

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

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.