

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): Long County & City of Ludowici

RC: Coastal Regional Commission

Submittal Type: 2024 Comprehensive Plan Update

Preparer: RC Local Government Consultant:

Cover Letter Date: 2/6/25

Date Submittal Initially Received by RC: 2/6/25

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

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

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- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**
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Long County Board of Commissioners

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September 16, 2024

Dionne Lovett, Executive Director
Coastal Georgia Regional
Commission 1181 Coastal Drive
SW, Darien, Georgia 31305

RE: 2024-2029 Comprehensive Plan Update

Submittal

Dear Ms. Lovett,

Enclosed you will find a copy of the City of Ludowici- Long County Joint 2024-2029 Comprehensive Plan Update per the State of Georgia's procedures outlined in Section 110-12-1.04 for Comprehensive Planning.

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

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

In accordance with applicable schedule deadlines, Long County is planning to adopt this update at the October 1, 2024, County Commissioners Meeting. Feel free to contact me should you have any questions or concerns or if you require further information.

Sincerely,


James E. Craft
Chairman,
Long County Board of Commissioners

"South Georgia's Fastest Growing County"

CITY OF LUDOWICI

“THE FRIENDLY CITY” .

James F. Fuller, Jr., Mayor
Tina B. Skipper, City Clerk
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Alderman
Gwendolyn Davis
Mary E. Hamilton
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September 16, 2024

Dionne Lovett, Executive Director
Coastal Georgia Regional
Commission 1181 Coastal Drive
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In accordance with applicable schedule deadlines, the City of Ludowici is planning to adopt this update at the October 8, 2024, City Council Meeting. Feel free to contact me should you have any questions or concerns or if you require further information.

Sincerely,

A handwritten signature in blue ink that reads "Jim Fuller". The signature is stylized and cursive.

Jim Fuller
Mayor,
City of Ludowici

RESOLUTION TO ADOPT

THE CITY OF LUDOWICI AND LONG COUNTY 2024 JOINT COMPREHENSIVE PLAN

WHEREAS, Long County is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and,

WHEREAS, Long County is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, The Long County Joint 2024-2029 Comprehensive Plan was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

NOW, THEREFORE, BE IT RESOLVED THE BOARD OF COMMISSIONERS OF LONG COUNTY HEREBY adopts the City of Ludowici and Long County 2024 Joint Comprehensive Plan.

BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 9th day of October, 2024.

APPROVED FOR ADOPTION


James Craft, Chairman

ATTEST:


Brandi Smiley, County Clerk

**RESOLUTION TO ADOPT
THE 2024-2044 LONG COUNTY COMPREHENSIVE PLAN**

WHEREAS, City of Ludowici is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and,


WHEREAS, City of Ludowici is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, the City of Ludowici Comprehensive Plan 2024-2044 was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

NOW, THEREFORE, BE IT RESOLVED THE LUDOWICI CITY COUNCIL HEREBY adopts the City of Ludowici Comprehensive Plan 2024-2044.

BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 8th day of October, 2024.

APPROVED FOR ADOPTION



Mr. Jim Fuller, Mayor

ATTEST:



Tina Skipper, City Clerk



CITY OF LUDOWICI AND LONG COUNTY 2024 JOINT COMPREHENSIVE PLAN



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1.0 INTRODUCTION

Counties, cities, and towns all experience change at various points in time, whether it be demographic, geographic, or economic. These changes are factors that together determine the long-term viability of these localities. One important thing to remember is that the effects of change are different for communities that can anticipate and accommodate it. Communities that fail to plan can face negative consequences that could have been avoided or mitigated with proper planning.

Community stabilization and quality growth begin with a consistent locally generated vision and a plan of implementation which can spark economic opportunity and social cohesiveness in any given town, city, county, or region.

Long County and City of Ludowici officials acknowledge the importance of this comprehensive planning process to address multiple community needs and opportunities. Including concerns regarding the availability and quality of housing, economic development, natural and cultural resources, transportation, and future land use. This document consolidates identified issues and locally generated solutions.

The Comprehensive Plan is the official guiding document for the future of Ludowici and Long County. The comprehensive plan serves the following functions:

- It lays out a desired future.
- It guides how that future is to be achieved.
- It formulates a coordinated long-term planning program.

The Plan document also addresses issues regarding housing, economic development, and land use in a coordinated manner and serves as a guide for how:

- Land will be developed.
- Housing will be improved and made available.
- Businesses will be attracted and retained.

The Comprehensive Plan document becomes a powerful resource for elected and appointed officials as they deliberate development issues and convey policy to their respective citizenry.

1.1 PURPOSE

In the interest of providing healthy and successful communities that are vital to the State's economic prosperity, the State of Georgia requires all local jurisdictions to coordinate and conduct comprehensive planning activities through the Georgia Planning Act of 1989. The State has given authority to the Department of Community Affairs (DCA) to set the minimum standards for local comprehensive planning and to provide oversight of the planning processes. The purpose of the minimum standards is to provide a framework for development, management, and implementation of local comprehensive plans.

The purpose of comprehensive planning at the community level is to bring together all sectors within the City and County, including residents, the business community, and non-profit organizations to develop a strategy that aims to make Ludowici and Long County an attractive place to invest, conduct business, and raise a family. The Comprehensive Plan is intended to provide policy direction and guidance for elected

officials, appointed officials, and the public to inform the decision-making processes. This Plan articulates the City and County’s vision for the future and creates a roadmap for residents, property owners, investors, businesses and industry, and anyone interested in the City and County’s future plans and goals. The plan is also intended to assist in recognizing the need for, and the subsequent implementation of, important economic development and revitalization initiatives and allows the City and County to maintain its “qualified local government status,” making the City and County eligible for selected state funding and permitting programs.

1.2 PLANNING SCOPE

The 2024 Long County Joint Comprehensive Plan update was prepared by City and County Staff and the Coastal Regional Commission with invaluable input from stakeholders and the public. This document has been prepared to exceed the minimum requirements of Georgia Department of Community Affairs’ Minimum Standards and Procedures for Local Comprehensive Planning which became effective in March 2014.

Long County and the City of Ludowici met the minimum standards and procedures required by DCA including Community Engagement, Community Goals, Needs and Opportunities, Broadband, and the Community Work Program. Additionally, the Report of Accomplishments highlights the status of the previous Community Work Program.



2.0 COMMUNITY ENGAGEMENT

Long County and the City of Ludowici developed this Comprehensive Plan to use as a tool to guide the county and city, while recognizing and preserving the unique characteristics of its communities. This Comprehensive Plan highlights the area’s growth, historic neighborhoods, and business centers that continue to expand, while also encouraging the kind of economic revitalization that will improve the quality of life for its residents.

2.1 PUBLIC HEARINGS

The Department of Community Affairs minimum planning standards require that two public hearings be held throughout the comprehensive planning process, at the beginning and end of the planning process. Below is a summary of the topics discussed at each public meeting. Stakeholder meetings were also open to the public, with chances for public comment at specific times in each meeting.

- A public hearing was held on July 9, 2024, at a joint City of Ludowici Council and Long County Commission meeting. Staff introduced the comprehensive planning process, the purpose of updating the plan, and what the City and County can expect to see as they go through this process. The presentation discussed the minimum planning requirements as defined by the DCA.
- A public hearing was held on September 12, 2024, at a joint City of Ludowici Council and Long County Commission meeting. Staff delivered a presentation on the updated Comprehensive Plan, and what the City and County can expect over the next 5 years. The presentation discussed the minimum planning requirements as defined by the DCA and was transmitted to DCA by the County Commission and City Council.

2.2 STAKEHOLDER COMMITTEE MEETING

The Stakeholder Committee came together to identify priority goals, strategies, and action items that have been incorporated into this Comprehensive Plan and, most importantly, informed the prioritization of the Community Work Plan action items.

- **Long County and Ludowici Comprehensive Plan Stakeholder Committee Meeting:**
July 10, 2024 – Vision and Goals, Needs and Opportunities, Strengths, Weaknesses, Opportunities, and Threats Analysis, Land Use and Character Areas

3.0 VISION AND GOALS

This section of the Comprehensive Plan presents the desired direction for Long County’s and the City of Ludowici’s growth and quality of life for the future. The following vision statements are intended to guide future development and decision making.

3.1 VISION STATEMENTS

Long County:

“Long County will strive to be good stewards of the public trust, health, safety, and welfare of its citizens, while recognizing that the primary function of local government is to serve the best interest of all in Long County by providing a great place to live, work, and play.”

City of Ludowici:

“A friendly, vibrant, affordable, economically and ethnically diverse, progressive city where citizens feel safe, enjoy their neighborhoods, and have access to their city government.”

3.2 GOALS

The goal of the Comprehensive Plan is to establish a guide that ensures that the characteristics that make the city unique may be preserved and strengthened in future years. Stakeholders have identified the following joint planning goals of the City and County.

3.2.1 Economic Development

Economic Development is an important thread of a community fabric. Long County and the City of Ludowici have identified several priorities for pursuit including better businesses recruitment and retention, particularly local, service-oriented businesses.

1. Long County and Ludowici will work with the Long County Development Authority on their efforts to promote business, industrial development, and redevelopment.
2. Support programs for retention, expansion, and creation of businesses that enhance our economic well-being.
3. Accommodate new development while enhancing local assets.
4. Consider the growth of the coastal region and its economic impacts.
5. Promote education and training opportunities for its citizens.
6. Work together with other economic development agencies to develop eco-tourism and heritage tourism.
7. Direct future development in areas with adequate services and infrastructure
8. Encourage collaboration between employers, employees, and existing educational facilities to establish an education quality, and sustaining workforce.
9. Collaborate on a multi-jurisdictional level to promote tourism throughout the region.
10. Promote economic sectors that provide high earnings and wages.

3.2.2 Housing

Housing availability is a critical issue as Long County and the City of Ludowici continue to grow. Both local governments should focus on affordable housing options and alternative housing to mobile homes and single-family houses.

1. Explore opportunities to diversify housing options for various income levels.
2. Work with interested organizations to provide affordable housing.
3. Support redevelopment and revitalization of housing where appropriate.
4. Work with private, non-profit, and other government organizations to promote greater affordable housing diversity.
5. Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.

3.2.3 Natural and Cultural Resources

Natural and cultural resources are important assets that define a community. Long County and the City of Ludowici should consider its natural and cultural resources as part of the decision-making process when considering future development and opportunities.

1. Identify its natural and cultural resources to determine the best management approaches, including protection and development, for the benefit of its citizens and the region.
2. Consider its natural and cultural resources when proposed with development projects.
3. Protect its natural and cultural resources through enforcement of its Part V Environmental Standards, Floodplain Management Ordinance, Land Development Code, and zoning.
4. Consider utilization of ecotourism assets

3.2.4 Development Patterns

Long County and the City of Ludowici are interested in maintaining their rural character. The County and City should consider this as a priority when making future land use decisions.

1. Implement land use control through its Zoning and Land Development Code.
2. Adopt design guidelines in the downtown to use for evaluating proposed developments.
3. Provide reasonable protection for agriculture and farmlands from development pressures along with implementation of its zoning and plans that recognize the contribution of farming to the rural character of the county.
4. Explore the opportunities to extend water and sewer service to development adjacent to the city.
5. Maintain water quality through the protection of environmentally sensitive lands.
6. Work to concentrate new development around commercial nodes at major intersections and areas where adequate public facilities exist.

3.2.5 Community Facilities and Services

A community's facilities and services are vital to the function and efficiency of that community. Long County and the City of Ludowici actively work to maintain and improve the community facilities and services offered.

1. Maximize the use of existing facilities and services.

2. Continue to develop recreational facilities and programs to meet the needs and preferences of its citizens.
3. Consider the impacts of proposed developments on public facilities and services.

3.2.6 Transportation

Transportation is an essential element as population and economic development growth means more people on the roads. The County and City must ensure that the capacity exists to maintain transportation corridors. Intergovernmental coordination is necessary for roads to be built, maintained, and safely traveled upon. These policies and recommendations of the Coastal Regional Commission's Regional Rural Transit Plan & the Coastal Georgia Regional Comprehensive Plan:

1. Explore opportunities for connectivity between neighborhoods and developments to promote more walking and biking, along with shorter vehicle trips.
2. Explore and coordinate with regional multi-modal transportation and support.
3. Continue to work to establish a dedicated revenue source(s) for transportation improvements.
4. Explore and implement alternative transportation projects.
5. Continue to participate in the Coastal Regional Rural Transportation program.

3.2.7 Intergovernmental Coordination

Long County provides some of the basic services to the City of Ludowici. The County also recognizes the need for increased intergovernmental coordination to benefit its citizens and business-owners. In addition to identifying opportunities for coordination with the City, Long County is emphasizing regional approaches as important objectives to pursue.

1. Seek and participate in opportunities for intergovernmental coordination.
2. Work with Fort Stewart through the Fort Stewart Growth Management Program for any communications concerning development and activities within the area designated as the Army Compatible Use Buffer (ACUB).
3. Refer to the Regional Comprehensive Plan when considering proposed developments.
4. Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.

4.0 NEEDS AND OPPORTUNITIES

4.1 INTRODUCTION

A list of needs and opportunities regarding land use, housing, economic development, natural, cultural, and historic resources, community facilities and services, and transportation and intergovernmental coordination is included in the following sections. These lists were generated over the course of the 2024 Comprehensive Plan process with the help of community stakeholders - and their ability as local leaders to apply their knowledge of relative community strengths and weaknesses, with anticipated or ongoing challenges.

4.2 LAND USE

- Opportunity to expand water and sewer outside of the City of Ludowici where appropriate.
- City of Ludowici water and sewer systems are in need of major upgrades.
- Opportunity for clustering new development in the county while retaining open space and protecting wetlands.
- Opportunity to work with the DDA to create a main street.

4.3 HOUSING

- Opportunity for infill development exists in the City where supporting infrastructure exists.
- Need for more diversity in housing options. PUDs
- Need for affordable and rental properties for citizens just entering the housing market.

4.4 ECONOMIC DEVELOPMENT

- There is a need for more retail and commercial development, primarily in the city and in appropriate locations in Long County.
- A need for more retail exists in the City and the County.
- Opportunity for eco-tourism and heritage tourism that take advantage of the natural and historic resources within the County and the City.
- There is a need to promote and retain employment opportunities in the county as many residents work outside of the county.

4.5 NATURAL, CULTURAL AND HISTORIC RESOURCES

- Need to create an inventory of natural and cultural resources for County or City.
- Need for protection and preservation of historic resources.
- Opportunity for expanding recreational amenities due to an increase in housing.
- Partner with Georgia Department of Natural Resources for utilizing state land for recreational park purposes.

4.6 COMMUNITY FACILITIES AND SERVICES

- Need to continue to utilize recreational resources for events and tournaments.
- Need to continually upgrade water and sewer system in the City.
- Need to continue the growth of recreational programs.
- Need to continue to extend sidewalks throughout the City.
- There is a need for banquet and meeting space.
- Need to upgrade and construct new government facilities.

4.7 TRANSPORTATION

- Opportunities for alternative transportation in cooperation with CRC Coaches.
- Need to continue road maintenance.
- Need to continue to extend sidewalks throughout the City.

4.8 INTERGOVERNMENTAL COORDINATION

- Opportunity to expand the commitment of working together.
- Opportunity to maintain communication with Georgia Department of Transportation, Georgia Department of Natural Resources, Fort Stewart, Townsend Bombing Range.
- Opportunity to work with state agencies to seek grant funding for development of Train Depot for development of potential farmers market and train watching.



4.9 SWOT ANALYSIS: LONG COUNTY JOINT COMPREHENSIVE PLAN

Strengths	Weakness
<p><i>Positive aspects (Internal) – What are we doing well?</i></p> <ul style="list-style-type: none"> • Provide an elevated level of public services • City and County work well together • Good public schools • Low taxes • Low Crime • Military Presence • Good place to retire • Resilient location during storms • Infill development where City infrastructure exists. • Infill development where City infrastructure exists. • Expand recreational amenities. 	<p><i>Negative aspects (Internal) – What are not doing well?</i></p> <ul style="list-style-type: none"> • Lack of commercial businesses • Non-Taxable property • Local mindset and how to handle growth that may require additional funding
Opportunities	Threats
<p><i>Positive aspects that could benefit our community (External) – What can we leverage to do better?</i></p> <ul style="list-style-type: none"> • Alternative transportation in cooperation with CRC Coaches. • New development in adjacent counties could bring growth. • Opportunity to leverage good relationships with the base for the benefit of the community. • Opportunity to work with state and federal agencies for grant funding. 	<p><i>Negative aspects that could harm our community (External) – What barriers get in our way?</i></p> <ul style="list-style-type: none"> • Drug use epidemic • Geographic Location • Becoming a bedroom community for the Hyundai Plant • Cost of living and inflation • Natural disaster (hurricane)

5.0 LAND USE

The Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning require that communities that are subject to the State of Georgia Zoning Procedures Law include a land use element within their comprehensive plan document. The City and County administers and enforces land use and zoning regulations. Therefore, the state's land use element requirement applies to the City and County Comprehensive Plan update.

Inclusion of a land use element within a comprehensive plan document is a sound initiative. Perhaps no other comprehensive planning element better relates to a community's long-term vision of growth, development, and vitality than how land within that community will be used by citizens and other public and private entities. Recognition of this inter-relationship results in the 2024 Comprehensive Plan's "Land Use Plan" component being inclusive of multiple aspects that work together and have an influence on the community.

The Land Use Plan focuses on the principal component - **Character Areas**. During the 2024 Comprehensive Plan Update, the City of Ludowici and Long County opted to utilize Character Areas rather than Future Land Use. The Character Area Map and supporting narratives provide a description of preferred land use districts for various parts of the City and County and are the principal means by which the long-term land use goals and policies of the City and County are represented. Local authorities will consider the Joint Comprehensive Plan's Land Use Plan when making land use recommendations, determinations, interpretations, and decisions in the future.

Demographic trends, current economic circumstances, and changing social attitudes often encourage communities to meet certain needs through the designation of land for particular uses. Land uses can ensure that land is distributed to meet the future needs of residents.

Looking forward, any targeted development will need to ensure that they are following the general development strategy outlined in the Comprehensive Plan. To ensure that the City and County continue to develop with the highest and best use for land, efficient land use that ensures a healthy mix of uses and active transportation options is the development strategy will be employed under as many circumstances as deemed appropriate.

5.1 CHARACTER AREAS

When determining how best to use the 2024 Comprehensive Plan's Character Area maps and supporting narratives, the reader should be mindful of the following two (2) parameters:

1. **Character Area Boundaries:** The Character Area boundaries in this document represent general Character Area location. In this document, Character Areas follow existing parcel lines, but they are not required to. Generally, changes to Character Areas are permitted so long as the change is compatible with nearby Character Areas. Therefore, it is possible to assume that small parcels located directly adjacent to one (1) or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly, and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other

sections of the Comprehensive Plan or other local policy documents. Generally, a parcel should develop according to the parameters established in the specific character area in which it is located. The City and County are strongly encouraged to initiate amendments to its Character Area Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

2. Character Area Narratives: Interpretation of the Character Area Maps is provided in the supporting text to be considered with the County and the City's zoning, the Future Land Use map, and other local policies when decision-makers consider land development. The supporting text provides a written description of the patterns of development that the County and the City would like to encourage in each area. The supporting narrative provides policy direction for regulating development with the goal of furthering consistent character within each area as defined by the County and the City's vision. Where appropriate, statements for policy and goals are also established. The Character Area Maps, and the narratives that follow, lay out a vision, specific goals, appropriate land uses, and implementation strategies for Long County and the City of Ludowici's unique sub-areas, districts, and neighborhoods.

The Character Area Map presented herein is an update to (and supersedes) the prior Character Area Map that was included in the last comprehensive plan document.

Long County Character Areas

- Agricultural Area
- Open Space/Green Space/Conservation
- Commercial Redevelopment Corridor
- Industrial
- Developing Traditional Neighborhood
- Developing Rural Residential Area
- Military Area

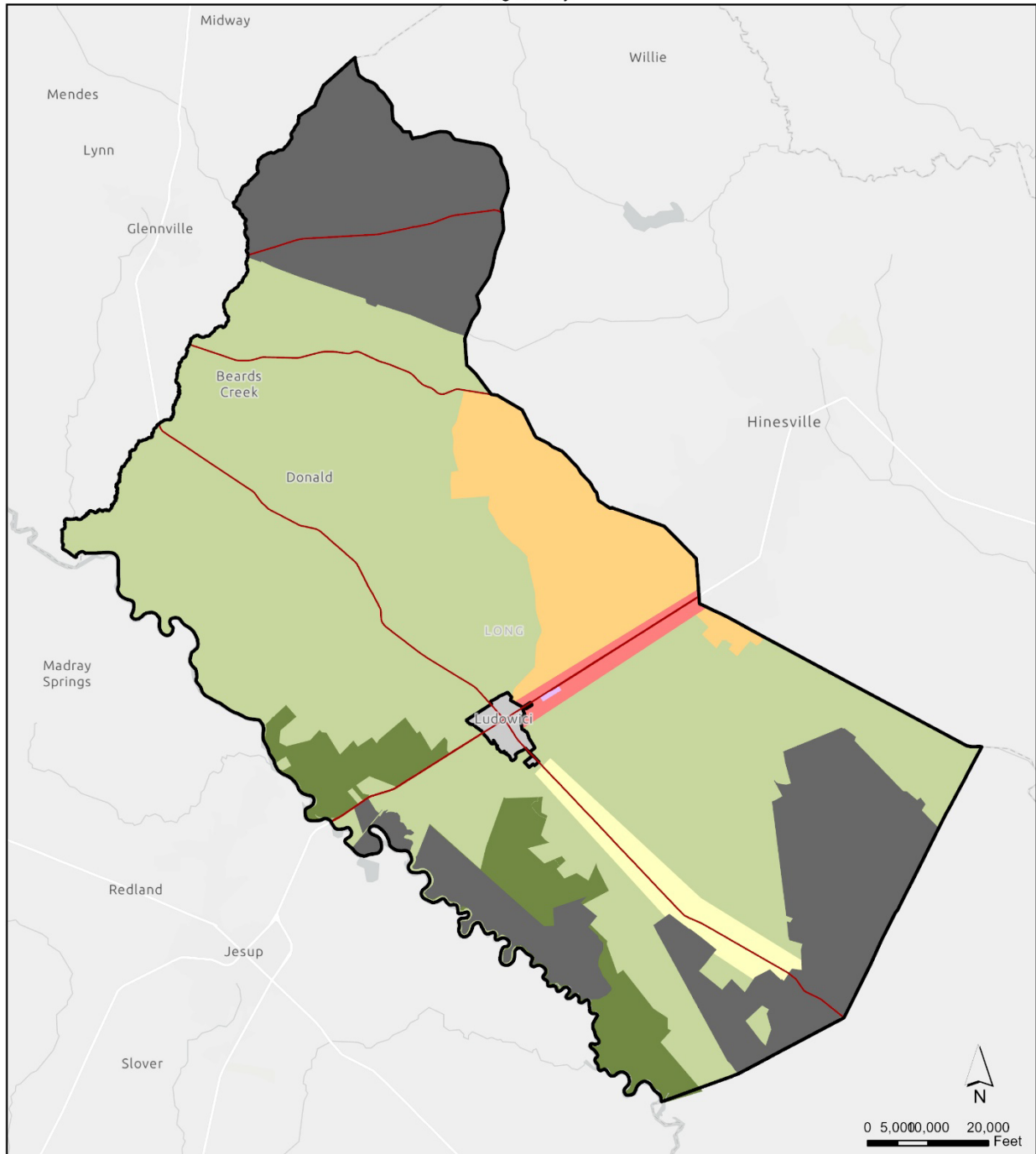
City of Ludowici Character Areas

- Commercial Redevelopment Corridor
- Mixed Use
- Civic Area

5.2 LONG COUNTY CHARACTER AREA DESIGNATIONS AND DEFINING NARRATIVES

Character Areas

Long County



Legend

County Boundary	Military Area	Commercial Redevelopment Corridor	Industrial
City of Ludowici	CharacterArea	Developing Rural Residential Area	Military Area
	Agricultural Area	Developing Traditional Neighborhood	Open Space/Greenspace/Conservation

Published: 7/31/2024

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Agricultural Area

Character Area Description

Agriculture and forestry are part of the County's natural area and contribute to the County's rural character and rich culture. These lands also provide secondary benefits such as open spaces, land, and cover for wildlife, maintaining air quality and providing for groundwater recharge.

Community Vision

The rural character and scenery found in agriculture and forestry lands represents an intrinsic quality of Long County. It is the vision of the community to maintain viable agriculture as the backbone of a functioning network of working lands, open spaces, and natural areas.

Future Zoning Considerations

- A-F Agricultural Forestry
- R-R Rural Residential
- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- MHP Manufactured Home Park District

Implementation Strategies

- Preserve areas for agricultural production by designating areas for rural residential development.
- Limit potential conflicts between farms and residential subdivisions.
- Preserve large contiguous blocks of open space and natural resource areas such as recharge areas and wildlife habitat.



Open Space / Greenspace / Conservation

Character Area Description

The designated recreation and parks in Long County enhance the quality of life for residents through the provision of open space, parks and recreation facilities, special events, and cultural and entertainment opportunities. The conservation area primarily describes undeveloped natural lands and environmentally sensitive areas not suitable for development.

Community Vision

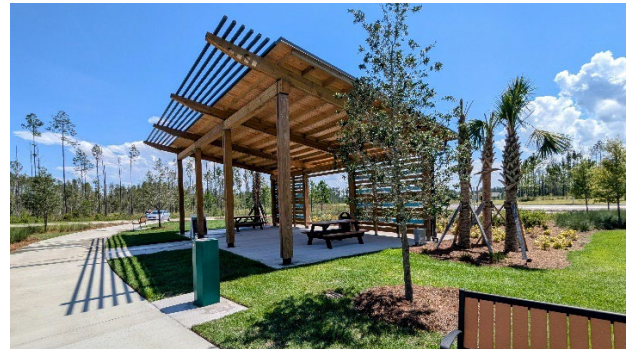
The vision for the parks/recreation area is to represent the recreational preferences of diverse residents by prioritizing community needs with recreational opportunities. The vision for natural lands is to control development within certain land, marsh, and water areas. The conservation areas serve as wildlife refuges, possess great natural beauty, and are of historical or ecological significance. The natural lands also provide outdoor recreation that serves the interest of residents, visitors, and tourists.

Future Zoning Considerations

- CON Conservation District

Implementation Strategies

- Consider the preparation of a parks and recreation master plan to address service delivery, deficiencies, recommended improvements, and potential funding sources.
- Promote areas suitable for passive-use tourism and recreational destinations.
- Incorporate natural areas and unique ecological features into the park system.



Commercial Redevelopment Corridor

Character Area Description

The Commercial area is slated for high intensity development along major thoroughfares such as US Highway 84 within the City and the County. Land uses in this area include Residential and Commercial.

Community Vision

The promotion and enhancement of mobility while providing a sense of place, and significant economic development opportunities.

Future Zoning Considerations

- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- Improve the area in ways that contribute to the physical, economic, social, and aesthetic well-being of the areas adjacent to Highway 84, including enhanced landscaping and buffers.
- Encourage new commercial structures to be orient to the street, and where possible create a shopping “square” around a smaller internal parking lot.
- Enhancing the physical appearance of buildings with facade improvements, new architectural elements, and/or awnings.
- Reconfigure parking lots and circulations routes for automobiles.
- Provide pedestrian and bicycling amenities, including covered walkways, benches, lighting, and bike racks.
- Add landscaping and other enhancements, trees, and landscaping in parking lots to provide shade, and help reduce storm water runoff.



Industrial

Character Area Description

This character area encompasses the present and future Industrial area of the county. This district is created to provide land for industrial, manufacturing, and warehousing operations.

Community Vision

The vision for the industrial park is to attract compatible and strategic opportunities, high wage jobs that provide private investment in Long County. The development of the Long County Industrial Park provides the industrial park with improved economic development opportunities for the county and the region.

Future Zoning Considerations

- I-1 Light Industrial
- I-2 General Industrial

Implementation Strategies

- Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
- Participate in entrepreneur friendly community initiatives such as small business incubators.
- Consider the development and implementation of an Economic Development Strategy for Long County.
- Partner with local colleges for developing training programs based on employer input and needs.



Developing Rural Residential Area

Character Area Description

This character area consists of rural, sparsely developed land likely to face development pressures for lower density (one unit per two+ acres) residential development. Land in this character area will typically have low pedestrian orientation and access, large lots, open space, pastoral views and high degree of building separation.

Community Vision

To preserve and protect the County's rural character while allowing limited residential development.

Future Zoning Considerations

- A-F Agricultural Forestry
- R-R Rural Residential

Implementation Strategies

- Continue to update and maintain a Land Development Code and Zoning Map for future residential development as a guideline and tool.
- Consider a greenspace plan and a tree preservation ordinance to maintain environmentally sensitive areas and protect from negative impacts of current and future development.
- Provide housing options to meet the various needs of the market.
- Preserve compatibility of traditional features of the community and protect other scenic or natural features that define the community's character.



Developing Traditional Neighborhood

Character Area Description

This character area consists of neighborhoods with high degree of pedestrian orientation, sidewalks, street trees, and street furniture; on-street parking; small, regular lots; limited open space; buildings close to or at the front property line; predominance of alleys; low degree of building separation; neighborhood-scale businesses scattered throughout the area.

Community Vision

To develop strong viable residential neighborhoods along with compatible neighborhood businesses.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- C-1 Neighborhood Commercial District

Implementation Strategies

- Create neighborhood focal points by locating schools, community centers, or well-designed small-scale commercial activity centers at suitable locations within walking distance of residences.
- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connections to adjacent properties/subdivisions, and multiple site access points.
- Encourage compatible architecture styles that maintain the regional character, and do not include “franchise” or “corporate” architecture.
- Permit accessory housing units, or new well-designed, similarly scaled infill multifamily residences to increase neighborhood density and income diversity.
- Promote a mix of housing types and styles to create character and neighborhood diversity.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- Add traffic calming improvements, sidewalks, street trees, and increased street interconnections to improve walkability and slow traffic within existing neighborhoods.



Military Area

Character Area Description

This area consists of two areas which are used for military training and operations. Fort Stewart (North), which is a US Army Base, which serves as a large training military institution that covers nearly 280,000 acres and includes several counties in southeast Georgia, including Long County. Townsend Bombing Range (South) is owned and operated by the United States Marine Corps and serves as the East Coast's premier air-to-ground training range. The bombing range provides the nation's aircrews with access to world-class training and assists in the nation's defense by providing property for preparing a strong national defense to deal with opponents, battlegrounds, and technologies.

Community Vision

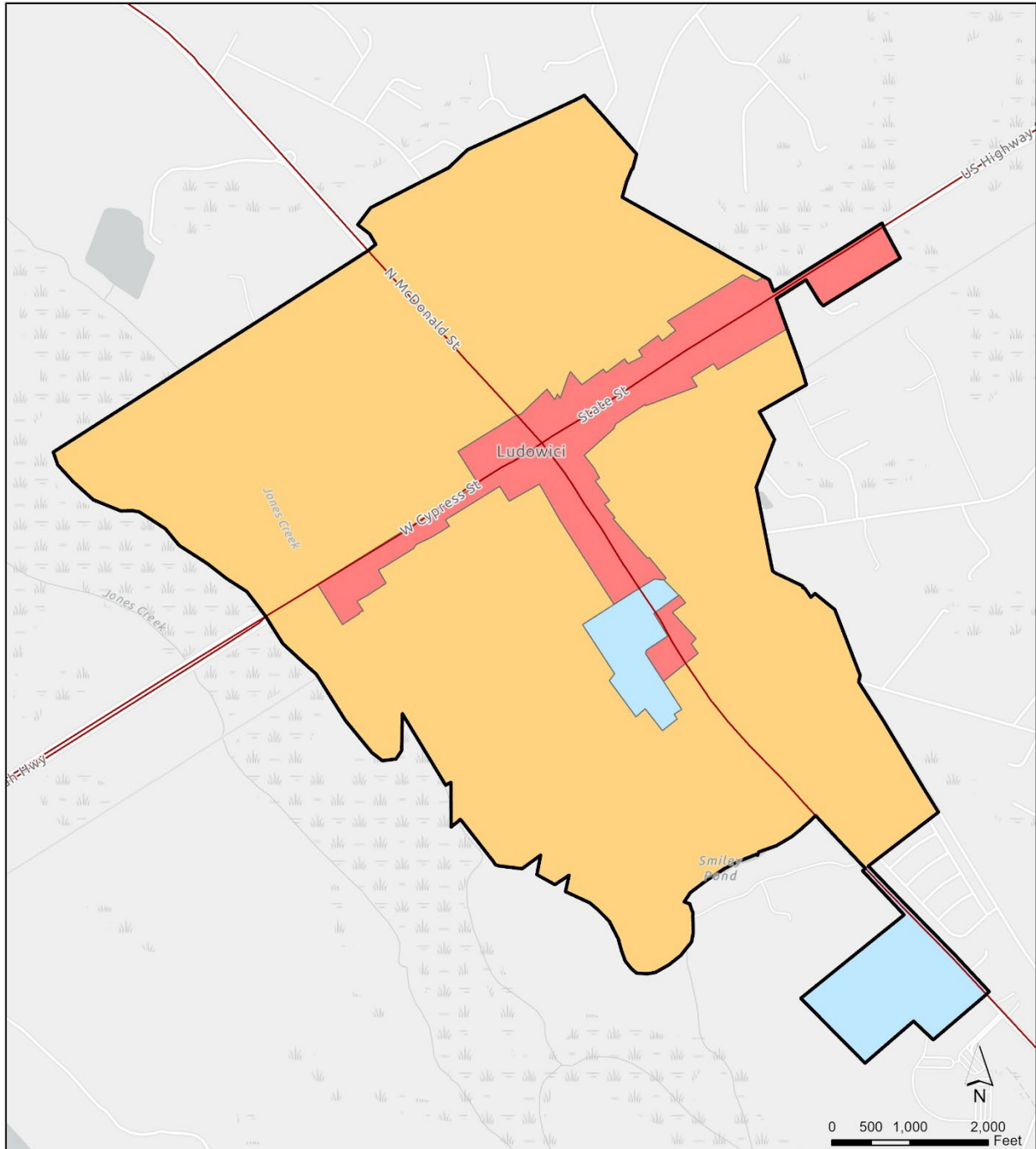
To continue to work with the county's military partners in current and future land use initiatives.







5.3 CITY OF LUDOWICI CHARACTER AREA DESIGNATIONS AND DEFINING NARRATIVES

Character Areas

City of Ludowici



Legend	
	Ludowici City Limits
	Civic Area
	Mixed Use
	Commercial Redevelopment Corridor

Published: 7/31/2024



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Commercial Redevelopment Corridor

Character Area Description

The Commercial area is slated for high intensity development along major thoroughfares such as United States Highway 84 within the City. Land uses in this area include Residential and Commercial.

Community Vision

The promotion and enhancement of mobility while providing a sense of place, and significant economic development opportunities.

Future Zoning Considerations

- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- Improve the area in ways that contribute to the physical, economic, social, and aesthetic well-being of the City of Ludowici
- Encourage new commercial structures to be street front, and where possible create a shopping “square” around a smaller internal parking lot.
- Enhancing the physical appearance of buildings with facade improvements, new architectural elements, and/or awnings.
- Reconfigure parking lots and circulations routes for automobiles.
- Provide pedestrian and bicycling amenities, including covered walkways, benches, lighting, and bike racks.
- Add landscaping and other enhancements, trees, and landscaping in parking lots to provide shade, and help reduce storm water runoff.



Mixed Use

Character Area Description

These areas typically have growth pressures that result in suburban residential developments. These areas are likely to have pedestrian orientation and larger open areas for recreation and outdoor use.

Community Vision

Encourage livable communities where residential and commercial uses co-exist, maintain appropriate levels of density and quality of life in the City.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- C-1 Neighborhood Commercial District

Implementation Strategies

- Maintain and improve infrastructure within the City to support new growth.
- Collaborate with the Long County Development Authority to attract new businesses into the area.
- Maintain and promote educational opportunities to improve job skills, adapt technological advances, and pursue entrepreneurial ambitions.
- Maintain green space area through designs to help minimize land consumed and promote public parks, greenbelts/wildlife corridors.
- Promote and continue to provide housing options to meet a mixture of income ranges and age groups.
- Promote redevelopment of existing infrastructure to minimize conversion of undeveloped land.
- Encourage traditional neighborhood development patterns to include compact development, mixed uses within walking distance and facilitate pedestrian activity.
- Promote mobility between activity centers through alternative modes of transportation.
- Continue to update and promote the County/City Land Development Code to maintain guidelines and cultural identity.
- Continue intergovernmental cooperation between the City, Long County, and Fort Stewart.



Civic Area

Character Area Description

The area that surrounds the Long County Courthouse serves as a reminder of the county government functions that take place in the area.

Community Vision

That future development in the area will continue to contribute to the City of Ludowici’s “sense of place” as the Long County seat of government with property that includes, but is not limited to, the Long County Courthouse, the Long County Board of Education, etc.

Future Zoning Considerations

- C-1 Neighborhood Commercial District
- C-2 General Commercial District
- PI Public Institutional
- R-2 Single-Family Residential District
- MHP Manufactured Home Park District

Implementation Strategies

- Encourage mixed use of residential/professional uses.
- Consider the creation of a Courthouse Area Overlay District
- Maintain architectural integrity of existing historic properties within this character area.



6.0 BROADBAND

6.1 OVERVIEW AND BENEFITS

The Broadband Services Element is a descriptive snapshot of the areas of the community served by broadband technology. The deployment of broadband technologies has become a major selling point for those communities which offer high speed connectivity, and conversely, a detriment to economic development for those areas lacking the infrastructure. The Long County and City of Ludowici Joint Comprehensive Plan includes this element to outline a strategy for attracting an increased level of broadband deployment by the private sector and to preemptively meet anticipated changes to the State Minimum Standards and Procedures for Local Comprehensive Planning.

On May 7, 2018, Gov. Nathan Deal signed into law Senate Bill 402, the “Achieving Connectivity Everywhere (ACE) Act.” This legislation outlines a multi-agency strategy to provide for planning, incentives, and deployment of broadband services to unserved areas throughout the state. One provision of the ACE Act requires the incorporation of a Broadband Services Element in the Local Comprehensive Plan of each local government in the state. This new legal requirement necessitates amendments to the minimum standards that DCA uses to implement the statute. The new requirements to address broadband went into effect on Oct. 1, 2018. Specifically, each local government must include in its Local Comprehensive Plan an action plan for the promotion of the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction.

The House Rural Development Council was created by House Resolution 389 during the 2017 Legislative Session of the Georgia General Assembly. The two-year charge for the Council was to address issues that have caused economic lags occurring in rural areas of Georgia with focus upon education, health care, infrastructure, and utilities. The Council reported on recommendations to the General Assembly before its expiration on December 31, 2018, for future legislative development. The work and research of the House Rural Development Council is of significant interest to Long County and the City of Ludowici due to its rural nature.

The Council found that a lack of broadband connectivity, particularly in rural Georgia, has influenced population loss. It is reported that 16% of Georgians have no access to broadband services. Expanding broadband statewide is thought to be a vital for attracting and retaining people in parts of rural Georgia, especially for those communities who are losing population.

This type of infrastructure build-out is also thought to be important to education, health care and general business growth. It has become a key policy initiative for the State of Georgia.

Further, the Council proposed modernizing the state and local tax structure and expanding the ability of rural utilities to provide broadband services. The combined effect would create state funding for grants available for broadband deployment to under-served areas. Specific recommendations were as follows.

Eliminate:

- Franchise fees of 5 percent on cable television revenues.
- Franchise fees of 3 percent on landline phones.
- Sales tax of at least 7 percent on landline phones.
- Sales tax of at least 7 percent on cell phones.
- Sales tax of at least 7 percent on broadband equipment.

Replace with:

- 4 percent state and local tax on telecommunications and cable services.
- 4 percent state tax on direct broadcast satellite services.
- 4 percent state and local tax on digital goods and services.

Expansion of Providers:

- Introduce legislation to remove barriers to allow electric cooperatives to deliver broadband services.
- Introduce legislation to remove barriers to allow rural telephone cooperatives to deliver broadband services.

The Council also issued recommendations to ensure both rural and urban areas are prepared for future 5G cellphone technology. The Council found the need for a streamlined application and permitting process for attaching or “collocating” small cell technology on power- line poles or other infrastructure in the right-of-way. Small cells, which are wireless antennas, will help increase telecommunication companies’ network capacities and speeds. These technologies are essential to present and future technologies, such as smart cars and smart cities. Therefore, the Council proposed a streamlined application and permitting process that will:

- Place a cap on costs and fees.
- Describe the timelines that local governments must review and approve or deny a small cell application.
- Describe for what reasons a local government may deny a small cell application.
- Define small cell height and size requirements.
- Give historic district and underground power-line protections for local governments.

6.2 CURRENT ACCESS

The Federal Communications Commission (FCC) defines broadband as data transmission technologies that are always on and capable of simultaneously transporting multiple signals and traffic types between the Internet and end users. In January 2015, the FCC upgraded the definition of broadband speeds for downloading content from 4 Mbps (Mega-bytes per second) to 25 Mbps and for uploading content from the previous rate of 1 Mbps to a new standard of 3 Mbps. The FCC notes that with the revised standard, 13% of households nationwide do not have access to broadband. It is important to note that there are no known formal public studies performed specifically for Long County or the City of Ludowici on broadband services.

As it relates to internet service, the state of Georgia is the 21st most connected state in the U.S. with 224 internet providers. Almost 92% of consumers in Georgia have access to a wired connection with true broadband speeds faster than 25 mega- bytes per second (Mbps), while 88% of Georgians have access to 100 Mbps or faster broadband. The average internet download speed in Georgia is 42.70 Mbps

As a means of visual display of unserved or under-served areas of broadband within Georgia, the state has formulated a map that display served, unserved, and under-served locations.

The link to this information can be found here:

[2024 Georgia Broadband Availability Map | Georgia Broadband Program](#)

Since the discovery of electricity, people all over the world have dreamed about the exciting possibilities of technology sure to be right around the corner. Each invention or innovation brought increased excitement. What made electricity service vital to people and industry of the United States in the 20th century will make broadband service a necessity in the 21st century. We recognize high speed technology has developed in disparity across the nation and the state of Georgia largely due to population densities and cost-return on infrastructure investments. It is the goal of Long County and the City of Ludowici to determine the broadband infrastructure shortfall within the county and seek ways to improve its current position.

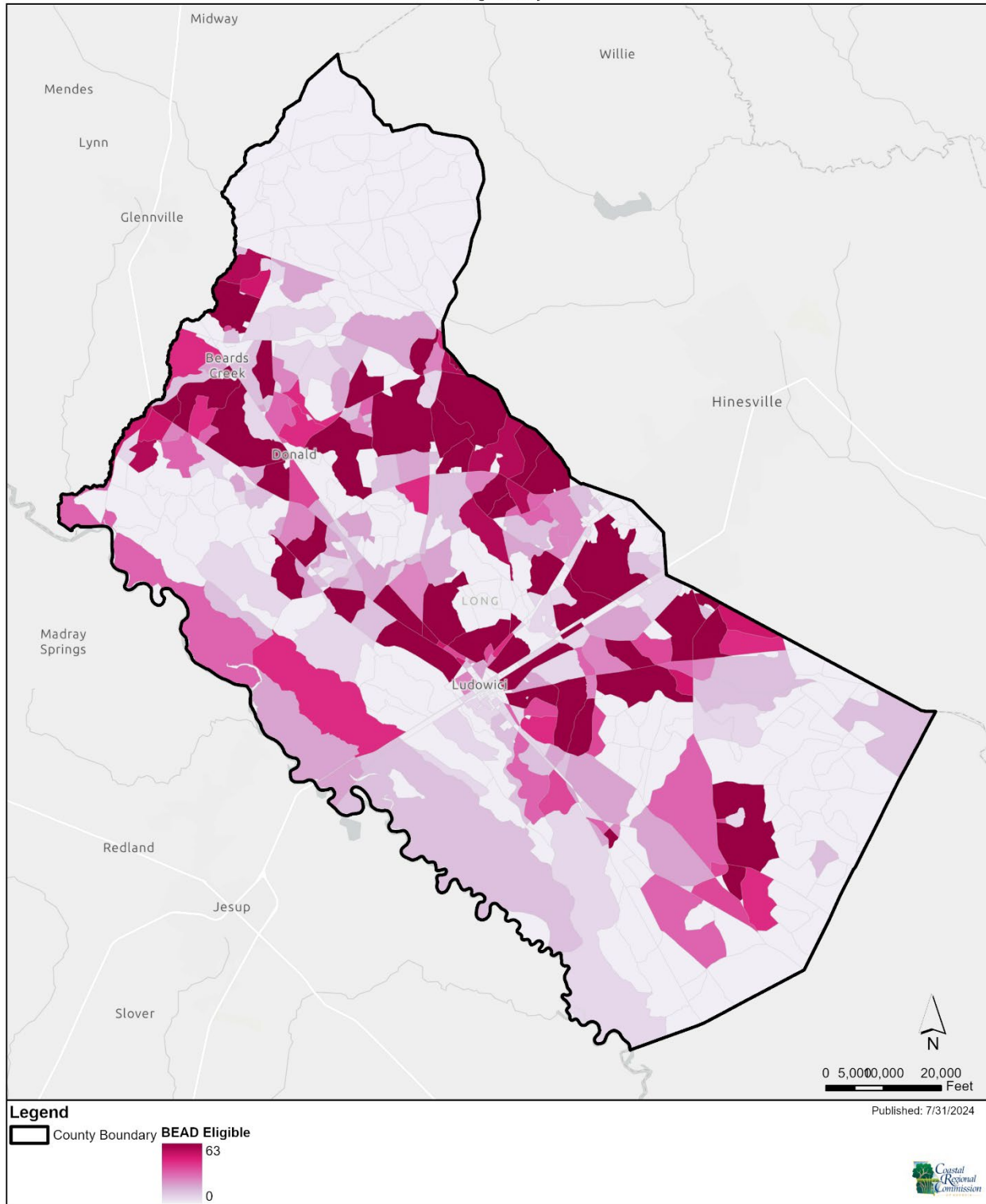
Broadband is defined by the Federal Communications Commission (FCC) as a minimum of 25 megabits per second (Mbps) download speed and 3 Mbps upload speed. It should be noted that the broadband definition has changed twice since its inception in 1996 due to technological advancements. Broadband delivery methods include, but are not limited to, digital subscriber lines, cable modems, fiber, wireless, broadband over power lines, and satellites.

The Joint Comprehensive Plan for Long County and the City of Ludowici desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered “Broadband Service.”

Long County and the City of Ludowici have chosen a multi-faceted approach and strategy to improve the availability of broadband and broadband deployment. The following items are possible actions steps the community can consider increasing economic, educational, and social opportunities for citizens and businesses through the deployment of universal broadband and other communication technologies.

- Develop and maintain an inventory of Community Anchor Institutions (schools, library, medical and healthcare providers, public safety entities, and higher education facilities) within the community to determine areas of greatest broadband need.
- Develop or otherwise enact a model ordinance which determines a contact person for any broadband projects within the community, outlines a streamlined permit process for broadband projects, keeps broadband project permit fees reasonable, and ensures equal treatment for applicants applying for use of jurisdictional rights- of-way.
- Apply to the Georgia Department of Community Affairs for certification as a “Broadband Ready Community” or similar certification by the State of Georgia.
- Partner with state agencies (Georgia Technology Authority, Department of Community Affairs, and Department of Economic Development) and area local governments to promote broadband deployment in the community, region, and state.
- Identify broadband deployment projects eligible for One Georgia Authority funding and/or other state and federal grant or loan opportunities such as the United States Department of Agriculture (USDA).

Broadband Map Long County



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7.0 COMMUNITY WORK PROGRAM

The Community Work Program presents specific action items designed to address the needs and opportunities identified in Section 4. It is important to note that there are numerous actions items listed within this plan and that implementation of all these elements within the 10-year time frame may not be realistic. However, the City and County have elected to include all recommended action items with the understanding that circumstances that currently limit options may change (e.g., future development, federal and state infrastructure programs, tax legislation, debt restructuring, etc.) and that such changes may give the City and County an opportunity to consider additional action items in the future. Therefore, a complete listing of desired activities and programs is included within this plan.

7.1 ACTION ITEMS

The Community Work Program includes the following information for each listed action item:

- **Brief Description:** A summary of the action item.
- **Timeframe:** With an understanding that Ludowici and Long County have limited resources to dedicate to implementation of the Community Work Program, the city has assigned timeframe to each action item in an effort to assist with identification of the most urgent, necessary, and/or desired programs. However, it is important to recognize that all action items included herein relate to needs and opportunities identified in the plan.
- **Responsible Party:** Parties identified as being responsible for the implementation of the action items include City and County departments, agencies, and authorities. The responsible parties identified within this workplan are listed by the following acronyms:
- **Cost Estimate:** Cost, if known, for implementation of the identified action item.
- **Funding Source:** Potential or recommended funding source. It may be a specific City or County fund or a grant/loan program.

7.2 LONG COUNTY COMMUNITY WORK PROGRAM

Work Program					
No.	Action/ Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Development Patterns					
1	Enforce all environmental land development codes for the city and county.	2024-2029	County	Staff Time	General Fund
2	Update Zoning Ordinance	2024-2025	County	Staff Time	General Fund
Social and Economic Development					
3	Establishment of a county-wide water and sewage system.	2024-2029	County	TBD	TBD
4	Continuing efforts to obtain business and commercial growth on Elim Church Road.	2024-2029	County, Long County Development Authority	TBD	TBD
5	Continue efforts to bring more businesses to Long County.	2024-2029	County, Long County Development Authority	TBD	TBD
6	Develop a program to offer financial programs, tax incentives, and credits and technical assistance to new and existing businesses and industry.	2024-2029	County, Development Authority, Chamber	Staff Time	Grants
7	Review and update strategies for achieving targeted development types.	2024-2029	Development Authority, County, Chamber of Commerce	TBD	General Fund / Grants
8	Identify potential sites for historic and environmental tourism.	2024-2029	County/City/CRC	TBD	Grants
9	Develop and maintain criteria for targeting types of economic development activity.	2024-2029	Development Authority, County, Chamber of Commerce	Staff Time	Grants
10	Apply for State and Federal Grants to Support Tourism Projects.	2024-2029	County/ Chamber/ CRC	TBD	General Fund
11	Continue to support efforts of Long County Chamber of Commerce.	2024-2029	County	\$100 Per Year	General Fund
12	Continue to support Development Authority efforts for business and industry development.	2024-2029	County	TBD	General Fund

Work Program					
No.	Action/ Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Housing					
13	Guide Development to where infrastructure currently exists.	2024-2029	County	Staff Time	General Fund
Public Safety / Fire Department					
14	Construct a new fire station near Tibet Road.	2024-2029	County	TBD	General Funds / Grants
15	Continue support for volunteer fire departments.	2024-2029	County	TBD	General Funds
16	Construct a new jail.	2024-2029	County	TBD	General Funds / Grants
Public Works / Roads and Bridges					
17	Formalize and maintain programs to keep county roads, bridges, and rights-of-ways free of litter and debris.	2024-2029	County	TBD	General Fund
18	Road and Right-of-way maintenance	2024-2029	County	TBD	General Fund
Natural, Cultural, and Historic Resources					
19	Conduct Assessment of Heritage and Eco-tourism Opportunities.	2024-2029	County/City/ Chamber	Staff Time	General Fund
20	Determine Fate of Train Depot Building.	2024-2029	County	Staff Time	General Fund SPLOST Grant Funds
21	Renovate Beards Bluff boat landing	2024-2029	County / DNR	TBD	General Fund / Grants
Broadband					
22	Improve/Expand on Broadband in the City and the County.	2024-2029	City/ County	Staff time	General Fund / Grants
Community Facilities					
23	Participate in transportation planning efforts of the Hinesville Metropolitan Organization.	2024-2029	County	Staff Time	General Funds
24	Work with GDOT to install traffic light at the intersection of US84 and Macon Street.	2024-2029	County / City / GDOT	Staff Time	General Fund and GDOT
25	Plan and program existing recreational facility improvements, new facilities, and programs in accordance with the needs	2024-2029	County	TBD	General Fund, SPLOST, Grants

Work Program					
No.	Action/ Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
	and preferences of all county residents.				
26	Complete construction of the walking trail at the County Recreation Department.	2024-2029	County	TBD	General Fund/ Grants/ SPLOST
27	Make improvements to the Recreation Park.	2024-2029	County	TBD	General Fund/ Grants / SPLOST
28	Update and renovate existing government buildings and facilities as needed.	2024-2029	County	TBD	General Fund/ Grants / SPLOST
29	Construct new government buildings and facilities as needed.	2024-2029	County	TBD	General Fund/ Grants / SPLOST
Transportation					
30	Continue to Participate in the Coastal Regional Commission’s Public Transit Plan.	2019-2024	County / CRC	TBD	General Fund

7.3 CITY OF LUDOWICI COMMUNITY WORK PROGRAM

Work Program					
No.	Action/ Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	Work with Long County Development Authority on incentives policy.	2024-2029	City	Staff Time	General Fund
2	Obtain more accurate data on population.	2024-2029	City	Staff Time	General Fund
Development Patterns					
3	Work with the County to guide development where infrastructure already exists.	2024-2029	City / County	Staff Time	General Fund
4	Attract more businesses (commercial / retail) to the city.	2024-2029	City / County, Development Authority / Chamber	Staff Time	General Fund
Social and Economic Development					
5	Define initiatives that promote the revitalization of the City of Ludowici to support economic growth.	2024-2029	City/ Development Authority	Staff Time	General Funds
6	Complete study services residents and businesses go outside of City/County to receive and develop program to encourage location of these services in the City/County.	2024-2029	City/CRC	Staff Time	General Funds / Grants
7	Identify potential sites for historic and environmental tourism.	2024-2029	City/County/CRC	TBD	General Funds / Grants
8	Continue Support Efforts of Long County Chamber of Commerce.	2024-2029	City	\$100 Per Year	General Fund
9	Create more opportunities for civic engagement for the youth.	2024-2029	City / Long County Public Schools	TBD	General Fund / Grants
Housing					
10	Examine zoning districts for expansion of zones permitting multi-family development.	2024-2029	City / County	Staff Time	General Funds
Transportation					
11	Continue Sidewalk Improvement Program.	2024-2029	City / CRC	TBD	General Funds/ SPLOST/Grants

Work Program					
No.	Action/ Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
12	Use the Complete Streets Design Manual for future development.	2024-2029	City / County	Staff Time	General Fund
Community Facilities					
13	Work with the County on making improvements to existing facilities and constructing new facilities.	2024-2029	City / County	TBD	General Funds / Grants
Natural, Cultural and Historic Resources					
14	Conduct assessment of Heritage and Eco-Tourism Opportunities.	2024-2029	City/County	Staff Time	General Fund
15	Implement the City of Ludowici components of the CRC Regionally Important Resources Plan.	2024-2029	City/County / CRC	Staff Time	General Fund
Development Patterns / Land Use					
16	Extend water service to development adjacent to City.	2024-2029	City / County	TBD	General Funds/ Development Fees
17	Extend sewer service to development adjacent to City.	2024-2029	City / County	TBD	General Funds/ Development Fees

7.4 LONG COUNTY REPORT OF ACCOMPLISHMENTS

Report of Accomplishments							
No.	Action/ Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Population							
1	Adoption of Architectural and Design Overlays to improve aesthetics on important corridors in the County and the City.	2019-2024	County	Staff Time	General Fund	Cancelled	Moved to DDA
Development Patterns							
2	Enforce all environmental land development codes for the city and county.	2019-2024	County	Staff Time	General Fund	Ongoing	
3	Consider Townsend Bombing Range for potential land use decisions.	2019-2024	County/ Townsend Bombing Range	Staff Time	General Fund	Cancelled	No longer relevant
Social and Economic Development							
4	Establishment of a county-wide water and sewage system.	2019-2024	County	TBD	TBD	Ongoing	
5	Continuing efforts to obtain business and commercial growth on Elim Church Road.	2019-2024	County, Long County Development Authority	TBD	TBD	Ongoing	
6	Continue efforts to bring more businesses to Long County.	2019-2024	County, Long County Development Authority	TBD	TBD	Ongoing	
7	Develop a program to offer financial programs, tax incentives, and credits and technical	2019-2024	County, Development Authority, Chamber	Staff Time	Grants	Ongoing	

Report of Accomplishments							
No.	Action/ Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source	Status	Notes
	assistance to new and existing businesses and industry.						
8	Review and update strategies for achieving targeted development types.	2019-2024	Development Authority, County, Chamber of Commerce	TBD	General Fund / Grants	Ongoing	
9	Identify potential sites for historic and environmental tourism.	2019-2024	County/City/ CRC	TBD	Grants	Ongoing	
10	Nurture sectors that provide high earnings and wages.	2019-2024	County/ Development Authority, Chamber of Commerce	TBD	General Funds	Cancelled	No longer relevant
11	Develop and maintain criteria for targeting types of economic development activity.	2019-2024	Development Authority, County, Chamber of Commerce	Staff Time	Grants	Ongoing	
12	Apply for State and Federal Grants to Support Tourism Projects.	2019-2024	County/ Chamber/ CRC	TBD	General Fund	Ongoing	
13	Continue to support efforts of Long County Chamber of Commerce.	2019-2024	County	\$100 Per Year	General Fund	Ongoing	
14	Continue to support Development Authority efforts for business and industry development.	2019-2024	County	TBD	General Fund	Ongoing	
15	Construct a railroad spur to industrial park if feasible.	2019-2024	County/Devel opment Authority	TBD	Grants	Cancelled	No longer relevant

Report of Accomplishments							
No.	Action/ Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Housing							
16	Guide Development to where infrastructure currently exists.	2019-2024	County	Staff Time	General Fund	Ongoing	
Public Safety / Fire Department							
17	Continue to equip County Fire Stations as necessary to maintain a favorable ISO Rating.	2019-2024	County	TBD	General Funds / Grants	Completed	
18	Continue support for volunteer fire departments.	2019-2024	County, DNR	TBD	General Funds	Ongoing	
19	Build new Fire Substation by the State Prison.	2019-2024	County	TBD	General Funds / Grants	Cancelled	No longer needed
Public Works / Roads and Bridges							
20	Formalize and maintain programs to keep county roads, bridges, and rights-of-ways free of litter and debris.	2019-2024	County	TBD	General Fund	Ongoing	
Natural, Cultural, and Historic Resources							
21	Conduct Assessment of Heritage and Eco-tourism Opportunities.	2019-2024	County/City/ Chamber	Staff Time	General Fund	Ongoing	
22	Determine Fate of Train Depot Building.	2019-2024	County	Staff Time	General Fund SPLOST Grant Funds	Ongoing	
Broadband							
23	Improve/Expand on Broadband in	2019-2024	City/ County	Staff time	General Fund / Grants	Ongoing	

Report of Accomplishments							
No.	Action/ Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source	Status	Notes
	the City and the County.						
Intergovernmental Coordination							
24	Enter into a Memorandum of Understanding between Long County and Fort Stewart concerning development in the ACUB.	2019-2024	County/Fort Stewart	Staff time	General Fund	Cancelled	No longer needed
25	Consideration of Townsend Bombing Range for adjacent development.	2019-2024	County/Townsend Bombing Range	Staff time	General Fund	Cancelled	No longer relevant
Community Facilities							
26	Participate in transportation planning efforts of the Hinesville Metropolitan Organization.	2019-2024	County	Staff Time	General Funds	Ongoing	
27	Work with GDOT to install traffic light at the intersection of US84 and Macon Street.	2019-2024	County / City / GDOT	Staff Time	General Fund and GDOT	Ongoing	
28	Plan and program existing recreational facility improvements, new facilities, and programs in accordance with the needs and preferences of all county residents.	2019-2024	County	TBD	General Fund, SPLOST, Grants	Ongoing	
29	Complete construction of the walking trail at the County	2019-2024	County	TBD	General Fund/ Grants/S PLOST	Ongoing	

Report of Accomplishments							
No.	Action/ Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source	Status	Notes
	Recreation Department.						
Transportation							
30	Continue to Participate in the Coastal Regional Commission’s Public Transit Plan.	2019-2024	County / CRC	TBD	General Fund	Ongoing	

7.5 CITY OF LUDOWICI REPORT OF ACCOMPLISHMENTS

Report of Accomplishments							
No.	Action/ Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Population							
1	Work with Long County Development Authority on incentives policy.	2019-2024	City	Staff Time	General Fund	Ongoing	
Development Patterns							
2	Work with the County to guide development where infrastructure already exists.	2019-2024	City / County	Staff Time	General Fund	Ongoing	
Social and Economic Development							
3	Define initiatives that promote the revitalization of the City of Ludowici to support economic growth.	2019-2024	City/ Development Authority	Staff Time	General Funds	Ongoing	
4	Complete study services residents and businesses go outside of City/County to receive and develop program to encourage location of these services in the City/County.	2019-2024	City/CRC	Staff Time	General Funds / Grants	Ongoing	
5	Identify potential sites for historic and environmental tourism.	2019-2024	City/County/ CRC	TBD	General Funds / Grants	Ongoing	
6	Continue Support Efforts of Long County Chamber of Commerce.	2019-2024	City	\$100 Per Year	General Fund	Ongoing	

Report of Accomplishments							
No.	Action/ Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Public Safety / Fire Department							
7	Continue City support of Volunteer Fire Department.	2019-2024	City	\$13,600	SPLOST	Cancelled	County Took Over/ made into Full-time positions
Housing							
8	Examine zoning districts for expansion of zones permitting multi-family development.	2019-2024	City / County	Staff Time	General Funds	Ongoing	
9	Develop Affordable Housing.	2019-2024	City/DCA	TBD	General Funds / Grants	Cancelled	Funding Issues
10	Conduct housing needs assessment.	2019-2024	City/CRC	TBD	General Funds / Grants	Completed	
Transportation							
11	Continue Sidewalk Improvement Program.	2019-2024	City / CRC	TBD	General Funds/ SPLOST/ Grants	Ongoing	
12	Use the Complete Streets Design Manual for future development.	2019-2024	City / County	Staff Time	General Fund	Ongoing	
Community Facilities							
13	Work with GDOT to install traffic light at US 84 and Macon Street.	2019-2024	City/County/ GDOT	Staff Time	General Funds/ GDOT	Cancelled	DOT issues/will not approve
14	Rehabilitate water and sewer lines between Academy Street on the east and Railroad St. on the west.	2019-2024	City	\$100,000	General Funds/ CDBG/US DA/ GEFA	Completed	
15	Request a Feasibility study for a railroad overpass in Ludowici.	2019-2024	City/County/ GDOT	Staff Time	General Funds/ GDOT/ City/ County	Cancelled	Decided to do it in the county

Report of Accomplishments							
No.	Action/ Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source	Status	Notes
16	Rehabilitate 15 oldest lift station pumps (installed in 1988).	2019-2024	City	TBD	General Fund/ Grants	Completed	
Natural, Cultural and Historic Resources							
17	Develop a Comprehensive Water Supply Management Plan.	2019-2024	City/ County	\$30,000	General Fund / Grants	Completed	
18	Conduct assessment of Heritage and Eco-Tourism Opportunities.	2019-2024	City/County	Staff Time	General Fund	Ongoing	
19	Implement the City of Ludowici components of the CRC Regionally Important Resources Plan.	2019-2024	City/County / CRC	Staff Time	General Fund	Ongoing	
Development Patterns / Land Use							
20	Extend water service to development adjacent to City.	2019-2024	City / County	TBD	General Funds/ Development Fees	Ongoing	
21	Extend water service to development adjacent to City.	2019-2024	City / County	TBD	General Funds/ Development Fees	Cancelled	Scrivener's Error

8.0 REQUIRED DOCUMENTATION

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CLASSIFIEDS

REIDSVILLE HOUSING AUTHORITY
is accepting applications for their waiting list. Applications available at 131 Hill Street, Reidsville, GA 30453
Equal Housing Opportunity

SITTER AVAILABLE FOR OLDER PERSON
If anyone is in need of someone as a sitter for an older person, day or night but preferably day, please call 912-237-8907.

NOW HIRING
Immediately hiring landscape crew managers and members. Managers must have valid driver's license. All applicants must have reliable transportation. To apply, visit: landscapehinesville.com

ESTATE/RETIRED TEACHER SALE
Saturdays, July 6 & 13, 8:00 a.m. - 1:00 p.m. 1482 Community Rd., Glennville
Teacher supplies, small air conditioners, appliances, clothing, antiques, toys, glassware, furniture, wedding dress, utility fans. HURRICANE WILL CANCEL.

TATNALL COUNTY BOARD OF ELECTIONS MEETING
The Tatnall County Board of Elections will convene on Tuesday, July 23, 2024, at 3 p.m. instead of the regularly scheduled second Tuesday of the month. The meeting will be held at the Tatnall County Elections office at 114 W. Brazzell St., Reidsville. The public is invited and encouraged to attend.

LOT FOR SALE OR RENT
1016 Jacob Ln., Townsend
Septic tank and county water
912-320-3235

Lawn Service & Pressure Washing
Tractor Work
• Bush Hogging
• Land Clearing
• Pine Straw
Rob Barry
654-1884
237-1730

Bland's Tree Service
And Landscaping, LLC
912-977-0509 • Jerry Bland

CITY OF COLLINS
City Hall will be closed on Thursday, July 4, but we will be open regular hours Friday. Council Meeting will be Monday, July 11, at 7:00 p.m. due to the holiday.

RENTAL COMMUNITY MAINTENANCE TECHNICIAN NEEDED IN STATESBORO
Full-time maintenance technician for gated community - Hartford Statesboro. Will perform routine maintenance on HVAC, plumbing, electrical systems, and appliances. Call (912) 622-2733 for more information or email resumé to krowland@byron-properties.com.

TRACK HOE OPERATOR NEEDED
Contact Clarence at 1-478-342-9735
Bostic/Bostic & Associates, LLC

Jones Recycling, Inc.
Established 1985 by Talmadge and Marilyn Jones
Buy All Scrap Metal - Including Junk & Wrecked Vehicles
Drive-On Scales on Site
814 Jones Lake Road - Reidsville (across the road from Jones Lake)
654-4982 or 237-0599

THE CITY OF HINESVILLE
is accepting applications for the following positions:
• Building Service Worker
• Firefighter
• Accounting Coordinator
• Code Enforcement Officer
• City Clerk
• Assistant Director of Inspections
• Building Inspector
Please apply online at: <https://ga-hinesville.civilgishrms.com/careers>
The City of Hinesville is an Equal Opportunity Employer

CITY OF REIDSVILLE CITY COUNCIL SEAT VACANCY
The City of Reidsville is formally announcing the vacancy of Ward 2, Post 1 Councilman Seat. This position was formally reserved by Douglas Williams, Sr. in May 2024. This seat has more than one year left to fulfill and, by virtue of the City Charter, must be elected.
The City will take applications from Citizens who live in Ward 2. Qualifying applications will be accepted Monday, August 19, 2024, at City Hall from 9:00 a.m. - 4:00 p.m. through Thursday, August 22, at 12:00 noon being the cut off time for applications.
Councilman Candidate applications are \$90, Mayoral applications are \$135.

PROPERTY WANTED
100 - 1500 ACRES
CASH - QUICK CLOSE
Call 352-568-7700
Ask for Robert
Southern Properties

HIRING CASE MANAGER
Case Manager will be responsible for counseling and aiding clients requiring education and vocational guidance services, assist customers with job search, resumé writing, job applications, etc., and communicating with partner agencies.
Must be organized and capable of handling detailed paperwork. Case Managers also work closely with local high schools, colleges/technical schools, and employers promoting services. Could be responsible for operating One Stop offices at times, which would require travel within our 17-county region. Deadline to apply is July 17.
Apply by mailing resumé to:
Attn: Case Manager Position,
P.O. Box 906,
Claxton, GA 30417,
or via fax at 912-739-7126
or email shanda.cureton@jobtrainingunlimited.com

PUBLIC HEARING
The Long County Board of Commissioners and the City of Ludowici will hold a Public Hearing on July 9, 2024, during the July City Council meeting at Ludowici City Hall located at 469 N. Macon St., Ludowici, GA 31316.
The purpose of this hearing is to brief the community on the process used to develop the Comprehensive Plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

SHERIFF CRAIG NOBLES
cordially invites you to the
Grand Opening
of the
CECIL NOBLES PUBLIC SAFETY COMPLEX
FRIDAY, JULY 12, 2024 at 10:00 AM
CECIL NOBLES PUBLIC SAFETY COMPLEX
485 S. McDONALD STREET
LUDOWICI, GA 31316
R.S.V.P. to 912-565-2118

NOTICE OF REQUEST FOR BIDS
TWO (2) NEW CURRENT PRODUCTION 180" (15') BATING ROTARY MOWERS W/ AIRCRAFT TIRES
Tatnall County is soliciting bids for two (2) new current production 180" (15') bating rotary mowers w/ aircraft tires, 540 PTO.
Sealed bids should be submitted to:
UPS, FedEx, or Hand Delivery: Tatnall County Commissioners' Office, Attention Sealed Bid-Bating Mowers, 108 W Brazzell St., Reidsville, GA 30453.
Sealed bids must be received no later than 10:30 a.m. on Wednesday, July 17, 2024. Bids will be opened and read aloud at this time. The bid opening will be held at the Tatnall County Courthouse Commission Meeting Room, 2nd Floor, located at 108 W Brazzell St., Reidsville, GA 30453.
For more information, contact Lynn Gibbs, Tatnall County Road Superintendent, at 912-557-6714, or email at lrgibbs@tatnallcountygga.gov.
Tatnall County reserves the right to accept or reject any or all bids.

EXPERIENCED LOG LOADER OPERATOR NEEDED
DASHER INDUSTRIES, INC., GLENNVILLE, GA
Looking for Experienced Loader Operator for logging company
If interested, please contact Walt Dasher, cell 912-282-4838

JAILER & MAINTENANCE POSITIONS OPEN AT NEW LONG COUNTY JAIL
The Long County Jail will be opening in July. At this time, applications are being accepted for Jailer and Maintenance Positions.
Applicants are encouraged to visit www.longcountyga.org/forms to print an application.
Completed applications may be submitted to the Long County Sheriff's Office, located at 6 E. Academy Street, Ludowici, GA 31316. Call 912-545-2118 for more information.

Thursday, August 22, 2024

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Rotary Club of Long County to host fall mixer to benefit community projects

The Rotary Club of Long County is excited to announce its upcoming Fall Mixer, a festive evening of food, cash bar, live music, dancing, and fundraising, set to take place on September 21, 2024, at The Barn at Lawson's Farms with a theme of Dexam and Peas.



This event promises to be a memorable gathering for members of the community while raising crucial funds for the club's various service projects. The Fall Mixer will feature a live performance by Lauren Marie, a former top 100 contestant on American Idol who has opened for major acts, such as Corey Smith, Shanuash, Uade Knicker, and more. Attendees will have the opportunity to enjoy her vibrant music along with a delicious spread of seasonal food and beverages, all while contributing to the Rotary Club's mission of serving the local community.

"We are thrilled to host this event as a way to bring our community together for a night of fun, fellowship, and fundraising," said Brandi Casady, President of the Rotary Club of Long County. "The funds raised will support our ongoing projects, including academic scholarships,

ADA accessible swings to playgrounds, Case Closets at the schools, and, hopefully, so much more, which are aimed at making a positive impact right here in Long County."

In addition to live music and dancing, the Fall Mixer will include a silent auction, raffles, and other activities designed to engage attendees and raise funds for the club's initiatives. The Rotary Club of Long County, which was chartered in January of this year, has already made significant strides in supporting local needs, and this event marks another step in their commitment to the community.

"We would like to extend our heartfelt thanks to our generous sponsors who have made this event possible. A special thank you to our Platinum Sponsor, Albarado Land Company, our Gold Sponsor, Arnold and Stafford, our Silver Sponsor, Amadeus Construction LLC, and our

Bronze Sponsor, The First Bank. Your support is instrumental in helping us achieve our goals for this event and our community projects. We are also still seeking donations for our silent auction and encourage local businesses and individuals to contribute and join us in making a lasting impact," said Brandi.

Tickets for the Fall Mixer are available for purchase from any Long County Rotary Club member. The event is expected to draw a diverse crowd of supporters, making it a perfect occasion to network and enjoy the company of fellow community members. But space is limited, so get your tickets before they sell out!

For more information about the Fall Mixer, ticket sales, or sponsorship opportunities, please contact Brandi Casady at 912-271-7289, or email LongCountyRotary@gmail.com.

About Rotary Club of Long County

The Rotary Club of Long County was established in January 2024 with a mission to serve the local community through various service projects and initiatives. The club is part of Rotary International, a global network of 1.2 million members, friends, leaders, and problem solvers who see a world where people unite and take action to create lasting change.



Associates of Science in Nursing Graduates. Front row (l to r): Stephanie Brown, Tiffany Cobb, Emley Kennedy, Rhianna Hopkins, Samantha Brown, Jenna Kate Burke, Marina Sanders, LeKisha Sanchez, Allison Strange, Mojica Lawrence, Justice Jarriel, and Gae Williamson. Second row: Danielle Humphrey, Roshika Woods, Hannah LeCroy, Hannah Fosdy, LeKisha Nemith, Kadra Conley, Brandley Williamson, Cole Williamson, Megan Bell, Kayla Walk, Tiffany Lemwell, Lindsey Turner, Redrika Johnson, and Hayley Taylor.



Practical Nursing Graduates (l to r): Hayleigh Hall, Courtney Luke, Alexandria Sommerlin, Caleb Williams, Shauna Lewis, Tiffany Gunter, and Deana Watley. Not pictured: Rhianna Rogers.

Area residents among graduates from STC Nursing Program

In a joint ceremony, Southeastern Technical College (STC) pinned the Associate of Science in Nursing (ASN) Bridge Option graduates from the Swainsboro campus and the Swainsboro campus and the Associate of Science in Practical Nursing (PN).

Vidalia campus graduates on August 5, 2024, in Vidalia's Toombs Auditorium.

Southeastern Tech faculty and staff honored the accomplishments of the graduates before an assembled crowd of friends and family. The ceremony recognized the important contribution of friends and family supporting these students throughout their education.

The members of the ASN graduating class are: Megan Bell and Rhianna Hopkins from Swainsboro; Stephanie Brown from Alamo; Jenna Kate Burke and Allison Strange from Irwin City; Tiffany Cobb from Vidalia; Kadra Conley from Gainsville; Samantha Dixon from Vidalia; Tiffany Lemwell from Kincon; Hannah Fosdy from Lyons; Danielle Humphrey from Clayton; Justice Jarriel, LeKisha Sanchez, and Roshika Woods from Glennville; Andrika Johnson from Swainsboro; Emley Kennedy from Collins; Virginia Lawrence from Kite; Hannah LeCroy and Lindsey Turner from Statesboro; LeKisha Nemith from Sylvania; Marina Sanders from Cobbtown; Hayley Taylor from Milledgeville; Kayla Walk from Stillmore; Brandley Williamson from Grovetown; and Cole Williamson and Gina Williamson from Sparta.

The members of the PN graduating class are: Tiffany Gunter and Caleb Williams from Vidalia; Hayleigh Hall from Baxley; Shauna Lewis from Milledgeville; Courtney Luke and Mojica Lawrence from Lyons; Alexandria Sommerlin from Hazlehurst; and Deana Watley from Soperton.

Seventeen students in this Associate of Science in Nursing class are graduates of the Practical Nursing program at STC and returned to bridge into becoming registered nurses.

Six graduates began as Nurse Aide students and have now earned a seat for the NCLEX to become licensed or registered nurses.

In missing school tradition, pins were placed on each student, and the class recited the nurse's pledge of service - signifying their entrance into their new ranks.

ASN Instructor Ginny Fouts said, "I am inspired by this group and fortunate to be part of building the next generation. STC has a very clear mission of providing an excellent education to our communities. I like the way it is executed in reality."

For more information on STC's nursing programs, visit www.southeastern.edu or call (912) 538-3100 or (778) 289-2200.

LONG COUNTY PUBLIC HEARING NOTICE
 The Long County Board of Commissioners will hold a Public Hearing on August 30, 2024, at Ludowici City Hall located at 469 N. Macon St., Ludowici, GA 31316. The purpose of this hearing is to brief the community on the process used to develop the Comprehensive Plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

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 SIGN UP TODAY BY VISITING TATNALLJOURNAL.NET

PUBLIC NOTICE CHANGE OF MEETING DATE
 Notice is hereby given that the regularly scheduled meeting for August 6, 2024, for the Long County Board of Commissioners has been changed. The meeting will now be held on August 30, 2024, at 9:00 a.m. at Ludowici City Hall 469 N. Macon St. Ludowici, GA 31316

PUBLIC NOTICE CHANGE OF MEETING DATE
 Notice is hereby given that the regularly scheduled meeting for September 3, 2024, for the Long County Board of Commissioners has been changed. The meeting will now be held on September 6, 2024, at 9:00 A.M. at Ludowici City Hall 469 N. Macon St. Ludowici, GA 31316

SEEING PATIENTS FROM 2 YEARS OLD TO SENIORS!

Joshua Wickstrom, MD

Lisa Dasher Anderson, FNP **Sherry May, FNP** **Cala Tanner, FNP**

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Meeting Sign-In Sheet

Project: LONG COUNTY TOWN COMP PLAN Date: 07/09/2024 Location: CITY HALL

Name	Title	Organization	Email
SIMON HARDT	PLANNING MANAGER	CRC	shardt@crc.ga.gov
CAITY MURPHY	SENIOR PLANNER	CRC	cmurphy@crc.ga.gov
Robert Parker	Chairman	LCBOC	
Holden Osburn	Deputy Administrator	LCBOC	hosburn@longcountyga.gov
Brad Day		Long Co. Development	
Brandi Skillely	County Clerk	LCBOC	bskillely@longcountyga.gov
Jim Fuller	Mayor	City of Ludowici	fullersim@longcountyga.gov
Heath Crane	Long BOE - Tech Office	Long BOE	hcrane@longcountyga.gov
Russell Simmons	Administrator	Long BOE	rsimmons@longcountyga.gov
Tina Skipper	City Clerk	City of Ludowici	tskipper@ludowici.com