

To:
The Berrien County Commissioners
The Greater Berrien County Planning Committee
Brenda Ferrell

My name is Della Gladieux. I was born, raised and have lived in Berrien County for most of my life. My family, the Bradfords, Gaskins, and Strawders founded the Bradford and Strawder Road community in South Berrien County over 100 years ago.

I have attached facts and evidence on why you should vote against this development on Bradford Road and others like them around our rural agricultural areas. I will show you how it is not only economically problematic but it will cause future financial issues for the county, cities, and citizens of Berrien County.

To allow this development and others like this is irresponsible growth and is a mismanagement of taxpayer's money. Our tax dollars need to go to revitalization, rejuvenation, and investment back into the area and its citizens. Growth needs to happen in areas with existing resources. This would be a fiscally responsible way to manage tax funds and grants.

This developer and many development companies like this try to paint a pretty profitable picture to the decision makers and prospective home buyers. This is an illusion of promised tax revenue from new developments. This may be true in some instances where costs and zoning for developments are existing but not in situations like this one.

I have laid out the evidence from studies, facts, and statistics, along with the [2025 Comprehensive Plan Update for Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City](#) (Plan Update) to prove that allowing this development and others like them are not only a bad option but are financially irresponsible to the county and the citizens. As it also goes against the very plan that Berrien County themselves have created.

The Plan Update states throughout the objectives, goals, and plans to protect and promote the rural agriculture lands and its resources including waterways and our underground water recharge system. The Plan Update details needs, policies, and plans to protect the county from urban sprawl which starts with developments like this one; while promoting responsible and sustainable growth through repair, revitalization, and investing in existing areas closer to established resources.

In the Plan Update under the Berrien County 2025-2029 Community Work Program, it lists the projects and the estimated costs that are needed for the county. I've included a few of the projects on the list that currently need to be done within this area of the county and the county as a whole that have been ongoing since the previous comprehensive plan.

Updated 2025 Comprehensive Plan for Berrien County (Source: Pages: 90-106)

- **South Berrien County** area totals at least **\$14,666,500.00** (Excluding: "Staff Time." This total only accounts for the estimated cost once (1) for projects with estimated costs per project.)
- **Berrien County** totals at least **\$44,676,500.00** (Excluding: "Staff Time." This total only accounts for the estimated cost once (1) for projects with estimated costs per project.)

Berrien County Fiscal Year Budgets:

- **Fiscal Year 2025-2026 Budget**
 - **General Fund - \$ 13,247,609.00**
 - **Other Fund: Total City Budget - \$ 22,083,518.00**
 - **Total Fund: \$35,331,127.00**

These are just some of the ongoing needs like services, transportation, and roadways for the existing population of Berrien County. The bigger the population the bigger and more expensive the needs are to maintain the citizenry and the land. The costs of irresponsible development will pass to all citizens in the cities and counties. The existing county citizens and new residents will not be able to compensate financially for developments of this nature, so this will be absorbed through other taxpayers in the county with increased taxes.

In a 2015 report, the total cost of suburban sprawl in the United States was estimated at the topline figure of **\$1 trillion per year**.

- On average the annual, per capita cost of sprawl is "approximately **\$4,556**, of which **\$2,568** is internal (borne directly by sprawl location residents) and **\$1,988** is external (borne by other people)."
 - **Source:** [Sprawl Costs the U.S. \\$1 Trillion Every Year](#)

Back in 2007, Lowndes County paid a University of Georgia professor to do a study that shows negative returns for residential land use for five Georgia counties. Even after

taking into consideration inflation and calculating costs for Berrien County they will add up to the same conclusions: the farther out from existing services houses are built, the worse return the county will get on taxes.

- **Source:** ["The Local Government Fiscal Impacts of Land Use in Lowndes County: Revenue and Expenditure Streams by Land Use Category," Jeffrey H. Dorfman, Ph.D., Dorfman Consulting, December 2007.](#)

No matter where it is, whether it is Lowndes County, California, or Florida, the outcomes and costs are the same economically, environmentally, culturally, and more in every study and report. Over time that has gotten increasingly worse as more developments encroach on our rural and agricultural lands.

The citizens of Berrien County can not afford this development and others like it, as proof from the most recent U.S. Census Bureau report. The per capita income for Berrien County is roughly **\$10,000** less than the state average. The high poverty rate in Berrien County suggests a persistent challenge in achieving economic stability for a large portion of its population. Berrien County has a higher rate of poverty compared to the state's poverty rate.

I ask the Planning Committee to recommend denial, and I ask the Berrien County Commissioners to deny the subdividing needed for this subdivision. I ask you to uphold the standards, goals, objectives, policies, and plans that were set forth, by you Berrien County, in the 2025 Comprehensive Plan Update Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City along with adhering to the Berrien County Code of Ordinance. Look toward a sustainable and responsible growth model to prosper the county and its citizens. Allow our rural agricultural areas and crucial water resources to be protected and remain what it was intended for. Our farmland. Our food supply. Support and protect our farmers.

Sincerely Concerned Citizen,

Della Gladieux

Della Gladieux

SOURCE: (Page 90-106) 2025 Comprehensive Plan Update Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City

Berrien County 2025-2029 Community Work Program

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	FY26	FY 27	FY 28	FY 29	FY 30	TOTAL EST. COST
Purchase 3 new patrol cars with in-cabin cameras annually	\$350,000 annually	Berrien County, Sheriff Department	General Funds, Grants	X	X	X	X	X	\$1,750,000
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	\$1,000,000
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	\$1,000,000
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		\$2,000,000
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	\$7,000,000
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		\$500,000
Purchase New Ambulance (new)	\$300,000	Berrien County	SPLOST	X	X				\$300,000
Rebuild New Lois Fire Station (new)	\$100,000	Berrien County	SPLOST, Grants	X	X				\$100,000
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				\$1,500
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			\$15,000
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	\$1,000,000

GRAND TOTAL : \$14,666,500.00

BERRIEN COUNTY "ORIGINAL" BUDGET REQUESTS							
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Department	Budget	Budget	Budget	Budget	Budget	Budget	Budget
Administration	\$931,382.00	\$822,573.00	\$1,131,598.00	\$986,538.00	\$719,682.00	\$796,133.00	\$941,647.00
Airport	\$ -						
Animal Control	\$43,407.00	\$49,711.00	\$55,341.00	\$65,186.00	\$77,818.00	\$77,098.00	\$92,768.00
Board of Education (Fuel)	\$242,000.00	\$240,000.00	\$240,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$270,000.00
Chamber of Commerce	\$91,319.00	\$ -					
Clerk of Court	\$299,330.00	\$300,721.00	\$316,185.00	\$334,317.00	\$349,638.00	\$347,633.00	\$381,335.00
Code Enforcement	\$108,871.00	\$108,433.00	\$110,810.00	\$101,255.00	\$114,480.00	\$126,655.00	\$126,451.00
Coroner	\$20,146.00	\$19,650.00	\$22,416.00	\$23,891.00	\$30,808.00	\$33,796.00	\$34,829.00
County Buildings	\$425,810.00	\$430,094.00	\$430,822.00	\$463,180.00	\$506,620.00	\$496,307.00	\$737,197.00
County Commissioners	\$138,077.00	\$139,897.00	\$150,095.00	\$166,969.00	\$213,854.00	\$215,215.00	\$212,348.00
D.F.C.S.	\$30,040.00	\$30,040.00	\$30,040.00	\$3,040.00	\$18,500.00	\$18,500.00	\$18,500.00
District Attorney	\$40,660.00	\$40,884.00	\$40,884.00	\$40,884.00	\$41,493.00	\$39,993.00	\$39,993.00
DOT	\$135,280.00	\$126,418.00	\$117,905.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
Economic Development	\$73,345.00	\$155,088.00	\$160,834.00	\$176,150.00	\$175,712.00	\$179,366.00	\$156,485.00
Economic Dev (Ind Park)							
Elections	\$99,180.00	\$97,658.00	\$168,209.00	\$176,559.00	\$185,125.00	\$180,884.00	\$182,308.00
E.M.A.	\$32,632.00	\$33,932.00	\$32,195.00	\$32,759.00	\$33,839.00	\$35,530.00	\$35,478.00
E.M.S.	\$978,992.00	\$1,030,506.00	\$1,041,749.00	\$1,126,380.00	\$1,223,967.00	\$1,369,760.00	\$1,364,503.00
Extension Service	\$108,719.00	\$107,361.00	\$107,864.00	\$108,253.00	\$109,274.00	\$109,906.00	\$111,281.00
Forestry Service							
Health Department	\$76,500.00	\$76,500.00	\$76,500.00	\$76,500.00	\$76,500.00	\$76,500.00	\$76,500.00
Jail	\$1,404,121.00	\$1,413,414.00	\$1,437,491.00	\$1,518,194.00	\$1,550,043.00	\$1,625,727.00	\$1,681,378.00
Juvenile Court	\$ -						
Judge, Superior Court	\$113,205.00	\$134,790.00	\$158,140.00	\$155,156.00	\$162,535.00	\$136,109.00	\$141,019.00
Library	\$89,000.00	\$89,000.00	\$89,000.00	\$89,000.00	\$89,000.00	\$89,000.00	\$103,400.00
Magistrate Court	\$287,406.00	\$286,813.00	\$221,749.00	\$271,047.00	\$242,891.00	\$260,960.00	\$268,261.00
Probate Court	\$125,601.00	\$135,085.00	\$151,036.00	\$177,430.00	\$187,365.00	\$196,442.00	\$199,238.00
Public Defender	\$103,561.00	\$104,428.00	\$105,476.00	\$105,476.00	\$105,476.00	\$107,165.00	\$107,165.00
Red Cross							

Public Works	\$2,324,324.00	\$2,403,962.00	\$2,347,796.00	\$2,607,271.00	\$2,772,744.00	\$2,730,844.00	\$1,904,306.00
Search & Rescue	\$2,020.00	\$2,020.00	\$ -	\$ -			
Senior Citizens Center	\$37,745.00	\$48,798.00	\$50,337.00	\$52,811.00	\$60,845.00	\$65,289.00	\$66,960.00
Sheriff	\$1,743,647.00	\$1,546,361.00	\$1,933,195.00	\$2,076,061.00	\$2,176,666.00	\$2,251,582.00	\$2,305,868.00
Shop Maintenance	\$178,086.00	\$189,099.00	\$211,307.00	\$178,897.00	\$188,671.00	\$195,902.00	\$186,370.00
Tax Assessor	\$212,175.00	\$212,501.00	\$214,341.00	\$235,749.00	\$239,819.00	\$235,398.00	\$233,256.00
Tax Commissioner	\$290,874.00	\$294,664.00	\$306,962.00	\$323,522.00	\$349,290.00	\$357,875.00	\$343,873.00
V.A.P.	\$310,493.00	\$301,868.00	\$301,868.00	\$300,000.00	\$300,000.00	\$223,374.00	\$223,374.00
Transfer to other FUNDS	\$499,151.00	\$482,276.00	\$529,956.00	\$639,161.00	\$662,230.00	\$646,281.00	\$671,518.00
GENERAL FUND	\$11,597,099.00	\$11,454,545	\$12,292,101.00	\$12,891,636.00	\$13,244,885.00	\$13,505,224.00	\$13,247,609.00
BALANCE							
OTHER FUNDS *ORIGINAL BUDGET REQUESTS							
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
SPECIAL FUNDS	Budget	Budget	Budget	Budget	Budget	Budget	Budget
AIRPORT	\$43,400.00	\$31,600.00	\$277,100.00	\$176,160.00	\$177,850.00	\$689,696.00	\$379,900.00
ARPA FUND				\$1,800,000.00	\$3,232,685.00	\$1,500,000.00	\$522,916.00
CDBG					\$500,000.00	\$500,000.00	
DATE FUND	\$348,534.00	\$352,534.00	\$288,970.00	\$285,689.00	\$370,633.00	\$472,515.00	\$499,594.00
DRUG COURT							
Debt Service Fund					\$395,729.00	\$395,729.00	\$395,729.00
MENTAL HEALTH COURT	\$34,986.00	\$34,986.00	\$35,693.00	\$35,693.00	\$42,016.00		
E-911	\$650,675.00	\$656,793.00	\$673,259.00	\$722,403.00	\$756,486.00	\$723,005.00	\$741,852.00
JAIL FUND	\$27,300.00	\$23,300.00	\$25,709.00	\$40,100.00	\$57,300.00	\$64,977.00	\$43,280.00
SPECIAL DRUG FUND	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
SOLID WASTE FUND	\$82,500.00	\$82,500.00	\$82,500.00	\$82,500.00	\$82,500.00	\$84,500.00	\$84,500.00
RECREATION	\$387,050.00	\$362,233.00	\$372,504.00	\$380,451.00	\$373,717.00	\$392,286.00	\$382,051.00
RLF Fund					\$1,525.00	\$1,525.00	\$1,525.00
FIRE FUND							

Administration Fire	\$342,736.00	\$393,263.00	\$425,896.00	\$442,866.00	\$327,117.00	\$445,589.00	\$459,210.00
Alapaha Fire Dept	\$20,447.00	\$15,447.00	\$15,455.00	\$16,775.00	\$17,164.00	\$16,564.00	\$18,493.00
East Berrien Fire Dept	\$22,431.00	\$22,905.00	\$25,500.00	\$24,950.00	\$42,772.00	\$42,772.00	\$45,413.00
Enigma Fire Dept	\$15,522.00	\$15,400.00	\$16,270.00	\$16,270.00	\$21,694.00	\$21,694.00	\$23,420.00
Nashville Fire Dept	\$34,020.00	\$31,020.00	\$42,120.00	\$35,949.00	\$50,704.00	\$57,454.00	\$59,504.00
New Lois Fire Dept	\$14,059.00	\$15,820.00	\$14,830.00	\$16,500.00	\$29,854.00	\$31,234.00	\$36,292.00
Ray City Fire Dept	\$8,870.00	\$9,400.00	\$9,230.00	\$9,060.00	\$18,379.00	\$19,214.00	\$21,035.00
West Berrien Fire Dept	\$20,755.00	\$20,950.00	\$17,250.00	\$15,550.00	\$17,720.00	\$17,720.00	\$31,900.00
Forestry Service	\$23,812.00	\$22,478.00	\$22,478.00	\$22,478.00	\$24,478.00	\$24,478.00	\$24,478.00
TOTAL FIRE FUND	\$502,652.00	\$546,683.00	\$589,029.00	\$600,398.00	\$549,882.00	\$676,719.00	\$719,745.00
TSPLOST - 25% Funds	\$719,000.00	\$900,450.00	\$815,846.00	\$877,500.00	\$1,004,000.00	\$1,042,150.00	\$1,154,870.00
TSPLOST - 100% Fund		\$2,296,300.00	\$2,296,300.00	\$500,000.00	\$ -	\$ -	
06-'11 SPLOST (III)	\$ -				\$ -		
12-'17 SPLOST (IV)							
18-23 SPLOST (V)	\$1,382,500.00	\$1,653,818.00	\$1,606,608.00	\$1,701,000.00	\$1,497,909.00	\$1,900,000.00	\$1,707,147.00
24-29 SPLOST (VI)					\$535,663.00	\$1,996,495.00	\$2,201,300.00
TOTAL CTY BUDGET	\$15,777,196.00	\$18,397,242.00	\$19,357,119.00	\$19,275,746.00	\$22,822,744.00	\$23,946,321.00	\$22,083,518.00

Appendix – Focus on Lowndes’s Benchmark Counties

Figure A1. Revenues per \$1 in Expenditures by Land Use (County Government Only)

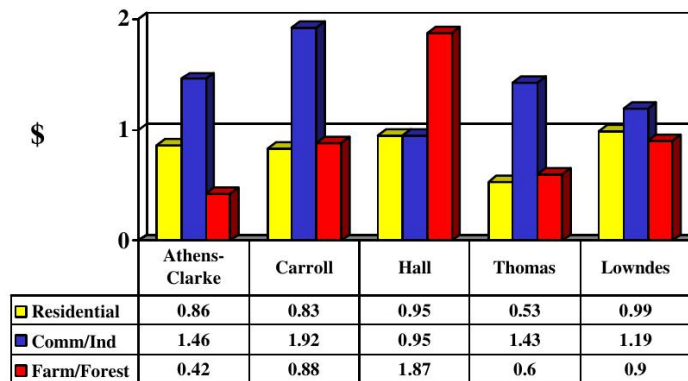
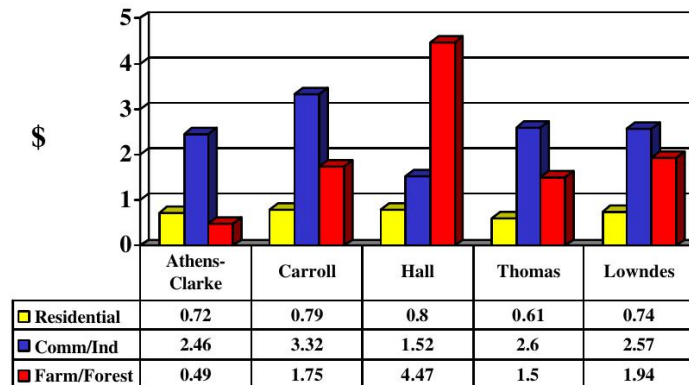
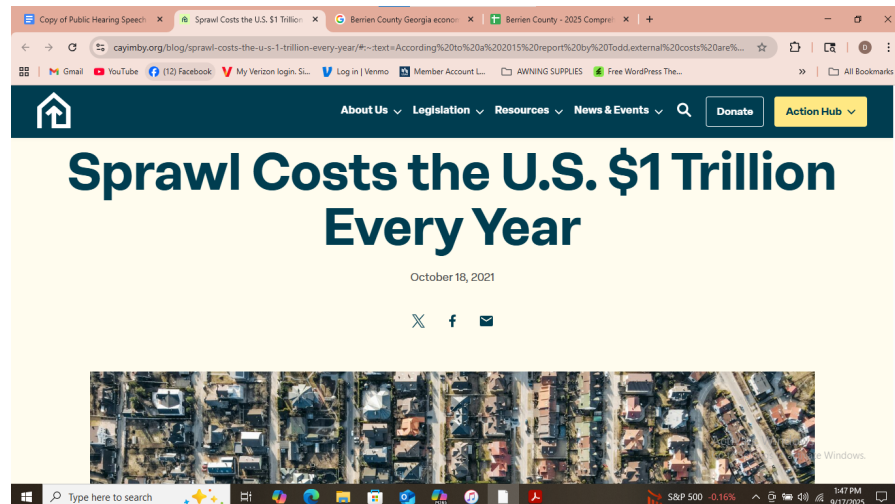


Figure A2. Revenues per \$1 in Expenditures by Land Use (County and Schools)



- **Source:** [“The Local Government Fiscal Impacts of Land Use in Lowndes County: Revenue and Expenditure Streams by Land Use Category,” Jeffrey H. Dorfman, Ph.D., Dorfman Consulting, December 2007.](#)



Source: [Sprawl Costs the U.S. \\$1 Trillion Every Year](#)

Statistic

Berrien County

State of Georgia

Median Household Income

\$50,414

\$74,600

Median Per Capita Income

\$29,686 (2023 estimate)

\$39,268 (2022 estimate)

Poverty Rate

22.1%

14.0% (2023 estimate)

Source: [United States Census Bureau](#)

Source: (Page 16: 2025 Comprehensive Plan Update Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City)

II. Plan Elements

Community Goals

Vision Statement:

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.

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

.Source: (Page 17-19: 2025 Comprehensive Plan Update Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City)

II. Needs and Opportunities

LAND USE

Needs

- Land use codes need to be update 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

Source: (Page 39: 2025 Comprehensive Plan Update Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City)

Berrien County Comprehensive Plan Updated 2025

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.

Source: (Page 42: 2025 Comprehensive Plan Update Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City)

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.

Source: (Page 46-45: 2025 Comprehensive Plan Update Berrien County & Cities of Alapaha, Enigma, Nashville, and Ray City)

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: 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