs & Policies**

**Need: The County needs a large multi-purpose facility**

Policy 7.1: **Multi-purpose Plan.** Develop and research a location and a funding source to build a multi-purpose facility in Berrien County.

Policy 7.2: **Create a plan for Indoor Multi-purpose Sports Facility.** Research a funding source to cover the Saddle Club Arena

**Need: Recreation Department hosting regional, district, and state tournaments**

Policy 7.3: **Recreation.** Create a plan to upgrade the Berrien County Recreation Department with the goal of hosting outside tournaments.

Policy 7.4: **Saddle Club Arena Plan.** Research a funding source to cover the Saddle Club Arena

**Need: An EMS station is needed for the South end of the county**

Policy 7.5: **Funding Sources.** Research a location and funding source to put an EMA Station in southern portion of the Berrien County.

**Need: Continue to support the SGMC Berrien Campus**

Policy 7.5: **Hospital.** Work with the hospital to ensure it can successfully service the citizens of Berrien County

### Intergovernmental Coordination

**Goal 8: Enhance and maintain communication between each jurisdiction and surrounding counties to better serve the residents of Berrien County.**

#### **Needs & Policies**

**Need: The community needs more focused projects to support the success of the county and its cities. Clear goals and collaboration will help address challenges and create positive results.**

Policy 8.1: **Shared Goals.** The county should collaborate with the cities of Berrien County ensuring that their goals match.

Policy 8.2: **Continue to improve services.** The county should collaborate with the cities of Berrien County ensuring that Service Delivery Strategy ties with the county's and cities current goals.

### Broadband Services

**Goal 9: 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 9.1: **Public/Private Partnership.** Pursue development of public/private partnerships to provide comprehensive broadband coverage that is consistent, reliable, and equitable.

Policy 9.2: **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 9.3: **Technology Infrastructure.** Community-wide technology

Infrastructure should be considered a primary community facility and as such, should be adequately planned for and implemented.

Policy 9.4: **Agriculture Services.** Investigate opportunities to improve broadband to meet agricultural needs.

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## VII. Community Work Program

### Berrien County Report of Accomplishments Community Work Program 2021-2025

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
<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			ongoing
Develop a strategic plan to promote historical tourism in the County, including historical tours, downtown events, and historical marketing efforts  <i>Changed to: (Create a strategic plan to enhance historical tourism in the County, focusing on initiatives such as historical tours, downtown events, and targeted marketing campaigns celebrating the area's heritage)</i>	Staff Time	Berrien County, SGRC, UGA, GA TECH	General Funds, Grants	x	x	x			Ongoing
Restore the historic courthouse and jail	\$500,000	Berrien County	General Funds, Grants	x	x	x	x	x	ongoing
<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			ongoing

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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Complete Phase II of the Industrial Park	\$500,000	Berrien County/ Development Authority	One GA Fund, General Funds, CDBG, Grants	x	x	x			ongoing
Coordinate with the boat testing canal to be constructed by Chaparral	\$1,000,000	Berrien County	General Funds, Grants	x	x				Cancelled Due to no longer being need
Develop a county-wide on-line business registry  Changed to: Maintain county-wide on-line business registry	\$5,000	County and Cities	General Funds	x	x				ongoing
Develop a marketing plan to attract the Moody AFB population  Changed to: Develop and maintain a marketing plan to attract the Moody AFB population	\$2,500	Berrien County	General Funds	x	x	x			Ongoing
Create tax incentives for commercial property owners and for Rural Communities	Staff Time	Berrien County, SGRC, Economic Development	General Funds	x	x	x			Ongoing

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Develop a coordinated county-wide business presence	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City,	General Funds, SPLOST, Grants	x	x				Ongoing
Develop a marketing program to promote the airport runway expansion and attract more business through the Chamber and website	Staff Time	County and Chamber of Commerce	General Funds	x	x	x			Ongoing
Conduct a marketing program for tourism on the Alapaha River  <i>Changed to: (Conduct a marketing program for tourism on the Alapaha River and other natural resources)</i>	Staff Time + \$1,000	County and Chamber of Commerce	General Funds, Grants	x	x	x	x	x	Ongoing
<b>HOUSING</b>									
Support the cities' efforts to upgrade housing conditions by providing staff (Code Officer and Engineer)  <i>Change to: Support the cities' efforts to upgrade housing conditions by providing staff (Code Officer)</i>	\$4,500	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City, and GICH	General Funds	x	x	x	x	x	Ongoing

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Work with DCA, Seven Rivers RC&D, and other appropriate organizations to provide wells to low-moderate income individuals affected by drought in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	\$300,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, CDBG, Grants, Seven Rivers RC&D Loans	x	x	x	x		Ongoing
Create new ordinances and enforce existing ordinances for new and existing construction that will help in the pre-disaster mitigation of wildfire	\$10,000 /Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x	Ongoing
Work with developers and homeowners to pre-plan each building site and/or subdivision to help in pre-disaster mitigation of wildfire	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x	Ongoing
Use building inspection program to inspect for adequate tie-downs on manufactured housing in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x	Ongoing
<b>NATURAL RESOURCES</b>									

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
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	Ongoing
Develop a comprehensive inventory of natural resources in the county to ensure their protection and continued preservation	\$2,000/Staff Time	Berrien County/SGRC	General Funds	x	x				Ongoing
Coordinate with the Governor's Go Fish Georgia Initiative to promote fishing throughout the County, and particularly at the Paradise Public Fishing Area	\$3,500	Berrien County	General Funds, Grants	x	x	x	x	x	Ongoing
Develop promotional materials and programs for local outdoor activities, including public fishing opportunities throughout the county	Staff time	Berrien County	General Funds	x	x	x	x	x	Ongoing
Establish more public access points along the Alapaha River	Staff Time	Berrien County, DNR, DOT	General Funds, DNR Grants, Outdoor Stewards hip Grant	x	x	x			Ongoing

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Promote increased usage of surface water and surface artesian flow for irrigation instead of well systems in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x	Ongoing
<b>LAND USE</b>									
Continue to enforce county-wide zoning ordinance	\$1,500	Berrien County	General Funds	x	x	x	x	x	Ongoing
Work with FEMA to update local FIRM maps in the County and Cities	Staff Time	Berrien County EMA, SGRC	FEMA	x	x	x			Ongoing
Continue to update Land Use Codes and Subdivision Regulations	\$10,000	Berrien County, SGRC	General Funds	x	x				Ongoing
Work to alleviate evacuation & emergency access problems in various subdivisions and in other areas in Berrien County and the Town of Alapaha and the Cities of Enigma, Nashville and Ray City	\$500,000.00 each project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA, CDBG, GDOT, other grants	x	x	x	x		Ongoing
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									
Identify and obtain additional properties for recreational and youth sports programs throughout the county	\$500,000	Berrien County and Recreational Department	General Funds, CDBG, Grants	x	x	x	x		Ongoing

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Purchase 3 new patrol cars with in-cabin cameras annually	\$150,000 annually  Cost of vehicle increase to \$350,000	Berrien County, Berrien County Sheriff Department	General Funds, Grants	x	x	x	x	x	Ongoing
Continue to support the county-wide Recreation Program	\$1,000	Berrien County and Recreation Department, Cities	General Funds, Fees	x	x	x	x	x	Ongoing
Explore ways to share maintenance responsibility and decrease costs for parks and recreation county-wide. Consider developing a Parks Master Plan.	Staff Time	Berrien County and Recreation Department, Cities/SGRC	General Funds, Fees	x	x	x			Ongoing
Develop an airport master plan that provides for an addition that will accommodate larger aircraft and additional flights  Changed to: (Maintain an airport master plan that provides for an addition that will accommodate larger aircraft and additional flights)	\$15,000	Berrien County	General Funds, Grants	x	x				Ongoing



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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Seek funding to construct a covered arena at the local saddle club	\$1,000,000	Berrien County	General Funds, CDBG, other grants	x	x	x			Ongoing
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	Ongoing
Develop strategies to assist and support usage of local hospital	\$7,500	Berrien County	General Funds	x	x				Ongoing
Facilities and equipment upgrades to 911 Center <b>Changed to: (Build new 911 Center facility)</b>	\$500,000 <b>Funding increase on construction \$1,000,000</b>	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds, Grants	x	x	x	x	x	Ongoing

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Identify sites for an EMS station to be located in the southern portion of the county  Changed to: (Build new EMS Building)	\$1,500  Funding increase \$1,000,000	Berrien County/SG RC  Change to add: Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds  Change to SPLOST Grants	x	x				Ongoing
Maintain access to boat ramp for the Alapaha River	\$100,000	Berrien County	General Funds, DNR Grants	x	x	x	x	x	Ongoing
Identify a location and hire a consultant to design a site plan for a county-wide senior activity center	\$5,000	County/SG RC	General Funds	x	x	x			Ongoing
Replace antiquated water & sewer lines and equipment prone to failure	\$500,000 per project	Berrien County	General Funds, Grants, CDBG, GEFA	x	x	x	x		Ongoing
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	Ongoing

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Partner with City of Douglas Haz Mat Team to deal with agricultural chemicals during wildfire events	\$100,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA	x	x	x	x	x	Ongoing
Purchase equipment as needed for County Fire Department, such as gear, radios, etc.	\$100,000 <b>Equipment Cost increase to \$500,000</b>	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA	x	x	x	x	x	Ongoing
Plan and implement flood and drainage projects in Berrien County in high risk areas and in areas lacking curb & gutter	\$500,000 Each project	Berrien County	General Funds, GEMA, FEMA, CDBG	x	x	x	x		Ongoing
Take precautions at water facilities in unincorporated Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City to ensure flood protection, as funds become available to do so	\$500,000 each project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA, CDBG	x	x	x	x		Ongoing

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>Accomplishments</b>
Purchase and install portable and fixed generators (including transfer switches) and pre-wiring and trailers for use at Critical Facilities, gas pumps, and other locations where they are needed in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	\$60,000.00 per generator	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA, Grants	x	x	x	x		Ongoing
Conduct storm-water drainage replacement, repair, and cleaning; maintain canals in Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City	\$1.5 million per project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, CDBG, 319 Grant, other grants	x	x	x	x		Ongoing
Secure funding for a hazardous weather alert system (horn)	\$15,000	Berrien County	General Funds, GEMA, FEMA, Grants	x	x	x			Ongoing
Wrap exposed piping with insulation and install new insulation layers at critical facilities in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	\$5,000 per year	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x	Ongoing

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Continue to maintain and expand Haz Mat response training for first responders	\$100,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x	x	Ongoing
Increase public awareness of procedures to follow if a hazardous material spill event occurs. This may be achieved by publishing information on social media or in local newspapers, by holding town hall meetings, or by providing radio announcements or bulletins to local churches and schools	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x	x	Ongoing
Train local government officials on proper response procedures for hazardous material spill events	\$50,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x		Ongoing
Review and update Standard Operating Procedures (SOP) for responding to a hazardous material spill event	\$5,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x		Ongoing

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Provide workplace training on decontamination steps	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x		Ongoing
Purchase of radio system for towers and shared mobiles for regional coverage for SCARRS Program (South Central Area Regional Radio System) for emergency storm use	\$100,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	FEMA	x	x	x			Ongoing
Encourage the installation of storm windows on new and existing Critical Facilities and promote their installation on new and existing private buildings in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	\$5,000 each project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x		Ongoing
<b>INTERGOVERNMENTAL COORDINATION</b>									

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>Accomplishments</b>
Conduct a joint initiative between the School Board, the County, and the cities to identify and address issues confronting each organization and coordinate the development and implementation of programs, policies, and practices to address the issues. SGRC could facilitate these meetings.	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x	Ongoing
Continue Intergovernmental agreement to provide county-wide recreational opportunities	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Fees	x	x	x	x	x	Ongoing
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			Ongoing
Implement shared code enforcement program, i.e. building code, subdivision, zoning, with the Cities	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x	Ongoing

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Work to alleviate evacuation & emergency access problems in various subdivisions and in other areas in Berrien County and the Town of Alapaha and the Cities of Enigma, Nashville and Ray City	\$500,000 each project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA, CDBG, GDOT	x	x	x	x		Ongoing
Take precautions at the oxidation pond (subject to flooding) by Beaver Dam Creek and Cat Creek in Ray City and at the oxidation pond in Alapaha as funds become available to do so	\$500,000 each project	Berrien County, City of Alapaha, and City of Ray City	General Fund, GEMA, FEMA, CDBG	x	x	x	x		Ongoing
Perform analysis on properties affected by flood events, or other hazard events in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City, to determine if events have occurred in the past and attempt to mitigate or purchase, if necessary	Staff Time & \$500,000 per project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA, Grants	x	x	x	x		Ongoing
Partner with the Georgia Forestry Commission and other relevant personnel to train all Berrien County, Town of Alapaha and Town of Enigma, Nashville and Ray City Fire Departments on Wildfire strategy and tactics	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA, Homeland Security	x	x	x	x		Ongoing



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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Support & enforce GA Forestry Commission burn ordinances and bans and promote hazardous fuel reduction by prescribed burning, mechanical or chemical treatment carried out and promoted by the GA Forestry in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x		Ongoing
Develop and equip a Hazardous Materials Team to deal with agricultural chemicals during wildfire events	\$100,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA, Homeland Security	x	x	x	x		Ongoing
Develop a public list of an updated address based system to physically notify and check on high risk residents both before and after natural disaster events	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA	x	x	x			Ongoing
<b>BROADBAND</b>									

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Enhance the communication network for the county and the cities, including establishment of a Wireless Network Center	\$500,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST	x	x	x	x	x	Ongoing
Increase broadband coverage in underserved areas	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST, Grants	x	x	x			Ongoing
Establish broadband coverage for the county (including hot spots) and participate in regional efforts in cooperation with GTA	\$500,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST, Grants	x	x	x	x		Ongoing
<b>TRANSPORTATION</b>									
Pave/resurface roads and implement associated improvements (curb & gutter, drainage, sidewalks, etc.) based on priority, need, and amount of annual LMIG funding	\$300,000 <i>Estimated cost changed due to material cost changes</i>	Berrien County/ GDOT	General Funds, Grants, GDOT, LMIG, CDBG, TSPLOST	x	x	x	x	x	Ongoing

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Implement paving, drainage, and sidewalks for Shiloh Rd. and North Street Extension (approximately 2 miles)	\$500,000	Berrien County/ GDOT	General Funds, Grants, GDOT, LMIG, CDBG, TSPLOST	x	x	x	x	x	Ongoing
Develop a prioritization methodology for new road paving and maintenance projects; or alternatively develop a county road improvement master plan.	Staff Time	Berrien County	General Funds, Grants	x	x	x	x	x	Ongoing
Work with GDOT to improve unsafe roads in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City that already are, or could be, evacuation routes	Staff Time	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds, Grants	x	x	x	x	x	Ongoing
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	Ongoing

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Convert abandoned railways to trails using the Rails to Trails Program	Staff Time \$200,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City/SGRC	General Funds, Grants, GDOT	x	x	x			Cancelled due to funding
Update the "Official County Roads" map	\$10,000	Berrien County	General Funds	x	x	x	x	x	Ongoing

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**Alapaha Report of Accomplishments Community Work Program 2021-2025**

PROJECT	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
<b>CULTURAL RESOURCES</b>									
Participate with the County in developing a Historic Preservation BMP and guideline pamphlet for public distribution and education  <i>Changed to: (Create brochures to promote tourism in Alapaha and entire Berrien County)</i>	\$750	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds	x	x	x			Ongoing
Continue with restoration efforts of old Alapaha Gym	\$250,000	City of Alapaha	General Funds, public and private partnerships	x	x	x	x	x	Postponed
Develop land use regulations to protect historic structures and sites and prohibit encroachment of surrounding uses. May want assistance from SGRC. <i>(moved to land use Section)</i>	Staff Time	City of Alapaha	General Funds	x	x	x			Ongoing
<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			Cancelled due to lack of funding
<b>HOUSING</b>									

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PROJECT	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Continue to upgrade housing conditions by using county provided staff (Code Officer and Engineer) to inspect and require owners to upgrade	\$1,500	City of Alapaha and County	General Funds, CDBG, Grants	x	x	x	x	x	Completed
Identify affordable housing properties and create a listing that will be available to the public	\$2,500 <i>Change to Staff Time</i>	City of Alapaha	General Funds, CDBG, Grants  <i>Removed CDBG, Grants</i>	x	x	x	x		Ongoing
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/SGR C	General Funds	x	x	x	x	x	Ongoing
Work with developers and homeowners to pre-plan each building site and/or subdivision to help in pre-disaster mitigation of wildfire  <i>Change to: Work with developers and land owners to create more workforce housing</i>	Staff Time	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds	x	x	x	x	x	Ongoing
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									

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PROJECT	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Purchase police vehicles, cameras, radios, etc., as needed  Changed to: Create a plan to replace and purchase police cars, cameras, radios, etc., as needed	\$100,000	City of Alapaha	General Funds, Grants		x	x	x	x	Ongoing
Construct new building or renovate existing building for a community center  Changed to: Renovate and improve Community Center	\$500,000  Change to \$100,000 since Depot has been completed	City of Alapaha	General Funds, CDBG, Grants		x	x	x	x	Depot - Completed
Plan flood and drainage projects in the City of Alapaha in high risk areas and in areas lacking curb & gutter	\$500,000.00 each	City of Alapaha	General Funds, GEMA, FEMA, CDBG, Grants	x	x	x	x		Ongoing
Secure funding for a hazardous weather alert system (horn)	\$5,000 each	City of Alapaha	General Funds, GEMA, FEMA	x	x	x	x		Ongoing
Continue to improve antiquated water and sewer system within the city	\$300,000	City of Alapaha	General Fund, Grants, CDBG, GEFA	x	x	x	x		Ongoing
<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	Ongoing

*2025 Comprehensive Plan Update  
Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City*

PROJECT	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Develop inter-local agreements for shared code enforcement services	Staff Time	City of Alapaha/County	General Funds and Fees	x	x	x	x		postponed
<b>TRANSPORTATION</b>									
Prepare plans for additional walking paths for future TEA Grant funding consideration	Staff time	City of Alapaha, DOT	General Funds, Grants		x	x	x		Cancelled not enough staff to complete project
Implement street paving projects with sidewalks, curb and gutter, drainage, etc., based on priority, need, and amount of annual LMIG funding (SGRC can help with this thru tech support prioritizing project list)	\$200,000	City of Alapaha	General Funds, SPLOST, TSPLOST, GDOT, CDBG		x	x	x	x	Ongoing
Beautification of Gateways into the City by planting flowers, installing sign, etc.	\$5,000	City of Alapaha	General Fund, Grants		x	x			Ongoing



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Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City

**City of Enigma Report of Accomplishments Community Work Program 2021-2025**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
<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			Ongoing
<b>ECONOMIC DEVELOPMENT</b>									
Develop 2 new retail stores through public/private partnership	\$250,000	City of Enigma	General Funds/Private	x	x				Ongoing
<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	Ongoing
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	Ongoing
<b>NATURAL RESOURCES</b>									
Join the National Flood Insurance Program	Staff Time	City of Enigma/EMA	General Funds	x	x	x	x		Ongoing
<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				Ongoing
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									
Construct a new water tower (existing tower is at capacity)	\$1,000,000	City of Enigma	CDBG Grants,	x	x	x			Ongoing

*2025 Comprehensive Plan Update  
Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City*

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Construct a water-supply well, through CDBG grants	\$500,000	City of Enigma	CDBG, General Funds	x	x	x			Ongoing
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		Ongoing
Secure funding for a hazardous weather alert system (horn)	\$5,000 each	City of Enigma	General Funds/G EMA/FE MA	x	x	x			Ongoing
<b>INTERGOVERNMENTAL COORDINATION</b>									
Continue to support an Intergovernmental agreement to provide county-wide recreational opportunities	Staff Time	City of Enigma	General Funds/Fees	x	x	x	x	x	Ongoing
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/G EMA/FE MA/HUD CDBG	x	x	x	x		Ongoing
<b>BROADBAND</b>									
Increase broadband coverage to increase inventory for businesses, such as Dollar General	\$10,000	City of Enigma	General Funds, SPLOST, Grants	x	x	x	x	x	Ongoing
<b>TRANSPORTATION</b>									
Pave of Turner Church Rd, with drainage, sidewalks, etc.	\$300,000	City of Enigma	General Funds, TSPLOST, GDOT, Grants	x	x				Ongoing

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

<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>Accomplishments</b>
Pave and maintain streets as needed	\$200,000	City of Enigma	General Funds, TSPLOST, GDOT, Grants/CDBG	x	x	x	x	x	Ongoing
Beautification of Gateways into the City by planting flowers, installing sign, etc.	\$5,000	City of Enigma	General Fund, Grants	x	x	x			Ongoing

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2025 Comprehensive Plan Update  
Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City

**City of Nashville Report of Accomplishments Community Work Program 2021-2025**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
<b>HOUSING</b>									
Implement the HOME/CHIP rehab programs in blighted areas  <i>Changed to: (Apply for CDBG to rehab blighted areas)</i>	\$300,000	City of Nashville	Grants, General Funds, CDBG/CHIP  <i>Removed CHIP</i>	x	x	x	x		Ongoing
Create new ordinances and enforce existing ordinances for new and existing construction that will help in the pre-disaster mitigation of wildfire  <i>Changed to: Amend ordinances and enforce existing ordinances for new and existing construction that will help in the pre-disaster mitigation of flooding</i>	\$10,000/Staff Time	City of Nashville/SGRC	General Funds	x	x	x	x	x	Ongoing

2025 Comprehensive Plan Update  
Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
<p>Work with developers and homeowners to pre-plan each building site and/or subdivision to help in pre-disaster mitigation of wildfire</p> <p>Changed to: (Work with developers and homeowners to pre-plan each building site and/or subdivision to help in pre-disaster mitigation of flooding)</p>	Staff Time	<p>Cities/County Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City</p> <p>Change to City of Nashville</p>	General Funds	x	x	x	x	x	Ongoing
<b>NATURAL RESOURCES</b>									
<p>Investigate the feasibility and appropriateness of a Green Space Plan to protect natural and open areas within the City</p> <p>Changed to: (Protect natural resources and Green Space Plan areas within the city)</p>	Staff Time/SGR C	City of Nashville	General Funds	x	x				Ongoing
<b>LAND USE</b>									
<p>Update Land Use and Subdivision Code</p> <p>Changed: (Update and revise the Land Use and Subdivision Code to align with current needs and priorities)</p>	\$5,000	City of Nashville/SGR C	General Funds	x	x	x	x	x	Ongoing

2025 Comprehensive Plan Update  
Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
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  Changed: (Implement a regular maintenance schedule for citywide canals to prevent overflow and reduce the risk of flooding)	\$7,500	City of Nashville/SGRC	General Funds/319 Grant	x	x	x	x	x	Ongoing
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	Cancelled combined with another action item
Conduct annexation studies to consolidate islands within the city  Changed to: (Develop a plan to annex islands within the city for improved connectivity of service and increasing work force housing stock)	\$7,500 Price increase due to inflation	City of Nashville	General Funds	x	x				Ongoing
Implement stormwater best management practices for all new development in the City of Nashville	\$2,500	City of Nashville	General Funds	x	x				Ongoing

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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Develop a sign ordinance for the City of Nashville  <i>Changed to: Revise the local sign ordinance to enhance the city's visual appeal and overall aesthetics</i>	Staff Time/\$6,000  <i>Change to Staff Time</i>	City of Nashville/SGRC	General Funds	x	x				Ongoing
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									
Water and Sewer station upgrade and replacement of deteriorated lines, pipes etc.  <i>Changed to: Upgrade water and sewer stations and replace deteriorated lines, pipes, and related infrastructure to ensure reliable service</i>	\$500,000	City of Nashville	CDBG, General Funds, SPLOST	x	x	x	x	x	Ongoing
Build another fire substation to lower ISO number  <i>Changed to: Relocate and improve the Fire Station</i>	\$500,000  <i>Change Price of fire truck</i>	City of Nashville	General Funds, SPLOST, USDA Community Facilities grant/loan  <i>Funding Source Change</i>	x	x				Ongoing

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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Upgrade police vehicles and get new cars (digital cameras, light bars, and laptops needed)  Changed to: Replace police vehicles cars (digital cameras, light bars, and laptops needed)	\$25,000 each  Change because the price of vehicles have increased	City of Nashville	SPLOST, General Funds	x	x	x	x	x	Ongoing
Improve the existing communication system for fire and police and/or create a single communication system for fire and police at 800 MHz  Change to: Upgrade the existing communication system for fire department (radios)	\$75,000	City of Nashville	SPLOST, General Funds, Grants	x	x				Ongoing
Buy a new fire truck that has a ladder  Changed to: Purchase a new ladder truck for the fire department	\$800,000	City of Nashville	SPLOST, General Funds, Grants	x					Ongoing
Build another Fire Station to the northeast near the industrial areas	\$500,000	City of Nashville	SPLOST, General Funds, Grants	x	x				Cancelled



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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
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  <i>Changed to: Continue to 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</i>	\$12,500	City of Nashville/SGRC	SPLOST, General Funds, Grants	x	x				Ongoing
Upgrade the storm sewer system city-wide, including retention ponds.  <i>Change to: Maintain and replace the storm sewer system city-wide, including retention ponds</i>	\$500,000	City of Nashville	CDBG/General Funds	x	x				Ongoing
Loop water lines	\$100,000	City of Nashville	Grants, general funds	x	x	x			complete
Replace antiquated water & sewer lines and equipment prone to failure in the City  <i>Changed to: Maintain and replace the storm water system city-wide, including retention ponds)</i>	\$500,000.00 per project	City of Nashville	General Funds/HUD CDBG	x	x	x	x		Cancelled: combined with another action item

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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Secure funding for a hazardous weather alert system (horn)  Changed to: Install additional weather alert systems, such as warning horns, to enhance community safety during severe weather events	\$5,000 each  Changed because of price increase	City of Nashville	General Funds/G EMA/FE MA	x	x	x			Ongoing
Conduct studies & implement projects of ways to protect the Critical Facilities located in flood prone areas from Flood damages in the City of Nashville  Change to: Implement a regular maintenance schedule for citywide canals to prevent overflow and reduce the risk of flooding	\$500,000 each project	City of Nashville	General Funds/H UD CDBG	x	x	x	x		Ongoing
Conduct storm-water drainage replacement, repair & cleaning and maintain canals  Changed to: Maintain and replace the storm sewer system city-wide, including retention ponds.	\$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/H UD CDBG	x	x	x	x		Ongoing

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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Plan flood and drainage projects in the City of Nashville on West Washington Ave., and in other high-risk areas and areas lacking curb & gutter	\$500,000.00 each	City of Nashville	General Funds/GEMA/FE MA/HUD CDBG	x	x	x	x		Ongoing
Develop a Capital Improvements Program for the City of Nashville that supports current and future growth patterns  <i>Changed to: Continue to follow Capital Improvements Program for the City of Nashville that supports current and future growth patterns</i>	Staff time	City of Nashville	General Funds	x	x				Ongoing
<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				Ongoing

*2025 Comprehensive Plan Update  
Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City*

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Coordinate code enforcement services with other units of government through inter-local agreements  <i>Changed to: Continue to coordinate code enforcement services with other units of government through inter-local agreements</i>	Staff Time	City of Nashville and Berrien County	General Funds	x	x	x	x	x	Ongoing
<b>TRANSPORTATION</b>									
Implement resurfacing, street paving, drainage, curb & gutter, sidewalks, and other road improvements as needed. Streets to be resurfaced are decided on from year to year.	\$350,000  <i>Cost changed due to repaving road cost increase</i>	City of Nashville	General Funds, SPLOST, LMIG, CDBG, other grants	x	x	x	x	x	Ongoing
Beautification of Gateways into the City by planting flowers, installing sign, etc.  <i>Changed to: (Continue to maintain Gateways into the City by planting flowers, installing sign, etc)</i>	\$5,000	City of Nashville	General Funds Grants	x	x	x	x	x	Ongoing
Implement items from Bicycle Master Plan as needed	\$100,000	City of Nashville	General Funds Grants	x	x	x	x	x	Cancelled other projects taking priority
<b>BROADBAND</b>									

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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Increase broadband coverage to increase inventory for businesses	\$10,000	City of Nashville	General Funds, SPLOST, Grants	x	x	x			Ongoing

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2025 Comprehensive Plan Update  
Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City

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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
<b>CULTURAL RESOURCES</b>									
Completed the renovation of the City Library and Auditorium at the old Ray City school to make it a first-class facility for community recreation and cultural events <i>Changed to: Maintain the Library and Auditorium at the old Ray City school for the purpose of rental for community recreation and cultural events</i>	\$150,000	City of Ray	General Funds, private and public partnerships	x	x	x	x	x	Ongoing
Participate with the County in developing a Historic Preservation BMP and guideline pamphlet for public distribution and education <i>Changed to: Create brochures to promote tourism in Ray City and entire Berrien County</i>	\$1,000	City of Ray City, Berrien County, City of Enigma, Nashville and Alapaha/SG RC	General Funds	x	x	x	x	x	Ongoing
<b>ECONOMIC DEVELOPMENT</b>									

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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
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	Ongoing
<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	Cancelled because combined with another project
Identify affordable housing properties and create a listing that will be available to the public  <i>Change to: Maintain list of available housing properties and a listing that will be available to the public to be kept at City Hall</i>	Staff time	City of Ray	General Funds	x					Ongoing
<b>LAND USE</b>									

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Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
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	Ongoing
Amend or adopt codes and ordinances where applicable to address environmentally sensitive resources  Changed to: Amend zoning ordinances where applicable to prevent encroachment with Moody Air Force Base	\$8,000  Change to Staff time	City of Ray City/SGRC	General Fund	x	x	x			Ongoing
Draw up annexation plan for future annexations	Staff time	City of Ray City	General Fund	x	x	x			Cancelled no plans for future annexatiouons
<b>NATURAL RESOURCES</b>									
Identify and provide protection measures for wetlands	\$5,000	City of Ray City	General Fund/319 Grant	x					Ongoing
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									



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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
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	x	Ongoing
Enhance and improve sewer pond to increase capacity and meet federal EPD standards.	\$500,000  Changed funding amount	City of Ray City	CDBG, GEFA, General Fund	x	x	x	x		Ongoing
Establish more parades and special events, such as "Fourth of July"  Change to: Continue to support the Fire Department in hosting the annual 4 <sup>th</sup> of July Parade	\$2,500 per year  Changed to staff time	City of Ray City	General Fund	x	x	x	x		Ongoing

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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
<p>Plan and implement flood and drainage projects on South Pauline Street, Johnson Street, North Street, North Street Ext., Miller Street, South Park Street, South Camon Drive, Beaver Dam Road, Hwy. #125 South, and in other high-risk areas and areas lacking curb &amp; gutter</p> <p>Changed to: Plan and implement flood and drainage projects on South Pauline Street, Johnson Street, North Street, North Street Ext., Miller Street, South Park Street, , Beaver Dam Road, Hwy. #125 South, and in other high-risk areas and areas lacking curb &amp; gutter</p>	\$500,000 each project	City of Ray City	General Funds/ GEMA/ FEMA/ HUD CDBG	x	x	x	x		Ongoing
Replace antiquated water & sewer lines and equipment prone to failure in the city	\$500,000 per project	City of Ray City	General Funds/H UD CDBG	x	x	x	x		Ongoing

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
<b>INTERGOVERNMENTAL COORDINATION</b>									
Continue meetings between the School Board, the County, and the cities to identify and address issues confronting each organization, and coordinate the development and implementation of programs, policies and practices to address the issues	Staff Time	Berrien County/ City of Alapaha/ City of Enigma/ City of Nashville/ City of Ray City, BOE	General Funds	x	x	x	x	x	Ongoing
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	Ongoing
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	Ongoing
<b>BROADBAND</b>									
Increase broadband coverage to increase inventory for businesses	\$10,000	City of Ray City	General Funds, SPLOST, Grants	x	x	x	x		Ongoing
<b>TRANSPORTATION</b>									

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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 21	FY 22	FY 23	FY 24	FY 25	Accomplishments
Street Paving improvements and drainage to Ward Street, to include drainage, etc.  <i>Changed to: Street Paving improvements and drainage to Ward Street, to include drainage, etc.</i>	\$500,000	City of Ray City	General Funds, LMIG, CDBG, TSPLOST	x	x	x			Ongoing
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	Cancelled combined with another project

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**Berrien County 2025-2029 Community Work Program**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
<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		
Create a strategic plan to enhance historical tourism in the County, focusing on initiatives such as historical tours, downtown events, and targeted marketing campaigns celebrating the area's heritage.	Staff Time	Berrien County, SGRC, UGA, GA TECH	General Funds, Grants	x	x	x		
Restore the historic courthouse and jail	\$500,000	Berrien County	General Funds, Grants	x	x	x	x	x
<b>ECONOMIC DEVELOPMENT</b>								
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, Grants	x	x	x		
Maintain county-wide on-line business registry	\$5,000	County and Cities	General Funds	x	x	x	x	x

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

<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Develop and maintain a marketing plan to attract the Moody AFB population	\$2,500	Berrien County	General Funds	x	x	x	x	x
Create tax incentives for commercial property owners and for Rural Communities	Staff Time	Berrien County, SGRC, Economic Development	General Funds	x	x	x		
Develop a coordinated county-wide business presence	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City,	General Funds, SPLOST, Grants	x	x			
Develop a marketing program to promote the airport runway expansion and attract more business through the Chamber and website	Staff Time	County and Chamber of Commerce	General Funds	x	x	x		
Conduct a marketing program for tourism on the Alapaha River and other natural resources	Staff Time + \$1,000	County and Chamber of Commerce	General Funds, Grants	x	x	x	x	x
Install a charging station for e-vehicles in the county or visiting the community (new)	\$12,000	Berrien County	TSPLOST	x	x	x	x	x
<b>HOUSING</b>								

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Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
Support the cities' efforts to upgrade housing conditions by providing staff (Code Officer)	\$4,500	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City, and GICH	General Funds	x	x	x	x	x
Work with DCA, Seven Rivers RC&D, and other appropriate organizations to provide wells to low-moderate income individuals affected by drought in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	\$300,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, CDBG, Grants, Seven Rivers RC&D Loans	x	x	x	x	
Create new ordinances and enforce existing ordinances for new and existing construction that will help in the pre-disaster mitigation of wildfire	\$10,000 /Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x
Work with developers and land owners to create more workforce housing	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
Use building inspection program to inspect for adequate tie-downs on manufactured housing in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x
<b>NATURAL RESOURCES</b>								
Continue to enforce the Water Resource Ordinance jointly with the surrounding counties and cities to ensure that the water resources of the area are protected	Staff Time	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds	x	x	x	x	x
Develop a comprehensive inventory of natural resources in the county to ensure their protection and continued preservation	\$2,000/Staff Time	Berrien County/SGRC	General Funds	x	x			
Coordinate with the Governor's Go Fish Georgia Initiative to promote fishing throughout the County, and particularly at the Paradise Public Fishing Area	\$3,500	Berrien County	General Funds, Grants	x	x	x	x	x
Develop promotional materials and programs for local outdoor activities, including public fishing opportunities throughout the county	Staff time	Berrien County	General Funds	x	x	x	x	x



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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
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		
Promote increased usage of surface water and surface artesian flow for irrigation instead of well systems in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x
<b>LAND USE</b>								
Continue to enforce county-wide zoning ordinance	\$1,500	Berrien County	General Funds	x	x	x	x	x
Work with FEMA to update local FIRM maps in the County and Cities	Staff Time	Berrien County EMA, SGRC	FEMA	x	x	x		
Continue to update Land Use Codes and Subdivision Regulations	\$10,000	Berrien County, SGRC	General Funds	x	x			
Work to alleviate evacuation & emergency access problems in various subdivisions and in other areas in Berrien County and the Town of Alapaha and the Cities of Enigma, Nashville and Ray City	\$500,000.00 each project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA, CDBG, GDOT, other grants	x	x	x	x	
<b>COMMUNITY FACILITIES &amp; SERVICES</b>								

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Identify and obtain additional properties for recreational and youth sports programs throughout the county	\$500,000	Berrien County and Recreational Department	General Funds, CDBG, Grants	x	x	x	x	
Purchase 3 new patrol cars with in-cabin cameras annually	\$350,000 annually	Berrien County, Berrien County Sheriff Department	General Funds, Grants	x	x	x	x	x
Continue to support the county-wide Recreation Program	\$1,000	Berrien County and Recreational Department, Cities	General Funds, Fees	x	x	x	x	x
Explore ways to share maintenance responsibility and decrease costs for parks and recreation county-wide. Consider developing a Parks Master Plan.	Staff Time	Berrien County and Recreational Department, Cities/SGRC	General Funds, Fees	x	x	x		
Maintain an airport master plan that provides for an addition that will accommodate larger aircraft and additional flights	\$15,000	Berrien County	General Funds, Grants	x	x			
Seek funding to construct a covered arena at the local saddle club	\$1,000,000	Berrien County	General Funds, CDBG, other grants	x	x	x		

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Continue outreach within recreation department to coordinate events and facilities so that residents from all parts of the county will have the opportunity to enjoy local events and activities	Staff Time	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City, and Recreation Department	General Funds	x	x	x	x	x
Develop strategies to assist and support usage of local hospital	\$7,500	Berrien County	General Funds	x	x	x	x	x
Build new 911 Center facility	\$1,000,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	SPLOST, Grants	x	x	x	x	x
Build new EMS Building	\$1,000,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	Grants	x	x	x	x	x
Maintain access to boat ramp for the Alapaha River	\$100,000	Berrien County	General Funds, DNR Grants	x	x	x	x	x
Identify a location and hire a consultant to design a site plan for a county-wide senior activity center	\$5,000	County/SGRC	General Funds	x	x	x		
Replace antiquated water & sewer lines and equipment prone to failure	\$500,000 per project	Berrien County	General Funds, Grants, CDBG, GEFA	x	x	x	x	

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Provide additional first responder training, air units, air unit chargers, Class A Pumper & Fire Knocker trucks, and other equipment to County and Cities' Fire Departments for wildfire use	\$7,000,000	Berrien County	General Funds, GEMA, FEMA, Homeland Security	x	x	x	x	x
Partner with City of Douglas Haz Mat Team to deal with agricultural chemicals during wildfire events	\$100,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA	x	x	x	x	x
Purchase equipment as needed for County Fire Department, such as gear, radios, etc.	\$500,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA	x	x	x	x	x
Plan and implement flood and drainage projects in Berrien County in high risk areas and in areas lacking curb & gutter	\$500,000 Each project	Berrien County	General Funds, GEMA, FEMA, CDBG	x	x	x	x	
Take precautions at water facilities in unincorporated Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City to ensure flood protection, as funds become available to do so	\$500,000 each project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA, CDBG	x	x	x	x	

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Purchase and install portable and fixed generators (including transfer switches) and pre-wiring and trailers for use at Critical Facilities, gas pumps, and other locations where they are needed in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	\$60,000.00 per generator	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, GEMA, FEMA, Grants	x	x	x	x	
Conduct storm-water drainage replacement, repair, and cleaning; maintain canals in Berrien County and the Cities of Alapaha, Enigma, Nashville and Ray City	\$1.5 million per project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, CDBG, 319 Grant, other grants	x	x	x	x	
Secure funding for a hazardous weather alert system (horn)	\$15,000	Berrien County	General Funds, GEMA, FEMA, Grants	x	x	x		
Wrap exposed piping with insulation and install new insulation layers at critical facilities in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	\$5,000 per year	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x
Continue to maintain and expand Haz Mat response training for first responders	\$100,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x	x

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
Increase public awareness of procedures to follow if a hazardous material spill event occurs. This may be achieved by publishing information on social media or in local newspapers, by holding town hall meetings, or by providing radio announcements or bulletins to local churches and schools	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x	x
Train local government officials on proper response procedures for hazardous material spill events	\$50,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x	
Review and update Standard Operating Procedures (SOP) for responding to a hazardous material spill event	\$5,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x	
Provide workplace training on decontamination steps	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Grants	x	x	x	x	

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
Purchase of radio system for towers and shared mobiles for regional coverage for SCARRS Program (South Central Area Regional Radio System) for emergency storm use	\$100,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	FEMA	x	x	x		
Encourage the installation of storm windows on new and existing Critical Facilities and promote their installation on new and existing private buildings in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	\$5,000 each project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	
Purchase New Ambulance (new)	\$300,000	Berrien County	SPLOST	x	x			
Rebuild New Lois Fire Station (new)	\$100,000	Berrien County	SPLOST, Grants	x	x			
Maintain and upgrade the Ag Center (new)	\$500,000	Berrien County	SPLOST	x	x	x	x	
Identify sites for an EMS station to be located in the southern portion of the county (new)	\$1,500	Berrien County/SGRC	General Funds	x	x			
<b>INTERGOVERNMENTAL COORDINATION</b>								

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Conduct a joint initiative between the School Board, the County, and the cities to identify and address issues confronting each organization and coordinate the development and implementation of programs, policies, and practices to address the issues. SGRC could facilitate these meetings.	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x
Continue Intergovernmental agreement to provide county-wide recreational opportunities	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, Fees	x	x	x	x	x
Identify and assess strategic plan to provide EMS coverage in southern Berrien County including Ray City	\$15,000	Berrien County, Ray City	General Funds, Grants	x	x	x		
Implement shared code enforcement program, i.e. building code, subdivision, zoning, with the Cities	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x



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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Work to alleviate evacuation & emergency access problems in various subdivisions and in other areas in Berrien County and the Town of Alapaha and the Cities of Enigma, Nashville and Ray City	\$500,000 each project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA, CDBG, GDOT	x	x	x	x	
Take precautions at the oxidation pond (subject to flooding) by Beaver Dam Creek and Cat Creek in Ray City and at the oxidation pond in Alapaha as funds become available to do so	\$500,000 each project	Berrien County, City of Alapaha, and City of Ray City	General Fund, GEMA, FEMA, CDBG	x	x	x	x	
Perform analysis on properties affected by flood events, or other hazard events in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City, to determine if events have occurred in the past and attempt to mitigate or purchase, if necessary	Staff Time & \$500,000 per project	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA, Grants	x	x	x	x	x
Partner with the Georgia Forestry Commission and other relevant personnel to train all Berrien County, Town of Alapaha and Town of Enigma, Nashville and Ray City Fire Departments on Wildfire strategy and tactics	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA, Homeland Security	x	x	x	x	x

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
Support & enforce GA Forestry Commission burn ordinances and bans and promote hazardous fuel reduction by prescribed burning, mechanical or chemical treatment carried out and promoted by the GA Forestry in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City	Staff Time	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds	x	x	x	x	x
Develop and equip a Hazardous Materials Team to deal with agricultural chemicals during wildfire events	\$100,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA, Homeland Security	x	x	x	x	x
Develop a public list of an updated address based system to physically notify and check on high risk residents both before and after natural disaster events	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Fund, GEMA, FEMA	x	x	x	x	x
<b>BROADBAND</b>								
Enhance the communication network for the county and the cities, including establishment of a Wireless Network Center	\$500,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST	x	x	x	x	x

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
Increase broadband coverage in underserved areas	\$10,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST, Grants	x	x	x		
Establish broadband coverage for the county (including hot spots) and participate in Regional efforts in cooperation with GTA	\$500,000	Berrien County, Cities of Alapaha, Enigma, Nashville, and Ray City	General Funds, SPLOST, Grants	x	x	x	x	
<b>TRANSPORTATION</b>								
Pave/resurface roads and implement associated improvements (curb & gutter, drainage, sidewalks, etc.) based on priority, need, and amount of annual LMIG funding	\$1,000,000	Berrien County/ GDOT	General Funds, Grants, GDOT, LMIG, CDBG, TSPLOST	x	x	x	x	x
Implement paving, drainage, and sidewalks for Shiloh Rd. and North Street Extension (approximately 2 miles)	\$500,000	Berrien County/ GDOT	General Funds, Grants, GDOT, LMIG, CDBG, TSPLOST	x	x	x	x	x
Develop a prioritization methodology for new road paving and maintenance projects; or alternatively develop a county road improvement master plan.	Staff Time	Berrien County	General Funds, Grants	x	x	x	x	x

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Work with GDOT to improve unsafe roads in Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City that already are, or could be, evacuation routes	Staff Time	Berrien County/City of Alapaha/City of Enigma/City of Nashville/ City of Ray City	General Funds, Grants	x	x	x	x	x
Annually review all hazardous material transportation routes, and relocate routes if necessary	\$10,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/ City of Ray City	General Funds, Grants	x	x	x	x	x
Update the "Official County Roads" map	\$10,000	Berrien County	General Funds	x	x	x	x	x
Have an electron vehicle Charging station installed in Berrien County (new)	\$12,000	Berrien County, Economic Development	SPLOST, TSPLOST	x	x	x	x	x
Resurface Teeterville Rd. (new)	\$1,048,000	Berrien County	TSPLOST	x	x	x	x	x
Resurface N. Coffee Road (new)	\$1,167,000	Berrien County	TSPLOST	x	x	x	x	x
Fire Tower Road Grad, Drain, Base, and Pave (new)	\$3,500,000	Berrien County	TSPLOST	x	x	x	x	x
Marie Prince Road Street and Drainage Improvements (new)	\$1,710,000	Berrien County	TSPLOST	x	x	x	x	x
Mussellwhite Store Road Street and Drainage Improvements (new)	\$4,130,000	Berrien County	TSPLOST	x	x	x	x	x

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
Old Milltown Road Street and Drainage Improvements (new)	\$1,250,000	Berrien County	TSPLOST	x	x	x	x	x

**City of Alapaha 2025-2029 Community Work Program**

PROJECT	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
<b>CULTURAL RESOURCES</b>								
Create brochures to promote tourism in Alapaha and entire Berrien County	\$1,000	Berrien County/City of Alapaha/City of Enigma/City of Nashville/City of Ray City	General Funds	x	x	x		
Continue with restoration efforts of old Alapaha Gym	\$250,000	City of Alapaha	General Funds, public and private partnerships	x	x	x	x	x
Restoration of old "Colored" School (new)	\$20,000	City of Alapaha	Georgia Heritage Grant/ African American Preservation Program	x	x	x	x	x
Continue to promote the Depot Museum and rental space of Alapaha Depot (new)	\$20,000	City of Alapaha	General Funds, public and private partnerships	x	x	x	x	x
<b>ECONOMIC DEVELOPMENT</b>								

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<b>PROJECT</b>	<b>ESTIMATE D COST</b>	<b>RESPONSIBL E PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Promote downtown improvement with business owners for the upkeep and restoration of downtown buildings and businesses (new)	Staff Time	City of Alapaha	General Funds	x	x	x		
Create brochures to promote tourism in Alapaha and entire Berrien County (new)	\$1,500	City of Alapaha/Chamber of Commerce/Development Authority	General Funds	x	x	x	x	x
Work with Development Authority and Local businesses to bring a restaurant Alapaha (new)	Staff Time	City of Alapaha/Chamber of Commerce/Development Authority	General Funds	x	x	x	x	x
<b>HOUSING</b>								
Identify affordable housing properties and create a listing that will be available to the public	Staff Time	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

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<b>PROJECT</b>	<b>ESTIMATE D COST</b>	<b>RESPONSIBL E PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Work with developers and land owners to create more workforce housing	Staff Time	City of Alapaha	General Funds	x	x	x	x	x
<b>COMMUNITY FACILITIES &amp; SERVICES</b>								
Create a plan to replace and purchase police cars, cameras, radios, etc., as needed	\$100,000	City of Alapaha	General Funds, Grants	x	x	x	x	x
Renovate and improve Community Center	\$100,000	City of Alapaha	General Funds, CDBG, Grants	x	x	x	x	x
Plan flood and drainage projects in the City of Alapaha in high risk areas and in areas lacking curb & gutter	\$500,000.00 each	City of Alapaha	General Funds, GEMA, FEMA, CDBG, Grants	x	x	x	x	
Secure funding for a hazardous weather alert system (horn)	\$5,000 each	City of Alapaha	General Funds, GEMA, FEMA	x	x	x	x	
Continue to improve antiquated water and sewer system within the city	\$300,000	City of Alapaha	General Fund, Grants, CDBG, GEFA	x	x	x	x	
Purchase new tanker for fire department and replace open cab fire truck (new)	\$200,000	City of Alapaha	SPLOST	x	x	x	x	x
Renovate and improve recreation park (new)	\$20,000.00	City of Alapaha	SPLOST, CDBG, Grants	x	x	x	x	x
Downtown Park Improvements (new)	\$20,000	City of Alapaha	SPLOST	x	x	x	x	

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PROJECT	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
<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
<b>TRANSPORTATION</b>								
Implement street paving projects with sidewalks, curb and gutter, drainage, etc., based on priority, need, and amount of annual LMIG funding (SGRC can help with this thru tech support prioritizing project list)	\$200,000	City of Alapaha	General Funds, SPLOST, TSPLOST, GDOT, CDBG		x	x	x	x
Beautification of Gateways into the City by planting flowers, installing sign, etc.	\$5,000	City of Alapaha	General Fund, Grants		x	x		
Repave the remainder of South Henry Street (new)	\$500,000	City of Alapaha	SPLOST, TSPLOST, GDOT, CDBG		x	x	x	
Repave Sawmill Street (new)	\$200,000	City of Alapaha	SPLOST, TSPLOST, GDOT, CDBG	x	x	x	x	x



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PROJECT	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
Create/replace gateway signage along highway 82 (new)	\$10,000	City of Alapaha	FEMA, SPLOST, TSPLOST, GDOT, CDBG	x	x	x	x	x
Replace ½ mile of old sewer line on Williams Street (new)	\$250,000	City of Alapaha	ARPA	x	x	x	x	x
Replace damaged sidewalks from Hurricane Helene (new)	\$200,000	City of Alapaha	TSPLOST and FEMA	x	x	x	x	x
Resurface North Central St, North Railroad St., Watson St., Southwest Railroad St. North Williams St. and N. Moore Steet (new)	\$460,000	City of Alapaha	TSPLOST	x	x	x	x	x

LAND USE								
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		

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**City of Enigma 2025-2029 Community Work Program**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
<b>CULTURAL RESOURCES</b>								
Prepare National Historic Register documentation for the school gymnasium and cafeteria buildings	\$1,000	City of Enigma	General Fund, Grants	x	x	x		
<b>ECONOMIC DEVELOPMENT</b>								
Develop 2 new retail stores through public/private partnership	\$250,000	City of Enigma	General Funds/Private	x	x			
<b>HOUSING</b>								
Create new ordinances and enforce existing ordinances for new and existing construction that will help in the pre-disaster mitigation of wildfire	\$10,000/Staff Time	City of Enigma	General Funds/SGRC	x	x	x	x	x
Work with developers and homeowners to pre-plan each building site and/or subdivision to help in pre-disaster mitigation of wildfire	Staff Time	Cities/County 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>								
Join the National Flood Insurance Program	Staff Time	City of Enigma/EMA	General Funds	x	x	x	x	

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
<b>LAND USE</b>								
Adopt a zoning ordinance to implement the Enigma Future Land Use Map	\$8,000	City of Enigma/SGRC	General Funds	x	x			
<b>COMMUNITY FACILITIES &amp; SERVICES</b>								
Construct a new water tower (existing tower is at capacity)	\$1,000,000	City of Enigma	CDBG Grants,	x	x	x		
Construct a water-supply well, through CDBG grants	\$500,000	City of Enigma	CDBG, General Funds	x	x	x		
Replace antiquated water & sewer lines and equipment prone to failure in the City	\$500,000 per project	City of Enigma	CDBG, HUD, General Funds	x	x	x	x	
Secure funding for a hazardous weather alert system (horn)	\$5,000 each	City of Enigma	General Funds/GEMA/FEMA	x	x	x		
<b>INTERGOVERNMENTAL COORDINATION</b>								
Continue to support an Intergovernmental agreement to provide county-wide recreational opportunities	Staff Time	City of Enigma	General Funds/Fees	x	x	x	x	x

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
Plan flood and drainage projects in the City of Enigma in high risk areas and in areas lacking curb & gutter	\$500,000.00 each	City of Enigma Public Works Dept.	General Funds/GEMA/FEMA/HUD CDBG	x	x	x	x	
<b>BROADBAND</b>								
Increase broadband coverage to increase inventory for businesses, such as Dollar General	\$10,000	City of Enigma	General Funds, SPLOST, Grants	x	x	x	x	x
<b>TRANSPORTATION</b>								
Pave of Turner Church Rd, with drainage, sidewalks, etc.	\$300,000	City of Enigma	General Funds, TSPLOST, GDOT, Grants	x	x			
Pave and maintain streets as needed	\$200,000	City of Enigma	General Funds, TSPLOST, GDOT, Grants/CDBG	x	x	x	x	x
Beautification of Gateways into the City by planting flowers, installing sign, etc.	\$5,000	City of Enigma	General Fund, Grants	x	x	x		
Resurfacing Main St., Norris, Ferris St., Harris St., Edwards Rd., Cleo St., and South Main St. (new)	\$1,108,000	City of Enigma	TSPLOST	x	x	x	x	x

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**City of Nashville 2025-2029 Community Work Program**

PROJECTS	ESTIMATE D COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
<b>HOUSING</b>								
Apply for CDBG to rehab blighted areas	\$300,000	City of Nashville	Grants, CDBG	x	x	x	x	x
Amend ordinances and enforce existing ordinances for new and existing construction that will help in the pre-disaster mitigation of flooding	\$10,000/Staff Time	City of Nashville/SGRC	General Funds	x	x	x	x	x
Consider annexation to add multi-family housing to increase available housing in the city (new)	Staff Time	City of Nashville	City of Nashville	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 flooding	Staff Time	City of Nashville	General Funds	x	x	x	x	x
Complete acquisition of land for overlay district to build new housing (new)	\$20,000	City of Nashville	General Funds	x	x	x	x	x
<b>NATURAL RESOURCES</b>								

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<b>PROJECTS</b>	<b>ESTIMATE D COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Protect natural resources and Green Space Plan areas within the city	Staff Time/SGRC	City of Nashville	General Funds	x	x	x	x	x
Develop a strategy to address and reduce drainage and flooding issues at Cypress Pond. (new)	Staff Time/SGRC	City of Nashville	General Funds	x	x	x	x	x
Implement a regular maintenance schedule for citywide canals to prevent overflow and reduce the risk of flooding (new)	Staff Time/SGRC	City of Nashville	General Funds	x	x	x	x	x
<b>LAND USE</b>								
Update and revise the Land Use and Subdivision Code to align with current needs and priorities.	\$10,000	City of Nashville/SGRC	General Funds	x	x	x	x	x
Implement a regular maintenance schedule for citywide canals to prevent overflow and reduce the risk of flooding	\$7,500	City of Nashville/SGRC	General Funds/319 Grant	x	x	x	x	x

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Develop a plan to annex islands within the city for improved connectivity of service and increasing work force housing stock.	\$12,500	City of Nashville	General Funds	x	x	x	x	x
Implement stormwater best management practices for all new development in the City of Nashville	\$12,500	City of Nashville	General Funds	x	x	x	x	x
Revise the local sign ordinance to enhance the city's visual appeal and overall aesthetics.	Staff Time	City of Nashville/SGR C	General Funds	x	x	x	x	x
<b>COMMUNITY FACILITIES &amp; SERVICES</b>								
Upgrade water and sewer stations and replace deteriorated lines, pipes, and related infrastructure to ensure reliable service.	\$500,000	City of Nashville	CDBG, General Funds, SPLOST	x	x	x	x	x
Relocate and improve the Fire Station.	\$750,000	City of Nashville	General Funds, SPLOST, USDA Community Facilities grant/loan	x	x	x	x	x

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<b>PROJECTS</b>	<b>ESTIMATE D COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Replace police vehicles cars (digital cameras, light bars, and laptops needed)	\$40,000 each	City of Nashville	SPLOST, General Funds	x	x	x	x	x
Upgrade the existing communication system for fire department (radios).	\$75,000	City of Nashville	SPLOST, General Funds, Grants	x	x	x	x	x
Purchase a new ladder truck for the fire department.	\$1,500,000	City of Nashville	SPLOST, General Funds, Grants	x	x	x	x	x
Continue to 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/SGR C	SPLOST, General Funds, Grants	x	x	x	x	x
Maintain and replace the storm sewer system city-wide, including retention ponds.	\$500,000	City of Nashville	CDBG/General Funds	x	x	x	x	x
Install additional weather alert systems, such as warning horns, to enhance community safety during severe weather events.	\$10,000 each	City of Nashville	General Funds/GEM A/FEMA	x	x	x	x	x



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<b>PROJECTS</b>	<b>ESTIMATE D COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Implement a regular maintenance schedule for citywide canals to prevent overflow and reduce the risk of flooding.	\$500,000.00 each project	City of Nashville	General Funds/HUD CDBG	x	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/GEM A/FEMA/HUD CDBG	x	x	x	x	x
Continue to follow Capital Improvements Program for the City of Nashville that supports current and future growth patterns	Staff time	City of Nashville	General Funds	x	x	x	x	x
Build a new Public Works Building (new)	\$500,000	City of Nashville	SPLOST	x	x	x	x	x
Expand the Nashville Police Department (new)	\$500,000	City of Nashville	SPLOST	x	x	x	x	x
Build a Splash pad near the old jail (new)	\$30,000	City of Nashville	SPLOST	x	x	x	x	x
<b>INTERGOVERNMENTAL COORDINATION</b>								

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<b>PROJECTS</b>	<b>ESTIMATED COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Find ways to improve interoperability with the Fire Department to physically improve services	Staff Time	City of Nashville	General Funds	x	x			
Continue to 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
Promote Tourism with county and other cities (new)	Staff Time	City of Nashville, Chamber of Commerce, Nashville Main Street	General Funds	x	x	x	x	x
<b>TRANSPORTATION</b>								
Implement resurfacing, street paving, drainage, curb & gutter, sidewalks, and other road improvements as needed. Streets to be resurfaced are decided on from year to year.	\$500,000	City of Nashville	General Funds, SPLOST, LMIG, CDBG, TSPLOST	x	x	x	x	x

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<b>PROJECTS</b>	<b>ESTIMATE D COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Continue to maintain Gateways into the City by planting flowers, installing sign, etc.	\$5,000	City of Nashville	General Funds Grants	x	x	x	x	x
Resurface Enigma Hwy, Watson St., Industrial Park Blvd, Middle School Cir. Laurel St., Poplar St., Carter., and Cypress St. (new)	\$1,228,000	City of Nashville	TSPLOST	x	x	x	x	x
Hazel Ave., Anderson Rd., College St., N. Mathis Ave., Joiner St., South Berrien St., and Old Coffee Road (new)	\$1,177,000	City of Nashville	TSPLOST	x	x	x	x	x
Resurface W. Smith Avenue (new)	\$700,000	City of Nashville	TSPLOST	x	x	x	x	x
Sidewalk Improvements for Davis St., Smith Ave., Edgewood Street., McPherson, Ave., Jefferson St. Washington St., Taylor St., and Marion St. (new)	\$2,149,000	City of Nashville	TSPLOST	x	x	x	x	x
<b>BROADBAND</b>								

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<b>PROJECTS</b>	<b>ESTIMATE D COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Increase broadband coverage to increase inventory for businesses	Staff Time	City of Nashville	General Funds, SPLOST, Grants	x	x	x	x	x

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**City of Ray City 2025-2029 Community Work Program**

PROJECTS	ESTIMATE D COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
<b>CULTURAL RESOURCES</b>								
Maintain the Library and Auditorium at the old Ray City school for the purpose of rental for community recreation and cultural events	\$150,000	City of Ray City	General Funds, private and public partnerships	x	x	x	x	x
Create brochures to promote tourism in Ray City and entire Berrien County	Staff Time	City of Ray City, Berrien County, City of Enigma, Nashville and Alapaha/SGRC	General Funds	x	x	x	x	x
<b>ECONOMIC DEVELOPMENT</b>								
Coordinate with the Berrien County School Board to find ways to improve education throughout the county	Staff Time	City of Ray City, BOE	General Funds	x	x	x	x	x
Promote Job openings for existing Industry <i>Big Creek Trucking (new)</i>	Staff Time	City of Ray City	General Funds	x	x	x	x	x
<b>HOUSING</b>								
Maintain list of available housing properties and a listing that will be available to the public to be kept at City Hall (new)	Staff Time	City of Ray City/SGRC	General Funds	x	x	x	x	x
<b>LAND USE</b>								

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
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 zoning ordinances where applicable to prevent encroachment with Moody Air Force Base	Staff Time	City of Ray City/SGRC	General Fund	x	x	x		
<b>NATURAL RESOURCES</b>								
Identify and provide protection measures for wetlands	\$5,000	City of Ray City	General Fund/319 Grant	x				
<b>COMMUNITY FACILITIES &amp; SERVICES</b>								
Participate with the County in a county-wide Recreation Program and continue improvements	\$1,500	Berrien County/ City of Alapaha/ City of Enigma/ City of Nashville/ City of Ray City, Recreation Board	General Funds	x	x	x	x	x
Enhance and improve sewer pond to increase capacity and meet federal EPD standards.	\$1,000,000	City of Ray	CDBG, GEFA, General Fund	x	x	x	x	

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<b>PROJECTS</b>	<b>ESTIMATE D COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>
Continue to support the Fire Department in hosting the annual 4 <sup>th</sup> of July Parade	Staff Time	City of Ray City	General Fund	x	x	x	x	
Plan and implement flood and drainage projects on South Pauline Street, Johnson Street, North Street, North Street Ext., Miller Street, South Park Street, , 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/HU D CDBG	x	x	x	x	
Continue existing partnership with local travel baseball team for the maintenance (new)	Staff Time	Berrien County/ City of Alapaha/ City of Enigma/ City of Nashville/ City of Ray City, Recreation Board	General Funds	x	x	x	x	x
<b>INTERGOVERNMENTAL COORDINATION</b>								

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PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY 26	FY 27	FY 28	FY 29	FY 30
Continue meetings between the School Board , the County, and the cities to identify and address issues confronting each organization, and coordinate the development and implementation of programs, policies and practices to address the issues	Staff Time	Berrien County/ City of Alapaha/ City of Enigma/ City of Nashville/ City of Ray City, BOE	General Funds	x	x	x	x	x
Develop an Intergovernmental agreement to provide county-wide recreational opportunities	Staff Time	City of Ray City	General Funds and fees	x	x	x	x	x
Continue with inter-local agreement for shared code enforcement services	Staff Time/\$1,000 General Fund	Berrien County/City of Ray City	General Funds and fees	x	x	x	x	x
<b>BROADBAND</b>								
Increase broadband coverage to increase inventory for businesses	\$10,000	City of Ray City	General Funds, SPLOST, Grants	x	x	x	x	
<b>TRANSPORTATION</b>								



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<b>PROJECTS</b>	<b>ESTIMATE D COST</b>	<b>RESPONSIBLE PARTY</b>	<b>FUNDING SOURCE</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</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		
Resurface Beaver St., Pecan St., Oak St., and Dana Dr. (new)	\$424,000	City of Ray City	TSPLOST	x	x	x	x	x
Pauline Avenue at Beaverdam Creek Culvert Replacement (new)	\$713,000	City of Ray City	TSPLOST	x	x	x	x	x

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## **VIII. Economic Development Element**

The 2022-2026 Comprehensive Economic Development Strategy (CEDS), developed by the Southern Georgia Regional Commission (SGRC) 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 SGRC's 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 CEDS contains an analysis of the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, investment priorities, and funding sources.

As a performance-based plan, the CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunities for its residents by attracting job-creating private investment. The CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public- and private-sector participation. The CEDS 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 strategy's successful development and implementation.

Policies, needs, opportunities, and projects drawn from the current comprehensive plans for each jurisdiction in the 18-county SGRC region were used extensively to develop the EDA Investment Priorities, CEDS Strategic Focus Areas, Goals and respective Action Plans. Furthermore, the CEDS was also used to provide guidance for developing the goals, opportunities, policies, and projects in this local Comprehensive Plan.

Goals, needs and opportunities, policies, and community work program projects related to economic development can be found in the "Economic Development" subsections of the relevant sections of this Comprehensive Plan (goals in Section 1, needs and opportunities in Section 2, policies in Section 6, and work program projects in Section 7).

Furthermore, included below are strategic focus areas, goals, and action plans from the regional CEDS that are strongly aligned with the current economic development goals of Berrien County and the Cities of Alapaha, Enigma, Nashville, and Ray City.

**Strategic Focus Area # 1 State of the Regional Economy**

- ❖ Promote economic development strategies that encourage entrepreneurship, support existing industries, attract new employers, and stimulate tourism.

<b>Goals</b>	<b>Action Plan</b>
<b>Create regional groups to take ownership of existing, underdeveloped industrial parks to build out infrastructure for industry</b>	Identify existing industrial parks that could be considered regional
	Identify a funding source for infrastructure and ongoing maintenance
	Establish community collaboration or MOU for revenue sharing
<b>Implement programs to foster entrepreneurship growth</b>	Teach the value of entrepreneurship at the elementary level
	Development of entrepreneurial strategies for identifying assets in the community
	Connect with community network
<b>Recruit and encourage agribusiness</b>	Identify commodities for agribusiness
	Develop product infrastructure for food processing
	Partner with agriculture community
<b>Infrastructure assessment</b>	Analyze infrastructure age, capacity, and availability
<b>Adequate staffing industries</b>	Seek out resources to assist employers in filling positions
<b>Land availability for new growth</b>	Identify 3 to 5 regional megasites

**Strategic Focus Area # 2 Transportation, Community Facilities, Infrastructure, & Broadband**

- ❖ Protect, expand, and enhance critical infrastructure and connectivity for existing and future community growth.

<b>Goals</b>	<b>Action Plan</b>
<b>Expand natural gas service</b>	Pursue funding to improve existing infrastructure

<b>Develop more family event venues</b>	Work with GDECD tourism to develop regional strategy for local community venues to attract tourism dollars
<b>Pass T-SPLOST (TIA-2)</b>	Submit regionally significant transportation projects
<b>EV Stations</b>	Expand the network of charging stations in the region
<b>Create better connectivity between I-75 and I-95</b>	Widen corridors that have a positive regional impact
<b>Provide broadband to all unserved and underserved people throughout the region</b>	Pursue funding to increase broadband availability

**Strategic Focus # 3                      Education and Workforce Development**

- ❖ Facilitate the growth and development of an educated, skilled, prepared workforce by utilizing available programs and resources.

<b>Goals</b>	<b>Action Plan</b>
<b>Start Career Education earlier in school system</b>	Recruit high school graduates for jobs with local industries
	Educate middle school students about the importance of careers in their home community
<b>Strong official partnership between school system, technical college, &amp; industries to address skills currently in demand and for future needs</b>	Identify responsible agency for facilitating and holding accountable the partnership
	Incentivize industry participation
<b>Increase labor force participation rate</b>	Better skills training
<b>Improve the quality of the workforce</b>	Target skills training to meet business and industry needs
<b>Increase accessibility to high-demand technical curriculum and programs</b>	Expand high-demand career education on high school and technical school campuses

**Strategic Focus # 4                      Population and Housing**

- ❖ 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.

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<b>Goals</b>	<b>Action Plan</b>
<b>Regional Housing Studies and cooperation</b>	Determine where the commuters are traveling from and whether or not there is a demand
<b>Regional recruitment</b>	Better marketing of regional assets and amenities
	Pool resources between the communities
<b>Increase housing stock</b>	Pursue funding for housing rehabilitation, reconstruction, and demolition in declining neighborhoods
	Strengthen code enforcement
	Develop incentives for construction of workforce housing
<b>Change mindset concerning multifamily affordable housing</b>	Analyze infrastructure age, capacity, and availability
<b>Limited Access to affordable workforce housing</b>	Seek out resources to assist employers in filling positions

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## IX. Land Use Element

### Character Areas

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

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

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

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

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

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



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

## CHARACTER AREAS

### Agriculture

*(Unincorporated Berrien County)*

#### **DESCRIPTION**

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





**PREDOMINANT LAND USES:**

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

**DEVELOPMENT STRATEGY:**

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



**PERMITTED ZONING DISTRICTS:**

Agricultural  
Residential

**QUALITY COMMUNITY OBJECTIVES:**

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

**IMPLEMENTATION MEASURES:**

- Berrien County should develop a comprehensive inventory of natural resources within the County to ensure their protection and continued preservation (Policy 1.2).
- Promote and encourage sustainable and innovative agri-business opportunities (Policy 2.10).
- Coordinate with Moody Air Force Base via the JLUS study to ensure that any flight impacts to cultural and natural resources within Berrien County are mitigated (Policy 5.2).

**Agriculture / Residential**

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



*Ray City - City Hall*

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Intersection of SR Hwy 125 and Hwy 37 in Ray City

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*Rural Berrien County*

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*Rural Berrien County*

### **DESCRIPTION**

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

**PREDOMINANT LAND USES:**

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

**DEVELOPMENT STRATEGY:**

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

**PERMITTED ZONING DISTRICTS:**

Agricultural  
Residential

**QUALITY COMMUNITY OBJECTIVES:**

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

**IMPLEMENTATION MEASURES:**

- Berrien County should develop a comprehensive inventory of natural resources within the County to ensure their protection and continued preservation (Policy 1.2).
- Support and enhance Code Enforcement departments and personnel throughout the County (Policy 5.8).
- Improve maintenance standards for mobile home park developments (Policy 5.7).
- Develop a county-wide zoning ordinance (Policy 5.8).



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

**DESCRIPTION**

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



*2025 Comprehensive Plan Update  
Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City*



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**PREDOMINANT LAND USE:**

Manufacturing, processing, warehouses, logistics, and airport.

**DEVELOPMENT STRATEGY:**

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

**PERMITTED ZONING DISTRICTS:**

Wholesale/Light Industrial  
HI – Heavy Industrial

**QUALITY COMMUNITY OBJECTIVES:**

1) Economic Prosperity

**IMPLEMENTATION MEASURES:**

- Establish relationship with owners of vacant commercial buildings to redevelop in downtown areas in Berrien County (Policy 3.1).
- Coordinate with the Berrien County School and Wiregrass Technical College to ensure that graduates will create an incentive for prospective industries (Policy 3.2)
- Promote and support existing and expanding local businesses and industries (Policy 3.5).
- Promote and encourage sustainable and innovative agri-business opportunities. (Policy 3.6).

**Commercial**

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



*Downtown Alapaha*

DR





### **DESCRIPTION**

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

**PREDOMINANT LAND USE:**

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

**DEVELOPMENT STRATEGY:**

Encourage clustered commercial development in rural areas. In the more urban commercial areas of Nashville, encourage a walkable environment, with available safe and affordable housing for all residents.

**PERMITTED ZONING DISTRICTS:**

Commercial  
General Business

**QUALITY COMMUNITY OBJECTIVES:**

- Economic Prosperity
- Resource Management

**IMPLEMENTATION MEASURES:**

- Update ordinances in order to better maintain housing stock, expand local businesses, and encourage business to locate in the county (Policy 4.4, 3.5, and 4.3).
- Promote and support existing and expanding local businesses and industries (Policy 3.5).

**Downtown Core (Enigma)**  
(City of Enigma)



**DESCRIPTION**

This is the historic downtown area of Enigma.

**PREDOMINANT LAND USES:**

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

**DEVELOPMENT STRATEGY:**

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

**PERMITTED ZONING DISTRICTS:**

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

**QUALITY COMMUNITY OBJECTIVES:**

- Sense of Place
- Efficient Land Use
- Economic Prosperity

**IMPLEMENTATION MEASURES:**

- If not consolidating ordinances with the county, the City of Enigma needs to adopt a zoning ordinance (Policy 5.6).



**Downtown Core (Ray City)**  
(City of Ray City)



**DESCRIPTION**

This is the historic downtown area of Ray City.

**PREDOMINANT LAND USES:**

Historic commercial core with adjacent residential and institutional uses.

**DEVELOPMENT STRATEGY:**

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



**PERMITTED ZONING DISTRICTS:**

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

**QUALITY COMMUNITY OBJECTIVES:**

- Sense of Place
- Efficient Land Use
- Economic Prosperity

**IMPLEMENTATION MEASURES:**

- Research ways to promote historical tourism within the County, including historical designations, tours, downtown events, and historical marketing efforts (Policy 1.3).
- Promote and support existing and expanding local businesses and industries (Policy 2.1).
- 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 5.1)
- 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 5.2)
- 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 5.3)
- 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 5.4)

- Joint Land Use Study (JLUS). Continue to participate in the implementation of the JLUS with Lowndes County and Moody Air Force Base. Policy 5.5

**Downtown Historic District (Nashville)**  
(City of Nashville)



**DESCRIPTION**

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

**PREDOMINANT LAND USES:**

Historic commercial core with adjacent historic residential and institutional uses.

**DEVELOPMENT STRATEGY:**

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

**PERMITTED ZONING DISTRICTS:**

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

**QUALITY COMMUNITY OBJECTIVES:**

- Sense of Place
- Efficient Land Use
- Economic Prosperity

**IMPLEMENTATION MEASURES:**

- Produce promotional material and guideline pamphlet for public distribution and education about Berrien County Historic locations (Policy 2.1).
- Establish relationship with owners of vacant commercial buildings to redevelop in downtown areas in Berrien County (Policy 3.1).
- Promote to prospective industries low taxes, good school system and room to grow in Berrien County (Policy 3.3).
- Promote and support existing and expanding local businesses and industries (Policy 3.5).

## **Forestry**

*(Unincorporated Berrien County)*



### **DESCRIPTION**

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

### **PREDOMINANT LAND USES:**

Forestry

### **DEVELOPMENT STRATEGY:**

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

### **PERMITTED ZONING DISTRICTS:**



## Agriculture/forestry

### **QUALITY COMMUNITY OBJECTIVES:**

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

### **IMPLEMENTATION MEASURES:**

- Berrien County should create a detailed inventory of its natural resources to support their effective protection and long-term preservation (Policy 1.2).
- Promote and encourage sustainable and innovative agri-business opportunities (Policy 3.6).
- Explore the land options possibility of creating a Business Park (Policy 3.4)

## **Gateway Corridor** *(City of Nashville)*



**DESCRIPTION**

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

**PREDOMINANT LAND USES:**

Commercial

**DEVELOPMENT STRATEGY:**

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

**PERMITTED ZONING DISTRICTS:**

Commercial

**QUALITY COMMUNITY OBJECTIVES:**

- Sense of Place
- Efficient Land Use
- Economic Prosperity

**IMPLEMENTATION MEASURES:**

- Identify locations to build workforce housing (Policy 4.1).
- Promote and support existing and expanding local businesses and industries (Policy 3.5).
- Update ordinances in order to better maintain housing stock (Policy 4.4).

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



**DESCRIPTION**

This is the historic downtown area of Alapaha.

**PREDOMINANT LAND USES:**

Historic commercial core with adjacent residential and institutional uses.

**DEVELOPMENT STRATEGY:**

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

**PERMITTED ZONING DISTRICTS:**

Commercial

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

**QUALITY COMMUNITY OBJECTIVES:**

- Sense of Place
- Efficient Land Use
- Economic Prosperity

**IMPLEMENTATION MEASURES:**

- Promote and support existing and expanding local businesses and industries (Policy 3.5).
- The town of Alapaha has to finalize and pass its zoning ordinance (Policy 5.7)



**Public / Institutional**

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



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**DESCRIPTION**

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

**PREDOMINANT LAND USE:**

Institutional/government buildings and public areas.

**DEVELOPMENT STRATEGY:**

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



**PERMITTED ZONING DISTRICTS:**

Public/Institutional



**QUALITY COMMUNITY OBJECTIVES:**

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

**IMPLEMENTATION MEASURES:**

Develop and research a location and a funding source to build a multi-purpose facility in Berrien County.

- Develop and research a location and a funding source to build a multi-purpose facility in Berrien County (Policy 7.2).

**Residential**

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

**DESCRIPTION**

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



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*Residential Enigma, GA*



*Nashville Residential*



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*Nashville Multi-Family*

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*Nashville Residential*

DRAFT

**DEVELOPMENT STRATEGY:**

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

**PREDOMINANT LAND USE:**

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

**PERMITTED ZONING DISTRICTS:**

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

**QUALITY COMMUNITY OBJECTIVES:**

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

**IMPLEMENTATION MEASURES:**

- The county should collaborate with the cities of Berrien County ensuring that their goals match (Policy 8.1).
- Improve maintenance standards for mobile home park developments (Policy 3.7).
- Develop a county-wide zoning ordinance (Policy 4.6).

*2025 Comprehensive Plan Update  
Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City*

- Research the Community Development Block Grant (CDBG) funding and Georgia Initiative Community Housing (GICH) opportunities that can help develop suitable low-income housing (Policy 4.1).
- Identify locations to build workforce housing (Policy 4.2).
- Update ordinances in order to better maintain housing stock (Policy 4.4).

**Rural Highway**

*(Berrien County and City of Enigma)*

**DESCRIPTION**

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



*Hwy 82 Enigma, GA*



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Hwy 82 Enigma, GA

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**DEVELOPMENT STRATEGY:**

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

**PERMITTED ZONING DISTRICTS:**

Agricultural  
Commercial  
Light Industrial  
Public/Institutional  
Residential

**QUALITY COMMUNITY OBJECTIVES:**

- Sense of Place
- Efficient Land Use
- Housing Options

**IMPLEMENTATION MEASURES:**

- Explore the land option possibility of creating a Business (Policy 3.4).
- Promote and support existing and expanding local businesses and industries (Policy 3.5).
- Promote and encourage sustainable and innovative agri-business opportunities (Policy 3.6).

# **APPENDICES**

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number available at metro-fairfax.com, www.fairfaxva.gov, www.fairfaxva.gov

**Kick-Off for Comprehensive Plan  
Comprehensive Plan Update  
For Berrien County and the Cities of Nashville, Alapaha,  
Enigma, and Ray City  
Berrien County Commissioners Chambers  
201 N. Davis Street, Room 198, Nashville, GA**

A public hearing will be held at 10:00 AM on Tuesday, March 26, 2024, in the Berrien County Administration Building, Room 198, located at 201 N Davis St. Nashville, Georgia, to announce the beginning of the 2024 Comprehensive Plan Update for Berrien County and the Cities of Nashville, Alapaha, Enigma, and Ray City. The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, announce opportunities for public participation in development of the plan, and obtain input on the proposed planning process.

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

All persons are invited to attend the public hearing. If you would like more information, please contact the Berrien County Clerk at (229) 686-5421, or Marcus L. McConico at the Southern Georgia Regional Commission at (229) 333-5277 or email: [mmcconico@sgrc.us](mailto:mmcconico@sgrc.us)

*Kick-off Public Hearing Ad*



*2025 Comprehensive Plan Update  
Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City*

Berrien County Comp Plan Kick-off  
SIGN-IN SHEET  
DATE: 3.26.2024  
TIME: 10:00 AM

NAME	ORGANIZATION	TITLE	EMAIL
Brenda Ferrell	Berrien County BOC	City Administrator	bferrell@berriencountyga.gov
Marcus L. McConico	SGRC	Planner	mmeconico@sgrc.us

*Kick-Off Public Hearing Sign-In Sheet*

2025 Comprehensive Plan Update  
 Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City

Berrien County Comprehensive Plan  
 Stakeholders Meeting Sign-In Sheet

Date: 9/5/2024

NAME	ORGANIZATION	PHONE	E-MAIL
Brenda Exum	Ray City	229-455-2501	bexum@raycityga.gov
Denise Ray	Ray City	229-455-2501	dray@raycityga.gov
Lisa Smart	Chamber/BC Economic Dev	229-644-6371	lsmart@berrienchamber.com
Theresa Willis	Nashville/Berrien City	229-686-2149	twillis@berriencountyga.gov
AMY GARNER	Nashville City Council	678-776-6205	agarnern@nashvillega.com
Marcus McLawico	SGRC	229-	mmc@sgrcil.us
Sandy Musiel	Berrien County EMS	229-686-6588	emadirector@berriencountyga.gov
Brenda Ferrell	Berrien BOC	229-686-5471	bferrell@berriencountyga.gov
Ronnie Gaskins	Berrien Co. Comm Chairman	229-445-0804	rgaskins57@gmail.com
Gerald Sumner	Berrien County EMS	229-646-0108	gsumner@berriencountyga.gov
Vickie Harsey	Town of Alapaha	229-402-9533	vharsey@windstream.net
Bud Hutchinson	City of Enigma	229-392-5599	Bud@Amever.com
April Martin	Berrien EMS #11	229-481-6587	supervisor911@berriencountyga.gov

Meeting 1 Sign-In Sheet

*2025 Comprehensive Plan Update  
Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City*

**S.W.O.T. Analysis**

**(Strengths, Weaknesses, Opportunities, and Threats)**

**Natural Resources/Cultural Resources**

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> <li>• Land</li> <li>• Rivers/Waterways</li> <li>• Paradise Public Fishing</li> </ul>	<ul style="list-style-type: none"> <li>• Wetlands</li> <li>• Minimal Cultural Resources</li> <li>• Funding Matches</li> <li>• Lack of available hotel rooms</li> </ul>	<ul style="list-style-type: none"> <li>• Public Events at Paradise Public Fishing and Alapaha River</li> </ul>	<ul style="list-style-type: none"> <li>• Natural Disasters</li> </ul>

**Economic Development**

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> <li>• Land</li> <li>• Low Taxes</li> <li>• Hospital Proximity</li> <li>• School System</li> </ul>	<ul style="list-style-type: none"> <li>• Work Force</li> <li>• Proximity to Interstate</li> </ul>	<ul style="list-style-type: none"> <li>• Future Growth</li> <li>• Current Business Expansion</li> <li>• Charging Station</li> </ul>	

**Housing**

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> <li>• Land for Growth</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal Affordable Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Room for Growth</li> </ul>	

*SWOT Analysis Page 1*



*2025 Comprehensive Plan Update  
Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City*

**Community Facilities & Services**

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> <li>• Multiple Small Building Availability</li> <li>• Recreation Department and Facility</li> <li>• EMS Service</li> <li>• E-911 Service County Wide</li> <li>• Saddle Club Open Arena</li> </ul>	<ul style="list-style-type: none"> <li>• No large multi-purpose facility</li> <li>• EMS station for the South end of the county</li> <li>• E-911 Funding solely by the County</li> <li>• Saddle Club Arena is not Covered</li> <li>• 5. No Electric Charging Station</li> </ul>	<ul style="list-style-type: none"> <li>• Recreation - Hosting District, State Tournaments</li> <li>• Saddle Club - Hosting Events/Competitions</li> <li>• Electric Charging Station</li> </ul>	

**Intergovernmental Coordination**

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> <li>• Great</li> <li>• People</li> <li>• Communities and agencies work great together</li> <li>• Good relationship</li> </ul>	<ul style="list-style-type: none"> <li>• People</li> <li>• Communication</li> <li>• More project specific opportunities needed to assure success</li> </ul>	<ul style="list-style-type: none"> <li>• People</li> <li>• Shared goals                             <ul style="list-style-type: none"> <li>• Maintain good relationships and evaluate monitor, and fix any issues</li> </ul> </li> </ul>	

**Broadband**

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> <li>• Expansion of Fiber throughout the County</li> </ul>	<ul style="list-style-type: none"> <li>• Fiber is only supplied by Windstream throughout the county</li> </ul>	<ul style="list-style-type: none"> <li>• Other Carriers to offer Fiber</li> </ul>	<ul style="list-style-type: none"> <li>• Natural Disasters</li> </ul>

*2025 Comprehensive Plan Update  
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Land Use			
Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> <li>Land Use Codes in Place (County, Nashville, and Ray City)</li> </ul>	<ul style="list-style-type: none"> <li>Land Use Codes Need to be Updated</li> </ul>		

Transportation			
Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> <li>Regional Transit System</li> <li>Airport</li> <li>Railway</li> </ul>		<ul style="list-style-type: none"> <li>Future expansions of airport</li> <li>Future expansion of Railway</li> </ul>	

SWOT Analysis Page 3

Sign-In Sheet 11-7-2024

Vickie Harney - Alapaha  
Dense Ray - Ray City  
Dana Evans - Ray City  
Amanda Macken - Nashville  
Hayden Hancock - Nashville  
Brandon Rice - Nashville  
Brenda Jewell - Berrien County  
Kylon Fort - Berrien County  
Teresa Willis - Berrien County  
Gerald Sumner - Berrien County  
Marcus McPico - SGRC

Meeting Two Sign-In Sheet



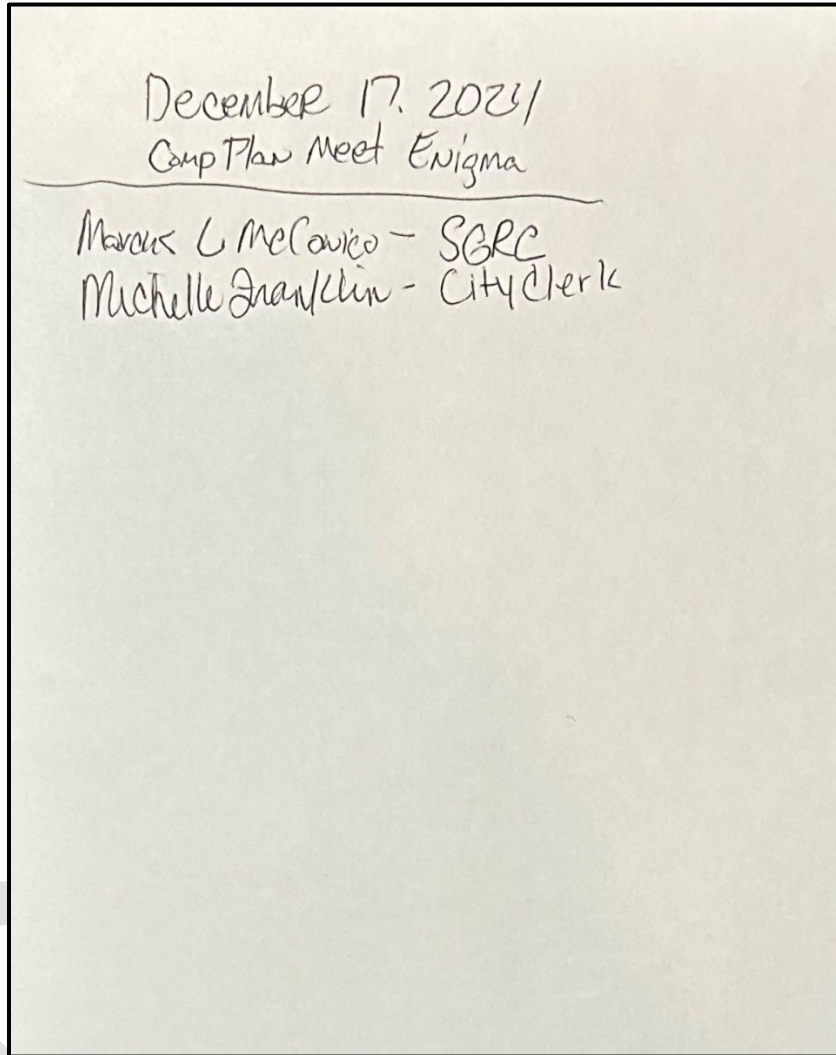
Sign-In Sheet 12-10-2024

Vicki Harsey - Alapaha  
Dennis Hagood - APD  
Denise Ray - Ray City  
Bula Egan - Ray City  
Amanda Thacker - Nashville  
Amy Garner - NASHVILLE  
Brenda Fould - Berrien County  
Teresa Willis - Berrien County  
Marcus McConico - SGRC

Meeting Three Sign-In Sheet



2025 Comprehensive Plan Update  
Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City



December 17, 2021  
Comp Plan Meet Enigma

Markus L McCawley - SBRC  
Michelle Franklin - City Clerk

Enigma Sign-In Sheet

## PUBLIC NOTICE

A public hearing to review and transmit the Joint 2025 Berrien County and Cities of Alapaha, Enigma, Nashville, and Ray City Comprehensive Plan Update to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review will be held at 6 PM on Tuesday, January, 7, 2025 at the Berrien County Administration Building, 201 N. Davis St., Nashville, Georgia. The purpose of the public hearing is to inform the community about the planning process and provide an opportunity to review and comment on the Comprehensive Plan Update. The public is invited to attend and participate. Copies of the draft Comprehensive Plan Update are available for public review at the County Commission office and at the City Hall of each city, and for download at the SGRC website: <http://www.sgrc.us/>.

All persons are invited to attend the public hearing. If you would like more information, please contact Marcus L. McConico at the Southern Georgia Regional Commission, at (229) 333-5277 or [mmcconico@sgrc.us](mailto:mmcconico@sgrc.us).

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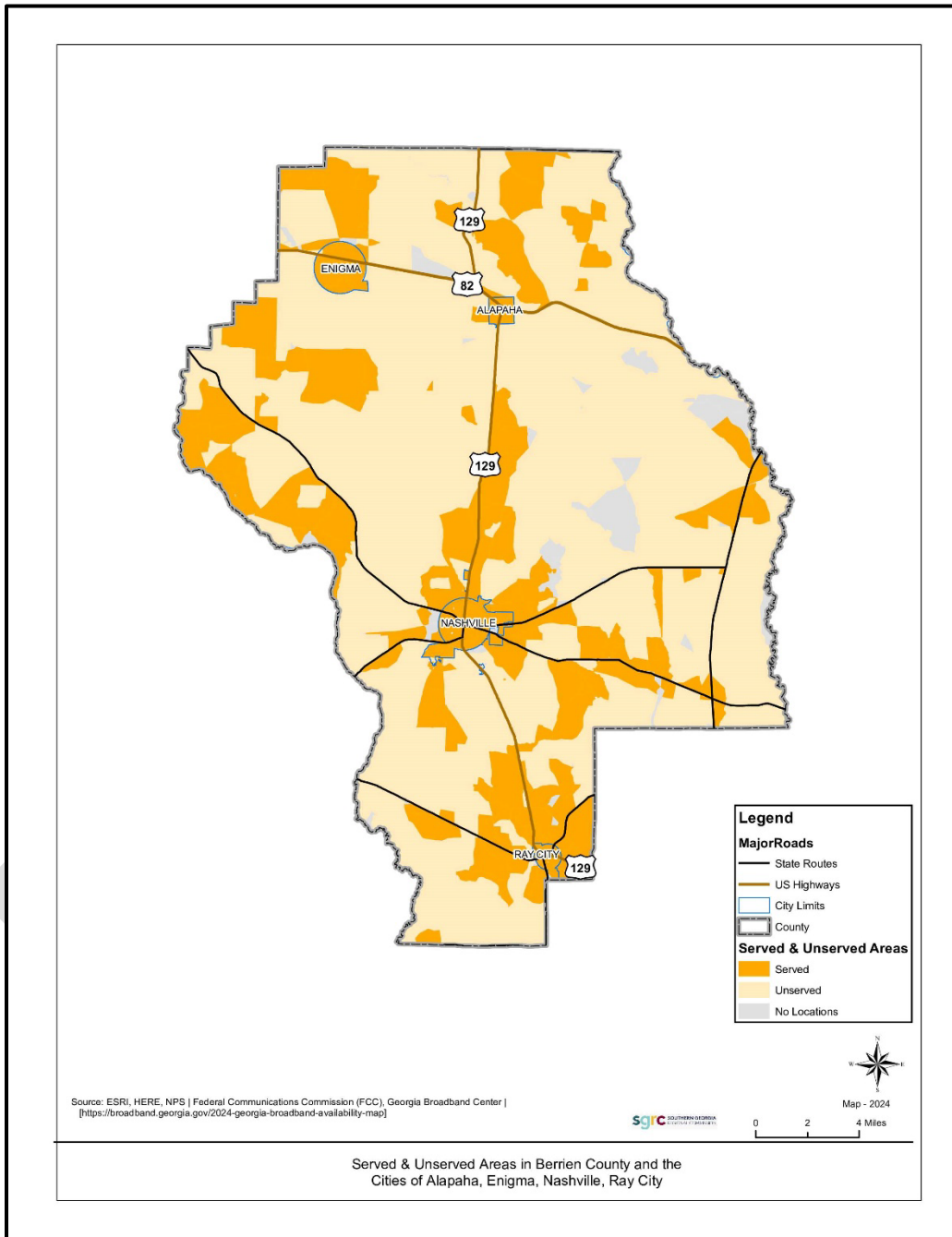
*Transmittal Public Hearing Ad*

2025 Comprehensive Plan Update  
 Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City

Berrien County Comp Plan ~~Meeting~~  
 SIGN-IN SHEET  
 DATE: 1.7.2025  
 TIME: 6:00 PM

NAME	ORGANIZATION	TITLE	EMAIL
Marcus McCawico	SGRC	Planner	mccawico@ <del>berrien</del> <sup>serbats</sup>
Brenda Howell	Berrien BOC	City Admin	bferrell@berriencountyge. gov
David Harrod	Com, BOC	Com	harrod@am@berrien <sup>gov</sup> .com
Kylon V. Fort	BOC Commission	Com	Kfort@berriencountyga.
Ronnie Gaskins	Berrien Co. Commission	chairman	rgaskins57@gmail.com
Jimmy Parker	Berrien Co Commission	com	jim.parker@berrien <sup>gov</sup> .com
John Nugent	Berrien Co Commission	com	johnnugent@berrien <sup>gov</sup> .com

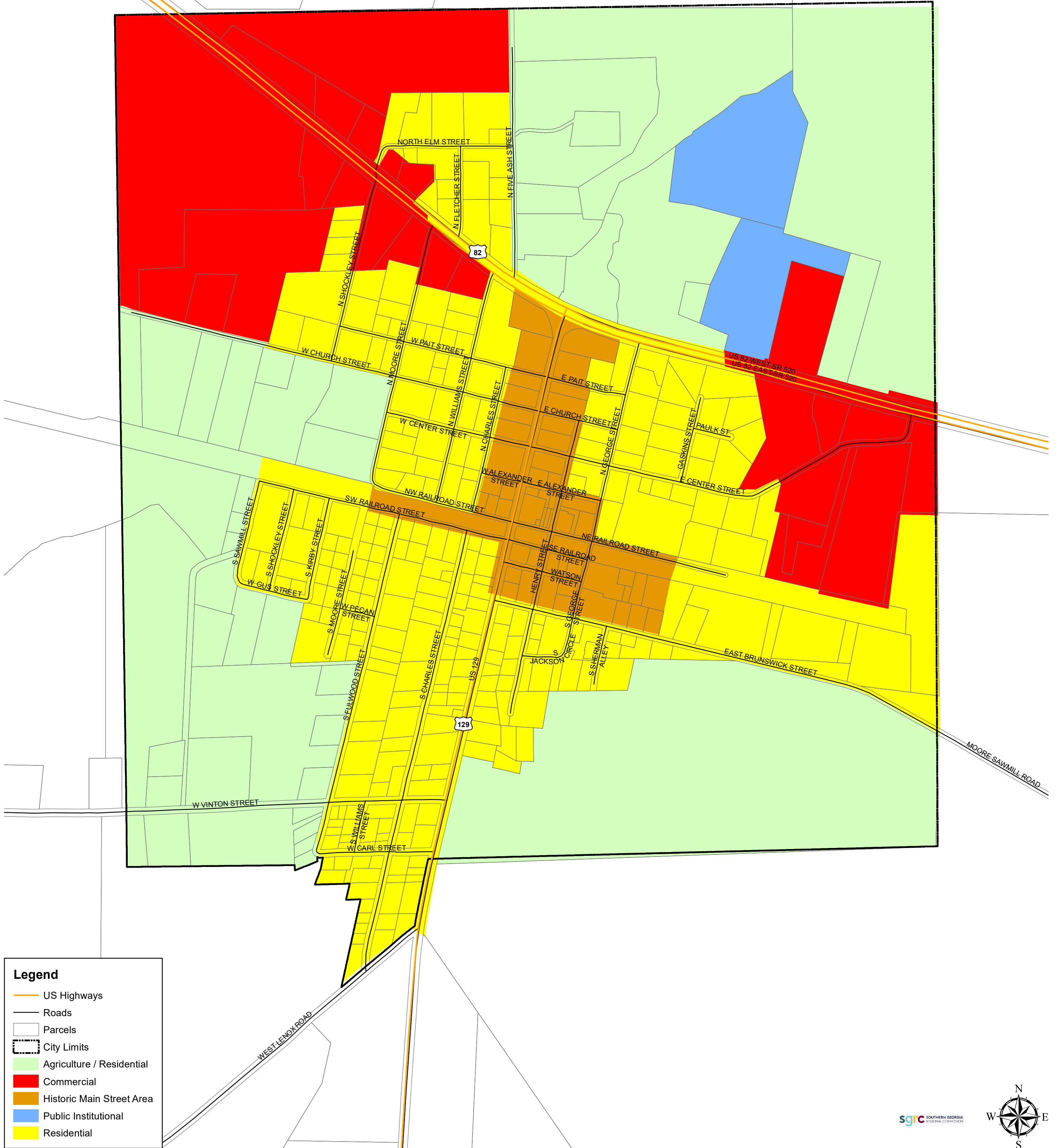
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*Berrien County Broadband Coverage*



# Alapaha Character Areas

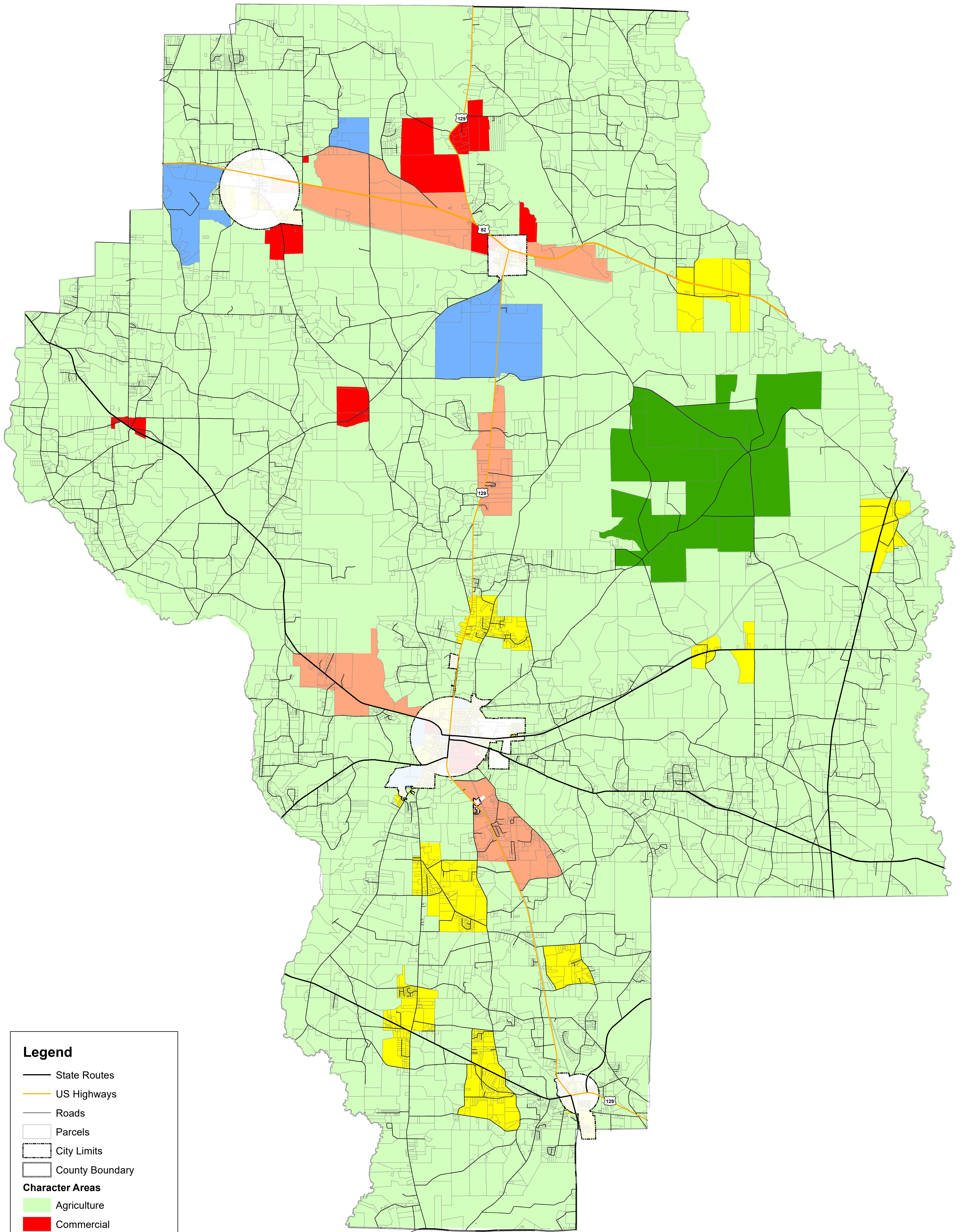


**Legend**

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



# Berrien County Character Areas



**Legend**

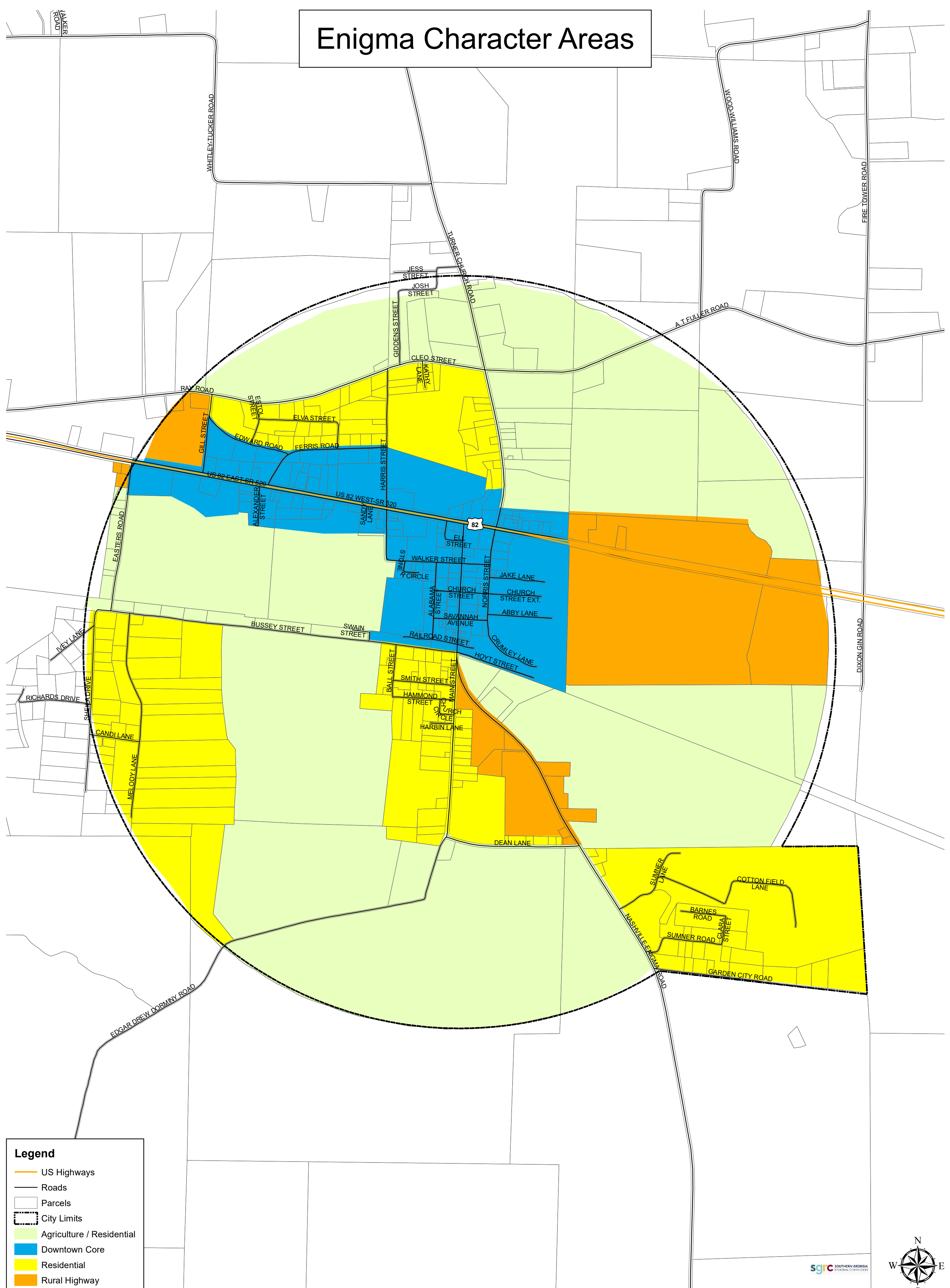
- State Routes
- US Highways
- Roads
- Parcels
- City Limits
- County Boundary

**Character Areas**

- Agriculture
- Commercial
- Employment Office Park
- Forestry Area
- Industrial
- Public Institutional
- Residential
- Rural Highway



# Enigma Character Areas



**Legend**

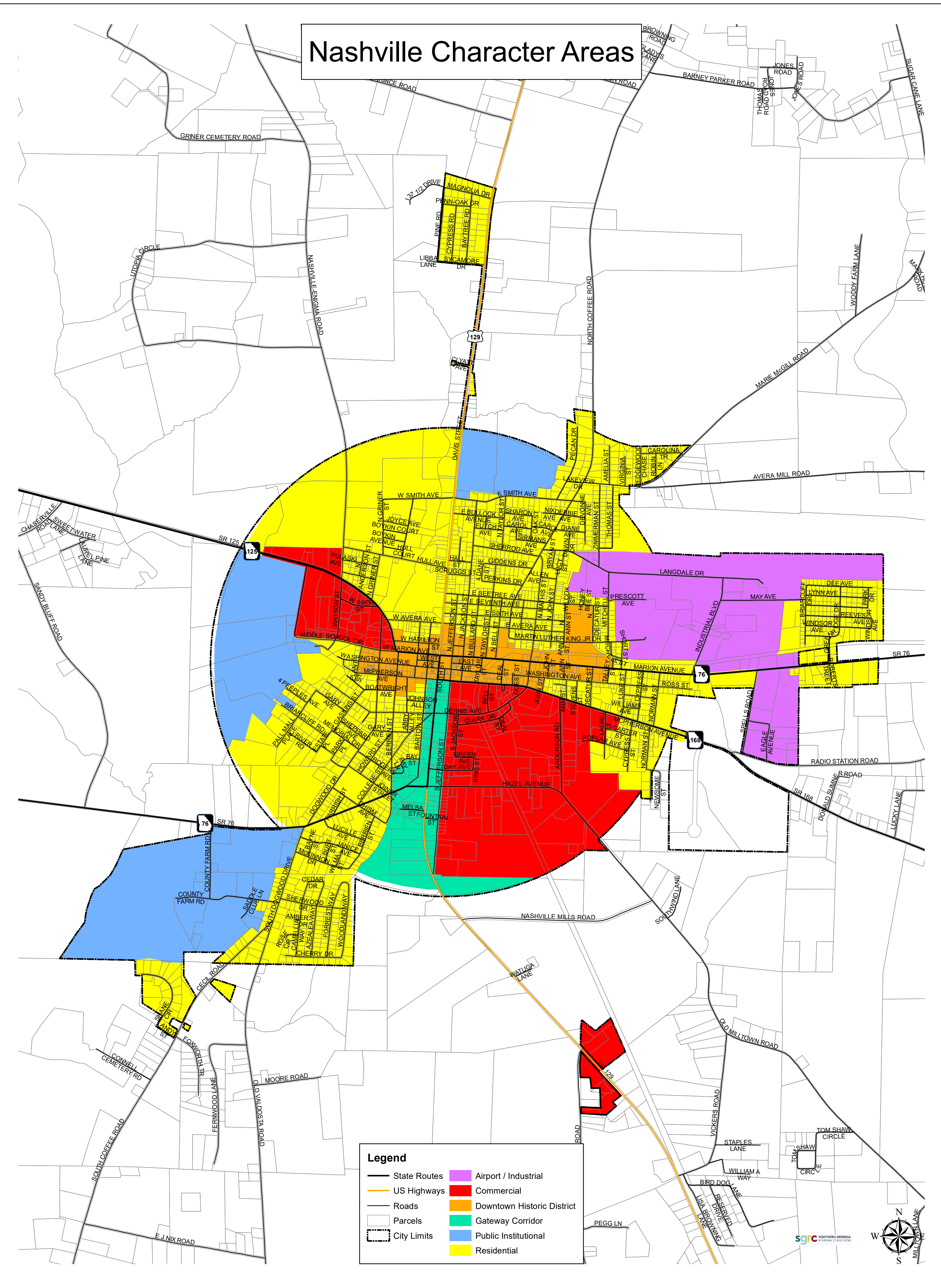
- US Highways
- Roads
- Parcels
- City Limits
- Agriculture / Residential
- Downtown Core
- Residential
- Rural Highway

SGIC SOUTHERN GEORGIA  
INSTITUTIONAL CENTER

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E  
S



# Nashville Character Areas



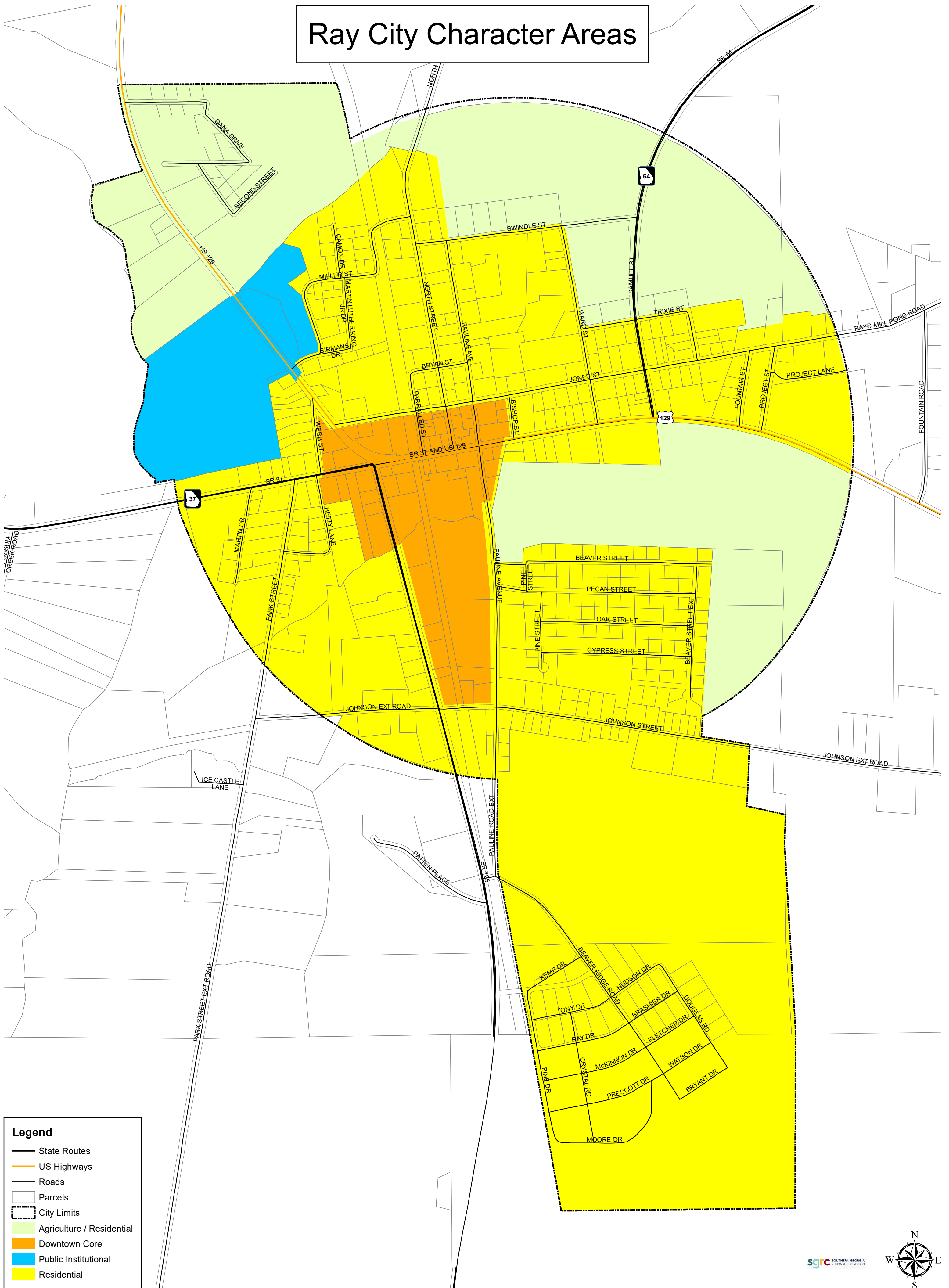
**Legend**

- State Routes
- US Highways
- Roads
- ▭ Parcels
- - - City Limits
- ▭ Airport / Industrial
- ▭ Commercial
- ▭ Downtown Historic District
- ▭ Gateway Corridor
- ▭ Public Institutional
- ▭ Residential





# Ray City Character Areas



**Legend**

- State Routes
- US Highways
- Roads
- Parcels
- City Limits
- Agriculture / Residential
- Downtown Core
- Public Institutional
- Residential