



LONG COUNTY AND CITY OF LUDOWICI

Comprehensive Plan Partial Update

Final

Adopted by:

Long County - June 1, 2010

City of Ludowici - June 8, 2010



RESOLUTION TO TRANSMIT

WHEREAS, the Long County Board of County Commissioners has completed the Comprehensive Plan Partial Update document as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on March 2, 2010.

BE IT THEREFORE RESOLVED, that the Long County Board of County Commissioners does here by transmit the Comprehensive Plan Partial Update to the Coastal Regional Commission of Georgia and the Georgia Department of Community Affairs for official review.

Adopted this 2nd day of March, 2010.

BY: *Robert C. Walker*
Chairman



ATTEST: *Maya A. Adams*
Clerk

RESOLUTION TO TRANSMIT

WHEREAS, the City of Ludowici City Council has completed the Comprehensive Plan Partial Update document as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on March 9, 2010.

BE IT THEREFORE RESOLVED, that the City of Ludowici City Council does here by transmit the Comprehensive Plan Partial Update to the Coastal Regional Commission of Georgia and the Georgia Department of Community Affairs for official review.

Adopted this 9th day of March, 2010.

BY: 
Mayor

ATTEST: 
Clerk

RESOLUTION TO ADOPT

WHEREAS, the Long County Board of County Commissioners has completed the Comprehensive Plan Partial Update document as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on March, 2, 2010.

BE IT THEREFORE RESOLVED, that the Long County Board of County Commissioners does here by adopt the Comprehensive Plan Partial Update for official use.

Adopted this 1st day of June, 2010.



BY: *Robert C. Walker*

Chairman

ATTEST: *Maya C. Odum*
Clerk

RESOLUTION TO ADOPT

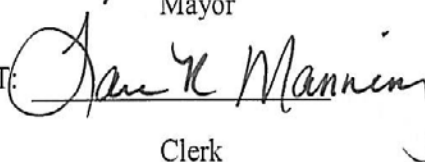
WHEREAS, the City of Ludowici City Council has completed the Comprehensive Plan Partial Update document as part of the 20-year Comprehensive Plan Update.

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on March 9, 2010.

BE IT THEREFORE RESOLVED, that the City of Ludowici City Council does here by adopt the Comprehensive Plan Partial Update for official use.

Adopted this 8th day of June, 2010.

BY: 
Mayor

ATTEST: 
Clerk

Long County Commission

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David Richardson, Vice Chairman
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Clifton DeLoach
Andy Fuller

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Acknowledgements

The development of a Comprehensive Plan is a significant endeavor. The journey could not have come this far without the contributions of many individuals that are committed to the prosperous future of Long County and Ludowici.

The Coastal Regional Commission (CRC) would like to thank the Long County Board of Commissioners and the City of Ludowici City Council for engaging our organization in this important project. The continued support and participation of these community leaders is vital. Our sincere appreciation is expressed to these individuals. The CRC is pleased to have the opportunity to assist and support the community in developing the Long County and City of Ludowici Joint Comprehensive Plan Partial Update. The partnership that has developed will benefit the County, City and the Coastal Georgia region at-large.

In addition, the writers would like to acknowledge the significant contribution the administrative staff played in guiding this project. The writers greatly appreciate their commitment of time and energy towards this project. The addition of their time, professional knowledge and experience was a tremendous asset.

Thank you one and all.

Table of Contents

Purpose	1
Analysis of Areas Requiring Special Attention	3
Areas of Significant Natural or Cultural Resources	4
Areas of Rapid Development	4
Areas in Need of Redevelopment	4
Analysis of Quality Community Objectives	9
Development Patterns	10
Resource Conservation	12
Social and Economic Development	13
Governmental Relations	15
Issues and Opportunities	17
Land Use	18
Housing	19
Economic Development	19
Natural, Cultural and Historic Resources	20
Community Facilities and Services	21
Transportation	21
Intergovernmental Coordination	22
Implementation Program	23
Report of Accomplishments for Long County and the City of Ludowici	24
Short Term Work Programs for Long County and the City of Ludowici	31
Policies for Long County and the City of Ludowici	45
Appendix	53

Purpose

The purpose of this Long County and City of Ludowici Joint Comprehensive Plan Partial Plan Update 2010-2014 is to provide a document for use as a policy guide and to assist the communities in addressing critical issues and opportunities. The Partial Update is specifically used during the interim, transitional period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule. The Partial Update is also developed to assist the local governments with maintaining their level of planning and community development until such time a full update is completed.

A public hearing was held by the Long County Commission on March 2, 2010 and by the Ludowici City Council on March 9, 2010. The purpose of the hearing was to brief the community on the identified issues and opportunities that will be addressed through the updated Implementation Program, allow residents an opportunity to comment, and notify the community of when these plan components will be transmitted to the Coastal Regional Commission (CRC).

The Partial Update will be transmitted to the Department of Community Affairs (DCA) upon completeness finding by the CRC. Upon acceptance by the DCA, it will then be adopted by Long County and the City of Ludowici by resolution.

As outlined by the DCA, the Partial Plan Update contains the following elements:

- An analysis of areas requiring special attention;
- An analysis of consistency with DCA's Quality Community Objectives;
- A list of issues and opportunities identified as part of the planning process; and
- Implementation program including an updated Short Term Work Program.

Analysis of Areas Requiring Special Attention

According to the 2000 US Census Bureau, Long County has a population of 10,304, 1,440 in the City of Ludowici, and encompasses an area of 403.49 square miles, 2.23 square miles in the City of Ludowici.

According to the 2006 Georgia Tech study of population projections for Coastal Georgia, Long County's population is expected to increase 71.8 percent by 2015 and reach a population of 22,607 by 2030 (a 119.4 percent increase from 2000). The City of Ludowici's population is expected to increase 71.8 percent by 2015 and reach a population of 3,159 by 2030 (a 119.375 percent increase from 2000).

The DCA has identified the following seven special conditions, and requires that they be addressed where they exist within the community:

- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change in land uses is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
- Large abandoned structures or sites, including those that may be environmentally contaminated;
- Areas with significant infill development opportunities (scattered vacant sites); and
- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole

The first step in preparing Long County and the City of Ludowici for new growth and redevelopment is to identify Areas Requiring Special Attention. Existing land use patterns and trends were evaluated within Long County. In consultation with County and City staff the following Areas Requiring Special Attention were identified and presented for the County in Map 1 and the City in Map 2.

“ *It is estimated that by 2030, Long County's population will increase by 119.4 percent and, the City of Ludowici will increase by 119.375 percent* ”

Areas of Significant Natural or Cultural Resources



Wetlands along Doctors Creek

There are significant wetlands found within Long County. Most of the county's wetlands occur in the eastern sector of the county. Current estimates indicate approximately 42 percent of Long County may be defined as jurisdictional wetlands.

A significant water recharge area, also a high pollution susceptibility area, is located in western Long County. The presence of this "high" susceptibility" recharge area requires strict groundwater protection and standards for development of septic tanks/drain field systems for residential subdivisions, mobile home parks and other uses. Development needs to be limited to very low impact activities in which little or no area is covered with impervious surfaces such as roads, parking lots and building sites.

Areas of Rapid Development



New House Construction

Most residential development is a result of spill over from Liberty County and the increased need to meet housing needs of soldiers from Fort Stewart. A portion of Fort Stewart covers the northern end of the county. The main entrance is in Hinesville, just north of the Long County-Liberty County line along US Highway 84. Most of the development is occurring in the north central area of Long County, near Walthourville in Liberty County, east and west of US Highway 84, particularly along Elim Church Road.

Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation

Long County currently does not provide water or sewer services. Recreational facilities and programs are reaching their limits. The traffic in the rapidly developing areas needs to be monitored to identify issues and needs as they may arise.

Areas in Need of Redevelopment



Wiregrass Trail Scenic Route

Highway 84 has opportunity for commercial corridor redevelopment, particularly within the City of Ludowici. The Long County -City of Ludowici Industrial Park is located along US Highway 84 just north of Ludowici. Highway 57 is commonly referred to as a scenic route, known as the Wiregrass Trail. The development of guidelines will protect viewshed, and can preserve the character of the area.

Large abandoned structures or sites, including those that may be environmentally contaminated

No large abandoned structures or sites are identified by either the County or City.

Areas in Need of Redevelopment**Areas with significant infill development opportunities (scattered vacant sites)**

Infill opportunities exist within the city limits of Ludowici which has the existing infrastructure to accommodate the development.

Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole

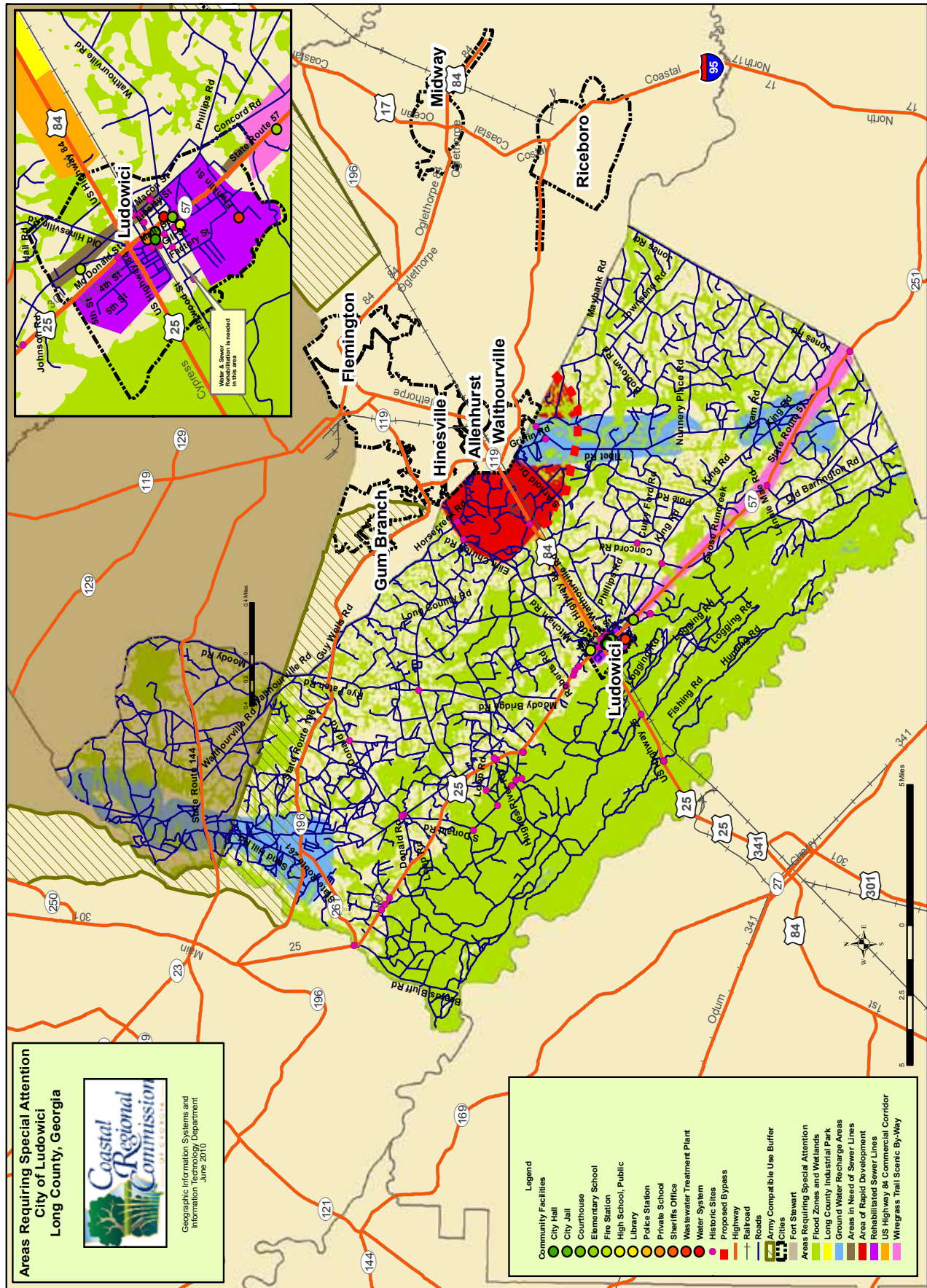
No specific areas of significant disinvestment, levels of poverty, and/or unemployment are identified as an area. Long County and the City of Ludowici are identified an area with levels of poverty and unemployment higher than the State of Georgia average.

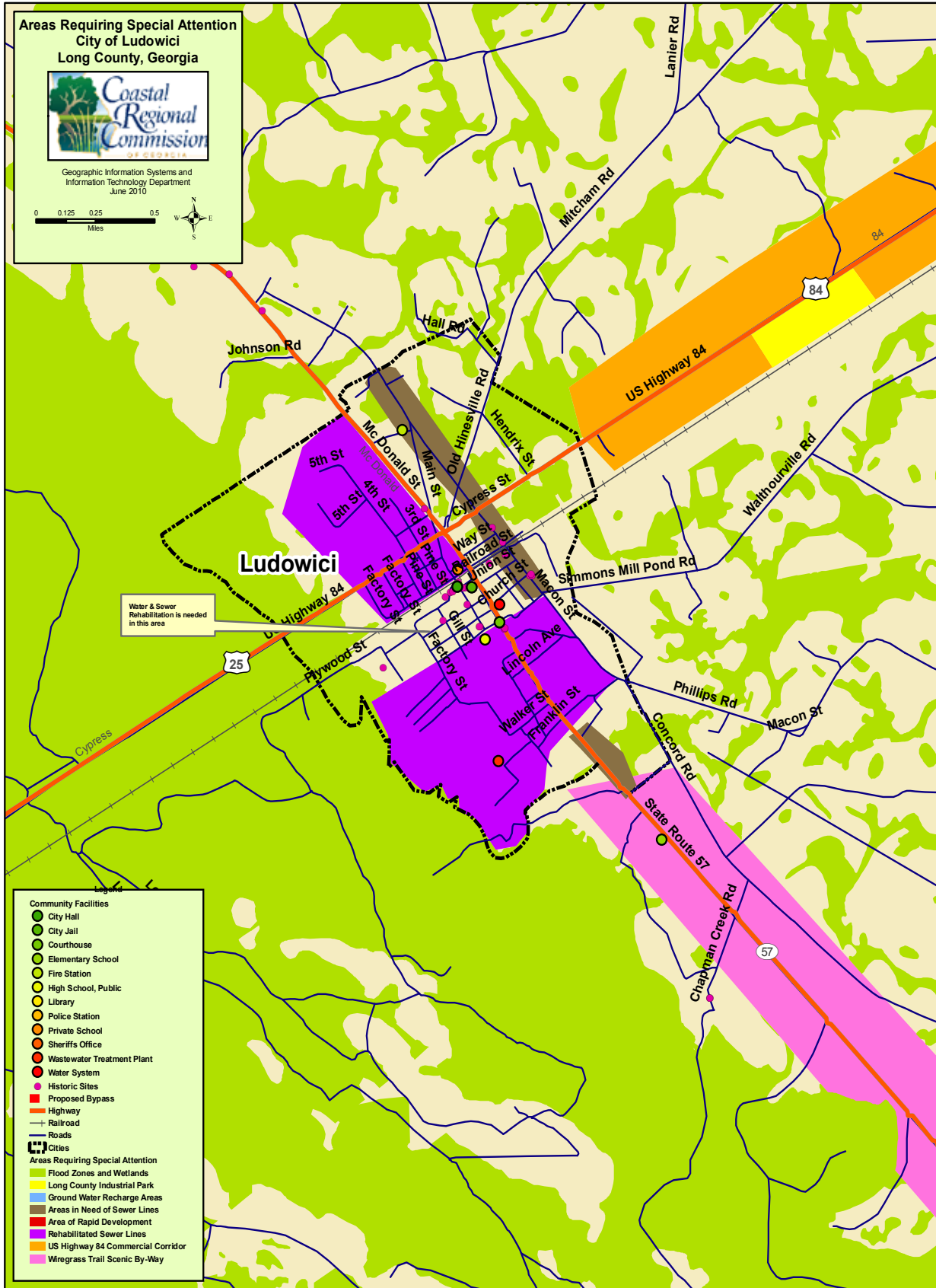
Fort Stewart

The north western portion of Long County is part of the Fort Stewart military installation. The area surrounding the base has been designated the Army Compatible Use Buffer (ACUB). The goal of this buffer is to provide an acceptable and beneficial use of land for the community and to sustain the military training mission. The area around the base within the county is primarily agricultural with some conservation. Preferred uses in this area are agriculture and conservation. The development of residential areas in this area may adversely affect the use of the base and could contribute to a reduced mission or potential Base Realignment and Closure scrutiny.



*Downtown Ludowici Infill
Opportunity*





Analysis of Quality Community Objectives

The following assessment was conducted to address the Quality Community Objectives requirement of Chapter 110-12-1: Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements". The analysis below uses the Quality Community Objectives Local Assessment Tool created by the DCA Office of Planning and Quality Growth. The completed Local Assessment Tool can be found in the Appendix of this report.

Development Patterns



Typical Subdivision Development

Traditional Neighborhoods: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Traditional neighborhood development can be found in the City of Ludowici, where residential development is occurring primarily within the existing city limits. Long County has a rural development pattern with large lots. This continues to be the primary development pattern within the County since there are no community water or sewer systems outside of Ludowici. One residential development crosses the Long Co-Liberty County line, and is serviced by the City of Walthourville water supply system.



Dilapidated House in Ludowici

Infill Development: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Opportunity exists within the City of Ludowici for infill development. Long County continues to experience a rural development pattern though much of the development is occurring in the north central part of the County near Walthourville, and adjacent to Ludowici. Long County and the City of Ludowici adopted a joint Land Development Code in November of 2008. Adoption of the Land Development Code gives the County and City the basic tools to direct development within their jurisdictions.



*Historic Walthourville
Presbyterian Church*

Sense of Place: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive mixed-use, pedestrian friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Long County and the City of Ludowici share the characteristics of rural counties and small rural cities found in southeastern Georgia. The County – City Land Development Code provides for the regulation of aesthetics such as signage, landscaping and building height. Ludowici does have a historic preservation ordinance, but still needs to establish a historic district and historic preservation commission. A survey of historic and cultural resources would provide the County and the City with a basis of information to establish a program for protection of these resources.

Development Patterns

Transportation Alternatives: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternative transportation should be encouraged.

There is on-demand transit available in Long County and the City of Ludowici. There is a sidewalk network serving much of Ludowici that allows people to conveniently and safely walk to a variety of destinations. There is a need to extend the sidewalk network to reach activity centers not currently connected, such as the Smiley Elementary School, the Long County Senior Center and the Ludowici City Hall.



No Sidewalk to Smiley Elementary

Regional Identity: Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Long County and the City of Ludowici are definitely characteristic of rural inland counties of the Coastal region in terms of architecture, landscape, culture, commerce, and education. A significant portion of the County continues to be utilized for forestry and agriculture. The City of Ludowici is the activity center for Long County, serving as home to the county government and the county schools, and is the commercial service center for Long County.



Ludowici Well Pavilion

For a more complete assessment of development patterns, see the complete Quality Community Objectives Local Assessment found in the Appendix.

Resource Conservation



Walthourville Presbyterian Church

Heritage Preservation: The traditional character of the community should be maintained through preservation and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Long County and the City of Ludowici do not have any ordinances or policies in place that designate historic districts nor require new development to complement their historic development pattern. The City of Ludowici does have a historic preservation ordinance but has not established a historic district. As such there is no active historic preservation commission for the County or the City at this time. A survey of historic and cultural resources would provide the County and the City with a basis of information to establish a program for protection of these resources.



Griffin Ridge Wildlife Management Area Trail Head

Open Space Preservation: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

The County and City do not have a greenspace plan. Long County and the City of Ludowici recently adopted a Land Development Code and Zoning Map. While the City of Ludowici provides community water and sewer services, none are available in unincorporated areas of the County at this time, requiring lots to be sized to accommodate separate wells and/or septic systems. The Griffin Ridge Wildlife Management Area is located southwest of Ludowici along the Altamaha River. The State has acquired additional lands along the Altamaha River and is currently drafting a management strategy.



Long County Recycling Drop-off Facility

Environmental Protection: Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Long County and the City of Ludowici have adopted the "Part V" Environmental Ordinances relevant for the communities. The County is proposing to conduct a Natural Resources Survey in its proposed Short Term Work Program. The County and City do not have a tree preservation ordinance, although the County requires proper permits are secured before any land clearing can occur.

Social and Economic Development

Growth Preparedness: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Long County and the City of Ludowici's decision making bodies are aware of population projections, growth trends, and ordinances, policies and development regulations currently in place that are designed to help the communities achieve their QCO goals. The County and City currently do not have a Capital Improvement Program; however, they do budget annually for capital projects. While the County and City do not have designated areas where they anticipate growth, there are obvious areas where growth will happen and should be planned around a natural resources inventory.

Appropriate Businesses: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skilled job opportunities.

A significant portion of the citizens of Long County and the City of Ludowici commute to jobs in neighboring counties. The County and City recognize the need for additional economic development opportunities, and work with the Development Authority to attract businesses to the Long County-Ludowici Industrial Park. There is the need and desire to attract more basic services to the County and City so their citizens may have employment and local options for daily needs.

Employment Options: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Within Long County and the City of Ludowici education, government and retail services are the major employers. The County and City are constantly looking for opportunities to expand the employment base and provide educational and training opportunities for their citizens.



*Recent Commercial Development
on US Highway 84*

“Education, government
and retail services are
the major employers”

For a more complete assessment of resource conservation, see the completed Quality Community Objectives Assessment found in the Appendix.

Social and Economic Development



Mobile Home Development

Housing Choices: A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Most of the housing within Long County and the City of Ludowici is manufactured/mobile homes followed by single family houses. Many of the single family houses were constructed prior to 1980. Much of the new homes being constructed are for higher income households, with manufactured/mobile homes being the affordable housing option. There is a recognized need for more rental options, especially multifamily units.



Technical training available in Ludowici

Educational Opportunities: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

There are a number of colleges, universities and technical training programs within 60 miles of Long County and the City of Ludowici. With this, the communities have access to opportunities for higher education and professional training, and encourage the provision of workforce training options and programs that help provide citizens with skills for jobs that exist within the communities.

For a more complete assessment of social and economic development, see the completed Quality Community Objectives Local Assessment found in the Appendix.

Governmental Relations

Local Self-determination: Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

Long County and the City of Ludowici recognize their responsibilities in governing for today and into the future. The County and City actively seek and receive assistance through state and federal grants. These grants support the County and City efforts to comply with state and federal requirements that support local governments' mission to protect the health, safety and welfare of their citizens.

Regional Cooperation: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Long County and the City of Ludowici are communities that do think regionally on economic issues and land use decisions. The County and City are managing development through a joint planning commission and the county planning and building staff are performing the same role for the City. The County is participating in regional economic development effort and transportation efforts.

With part of Fort Stewart occupying the northwest corner of the county, Long County participated in the implementation of the Fort Stewart/Hunter Army Airfield Joint Land Use Study. The Joint Land Use Study looked at the activities of the military at Fort Stewart, along with what is occurring in the neighboring communities to determine what would be the most desirable land uses and activities on property adjacent to Fort Stewart to minimize issues between the military mission at Fort Stewart and the neighboring communities.

For a more complete assessment of governmental relations, see the completed Quality Community Objectives Local Assessment found in the Appendix.

Issues and Opportunities

The issues and opportunities come from two stakeholder involvement meetings held in April and June of 2009 for the Regional Plan development. County and City leadership, along with staff were consulted, identifying additional issues and opportunities.

The following section is a summary of the issues and opportunities identified. A complete list of the issues and opportunities is found at the beginning of the short term work program section. A reference number has been assigned to each issue and opportunity, which is used to identify the short term work program task addressing the issue and/or opportunity.

Land Use



Septic Tank Mound

Opportunities for Development, Redevelopment, and Land Use Changes

Community water and sewer services are not available outside of the City of Ludowici city limits except for the Industrial Park, served by the City, and a City of Walthourville subdivision that crosses into Long County. The City of Ludowici's water and sewer systems are in need of major maintenance and updating to continue to serve the existing and potential development within the city limits. The lack of community water and sewer service in the County is resulting in continued large lot developments to meet well and septic system requirements.



Landscaping along US Highway 84

Design Standards and Development Guidelines

Long County and the City of Ludowici adopted a joint Land Development Code and zoning maps in November 2008 and have established a joint Planning Commission. The County Planning and Building Department serves as staff for reviewing all land development applications for the County and City. The County Commission and City Council have final approval authority over proposed developments within their respective jurisdictions. The Coastal Regional Commission (CRC) is developing model design standards for the region. Both Long County and the City of Ludowici will consider adopting the CRC Model Design Standards to use when evaluating development proposals.



Long County Agriculture

Resource Protection

Development in Long County diminishes its agricultural and natural resources. The lack of community water and sewer services outside of the City of Ludowici requires development to occur in sprawling patterns of large lots to accommodate private wells and septic systems. The best soils for septic systems tend to be utilized for farming and environmentally sensitive groundwater recharge areas. Development also places pressure on wetlands, as approximately 42 percent of the County can be designated as wetlands.

Housing



Mobile Home Development

Housing Stock

Single family housing units dominate the housing stock in Long County and the City of Ludowici with over a 97 percent share according to the 2000 Census. The majority of the single family housing units are manufactured/mobile homes followed by single family houses. Most of the housing stock found was constructed prior to 1980.

Housing

Infill Development

Within the City of Ludowici there is the opportunity for infill development where supporting infrastructure exists. Application of the Part V Environmental Ordinances and adoption of additional ordinances to protect county resources, such as agricultural land preservation, are the means available to the county to encourage clustering of development.

Affordable Housing

With over 97 percent of the housing stock mobile homes and single family houses, there is a need for more diversity in housing options. Diversity in the housing options will provide affordable and rental properties to better meet the needs of citizens just entering the housing market along with the retiring population looking to downsize or are requiring assistance for daily living.



Apartments in Ludowici

Economic Development

Small Business Growth and Retention

Retail business is the second largest employer in all of Long County, with almost all retail business in the form of small businesses. Long County and the City of Ludowici seek and encourage development, growth and retention of small businesses.



New Business Construction

New Business and Industry Recruitment

Long County has developed the Long – Ludowici Industrial Park located on Highway 84 just north of the City of Ludowici. The Long County Development Authority is responsible for the promotion of the Industrial Park. The Development Authority works with County and Chamber of Commerce to promote and recruit businesses and industry for the County and City in addition to the industrial park. Long County does participate in regional economic development organizations.



Long - Ludowici Industrial Park Development

Appropriate Businesses

Long County and the City of Ludowici desire economic development. They are focused on economic development compatible with the communities and environment of the County and City. This focus is on economic development that will utilize both the natural and human resources within the County and that provide the services needed and desired by their citizens. The County and City will be exploring their opportunities to develop eco- and heritage tourism that takes advantage of the natural and historic resources within the County and City.

Natural, Cultural and Historic Resources



*Early House at Jones Creek
Community Park*

Protection and Preservation Efforts

There is not a current inventory of natural and cultural resources for Long County and the City of Ludowici. Development and neglect are impacting these resources. Without an inventory, the County and City are limited in how best to preserve and develop their natural and cultural resources to take advantage of the growing eco- and heritage tourism industry.

Greenspace

Currently the County only has one recreational park, located in City of Ludowici. The State owns the Griffin Ridge Wildlife Management Area southwest of the City of Ludowici along the Altamaha River, and has acquired additional lands along the Altamaha River in the southeast corner of the County.

Community Facilities and Services



*New Subdivision with Paved Streets
on Dirt Road*

Aging Infrastructure

The City of Ludowici is continually working to maintain and rehabilitate its water and sewer systems. The City is continually seeking funding to rehabilitate its water and sewer systems. The County and City are continually working on road maintenance, repairing paved roads as needed and continually grading their dirt roads. The County is paving dirt roads as needed and funds are available. New developments are required to have paved roads.



Long County Recreation Department

Parks and Recreation

The Long County Recreational Department currently has one major park that is located in the City of Ludowici. The park is home to successful active recreational programs. There is a need for additional recreational programs in the County. The County is exploring the development of new programs and facilities.

Community Facilities and Services

Sidewalks

Sidewalks can be found within the City of Ludowici. The City and County periodically extend the network to serve activity centers within the City. The City does not have a program to extend sidewalks throughout the City. Sidewalk maintenance occurs as needed. The rural development pattern within the County has not lent itself to development of sidewalks. Establishment of sidewalks in new developments is not required by the County.

Transportation

Public Transit

Public transportation is available in Long County and Ludowici through the Coastal Regional Coaches Regional Rural Public Transit service. This is an on-demand service available to all residents of Long County and the City of Ludowici.

Growth and Traffic Congestion

With its rural development pattern and small population, traffic congestion is not a persistent problem in Long County and the City of Ludowici. Congestion is occurring in the vicinity of the schools prior to and following the end of the school day. The Highway 57 railroad crossing and the intersection of US Highway 84 and Macon Street in the City of Ludowici are the only other congestion sites identified. New development of individual properties can still occur along unpaved roads. However, new subdivisions are required to provide paved roads.



Highway 57 Railroad Crossing in Ludowici

Alternative Modes of Transportation

The rural nature of Long County limits the opportunities for alternative modes of transportation. Long County is exploring opportunities for alternative transportation in cooperation with the Coastal Regional Commission. Citizens in and adjacent to City of Ludowici have the sidewalk system to access government and commercial services located in the City.

Intergovernmental Coordination



Emergency Services Facility in Ludowici

Cooperation between Long County and the City of Ludowici

Long County and the City of Ludowici currently have a good working relationship, sharing a number of essential services. Both the County and City should continue and expand the commitment of working together for the benefit of the overall community.

Coordination with other Agencies

Long County and the City of Ludowici should continue to maintain open lines of communication with the Georgia Department of Transportation, Georgia Environmental Protection Division, Georgia Department of Natural Resources, Fort Stewart, and other important agencies.



Multi Use Social Services Facility

Regional Coordination

The coastal region is experiencing tremendous growth. Long County is seeing its share from continued growth of Fort Stewart. Regional coordination, especially on issues of transportation, economic development and activities at Fort Stewart, is critical for the continued development of Long County, the City of Ludowici and the region. Participation in the Fort Stewart – Hunter Army Airfield Joint Land Use Study and Fort Stewart Growth Management Partnership continues to be an important means of regional coordination and cooperation for Long County.

Implementation Program

As required by DCA, this Partial Plan Update has an Implementation Program, which includes a Report of Accomplishments, Updated Short Term Work Program, and Policies the County and the City will adopt in order to provide ongoing guidance, suggestions and direction to elected officials for making decisions consistent with addressing the identified issues and opportunities.

The Updated Short Term Work Program provided in this document starts in 2010 and carries through 2014. It identifies specific implementation actions Long County, the City of Ludowici, and other entities intend to accomplish if resources are available during the interim planning period.

Report of Accomplishments for Long County and the City of Ludowici

Long County Short Term Work Program: Report of Accomplishments

Project or Activity	Completed	Currently Underway	Postponed	Not Accomplished & No Longer Required	Reason Postponed or Not Accomplished & No Longer Required
NATURAL, CULTURAL & HISTORIC SERVICES					
Long County will apply for funding to prepare and implement a natural resources management plan			x		lack of resources
Long County will pursue and review alternative methods to zoning and building permit processes to manage the impact of development activities on natural resources	adopted 12/04/08				
Long County will participate with the detailed natural resources inventory and assessment efforts		x			Coastal Georgia Land Conservation Initiative started in 2008
Long County will establish a Comprehensive Water Supply Management Plan		x			
Long County will continue to work to meet Part V of the Regional River Corridor Protection Act	x				
Long County will update the survey of historic resources as necessary and will participate in the update of the Regional Historic Preservation Plan			x		lack of resources
Long County will assist in individual and district nominations to the National Register of Historic Places			x		lack of resources
Long County will continue to promote 'Heritage Tourism'		x			Ongoing activity
Long County will develop a Train Depot Museum			x		lack of funding
COMMUNITY FACILITIES & SERVICES					
Support the regional efforts of the Hinesville Area Metropolitan Planning Organization.		x			Ongoing activity
Request funds from GDOT to construct a railroad overpass in Ludowici			x		lack of funding
Continue to make every effort to keep county roads, bridges, and right-of-ways free of litter and debris.		x			Ongoing activity
Continue to coordinate with state and federal highway agencies to accommodate the projects planned in Long County.		x			Ongoing activity

Project or Activity	Completed	Currently Underway	Postponed	Not Accomplished & No Longer Required	Reason Postponed or Not Accomplished & No Longer Required
Continue to apply for government assistance for targeted public infrastructure investments that will forward economic development, maximize returns on investments, and improve facility services		x			Ongoing activity
Renovate the existing County road barn			x		lack of funding
Encourage sidewalks as part of new development	x				LDC 6.19.1.Z encouraged in new Subdivision
Encourage GDOT to add bike lanes and sidewalks as part of resurfacing and new construction in appropriate areas along state highways		x			Ongoing as GDOT projects are planned for the Long County
Invest in new infrastructure as needed to ensure the continued provision of an adequate level of service	x				
Continue to coordinate with state and federal authorities to implement all applicable potable water and wastewater quality requirements, and soil erosion and sedimentation control regulations.	x				LDC addresses implementation state erosion control requirements
Actively plan and program the provision of potable water service to growth areas of the county		x			
Actively plan and program the provision of public sewer treatment service to high growth areas of the county		x			
Continue to maintain and purchase solid waste equipment needed to properly operate solid waste collection efforts			x		currently private collection
Continue to identify viable collection efforts and implement efficiency programs when feasible				x	private collection
Evaluate collection efforts periodically to determine if changes are needed or if new collection mechanisms are feasible		x			Ongoing activity
Begin local recycling program		x			Have established two drop off centers
Build new Fire Substation in Donald Community	x				
Purchase fire and EMS equipment and vehicles	x				

Final

Project or Activity	Completed	Currently Underway	Postponed	Not Accomplished & No Longer Required	Reason Postponed or Not Accomplished & No Longer Required
Purchase Law Enforcement equipment and vehicles as necessary	x				
Construct and administer County jail facility				x	No funding
Plan and program existing recreational facility improvements, new facilities, and programs in accordance with the needs and preferences of all county residents		x			Ongoing activity
Consider construction of a Teen center			x		Needs changed
Construct a walking trail		x			
Pave county roads	x				
Improve road signage	x				
DEVELOPMENT PATTERNS (Land Use)					
Ensure developments are setback at proper intervals so as to prevent potable water well contamination	x				
Require buffer zones between heavy industrial and high volume commercial land uses and residential areas	x				
Maintain water quality through the protection of environmentally sensitive lands	x				
ECONOMIC DEVELOPMENT					
Enhance Long County's visibility as a place for business to locate	x				
Facilitate a relationship between federal, state, and local governments with business and industry to promote economic development	x				
Complete and promote the Long County/Ludowici Industrial Park		x			Continually promoting the industrial park
Encourage future development in areas with adequate services and infrastructure		x			Ongoing activity
Encourage economic growth of existing populated and developed areas		x			Ongoing activity
Continue to offer financial programs, tax incentives and credits, and technical assistance to new and existing businesses and industry		x			Ongoing activity
Encourage collaboration between employers, employees, and existing educational facilities to establish an educated quality, and sustaining workforce		x			Ongoing activity

Project or Activity	Completed	Currently Underway	Postponed	Not Accomplished & No Longer Required	Reason Postponed or Not Accomplished & No Longer Required
Collaborate on a multi-jurisdictional level to promote tourism throughout the region		x			Ongoing activity
Review and update strategies for achieving targeted development types		x			
Identify potential sites for historic and environmental-based tourism		x			
Use authority granted under the Georgia Enterprise Zone Employment Act to create jobs and economic activity in distressed neighborhoods		x			
Nurture sectors that provide high earnings and wages		x			Ongoing activity
Encourage higher labor participation rates		x			Ongoing activity
Develop and maintain criteria for targeting types of economic development activity		x			
Support and advertise job training, business assistance and education programs available through the University of Georgia Small Business Center, Georgia Tech Economic Development Institute and the Coastal Regional Commission		x			Ongoing activity
Work closely with surrounding area technical schools to assist local residents with job training and employment placement		x			Ongoing activity
Continue to actively promote and support Wiregrass Trail Scenic Byway tourism activities		x			Ongoing activity
Apply for state and federal grants to support tourism projects		x			Ongoing activity
Annually review Capital Improvement Program for economic development needs and revise as necessary		x			
Periodically investigate the need for and the feasibility of establishing a community revolving loan fund.		x			
Consider use of the Coastal Area Development District Authority		x			
HOUSING					
Encourage and support facilities for the homeless				x	Need not demonstrated
Periodically review the need for adoption and administration of zoning regulations	x				

City of Ludowici Short Term Work Program – Report of Accomplishments

Project or Activity	Completed	Currently Underway	Postponed	Not Accomplished & No Longer Required	Reason Postponed or Not Accomplished & No Longer Required
NATURAL, CULTURAL & HISTORIC SERVICES					
Add 4-6 additional properties to existing historic resources. Provide or participate in the placement of such properties on the National Register of Historic Places. Assist with the restoration and productive use (continued or reuse) of these properties.				x	Not a priority
COMMUNITY FACILITIES & SERVICES					
Replace lift station on Bratcher Street	x				
Replace sewer line in Pecan Park	x				
Replace two patrol cars	x				
Develop a joint committee to study the feasibility of a shared Public Safety Center	X	x - E-911 March 2010			
Automatic finger print scanner	X				
Construct new water and sewage lines from the east side of Ludowici to the intersection of US 84 and 57	X				
Renovate city hall	x				
ECONOMIC DEVELOPMENT					
Provide funding for the Long County/Ludowici development Authority		x			Ongoing activity
Provide funding for programs that attract businesses that are compatible with our goals , natural resources and unique geologic features			X		Lack available funds
Provide funding for initiatives that promote the revitalization of the City of Ludowici to support economic growth			x		Lack available funds
HOUSING					
Aggressively pursue grants for housing rehabilitation and renewal			x		Lack staff support
Provide funding for the building and code enforcement program	x				Joint with Co. funded through fees

Final

Project or Activity	Completed	Currently Underway	Postponed	Not Accomplished & No Longer Required	Reason Postponed or Not Accomplished & No Longer Required
Develop a Keep Ludowici Beautiful program			X		Lack funding, staff
Study the feasibility of a Weed and Seed Program to benefit low-income neighborhoods			x		Lack funding, staff
Develop an ordinance requiring all homes to be placed on a fixed foundation.	x				
INTERGOVERNMENTAL COORDINATION					
Pursue intergovernmental cooperation when cost effective	x				
When appropriate and cost effective promote the sharing of services	X				
Participate in committees, groups and organizations promoting intergovernmental cooperation	X				
DEVELOPMENT PATTERNS (Land Use)					
Develop Land Use Codes to guide and regulate growth.	X				

Short Term Work Programs for Long County and the City of Ludowici

Tasks have been identified by Long County and the City of Ludowici addressing the identified issues and opportunities. These tasks comprise the short term work programs for the County and the City. A list of the issues and opportunities is provided. A reference number is assigned to each issue and opportunity, which is used to identify the task addressing the issue and/or opportunity.

Long County and City of Ludowici Issues and Opportunities

ED	Economic Development - Issues
ED-1	Need for higher paying jobs locally
ED-2	Need for more employment diversity – too much reliance on a few large industries
ED-3	Need to increase training and education to meet the needs of employers
ED-4	Need more local services and retail so residents can meet their needs in their community
ED-5	Need to promote expansion of existing businesses and new industry
ED-6	Important natural, recreational, cultural, and historic sites and structures are undeveloped and/or underutilized as an economic development tool
ED-7	Community awareness of the importance of education is critical.
ED-8	As industry and employer needs change, re-education for new/different jobs is needed.
ED-9	Transportation is a critical element for economic development and jobs.
ED-10	Citizens spend money in neighboring communities and counties
ED-11	Competitive mind set between governments
ED-12	Need to work with and coordinate with property owners to achieve access to river
ED-13	Need to improve perception and recognition of Long County.
OED	Economic Development - Opportunities
OED-1	Existing industrial park
OED-2	Opportunities present to strengthen and enhance the local economic base
OED-3	Proximity to the ports and regional transportation
OED-4	Retirees relocating to the region represent an untapped resource
OED-5	There are a number of universities, local community colleges and technical colleges with a 60 mile radius of the City of Ludowici
OED-6	Promotion of businesses through local chambers and development authorities
OED-7	Land in Long County is attractive and affordable
OED-8	Opportunity to capture a greater share of tourism dollars
OED-9	Well-planned mixed-use communities can preserve County's rural character and encourage connectivity
OED-10	Eco-tourism is viable economic development, especially tied to the Altamaha River and the surrounding natural areas.
OED-11	Local services and retail area a high priority
OED-12	Need to coordinate with neighboring governments, especially Liberty County. Regional Development Authority is a good idea.
OED-13	Use the Web to promote the County.

H	Housing - Issues
H-1	Existing housing primarily single-family and manufactured homes, resulting in a largely homogeneous housing market
H-2	Lack of higher density housing and multifamily units concentrated around existing infrastructure with pedestrian-friendly connections
H-3	Need more special needs housing for aging population
H-4	There is a need for restoration or rehabilitation of many older dwellings
H-5	High number of manufactured homes on septic systems
H-6	Weak land use regulations for manufactured homes
H-7	Need affordable homes for first time buyer
H-8	Landlords and absentee owners need to keep the properties up
H-9	Decline/decay when properties are not maintained leads to crime and other issues
H-10	Difficult to find rental housing.
H-11	Townhouse subdivision is coming
H-12	Need dialogue with development community to share information and ideas.
H-13	Need diverse housing types.
OH	Housing - Opportunities
OH-1	Renovate historic structures to meet housing needs, while preserving architectural heritage
OH-2	Work with private, non-profit and other organizations to promote greater housing diversity
OH-3	Development due to growth from Fort Stewart
OH-4	Infill development can enhance established neighborhoods and help revitalize economically distressed neighborhoods
OH-5	Affordable housing is needed as an alternative to manufactured homes
OH-6	Programs and funding sources available to stimulate redevelopment and revitalization where appropriate
OH-7	Infrastructure in City could support more multifamily housing
OH-8	Increased competition in the rental market can lead to better property maintenance
OH-9	Promote retirement friendly housing which is low maintenance and universally accessible
OH-10	Large unit multifamily may be able to handle population more effectively than more smaller unit multifamily properties.
OH-11	Coordinate/tap into military work through existing efforts, such as the Growth Management Organization.
OH-12	Ludowici has antiquated sewers, with rehabilitation may entice new development (residential and commercial)
OH-13	Majority of money and revenue is outside city limits. Build on County and City coordination and cooperative efforts.

NR	Natural Resources - Issues
NR-1	Loss of agricultural lands to residential development
NR-2	Absence of farmland protection ordinances
NR-3	Development within wetlands and floodplains impacts drainage patterns
NR-4	Limited access to WMA/conservation areas makes it more difficult for hunters to continue to use these lands
NR-5	Large amount of wetlands in the County.
NR-6	Need more support for farmers, both in support and infrastructure.
ONR	Natural Resources - Opportunities
ONR-1	Preserve large-lot agricultural and rural character
ONR-2	Implement farmland protection strategies for keeping productive farmland in agricultural uses
ONR-3	Protect agricultural areas from succumbing to development pressures
ONR-4	Wetlands and floodplains that offer opportunities for green space preservation
ONR-5	Increased education on the importance of the protection of environmentally sensitive resources
ONR-6	Desire to be pro-active in addressing water flow and wetland impacts
ONR-7	Forestry is still active in Long County
ONR-8	State acquired lands along the Altamaha River
ONR-9	More community involvement in cooperative efforts, such as the Altamaha Riverkeeper and river cleanups as needed.
ONR-10	Campaign to increase public awareness, participation and capitalize on the community as a resource. Need to promote Civic involvement through better communication with the public and citizens.
ONR-11	Need to stick with plan for guidelines. Public needs to be informed about Comprehensive Plan and planning/zoning.

HC	Historic and Cultural Resources - Issues
HC-1	Limited venues for cultural enrichment such as theater, live music, festivals, and museums
HC-2	Loss of community character and architectural heritage
HC-3	Lack of support for historic preservation and protection of cultural heritage
HC-4	Inappropriate renovations of historic structures
HC-5	Impacts to scenic roadways conforming to modern DOT standards
HC-6	Abundance of aging and un-kept structures can create a negative concept of an area
HC-7	Lack of documented resources may leave some structures and sites vulnerable
HC-8	There is resistance to historic preservation when limited funding pits preservation against providing human services.
HC-9	More people oriented with dollars than historic preservation.
HC-10	Historic preservation should be a private effort.
HC-11	Need to look at cost/benefits.
OHC	Historic and Cultural Resources - Opportunities
OHC-1	Promote and protect historic sites and structures to enhance opportunities for tourism and economic development and maintain the county's heritage and character
OHC-2	Educate and inform local citizens of the significance of the county's historic and cultural resources
OHC-3	Increasing interest in maintaining the historic integrity of communities and structures
OHC-4	Preserve salvaged historic material for proper renovations
OHC-5	Design guidelines for contextual sensitivity
OHC-6	Listing on the National Register for Historic Places to allow owners to qualify for tax incentives
OHC-7	Creation of local historic districts
OHC-8	Survey historic resources county-wide
OHC-9	Ludowici tile is a well known product of the area
OHC-10	Historic preservation guidelines can be used to maintain historic structure integrity and appearance
OHC-11	Historical/cultural resources help foster sense of community and community pride
OHC-12	Rural verses urban historic resources can be special and help define the community.
OHC-13	Older citizens especially focus on the need for historic resources.
OHC-14	Utilize Web more as a resource.
OHC-15	Need to sell the community inside and out.

LU	Land Use - Issues
LU-1	Development pressures threaten to diminish the County's agricultural and silviculture activities
LU-2	Development typically results in the loss of green space, habitat, and natural stormwater retention
LU-3	Sprawling residential development on large lots served by septic systems and private wells, consuming sizable amounts of agricultural lands
LU-4	Residential developments along un-paved roads
LU-5	Lack of neighborhood centers to serve adjacent neighborhoods
LU-6	Commercial strip development patterns lack character and discourage walking
LU-7	Careful consideration must be given to road improvements and construction of new roads in areas such as conservation areas, wetlands and floodplains
LU-8	Most development is segregated in terms of use and location, leaving few options but to drive
LU-9	Competition for development inhibits the local government from being more judicious when considering less than desirable development proposals
LU-10	Lack of commercial and industrial development.
LU-11	Most of the recent development has been single family
LU-12	Railroad spur needs to expand into the industrial park to help development
LU-13	Stormwater management needs improvement, including floodplain ordinance and flood plan.
OLU	Land Use - Opportunities
OLU-1	Protect agricultural uses to retain vital farmland and support local businesses by providing agricultural services and materials
OLU-2	Encourage local government to adopt a tree protection ordinance
OLU-3	Provide incentives to protect and preserve open space, agricultural land and other sensitive natural resources
OLU-4	Encourage local government to adopt policies that foster mixed-use, higher densities in places where infrastructure and facilities are already in place, making these places developed activity centers that serve daily needs of the community while reducing the cost of infrastructure and services
OLU-5	Opportunities to encourage and attract new industrial growth
OLU-6	Commercial growth on undeveloped vacant sites and infill areas can preserve undeveloped land and minimize strip development
OLU-7	Continue to accommodate combinations of agricultural, residential, commercial, and industrial land uses in rural areas
OLU-8	Coordinate land use and transportation planning to increase mobility and connectivity while considering land uses and transportation decisions
OLU-9	Allow mixed-use development by right, increasing options for residents who wish to live in a variety of communities
OLU-10	Higher density residential (apartments, condos, etc.) in some areas to help preserve farmlands, efficiently use infrastructure, etc.
OLU-11	Industrial Development Authority may need to acquire more land for continual expansion
OLU-12	Education about development ordinances and innovative approaches is needed, including exploring the potential for transfer development rights (TDR) program.

CF	Community Facilities and Services - Issues
CF-1	New developments with wells and/or septic systems produce a development pattern which does not support efficient delivery of government services
CF-2	Lack the ability to pay for infrastructure to accommodate growth patterns
CF-3	Need more recreational facilities and parks in local communities and in closer proximity to existing residential neighborhoods
CF-4	Pedestrian and bicycle paths should link residential areas, public parks and recreational facilities
CF-5	Providing water and sewer can be prohibitive for serving low density over long distances.
CF-6	Concern over current practice of mounded septic systems in subdivisions
CF-7	Developments on septic systems close to environmentally sensitive features (i.e. Doctors Creek)
CF-8	Water is a key issue that needs to be addressed right away.
CF-9	Regional water and sewer has some issued. There needs to be equity between jurisdictions.
CF-10	Planning regionally may work and have advantages, but not implementation.
OCF	Community Facilities and Services - Opportunities
OCF-1	Regional pedestrian/bicycle trails can increase access to recreation, historic, and natural resources and provide alternative transportation modes
OCF-2	Connectivity of open space can be encouraged by linking parks and conservation areas
OCF-3	Opportunities to explore water re-use
OCF-4	Regional water and sewer facilities could help address some of the low densities in the area
OCF-5	Community waste water treatment systems are preferable over individual septic
OCF-6	Capturing rain water through cisterns or other methods should be promoted
OCF-7	Need to look regionally to benefit all.
OCF-8	Opportunity to capitalize for Long County on water and potential for raising revenue. Lot of capacity in water withdrawal permit.
OCF-9	Business and industrial development needed to generate funding for infrastructure.

T	Transportation - Issues
T-1	People lack transportation choices for access to housing, jobs, services, goods, health care, and recreation
T-2	Rural street design discourages pedestrian and bike activity
T-3	New developments often have inadequate roadway design and little concern for access management
T-4	Lack of transportation corridor management results in developments with ingress/egress issues
T-5	Many roads are too narrow and unpaved, yet there is opposition to upgrade/paving existing dirt roads
T-6	Congestion is mainly an issue around school times and the railroad
T-7	Dirt roads are not well maintained
T-8	There is a lack of connectivity, especially with schools.
T-9	There is childcare at schools, but no transportation for mothers and babies on school buses, so they rely on student transport.
T-10	Transit information can be hard to find and scheduling difficult
T-11	Smallest County in region, forgotten part of the area.
T-12	Opposition to upgrading/paving existing dirt roads. Funding an issue.
OT	Transportation - Opportunities
OT-1	Long range transportation planning can promote and provide transportation options
OT-2	Regional transportation planning promotes collaborative solutions between local governments and enhances transportation opportunities
OT-3	Advanced planning for alternative modes of transportation can result in more cost-effective implementation to occur with new development
OT-4	Pedestrian/bicycle trails can be created or expanded, including conversion of any abandoned rail corridors
OT-5	Scenic roads and corridors contribute to the County's unique character and historic heritage and should be protected from inappropriate development, obstructive signage, and clear-cutting
OT-6	Good demand response transit services are available and provide a variety of services
OT-7	Widen Wiregrass Parkway to four lanes, Hwy 301 is already 4 lanes south of Glennville then has two lanes.

IG	Intergovernmental Coordination Issues
IG-1	Varying levels of planning, development regulations and resources can be problematic for coordination and consistency
IG-2	Need to promote partnerships between local government and community stakeholder groups
IG-3	Method for allocation of SPLOST
IG-4	Population growth related to Fort Stewart
OIG	Intergovernmental Coordination - Opportunities
OIG-1	Consolidation of services or a more unified approach can provide for improved and more efficient services
OIG-2	Intergovernmental agreements enhance efforts throughout the county
OIG-3	Coastal Regional Commission provides regular opportunities for local officials to meet and consider regional approaches
OIG-4	City and County currently have good working relationship
OIG-5	Good opportunity currently with diverse groups working together
OIG-6	Opportunities for regional cooperation
OIG-7	Change is inevitable and communication is a key.
OIG-8	Government representatives need to network and get the word out about Long County by actively engaging in meetings, events, etc.
OIG-9	Area of Long County within the Army Compatible Use Buffer(ACUB) for Fort Stewart not seeing active development, time to plan.
OIG-10	Long County participates in the Growth Management Partnership with Fort Stewart

Long County Short Term Work Program

Project or Activity	2010	2011	2012	2013	2014	Responsible Party	Cost Estimate	Funding Source	Issues Addressed	Opportunities Addressed
NATURAL, CULTURAL & HISTORIC SERVICES										
1	Participate with the detailed natural resources inventory and assessment efforts	x				County	TBD	General Funds, Coastal Incentive Grant	NR-3	
2	Develop a Comprehensive Water Supply Management Plan			x	x	County, City	TBD	General Funds, Grants	LU-3, CF-1, CF-5	OCF-3, OCF-4, OCF-6, OCF-8
3	Survey and document historic resources		x	x		County, City, CRC	\$15,000	General Funds, State HPD	HC-7	OHC-1, OHC-2, OHC-8, OHC-11, OHC-13
4	Submit individual and district nominations to the National Register of Historic Places			x	x	County, City, CRC	\$10,000	General Funds, State HPD	HC-1, HC-7, HC-10	OHC-1, OHC-2, OHC-6
5	Adopt ordinance to protect historic resources				x	County, CRC	\$10,000	General Funds, Coastal Incentive Grant	NR-3, HC-2, HC-3, HC-4, HC-6, HC-8	OHC-5, OHC-10, OHC-11, OHC-13
6	Collaborate with the CRC on the development of the Regionally Important Resources Plan.	x	x			County, City, CRC	Staff time	General Funds	NR-3	ONR-4, OHR-5, OHR-8, ONR-9, ONR-10, OHC-10, OHC-11, OCF-2, OT-5
7	Implement Long County components of the CRC Regionally Important Resources Plan			x	x	County, City, CRC	Staff time	General Funds	NR-3	ONR-4, OHR-5, OHR-8, ONR-9, ONR-10, OCF-2, OT-5
8	Conduct assessment of Heritage and Eco-Tourism opportunities		x			County, City, Chamber, GADEcD	Staff time	General Funds	NR-4, HC-8, HC-9, HC-11	OED-8, OED-10, OHC-3, OHC-11, OHC-12, ONR-8, OT-5
9	Determine fate of Train Depot building	x				County, City	Staff time	General Funds	HC-1, ED-6	
10	Apply for funding and conduct a stormwater drainage study		x	x		County	\$70,000	Coastal Incentive Grant	NR-3, LU-13	
COMMUNITY FACILITIES & SERVICES										
11	Participate in transportation planning efforts of the Hinesville Metropolitan Planning Organization.	x	x	x	x	County	Staff Time	General Funds	IG-1, IG-2, ED-9	OT-1, OT-2
12	Request feasibility study for a railroad overpass in Ludowici			x	x	County, City, GDOT	Staff Time	General Funds, GDOT	T-6	
13	Work with GDOT to install traffic light at the intersection of US 84 and Macon Street		x			County, City	\$35,000	General Funds	T-9	
14	Plan and program existing recreational facility improvements, new facilities, and programs in accordance with the needs and preferences of all county residents					x	\$	SPLOST, Grants	CF-3, LU-7, LU-9	
15	Construct a multi-use facility at County Park.			x		County	\$	SPLOST	CF-3	

16	Establish a Community Center in the Ludowici area				x	x	County	\$350,000	SPLOST, Grants	CF-3	
17	Complete construction of the walking trail at the Recreation Department		x				County	\$	SPLOST	CF-3	
18	Develop a pre-development review checklist that evaluates development projects for impact on public facilities and services	x					County	Staff Time	General Funds	CF-1, CF-3	
Public Safety - Fire Department											
19	Build new Fire Substation by the State Prison					x	County	\$	Grants, General Funds		
20	Continue to equip County fire stations as necessary to maintain a favorable ISO rating	x	x	x	x	x	County	\$500,000	General Funds, Grants		
21	Continue to support for volunteer fire departments	x	x	x	x	x	County	\$75,000 year	General Funds		
Public Works - Roads & Bridges											
22	Pave Wilkinson Road	x					County	\$1.2 million	SPLOST	T-5, T-12	
23	Formalize and maintain program to keep county roads, bridges, and right-of-ways free of litter and debris.	x	x	x	x	x	County	\$40,000 year	General Funds		
24	Improve storage and maintenance efficiency at the County road barn.						County	\$50,000	Grant, General Funds		
Public Works - Sanitation											
25	Work with Solid Waste Contractor to bring maintenance/transfer facility to the County				x		County, Solid Waste Contractor	Staff Time	General Funds		
26	Investigate County provided residential solid waste collection service			x			County	Staff Time	General Funds		
27	Promote County residential collection service for large debris and appliance removal	x	x	x	x	x	County	Staff Time	General Funds		
ECONOMIC DEVELOPMENT											
28	Develop a program to offer financial programs, tax incentives and credits, and technical assistance to new and existing businesses and industry.		x	x	x	x	County, Development Authority, Chamber	Staff Time	Grants	ED-2	OED-7, OED-11

29	Review and update strategies for achieving targeted development types.	x					Development Authority, County, Chamber of Commerce	TBD		ED-3, ED-4, ED-10	
30	Identify potential sites for historic and environmental-based tourism.		x				County, City, CRC	TBD	Grants	ED-6	
31	Nurture sectors that provide high earnings and wages.	x	x	x	x	x	County, Development Authority, Chamber	TBD		ED-1	
32	Develop and maintain criteria for targeting types of economic development activity.	x					Development Authority	Staff Time	General Funds	ED-2	
33	Support and advertise job training, business assistance and education programs		x	x	x	x	County, Development Authority, Chamber	TBD	General Funds	ED-3, ED-7, ED-8	OED-4, OED-5
34	Work closely with surrounding area technical schools to assist local residents with job training and employment placement.	x	x	x	x	x	County, Development Authority	TBD	General Funds	ED-3, ED-7, ED-8	OED-5
35	Continue to actively promote and support Wiregrass Trail Scenic Byway tourism activities.		x	x	x	x	County, Chamber, CRC	TBD	General Funds, GDOT	ED-6	
36	Apply for state and federal grants to support tourism projects.			x	x	x	County; Chamber; CRC	TBD	Grants	ED-6	
37	Complete Workforce Ready Grant to determine the composition, level of worker satisfaction, and commuting patterns, etc. to address existing needs			x			Development Authority	TBD	Workforce Grant	ED-3, ED-8	
38	Support efforts of Long County Chamber of Commerce	x	x	x	x	x	County	TBD	\$50 year	ED-2, ED-5	
39	Support Development Authority efforts for business and industry development	x	x	x	x	x	County	TBD	General Funds	ED-2, LU-10	
40	Conduct a feasibility study to determine if a rail road spur can be extended to the industrial park		x				Development Authority	TBD	Grants	ED-9	
41	Construct rail road spur to industrial park if feasible					x	County, Development Authority	TBD	Grants	ED-9, LU-12	OLU-11
42	Conduct a feasibility study to determine industrial park expansion options			x			Development Authority	\$30,000	Grants	ED-5	

43	Conduct a feasibility study to determine dedicate source of funding for development authority				x		County; City; Development Authority	TBD	Grants, General Funds	ED-2, ED-5	
44	Develop joint County City Website for informational and promotional services		x				City, County, Development Authority	\$5000	General Funds	ED-13	OED-13, OHC-14, OIG-7, OHC-15
45	Establish stand alone Development Authority office space with Long County Chamber of Commerce					x	Development Authority, County, Chamber of Commerce	\$50,000 to \$1 million	TBD	ED-2, ED-5	
INTERGOVERNMENTAL COORDINATION											
46	Study the establishment of a Joint Water and Sewer Authority with the City of Ludowici			x			County, City	Staff Time	General Funds	IG-1	OCF-4, OCF-5, OCF-7, OIG-1, OIG-2, OIG-4, OH-7
47	Establish an informal forum with local governments in order to provide for the exchange of information		x				County, City	Staff Time	General Funds	IG-1, ED-13, ED-11	OIG-5, OIG-6, OIG-8
48	Enter into a Memorandum of Understanding between Long County and Fort Stewart concerning development in the ACUB			x			Long County, Fort Stewart	Staff Time	General Funds	IG-4	OIG-9, OIG-10
TRANSPORTATION											
49	Participate in the Coastal Regional Commission's Regional Public Transit Plan	x	x	x	x	x	County, CRC	\$	General Funds	T-1, T-9, T-10	OT-3, OT-6
50	Develop a pedestrian and bike plan for the County		x				County, CRC	\$40,000	DOT Planning Grant		OCF-1, OT-3, OT-4, OT-6
DEVELOPMENT PATTERNS (Land Use)											
51	Protect prime agricultural lands by adopting the model ordinance or TDR, PDR, or conservation subdivision		x	x	x	x	County	Staff Time	General Funds	NR-1, NR-2, LU-1, NR-6	ONR-1, ONR-2, ONR-3, ONR-7, OLU-1, OLU-3, OLU-7
52	Enforce all environmental and land development codes for the city and county	x	x	x	x	x	County	\$123,000 year	General Funds	H-6, T-3, LU-8, LU-4, HC-6	OED-9, ONR-11, OLU-7, OLU-12
53	Adopt design guidelines to review proposed residential, commercial and industrial development				x		County	Staff Time	General Funds	LU-6	OLU-7, OLU-8, OLU-9, OLU-10

City of Ludowici Short Term Work Program

	Project or Activity	2010	2011	2012	2013	2014	Responsible Party	Cost Estimate	Funding Source	Issues Addressed	Opportunities Addressed
NATURAL, CULTURAL & HISTORIC SERVICES											
1	Survey and document historic resources		x	x			County, City, CRC	\$15,000	General Funds, State HPD	HC-7	OHC-1, OCH-2, OCH-8, OHC-3
2	Submit individual and district nominations to the National Register of Historic Places			x	x		County, City, CRC	\$10,000	General Funds, State HPD	HC-1, HC-7,	OCH-6, HC-10
3	Enforce Historic Preservation Ordinance				x	x	County, City	\$	General Funds	HC-2, HC-4,	OCH-10, OHC-5
4	Establish a Historic Preservation Commission			x			City, CRC	Staff time	General Funds, State HPD	HC-3, HC 8	
5	Establish a local Historic District			x			City, CRC	Staff time	General Funds, State HPD	HC-3, HC 8,	OCH-7
6	Develop a Comprehensive Water Supply Management Plan			x	x		County, City	\$30,000	General Funds, Grants	IG-1, CF-1, CF-5, CF-8	OCF-3, OCF-6
7	Collaborate with the CRC on the development of the Regionally Important Resources Plan.	x	x				County, City, CRC	Staff time	General Funds	NR-3	
8	Implement the City of Ludowici components of the CRC Regionally Important Resources Plan			x	x	x	County, City, CRC	Staff time	General Funds	NR-3	
9	Conduct assessment of Heritage and Eco-Tourism opportunities		x				County, City, Chamber, GADECd	Staff time	General Funds	ED-6, NR-4, HC-9, HC-10, HC-11	OHC-11, OHC-13, ONR-9, ONR-10, OHC-3
COMMUNITY FACILITIES & SERVICES											
10	Construct new sewer lines East of Franklin Street along Highway 57 and along Macon Street west of Academy Street to City Limit.				x	x	City	\$225,000	General Funds, CDBG, USDA, GEFA	CF-1, CF-5, CF-6	OH-13
11	Work with GDOT to install traffic light at US 84 and Macon Street		x	x			County, City, DOT	\$	General Funds	T-6	
12	Rehabilitate water and sewer lines between Academy Street on the east and Railroad Street on the west.					x	City	\$200,000	General Funds, CDBG, USDA, GEFA	CF-1, CF-5, CF-6	OH-13
13	Dredge wastewater ponds, add aerators and additional maintenance		x				City	\$500,000	General Funds, SPLOST, GEFA, USDA	CF-1, CF-5, CF-6	OH-13

14	Rehabilitate 15 oldest lift station pumps (installed in/about 1988)			x			City	\$150,000	General Funds, SPLOST, GEFA, USDA	CF-1, CF-5, CF-6	
15	Adopt Coastal Storm water Supplement ordinance			x			City	Staff Time	General Funds	NR-3	
16	Complete rehabilitation of City wells.	x					City	\$	CDBG	CF-1, CF-5, CF-6	
17	Conduct assessment of wastewater treatment plan to determine capacity for additional service and needs for upgrades to meet NPDES discharge requirements			x			City, County	\$30,000	General Funds, Grants	CF-1, CF-5, CF-6,	OCF-4, OCF-5, OH-13
Public Safety - Fire Department											
18	Continue City support of Volunteer Fire Department	x	x	x	x	x	City	\$2,400 / year	General Funds		OCF-7
ECONOMIC DEVELOPMENT											
19	Define initiatives that promote the revitalization of the City of Ludowici to support economic growth.				x		City, Development Authority	Staff Time	General Funds	LU-10, ED-6	
20	Study potential establishment of City Economic Development Department			x			City	\$10,000	General Funds, Grants	ED-2	
21	Complete study of services residents and businesses go outside of City/County to receive and develop program to encourage location of these services in the City/County				x		City	\$25,000	General Funds, Grants	LU-10, ED-4, ED-5, ED-10,	OED-11
22	Develop joint County City Website for informational and promotional services		x				City, County, Development Authority	\$5000	General Funds		OED-13, OHC-14, OIG-7, OHC-15
HOUSING											
23	Study the feasibility of a Weed and Seed Program to benefit low-income neighborhoods				x		City	Staff Time	General Funds	H-9	
24	Develop an affordable housing program			x			DCA/City	\$	Grants, General Funds	H-7, H-10, H-13	OH-2, OH-6, OH-9
25	Adopt an ordinance that requires new residential development to connect to water and sewer		x	x	x	x	City	Staff Time	General Funds	H-5, CF-1, CF-5, CF-6	
26	Examine zoning districts for expansion of zones permitting multi-family development		x				City	Staff Time	General Funds	H-2, H-3, H-10, H-13, H-11	OH-4, OH-5, OH-7, OH-8, OH-10
27	Conduct housing needs assessment			x			City	\$40,000	DCA	H-1, H-2, H-3, H-7, LU-11	

28	Adopt development guidelines that promote sustainable neighborhoods and provide sense of place		x				City, County	Staff Time	General Funds	LU-8, LU-6, LU-9	
29	Apply for Signature Community Status				x		City, CRC	Staff Time	General Funds		
INTERGOVERNMENTAL COORDINATION											
30	Study the establishment of a Joint Water and Sewer Authority with Long County to service development in and around the City			x			County, City	Staff Time	General Funds	IG-1, CF-9	OIG-1, OIG-4, OIG-6, OH-13
31	Establish an informal forum with local governments in order to provide for the exchange of information		x				County, City	Staff Time	General Funds	IG-1,	OIG-3, OIG-6, OED-12, OIG-8
32	Host a community retreat			x			County, City, Development Authority, Chamber, School Board	\$3000	General Funds, Development Authority, Chamber, School Board	IG-1,	OIG-5
33	Conduct meetings between City and County Elected Officials and staff twice a year	x	x	x	x	x	City, county	Staff Time	General Funds	IG-1,	OIG-4, OH-13
TRANSPORTATION											
34	Develop sidewalk master plan		x				City	\$25,000	General Funds, Grant	T-2, T-8	
35	Establish a sidewalk improvement program			x	x	x	City	\$10,000 per year	General Funds, Grants	T-2, T-8	
36	Request feasibility study for a railroad overpass in Ludowici	x					County, City, GDOT	Staff Time	General Funds, GDOT	T6	
37	Participate in the Coastal Regional Commission's Regional Public Transit Plan	x	x	x	x	x	County, CRC	Unknown	General Funds	T-1, T-9, T-10,	OT-2, OT-6, OCF-7, OT-3
DEVELOPMENT PATTERNS (Land Use)											
38	Extend water service to development adjacent to city.					x	County, City	TBD	General Funds, development fees	CF-1, CF-5, CF-6	
39	Extend sewer service to development adjacent to city.					x	County, City	TBD	General Funds, development fees	CF-1, CF-5, CF-6, LU-3, H-5,	OLU-5
40	Adopt design guidelines to review proposed residential, commercial and industrial development for consistency with Comprehensive Plan				x		County, City	Staff Time	General Funds	LU-6, T-4, HC-5,	OLU-5, OLU-6, OLU-11, OLU-4

Policies***Policies for Long County and the City of Ludowici***

This section of the Implementation Program outlines policies developed for use by local government officials, community organizations and leaders, boards and authorities and other entities responsible for shaping the future of Long County and the City of Ludowici. Policies provide overall guidance for making decisions consistent with the community's vision.

The policies outlined in the following discussion reflect the conclusions drawn from the issues and opportunities identified during the stakeholder involvement meetings for the Regional Plan and working sessions with elected officials and staff.

Long County Policies

Natural and Cultural Resources

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

Policies in Support of Natural and Cultural Resources

- Long County will 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.
- Long County will consider its natural and cultural resources when considering proposed development projects.
- Long County will protect its natural and cultural resources through enforcement of its Part V Environmental Standards, Floodplain Management Ordinance, Land Development Code and zoning.



Griffin Ridge Wildlife Management Area

Community Facilities and Services

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

County.

Policies in Support of Community Facilities and Services

- Long County will maximize the use of existing facilities and services.
- Long County will continue to develop recreational facilities and programs to meet the needs and preferences of its citizens.
- Long County will consider the impacts of proposed developments on public facilities and services.
- Long County will support the Eastern Hinesville By-pass - SR 196 East to SR 119 & Long Co. to US 84.
- Long County will promote County residential collection service for large debris and appliance removal.



Road Maintenance Facility

Economic Development

Economic development is an important thread of a community's fabric. Long County has identified several priorities to pursue, including better business recruitment and retention, particularly local, service-oriented businesses.

Policies in Support of Economic Development

- Long County will work with the Long County Development Authority on efforts to promote business and industrial development and redevelopment.
- Long County will support programs for retention, expansion and creation of businesses that enhance our economic well being.
- Long County will accommodate new development while enhancing local assets.
- Long County will consider the growth of the coastal region and its economic impacts.
- Long County will promote education and training opportunities for its citizens to meet employment needs and opportunities.
- Long County will work with the City of Ludowici, the Long County Development Authority and other economic development agencies to develop eco- and heritage tourism.
- Long County will direct future development in areas with adequate services and infrastructure.
- Long County will encourage collaboration between employers, employees, and existing educational facilities to establish an educated quality, and sustaining workforce.
- Long County will collaborate on a multi-jurisdictional level to promote tourism throughout the region.
- Long County will nurture sectors that provide high earnings and wages.



New Business Development

Housing

Housing availability and affordability is an important issue as Long County continues to grow. The County should focus on affordable housing options and alternative housing to mobile homes and single family houses.

Policies in Support of Housing

- Long County will explore opportunities to diversify housing options.
- Long County will work with interested organizations to provide affordable housing.
- Long County will support redevelopment and revitalization of housing where appropriate.
- Long County will work with private, non-profit and other government organizations to promote greater housing diversity
- Long County will investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.



Assisted Living Facility

Policies

Intergovernmental Coordination

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

Policies in Support of Intergovernmental Coordination

- Long County will seek and participate in opportunities for intergovernmental coordination.
- Long County will work with Fort Stewart through the Fort Stewart Growth Management Program for communication concerning development and activities within the area designated as the Army Compatible Use Buffer (ACUB).
- Long County will refer to the Regional Comprehensive Plan when considering proposed developments.

Transportation

Transportation is an important element as population growth means more people on the roads; residential growth dictates where the roads will be built or expanded; economic development determines traffic congestion; natural and cultural resources often determine people's leisure travel and activities; community facilities and services ensure that the capacity exists to maintain transportation corridors; and intergovernmental coordination is necessary for roads to be built, maintained and safely traveled upon.

Policies in Support of Transportation

- Long County will explore and implement alternative transportation projects.
- Long County will continue to participate in the Coastal Regional Rural Transportation program.

Development Patterns

Long County is interested in maintaining its rural character. The County should consider this priority when making future land use decisions.

Policies in Support of Development Patterns

- Long County will implement land use control through its zoning and Land Development Code.
- Long County will adopt design guidelines to use for evaluating proposed developments.
- Long County will provide reasonable protection for agriculture and farmlands from development pressures through the adoption of agricultural lands protection ordinance along with implementation of its zoning and plans that recognize the contribution of farming to the rural character of the county.
- Long County will explore with the City of Ludowici the opportunities to extend water and sewer service to development adjacent to the City.
- Long County will maintain water quality through the protection of environmentally sensitive lands.
- Long County will work to concentrate new development around commercial nodes at major intersections and areas where adequate public facilities exist.



Long County Agriculture

City of Ludowici Policies**Natural and Cultural Resources**

The City of Ludowici recognizes its natural and cultural resources as important assets for the development of the City. By identifying its natural and cultural resources, enforcing existing environmental protection ordinances, the land development code, and enforcing its historic preservation ordinance, the City can manage these resources for the benefit of its citizens and the region.



Historic Neill McQueen Mansion

Policies in Support of Natural and Cultural Resources

- The City of Ludowici will 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.
- The City of Ludowici will consider its natural and cultural resources when considering proposed development projects.
- The City of Ludowici will protect its natural and cultural resources through enforcement of its Part V Environmental Standards, Floodplain Management Ordinance, Land Development Code and zoning.

Community Facilities and Services

A community's facilities and services are vital to the function and efficiency of that community. The City of Ludowici strives to provide the facilities and services required by its citizens.



Ludowici City Hall

Policies in Support of Community Facilities and Services

- The City of Ludowici will maximize the use of existing facilities and services.
- The City of Ludowici will consider the impacts of proposed developments on public facilities and services.

Policies

Economic Development

Economic development is an important thread of a community’s fabric. Long County has identified several priorities to pursue, including better business recruitment and retention, particularly local, service-oriented businesses.

Policies in Support of Economic Development

- The City of Ludowici will work with Long County and the Long County Development Authority on efforts to promote business and industrial development and redevelopment.
- The City of Ludowici will support programs for retention, expansion and creation of businesses that enhance our economic well being.
- The City of Ludowici will accommodate new development while enhancing local assets.
- The City of Ludowici will consider the growth of the coastal region and its economic impacts.
- The City of Ludowici will promote education and training opportunities for its citizens to meet employment needs and opportunities.
- The City of Ludowici will work with Long County, the Long County Development Authority and other economic development agencies to develop eco- and heritage tourism.
- The City of Ludowici will work with County and Development Authority to direct commercial development to available commercially zoned property with adequate existing infrastructure.

Housing

Housing availability and affordability is an important issue as the City of Ludowici continues to grow. The City should focus on affordable housing options and alternative housing to mobile homes and single family houses.

Policies in Support of Housing

- The City of Ludowici will explore opportunities to diversify housing options.
- The City of Ludowici will work with interested organizations to provide affordable housing.
- The City of Ludowici will support redevelopment and revitalization of housing where appropriate.
- The City of Ludowici will aggressively pursue grants for housing rehabilitation and renewal.



Diverse Housing Options

Intergovernmental Coordination

The City of Ludowici derives some of its basic services from Long County, but also recognizes the need for increased intergovernmental coordination to benefit its citizens and business-owners alike. In addition to identify opportunities for coordination with the County, the City emphasizes regional approaches as important objectives to pursue.

Policies in Support of Intergovernmental Coordination

- The City of Ludowici will seek and participate in opportunities for intergovernmental coordination.
- The City of Ludowici will refer to the Regional Comprehensive Plan when considering proposed developments.
- The City of Ludowici will participate in committees, groups and organizations promoting intergovernmental cooperation.

Transportation

Transportation is an important element as population growth means more people on the roads; residential growth dictates where the roads will be built or expanded; economic development determines traffic congestion; natural and cultural resources often determine people's leisure travel and activities; community facilities and services ensure that the capacity exists to maintain transportation corridors; and intergovernmental coordination is necessary for roads to be built, maintained and safely traveled upon.

Policies in Support of Transportation

- The City of Ludowici will explore and implement alternative transportation projects.

Development Patterns

The focus of the City of Ludowici is on improving and extending its infrastructure to support existing and future development within the City. The City offers infill development and redevelopment opportunities that are supported by existing infrastructure.

Policies in Support of Development Patterns

- The City of Ludowici will implement land use control through its zoning and Land Development Code.
- The City of Ludowici will adopt design guidelines to use for evaluating proposed developments.
- The City of Ludowici will explore with Long County the opportunities to extend water and sewer service to development adjacent to the City.



Water Tank at Industrial Park

Appendix

Quality Community Objectives Local Assessment

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community “you are here.” Each of the fifteen QCOs has a set of yes/no questions, with additional space available for assessor’s comments. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No’s” may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

Some assessors may be able to answer these questions without much research, particularly in communities with few or no land use controls. Others may need to review land use ordinances and zoning regulations to find the answers, but this initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussion regarding the future development patterns as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals.

Long County - Development Patterns

Traditional Neighborhood			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comment
1. Zoning code separates commercial, residential and retail uses in every district.	X		Mixed use
2. Our community has ordinances in place that that allow neo-traditional development “By-right” so that developers do not have to go through a long variance process	X		
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.	X		
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail, parks) clean and safe.	X		River Cleanup, Earth Day
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X	
7. In some areas, several errands can be made on foot, if so desired.	X		In and adjacent to Ludowici
8. Some of our children can and do walk to school safely.	X		In and adjacent to Ludowici
9. Some of our children can and do bike to school safely.	X		In and adjacent to Ludowici
10. Schools are located in or near neighborhoods in our community.	X		In and adjacent to Ludowici

Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our district characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		LDC has Landscape and Sign requirements
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the types of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.	X		

Final

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comment
1. Our community has inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote brownfield (abandoned, idled, or under-used industrial and commercial facilities) redevelopment.	X		Beginning
3. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major roads).		X	N/A
4. Our community is actively working to promote greyfield redevelopment.	X		
5. Our community allows small lot development for some uses.	X		

Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comment
1. We have public transportation in our community.	X		Elderly only by County DHR
2. We require that new development connect with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	Sidewalks exist in Ludowici
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Resource Conservation

Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comment
1. We have designated historic districts in our community.		X	
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		

Regional Identity			
Regions should promote and preserve an "identity," defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		Rural
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage.	X		Wiregrass Trail
4. Our community participates in the Georgia Department of Economic Development regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

Environmental Protection			
Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and taken steps to protect them.	X		
4. Our community has passed the necessary "Part V" environmental ordinances (groundwater recharge, river corridor, wetlands, soil erosion), and we enforce them.	X		
5. Our community has a tree preservation ordinance that is actively enforced.	X		
6. Our community has a tree replanting ordinance for new development.	X		
7. We are using stormwater best management practices for new development.	X		
8. We have land use measures that will protect the natural resources in our community (floodplain).	X		

Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.			
	Yes	No	Comment
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas of our community.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

Growth Preparedness			
Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.			
	Yes	No	Comment
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our Quality Community Objective goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.		X	Budget for capital improvements, no program
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign to allow interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.		X	

Social Economic Development

Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comment
1. Our economic development program has an entrepreneur support program.	X		
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
	Yes	No	Comment
1. Our economic development organization has considered our community's strengths, assets, and weaknesses, and has created a business development strategy based on them.			Currently working towards
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		

Housing Opportunities			
Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.			
	Yes	No	Comment
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate, and above average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X	
5. We have options available for loft living and downtown living.	X		
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for low-income households.	X		
9. We have housing programs that focus on households with special needs.	X		Located in city
10. We allow small houses built on small lots in appropriate areas.	X		

Educational Opportunities

Educational and training opportunities should be readily available in each community - to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

	Yes	No	Comment
1. Our community provides workforce-training options for its citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

Governmental Relations

Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.

	Yes	No	Comment
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections and discuss issues of regional concern.	X		

Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

	Yes	No	Comment
1. We participate in regional economic development organizations.	X		Through the CRC and Fort Stewart Growth Management Partnership
2. We participate in regional organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

Ludowici – Development Patterns

Traditional Neighborhood			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comment
1. Zoning code separates commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development “By-right” so that developers do not have to go through a long variance process		X	
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail, parks) clean and safe.	X		Water Department
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		Have a maintenance program
7. In some areas, several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X		

Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comment
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our district characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.	X		Land Development Code
5. We offer a development guidebook that illustrates the types of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	

Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

	Yes	No	Comment
1. Our community has inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote brownfield (abandoned, idled, or under-used industrial and commercial facilities) redevelopment.		X	
3. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major roads).		X	
4. Our community is actively working to promote greyfield redevelopment.		X	
5. Our community allows small lot development for some uses.	X		

Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

	Yes	No	Comment
1. We have public transportation in our community.	X		Provided by the County
2. We require that new development connect with existing development through a street network, not a single entry/exit.	X		Land Development Code
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		Land Development Code
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.		X	

Resource Conservation

Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comment
1. We have designated historic districts in our community.		X	
2. We have an active historic preservation commission.		X	Have Historic Preservation Ordinance
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	

Regional Identity			
Regions should promote and preserve an "identity," defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage.		X	
4. Our community participates in the Georgia Department of Economic Development regional tourism partnership.		X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.			Draws from yes, contributes?

Environmental Protection			
Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary "Part V" environmental ordinances (groundwater recharge, river corridor, wetlands, soil erosion), and we enforce them.	X		Wetlands only
5. Our community has a tree preservation ordinance that is actively enforced.	X		Land Development Code
6. Our community has a tree replanting ordinance for new development.		X	
7. We are using stormwater best management practices for new development.	X		Land Development Code
8. We have land use measures that will protect the natural resources in our community (floodplain).	X		Participate in the NFIP

Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.			
	Yes	No	Comment
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas of our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

Growth Preparedness			
Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.			
	Yes	No	Comment
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	
2. Our local governments, the local school board and other decision-making entities use the same population projections.	X		County
3. Our elected officials understand the land-development process in our community.		X	Need training
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our Quality Community Objective goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X	
7. We have clearly understandable guidelines for new development.	X		Land Development Code
8. We have a citizen-education campaign to allow interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		Public Notice, site posting, public hearing requirements in the Land Development Code
10. We have a public-awareness element in our comprehensive planning process.		X	

Social Economic Development

Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comment
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.		X	
4. Our community has professional and managerial jobs.		X	

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
	Yes	No	Comment
1. Our economic development organization has considered our community's strengths, assets, and weaknesses, and has created a business development strategy based on them.		X	Development Authority actively pursuing new commercial, industrial development in industrial park, consider just about any business.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		Development Authority working on recruiting businesses for industrial park, does have some businesses not seeking.
3. We recruit firms that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		Major employers are the City and County Governments

Housing Opportunities			
Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.			
	Yes	No	Comment
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate, and above average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X	
5. We have options available for loft living and downtown living.		X	
6. We have vacant and developable land available for multifamily housing.		X	One multifamily zoning district is already developed
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for low-income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots in appropriate areas.	X		

Educational Opportunities			
Educational and training opportunities should be readily available in each community - to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comment
1. Our community provides workforce-training options for its citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities.	X		Several universities, community and technical colleges located within 1 hr drive
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

Governmental Relations

Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.			
	Yes	No	Comment
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X		Primarily with Long County government
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections and discuss issues of regional concern.	X		Primarily with Long County government

Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comment
1. We participate in regional economic development organizations.	X		Through the CRC
2. We participate in regional organizations and initiatives, especially regarding water quality and quantity issues.	X		With GA Rural Water
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		