

# Long County and City of Ludowici



## JOINT COMPREHENSIVE PLAN UPDATE 2014

Prepared by:



1181 Coastal Dr. SW

Darien, GA 31305

[www.crc.ga.gov](http://www.crc.ga.gov)

***Long County***

***Commissioners***

Robert Long, Chairman

Willie F. Thompson

Gerald Blocker

Earl Gordon

***Code Enforcement/Zoning***

Michelle Robertson

***County Clerk***

Mary Ann Odum

***City of Ludowici***

***City Council***

Mayor James Fuller

Mary Hamilton, Mayor Pro Tem

Marvin Chesser

James Fuller, Jr.

Kathy L. Phillips

Gwendolyn Davis

***City Clerk***

Tina Skipper

***Coastal Regional Commission***

Allen Burns, Executive Director

Lupita McClenning, Director of Planning & Government Services

Beatrice Soler, Senior Planner

Hunter Key, GIS Manager

Stephen Brown, GIS Analyst

## Table of Contents

Introduction .....	5
Purpose .....	5
Vision Statement.....	5
Long County .....	5
City of Ludowici.....	5
Community Goals.....	6
Community Policy .....	6
Economic Development .....	6
Housing .....	6
Natural and Cultural Resources .....	7
Development Patterns .....	7
Community Facility and Service .....	8
Transportation .....	8
Intergovernmental Coordination .....	8
Future Development Map Defining Narrative .....	9
Quality Community Objectives .....	18
Development Patterns .....	18
Resource Conservation .....	19
Social and Economic Development.....	20
Governmental Relations .....	21
Needs & Opportunities .....	22
Land Use.....	22
Housing .....	23
Economic Development .....	23
Natural, Cultural and Historic Resources .....	23
Community Facilities and Services.....	24
Transportation .....	24
Intergovernmental Coordination .....	25
Implementation Program .....	26
Report of Accomplishments 2009 -2014 .....	26
Report of Accomplishments 2008-2014 .....	38

Community Work Program 2014- 2019 ..... 42

## Introduction

### **Purpose**

Based off the 1989 Georgia Planning Act, Communities are required in Georgia to prepare and adopt a local Comprehensive Plan. These requirements are established by the Georgia Department of Community Affairs (DCA). Governments that adopt DCA- approved Comprehensive Plans are awarded “Qualified Local Government” status. To extend the QLG status a comprehensive plan update must be completed.

The purpose of the Comprehensive Plan update is to renew the road map of the community’s future that is done through assessing actions taken since the creation of the original plan. This document has identified needs and opportunities that will be addressed through the updated community work program.

## Vision Statement

### **Long County**

Long County will strive to be good stewards of the public trust and to protect the public health, safety and welfare of its citizens, while recognizing that the chief function of local government at all times is to serve the best interest of all of the people in Long County at the same time providing a great place to live, work, and play.

### **City of Ludowici**

#### ***Vision***

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

Vision Statement Principles:

- Reputation as Friendly and Open
- People and Businesses Investing in the City’s Future and Vision.
- Retain and Promote Restaurant Growth
- Housing growth

#### ***Mission***

To provide residents, visitors and the business community with the highest quality municipal services in a friendly, efficient, courteous manner and to enhance the quality of life through planning and visionary leadership.

Values

- Achievement: To act with excellence; continuously improve and accomplish goals.
- Creativity: To act with confidence and courage as we try new things, take risks and have fun!
- Teamwork: To act collaboratively by combining individual strengths and uniting around common goals.
- Integrity: To act with truthfulness and transparency.
- Ownership: To act with personal pride and accountability.

- New and improved leadership

**Priorities**

- Thriving & Sustainable Business Community
- Safe & Healthy City
- Community Pride
- Excellent Customer Service
- Organizational Excellence

**Community Goals**

**Community Policy**

These policies provide guidance and direction for local government officials by providing a basis for decision making in implementing the Comprehensive Plan.

**Economic Development**

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



*New Business Development*

**Policies in Support of Economic Development**

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

**Housing**

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

### ***Policies in Support of Housing***

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

## **Natural and Cultural Resources**

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

### ***Policies in Support of Natural and Cultural Resources***

- 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.
- Consider its natural and cultural resources when considering proposed development projects.
- 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***

## **Development Patterns**

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



***Long County Agriculture***

### ***Policies in Support of Development Patterns***

- Implement land use control through its zoning and Land Development Code.
- Adopt design guidelines to use for evaluating proposed developments.
- 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.
- Explore the opportunities to extend water and sewer service to development adjacent to the City.
- Maintain water quality through the protection of environmentally sensitive lands.
- Work to concentrate new development around commercial nodes at major intersections and areas where adequate public facilities exist

## Community Facility and Service

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

### ***Policies in Support of Community Facilities and Services***

- Maximize the use of existing facilities and services.
- Continue to develop recreational facilities and programs to meet the needs and preferences of its citizens.
- Consider the impacts of proposed developments on public facilities and services.
- Promote County residential collection service for large debris and appliance removal.



***Road Maintenance Facility***

## 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.

These policies are taken from the recommendations of the Coastal Regional Commission's Regional Rural Transit Plan & the Coastal Georgia Regional Comprehensive Plan:

### ***Policies in Support of Transportation***

- Explore connectivity to create a more balanced form of mobility
- Explore and coordinate with regional multi-modal transportation and support
- Work to establish a dedicated revenue source(s) for transportation improvements.
- Explore and implement alternative transportation projects.
- Create and attain a safe and healthy environment.
- Continue to participate in the Coastal Regional Rural Transportation program.

## 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***

- Seek and participate in opportunities for intergovernmental coordination.
- 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).
- Refer to the Regional Comprehensive Plan when considering proposed developments.

## Future Development Map Defining Narrative

The following Future Development Map (FDM) represents the boundaries and corridors throughout Long County and the City of Ludowici. These areas were identified and designated during the community assessment phase of the Comprehensive Planning process and were re-examined during the update process. Long County and the City of Ludowici identified the following areas:

- Agriculture/Forestry
- Commercial/Industrial
- Conservation
- Rural Residential
- Suburban Area Developing
- US Highway 84 Commercial Corridor

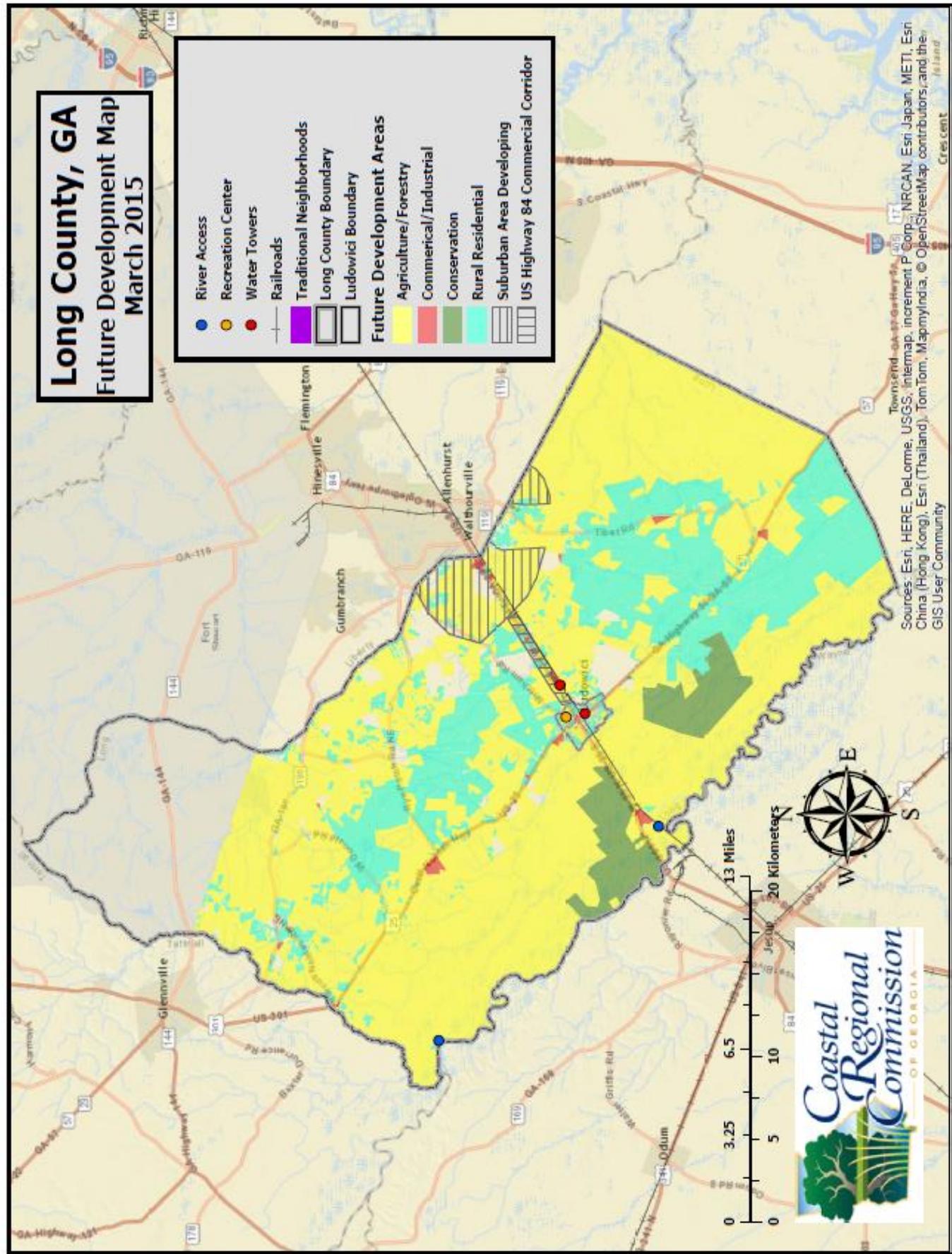
The Defining Narrative includes a specific vision and description of each of the FDM Designation Area, as well as recommended measures to achieve the vision. Additionally, there are listed specific land uses and the Quality Community Objective (QCO) that will be pursued in each the appropriate areas.

The information provided are to be used to help guide policies as they relate to land use, conservation, social and economic development, and governmental relations.

The Future Development Maps follow the Defining Narrative.

# Long County, GA Future Development Map March 2015

	River Access
	Recreation Center
	Water Towers
	Railroads
	Traditional Neighborhoods
	Long County Boundary
	Ludowici Boundary
<b>Future Development Areas</b>	
	Agriculture/Forestry
	Commercial/Industrial
	Conservation
	Rural Residential
	Suburban Area Developing
	US Highway 84 Commercial Corridor



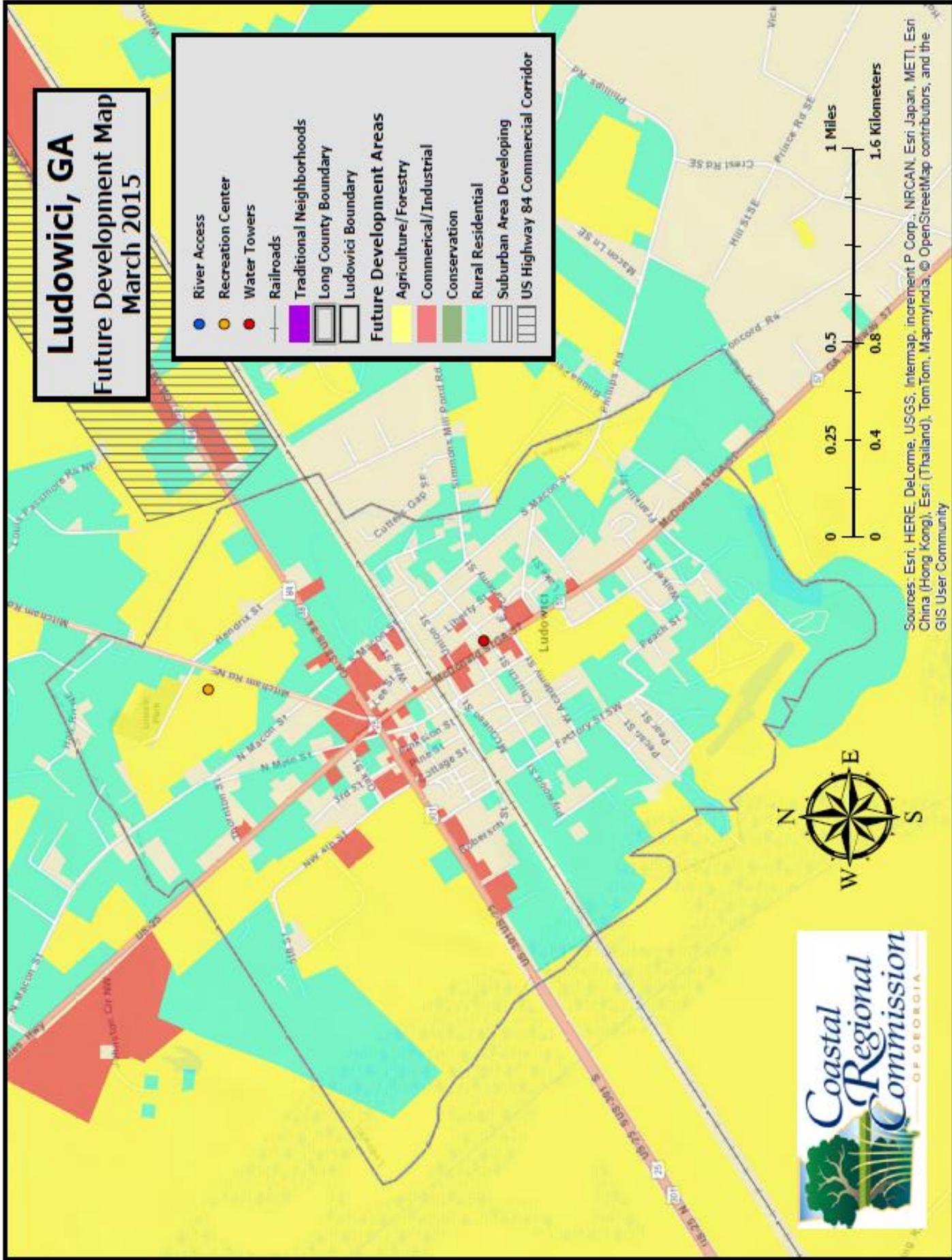
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# Ludowici, GA

## Future Development Map

### March 2015

	River Access
	Recreation Center
	Water Towers
	Railroads
	Traditional Neighborhoods
	Long County Boundary
	Ludowici Boundary
<b>Future Development Areas</b>	
	Agriculture/Forestry
	Commercial/Industrial
	Conservation
	Rural Residential
	Suburban Area Developing
	US Highway 84 Commercial Corridor



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

## Future Development Map Designation



### Agricultural/Forestry

**Vision:** Conserve dedicated land for farming, fields, aquaculture, commercial timber or pulpwood production and harvesting while preserving soil and water resources through best practices.

**Description/Location:** Areas of undeveloped land with a low density residential development. This includes most the unincorporated county and outside of Ludowici. Most of these areas have a low pedestrian orientation and accessibility, open space, large lot sizes. These areas are normally used for timber, agricultural and forestry purposes.

**Specific Land Uses:**

- Agriculture
- Forestry/Silviculture
- Single Family Residential

**Quality Community Objectives:**

- Open space preservation
- Environmental protection

**Implementation Measure:**

- Protect agricultural lands by providing guidelines within zoning ordinances for future development usage.
- Providing wetland setbacks in order to preserve land and provide proper mitigation.
- Promote groundwater protection through standards for development of septic tanks and drain field systems

## Future Development Map Designation



### Commercial

**Vision:** To Promote a broad range of economic opportunities and employment through commercial and industrial facets in order to improve the quality of life and strengthen economic independence.

**Description/Location:** Located in various areas throughout the county along Highway 25 and U.S 84 where developments have been created along the county border.

**Specific Land Uses:**

- Retail and Office Commercial
- Appropriate Industrial
- Light Manufacturing

**Quality Community Objectives:**

- Appropriate business
- Growth Preparedness
- Employment options
- Educational Opportunities
- Sense of Place
- Governmental Relations

**Implementation Measure:**

- Encourage and create economic development opportunities to attract businesses to Long County-Ludowici.
- Improve infrastructure to support new growth, and appropriate the training of the workforce ordinances and regulations to manage growth.
- Provide long-term sustainability to businesses in order to expand employment base and provide education/training opportunities for its citizens.
- Promote the County-City Land Development Code for the regulation of aesthetics when developing
- Continue to promote and encourage intergovernmental relations to streamline businesses

## Future Development Map Designation



### Conservation

**Vision:** Conserve the existing natural, cultural and historic areas that provide a sense of regional identity while promoting areas for tourism, recreational use.

**Description/Location:** Areas of low intensity use or areas of historic and cultural significance. This area includes the southwest of the county along the Altamaha River where the Griffin Ridge Wildlife Management Area is located, along the historic markers within Ludowici and Long County.

**Specific Land Uses:**

- Parks/Greenspace
- Active and Passive Recreation
- Greenbelts/wildlife corridors

**Quality Community Objectives:**

- Regional identity
- Heritage Preservation
- Open space preservation
- Environmental protection
- Transportation Alternatives
- Sense of Place

**Implementation Measure:**

- Create ordinances or policies that designate historic districts and require new developments to complement the historic development pattern.
- Initiate an historic commission for the County and city to survey all historic and cultural resources in order to establish a protection program.
- Create a greenspace plan and a tree preservation ordinance to maintain environmentally sensitive areas and protect from negative impacts of development.
- Promote and preserve regional identity through traditional architecture, common economic linkages, and education.
- Extend the sidewalk network to activity and high intensity areas to provide alternative modes of transportation.
- Promote community focal points to be attractive to mixed-use and pedestrian friendly places when people choose to gather to shop dine and socialize.

## Future Development Map Designation



**Rural Residential**

<p><b>Vision:</b> To preserve and protect the County’s rural character while allowing limited residential development.</p>	
<p><b>Description/Location:</b> Areas of undeveloped land with that will allow low density, single-family residential developments – includes areas around High 57 on and on the west side of Highway 84. These areas have low pedestrian orientation and accessibility with larger lot sizes, open space and high degree of building separation.</p>	
<p><b>Specific Land Uses:</b></p> <ul style="list-style-type: none"> <li>• Single Family Residential</li> <li>• Agriculture</li> <li>• Greenspace</li> </ul>	<p><b>Quality Community Objectives:</b></p> <ul style="list-style-type: none"> <li>• Open Space Preservation</li> <li>• Environmental Protection</li> <li>• Housing Choices</li> <li>• Heritage Preservation</li> </ul>
<p><b>Implementation Measure:</b></p> <ul style="list-style-type: none"> <li>• Continue to update and maintain a Land Development Code and Zoning Map for future residential development as a guideline and tool.</li> <li>• Create a greenspace plan and a tree preservation ordinance to maintain environmentally sensitive areas and protect from negative impacts of current and future development.</li> <li>• Provide housing options to meet market needs.</li> <li>• Preserve compatibility of traditional feature of the community and protect other scenic or natural features that define the community’s character.</li> </ul>	

## Future Development Map Designation



### Suburban Area Developing

<p><b>Vision:</b> Encourage livable communities where residential and commercial uses coexist; maintain appropriate level of density and quality of life in the City and County.</p>	
<p><b>Description/Location:</b> Areas are scattered along US Highway 84 Commercial Corridor and along the Liberty County and Long County border where growth pressures results in typical types of suburban residential developments. These areas likely to have low pedestrian orientation and larger open spaces for recreation and outdoor use.</p>	
<p><b>Specific Land Uses:</b></p> <ul style="list-style-type: none"> <li>• Single Family Residential</li> <li>• Multi-family Residential</li> <li>• Manufactured Home Park</li> <li>• Neighborhood Commercial</li> </ul>	<p><b>Quality Community Objectives:</b></p> <ul style="list-style-type: none"> <li>• Growth Preparedness</li> <li>• Appropriate Business</li> <li>• Educational Opportunities</li> <li>• Open Space Preservation</li> <li>• Housing Choices</li> <li>• Traditional Neighborhood</li> <li>• Infill Development</li> <li>• Transportation Alternatives</li> <li>• Sense of Place</li> <li>• Regional cooperation</li> </ul>
<p><b>Implementation Measure:</b></p> <ul style="list-style-type: none"> <li>• Maintain and improve infrastructure within both County and City to support new growth.</li> <li>• Collaborate with the Long County-Ludowici Development Authority to attract new business into the area.</li> <li>• Maintain and promote educational opportunities to improve job skills, adapt technological advances, and pursue entrepreneurial ambitions.</li> <li>• Maintain green space area through designs to help minimize land consumed and promote public parks, greenbelts/wildlife corridors</li> <li>• Promote and continue to provide housing options to meet a mixture of income ranges and age groups</li> <li>• Promote redevelopment of existing infrastructure to minimize conversion of undeveloped land</li> <li>• Encourage traditional neighborhood development patterns to include compact development, mixed uses within easy walking distance and facilitate pedestrian activity.</li> <li>• Promote mobility between activity centers through alternative modes of transportation.</li> <li>• Continue to update and promote the County-City Land Development Code to maintain guidelines and cultural identity.</li> <li>• Continue intergovernmental cooperation among municipalities, Liberty County and Fort Stewart.</li> </ul>	

## Future Development Map Designation



### U.S 84 Commercial Corridor

<p><b>Vision:</b> To promote and enhance the mobility while providing a sense of place, and economic opportunity.</p>	
<p><b>Description/Location:</b> Areas of developed and undeveloped land along the U.S 84 Highway that runs along the center of Long County connecting Liberty to Long County and the City of Ludowici.</p>	
<p><b>Specific Land Uses:</b></p> <ul style="list-style-type: none"> <li>• Retail/ Office Commercial</li> <li>• Appropriate Industrial</li> <li>• Light manufacturing</li> </ul>	<p><b>Quality Community Objectives:</b></p> <ul style="list-style-type: none"> <li>• Appropriate Business</li> <li>• Growth Preparedness</li> <li>• Sense of Place</li> <li>• Regional cooperation</li> <li>• Employment options</li> </ul>
<p><b>Implementation Measure:</b></p> <ul style="list-style-type: none"> <li>• Promote economic development opportunities along corridor or Long County &amp; Ludowici</li> <li>• Improve infrastructure for potential new growth and appropriate training of the workforce ordinances and regulations to manage growth.</li> <li>• Preserve and maintain the aesthetics when developing using the County-City Land Development Code.</li> <li>• Continue to promote and encourage intergovernmental relations to streamline businesses</li> <li>• Provide sustainability to businesses in order to expand employment base through education/training opportunities for its citizens</li> </ul>	

## Quality Community Objectives

The Quality Community Objectives (QCO) helps identify implementation measures and community needs through the assessment tool created by DCA Office of Planning and Quality Growth. The QCOs below were originally created and addressed in the Comprehensive Plan and have been re-examined by stakeholder and the steering committee for the Comprehensive Plan update.

## Development Patterns

***Traditional Neighborhoods:*** *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.*

Traditional neighborhood development can be found in the City of Ludowici. 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 County - Liberty County line, and is serviced by the City of Walthourville water supply system.

***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.

***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.

**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.

**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.

## Resource Conservation

**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.

**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.

**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, and 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 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.

**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.

**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.

## 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.

## Needs & Opportunities

The following section contains a list of needs & opportunities regarding the City of Ludowici and Long County. Based off these issues and opportunities, the community work program is created. The assessment topics are:

- Land Use
- Housing
- Economic Development
- Natural Resources, Historical and Cultural Resources
- Community Facilities and Services
- Transportation
- Intergovernmental Coordination

The following section is a summary of the needs and opportunities identified. A complete list of the needs and opportunities is found at the beginning of the community work program section.

### Land Use

#### **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 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.

#### **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.



*Landscaping along US Highway 84*

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

### 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.

### 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.



*Apartments in Ludowici*

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.

## 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 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.

### 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

### 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.



*Early House at Jones Creek Community Park*

## **Community Facilities and Services**

### **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.

### **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. The county is actively seeking funding to build a fitness/walking trail at the facility.

### **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 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.

### **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 Service 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.

### **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

This plan update contains an implementation section that includes the Report of Accomplishments, updated Community Work Program. It identifies specific implementation actions pertain to the complete list of needs and opportunities for the City of Ludowici.

### Report of Accomplishments 2009 -2014

Long County					
Natural, Cultural and Historic Resources					
Project/Activity	Not Accomplished	Postponed	Completed	Currently Underway	Comments
Participate with the detailed natural resources inventory and assessment efforts.				√	
Develop a Comprehensive Water Supply Management Plan				√	
Survey and document historic resources				√	
Establish a Historic Preservation Commission				√	
Submit individual and district nominations to the National Register of Historic Places				√	
Adopt ordinance to protect historic resources			√		Completed 2013
Collaborate with the CRC on the development of the Regionally Important Resources Plan.			√		
Implement Long County components of the CRC Regionally Important Resources Plan				√	Will continue to collaborate as the regional update continues.
Conduct assessments of Heritage and Eco-Tourism opportunities				√	Looking into ways to improve Morgan Lake

Determine fate of Train Depot building				√	
Apply for funding and conduct a stormwater drainage study		√			Lack of funding
<b>Community Facilities &amp; Services</b>					
<b>Project/Activity</b>	<b>Not Accomplished</b>	<b>Postponed</b>	<b>Completed</b>	<b>Currently Underway</b>	<b>Comments</b>
Request feasibility study for a railroad overpass in Ludowici				√	
Work with GDOT to install traffic light at the intersection of US 84 and Macon St.				√	
Plan and program existing recreational facility improvements, new facilities, and programs in accordance with the needs and preferences of all county residents.				√	
Construct a multi-use facility at County Park			√		Completed in 2013
Establish a Community Center in the Ludowici area		√			Lack of funding
Complete construction of the walking trail at the Recreation Department.	√				
Conduct assessments of wastewater treatment plan to determine capacity for additional service and needs for upgrades to meet NPDES discharge requirements				√	
Develop a predevelopment review checklist that evaluates development projects for impact on public facilities and services.				√	
Dredge wastewater ponds, add aerators and additional maintenance	√				There are already other guidelines for projects to abide by
<b>Public Safety-Fire Department</b>					
<b>Project/Activity</b>	<b>Not</b>	<b>Postponed</b>	<b>Completed</b>	<b>Currently</b>	<b>Comments</b>

	Accomplished			Underway	
Build new Fire substation by the State Prison				√	Location has moved to Elam Church Rd.
Continue to equip County fire stations as necessary to maintain a favorable ISO rating				√	
Continue support for volunteer fire departments				√	
<b>Public Works – Roads &amp; Bridges</b>					
Pave Wilkinson Road			√		
Formalize & maintain programs to keep county roads, bridges, and right-of-ways free of litter and debris.				√	
Improve storage and maintenance efficiency at the county road barn.				√	
<b>Public Works – Sanitation</b>					
Work with Solid Waste Contractor to bring maintenance/transfer facility to the County.				√	
Investigate County provided residential solid waste collection service				√	
Promote County residential collection service for large debris and appliance removal				√	
<b>Economic Development</b>					
Develop a program to offer financial programs, tax incentives and credits and technical assistance to new and existing businesses and industry				√	
Review and update strategies for achieving targeted development types				√	
Identify potential sites for historic & environmental based tourism				√	
<b>Project/Activity</b>	<b>Not Accomplished</b>	<b>Postponed</b>	<b>Completed</b>	<b>Currently Underway</b>	<b>Comments</b>
Nurture sectors that provide high				√	

earnings and wages.					
Develop and maintain criteria for targeting types of economic development activity				√	
Support and advertise job training, business assistance and education programs				√	
Work closely with surrounding area technical schools to assist local residents with job training and employment placement				√	
Continue to actively promote and support Wiregrass Trail Scenic Byway Tourism activities				√	
Apply for State and Federal grants to support tourism projects				√	
Complete workforce Ready Grant to determine the composition, level of worker satisfaction, and commuting patterns, etc. to address existing needs.				√	
Support efforts of Long County Chamber of Commerce				√	
Support Development Authority efforts for business and industry development				√	
Conduct a feasibility study to determine if a rail road spur can be extended to the industrial park		√			Lack of funding, but efforts will be made again in the new CWP
Conduct a feasibility study to determine industrial park expansion options.	√				Looking to re-establish & start study in CWP
<b>Project/Activity</b>	<b>Not Accomplished</b>	<b>Postponed</b>	<b>Completed</b>	<b>Currently Underway</b>	<b>Comments</b>
Conduct a feasibility study to dedicate a source of funding for development authority				√	

Develop joint County/City website for informational and promotional services.		√			Website created for county, City has not created site
Establish standalone Development Authority office space with Long County Chamber of Commerce				√	
<b>Intergovernmental Coordination</b>					
<b>Project/Activity</b>	<b>Not Accomplished</b>	<b>Postponed</b>	<b>Completed</b>	<b>Currently Underway</b>	<b>Comments</b>
Study the establishment of a Joint Water and Sewer Authority with the City of Ludowici	√				County will continue to study and establish own Water and Sewer. Looking into purchasing wells
Establish an informal forum with local governments in order to provide for the exchange of information				√	
Enter into a Memorandum of Understanding between Long County and Fort Stewart concerning development in the ACUB				√	
<b>Transportation</b>					
Participate in the Coastal Regional Commission's Public Transit Plan				√	
Develop a pedestrian and bike plan for the county.				√	
<b>Development Patterns (Land Use)</b>					
<b>Project/Activity</b>	<b>Not Accomplished</b>	<b>Postponed</b>	<b>Completed</b>	<b>Currently Underway</b>	<b>Comments</b>
Protect prime agricultural land as by adopting the model ordinance or TDR, PDR, or conservation				√	

subdivision					
Enforce all environmental and land development codes for the city and county				√	
Adopt design guidelines to review proposed residential commercial and industrial development				√	

### Long County Community Work Program

Project/Activity	2014	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
<b>Natural, Cultural, and Historic Services</b>									
Develop a Comprehensive Water Supply Management Plan				√	√	√	County/City	TBD	General Funds
Survey and document historic resources		√	√	√			County/City/ CRC	\$15,000	General Funds/ State HPD
Submit individual and district nominations to the National Register of Historic Places	√	√	√				City/CRC	\$10,000	General Funds/ State HPD
Implement Long County components of the CRC Regionally Important Resources Plan	√	√	√	√	√	√	County/City/ CRC	Staff Time	General Funds
<b>Project/Activity</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Conduct assessment of Heritage and Eco-tourism opportunities	√	√	√	√	√	√	County/City/ Chamber	Staff Time	General Funds

Determine fate of Train Depot building		√	√				County	Staff Time	General Funds
<b>Community Facilities &amp; Services</b>									
Participate in transportation planning efforts of the Hinesville Metropolitan Planning Organization	√	√	√	√	√	√	County	Staff Time	General Funds
Work with GDoT to install traffic light at the intersection of US 84 and Macon St.		√	√	√			County/City /GDoT	Staff Time	General Funds, GDoT
Plan and program existing recreational facility improvements, new facilities, and programs in accordance with the needs and preferences of all county residents.		√	√	√	√	√	County	TBD	SPLOST/Grants
<b>Project/Activity</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Complete construction of the walking trail at the Recreation Department.		√	√	√			County	\$25,000	SPLOST/Parks & Recreation Grant applied for 2015
<b>Public Safety - Fire Department</b>									

Build new Fire substation by the State Prison				√	√	√	County	TBD	General Funds, Grants
Continue to equip County fire stations as necessary to maintain a favorable ISO rating	√	√	√	√	√	√	County	\$500,000	General Funds, Grants
Continue support for volunteer fire departments	√	√	√	√	√	√	County	\$75,000 per year	General Funds
<b>Public Works – Roads &amp; Bridges</b>									
Formalize & maintain programs to keep county roads, bridges, and right-of-ways free of litter and debris.	√	√	√	√	√	√	County	\$40,000 per year	General Funds
Improve storage and maintenance efficiency at the county road barn.	√	√	√	√	√	√	County	\$50,000	Grant, General Funds
<b>Public Works-Sanitation</b>									
Work with Solid Waste Contractor to bring maintenance/transfer facility to the County.		√	√				County/ Solid Waste Contractor	Staff Time	General Funds
<b>Project/Activity</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Investigate County provided residential solid waste collection	√	√				√	County	Staff Time	General Funds

service									
Promote County residential collection service for large debris and appliance removal	√	√	√	√			County	Staff Time	General Funds
<b>Economic Development</b>									
Develop a program to offer financial programs, tax incentives and credits and technical assistance to new and existing businesses and industry		√	√	√	√	√	County, Development Authority, Chamber	Staff Time	Grants
Review and update strategies for achieving targeted development types	√	√	√	√	√	√	Development Authority, County, Chamber of Commerce	TBD	General Funds, Grants
<b>Project/Activity</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Identify potential sites for historic & environmental based tourism		√	√	√	√	√	County, City, CRC	TBD	Grants
Nurture sectors that provide high earnings and wages.	√	√	√	√	√	√	County/ Development Authority, Chamber	TBD	General Funds

Develop and maintain criteria for targeting types of economic development activity	√	√	√	√	√	√	Development Authority, County, Chamber of Commerce	Staff Time	General Funds
Continue Support and advertise job training, business assistance and education programs	√	√	√	√	√	√	County/ Development Authority, Chamber	Staff Time	General Funds
Continue Work closely with surrounding area technical schools to assist local residents with job training and employment placement	√	√	√	√			County/ Development Authority	Staff Time	General Funds
Continue to actively promote and support Wiregrass Trail Scenic Byway Tourism activities	√	√	√	√	√	√	County/ Chamber/CR C	TBD	General Funds, GDOT
<b>Project/Activity</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Apply for State and Federal grants to support tourism projects	√	√	√	√	√	√	County/ Chamber/CR C	TBD	Grants

Continue Support efforts of Long County Chamber of Commerce	√	√	√	√	√	√	County	\$50 per year	General Fund
Continue Support Development Authority efforts for business and industry development	√	√	√	√	√	√	County	TBD	General Funds
Construct a rail road spur to industrial park if feasible					√	√	County, Development Authority	TBD	Grants
Conduct a feasibility study to dedicate a source of funding for development authority	√	√	√	√	√	√	County/ Development Authority	TBD	Grants, General Funds
Establish stand alone Development Authority office space with Long County Chamber of Commerce			√	√	√	√	County/ Development Authority/ Chamber	\$50,000	TBD
<b>Intergovernmental Coordination</b>									
Establish an informal forum with local governments in order to provide for the exchange of information		√	√	√	√	√	County/ City	Staff Time	General Funds
Improve/Expand on Broadband accessibility within all city	√	√	√	√	√	√	County/City/ CRC	TBD	General Fund/Grants

and county limits									
Enter into a Memorandum of Understanding between Long County and Fort Stewart concerning development in the ACUB	√	√	√	√	√	√	County/ Fort Stewart	Staff Time	General Funds
<b>Transportation</b>									
Continue to Participate in the Coastal Regional Commission's Public Transit Plan	√	√	√	√	√	√	County/ CRC	TBD	General Funds
Develop a pedestrian and bike plan for the county.	√	√	√	√	√	√	County/ CRC	\$40,000	GDoT Planning, Grant
Use the Complete Streets Manual as a guide for future development	√	√	√	√	√		County/City	Staff time	TBD
<b>Development Patterns (Land Use)</b>									
Protect prime agricultural land as by adopting the model ordinance or TDR, PDR, or conservation subdivision		√	√	√	√	√	County	Staff Time	General Funds
Enforce all environmental and land development codes for the city and county		√	√	√	√	√	County	\$123,000 year	General Funds
Adopt design guidelines to	√	√	√	√	√	√	County	Staff Time	General Funds

review proposed residential commercial and industrial development									
---	--	--	--	--	--	--	--	--	--

**Report of Accomplishments 2008-2014**

<b>City of Ludowici</b>					
<b>Natural, Cultural and Historic Resources</b>					
<b>Project/Activity</b>	<b>Not Accomplished</b>	<b>Postponed</b>	<b>Completed</b>	<b>Currently Underway</b>	<b>Comments</b>
Survey and document historic resources	√				Lack of Funding
Submit individual and district nominations to the National Register of Historic Places	√				Lack of Funding
Enforce Historic Preservation Ordinance				√	
Establish a Historic Preservation Commission				√	
Establish a local Historic District				√	
Develop a Comprehensive Water Supply Management Plan				√	Also added new sewer lines within the City Limits
Collaborate with the CRC on the development of the Regionally Important Resources Plan.			√		
Implement the City of Ludowici components of the CRC Regionally Important Resources Plan				√	
Conduct assessments of Heritage and Eco-Tourism opportunities	√				Lack of Funding

Community Facilities & Services					
Project/Activity	Not Accomplished	Postponed	Completed	Currently Underway	Comments
Construct new sewer lines East of Franklin Street along Highway 57 and along Macon Street west of Academy Street to City Limits			√		In addition, new sewer lines are going from Macon St. to Church St.
Work with GDOT to install traffic light at US 84 and Macon Street				√	
Rehabilitate water and sewer lines between Academy St. on the east and Railroad St. on the wet.				√	
Dredge wastewater ponds, add aerators and additional maintenance			√		
Rehabilitate 15 oldest lift station pumps (installed in 1988)				√	
Adopt Coastal Storm Water Supplement Ordinance				√	
Complete rehabilitation of City Wells			√		
Conduct assessments of wastewater treatment plan to determine capacity for additional service and needs for upgrades to meet NPDES discharge requirements			√		
Rehabilitate water and sewer lines between Academy St. on the east and Railroad St. on the wet.				√	
Dredge wastewater ponds, add aerators and additional maintenance			√		
Rehabilitate 15 oldest lift station pumps (installed in 1988)				√	
Adopt Coastal Storm Water Supplement Ordinance				√	
Complete rehabilitation of City Wells			√		
Conduct assessments of wastewater treatment plan to			√		

determine capacity for additional service and needs for upgrades to meet NPDES discharge requirements					
<b>Public Safety-Fire Department</b>					
<b>Project/Activity</b>	<b>Not Accomplished</b>	<b>Postponed</b>	<b>Completed</b>	<b>Currently Underway</b>	<b>Comments</b>
Continue City support of Volunteer Fire Department				√	Increased funding to \$13,000 yearly
<b>Economic Development</b>					
Define initiatives that promote the revitalization of the City of Ludowici to support economic growth				√	
Study potential establishment of City Economic Development Department				√	
Complete study services residents and businesses go outside of City/County to receive and develop program to encourage location of these services in the City/County		√			Lack of Funding
Develop joint County/City Website for informational and promotional services	√				Lack of Funding
<b>Housing</b>					
Study feasibility of a Weed and Seed Program to benefit low-income neighborhoods	√				Lack of Funding
Develop an affordable housing program	√				Lack of Funding
Adopt an ordinance that requires new residential development to connect to water and sewer			√		
Examine zoning districts for expansion of zones permitting multi-family development				√	
Conduct housing needs assessment	√				Lack of Funding
Adopt development guidelines that promote sustainable neighborhoods and provide a sense of place			√		
Apply for signature Community Status	√				Lack of Funding

<b>Intergovernmental Coordination</b>					
<b>Project/Activity</b>	<b>Not Accomplished</b>	<b>Postponed</b>	<b>Completed</b>	<b>Currently Underway</b>	<b>Comments</b>
Study establishment of a Joint Water and Sewer Authority with Long County to service development in and around the City.	√				Lack of Funding
Establish an informal forum with local governments in order to provide for the exchange of information				√	
Host a community retreat			√		Ludowici holds National Night out.
Conduct meetings between City and County elected officials and staff twice a year.				√	
<b>Transportation</b>					
Develop sidewalk master plan	√				Lack of Funding
Establish a sidewalk improvement program				√	Program no started but sidewalks have been redone and added within City Limits.
Request feasibility study for a railroad overpass in Ludowici	√				
Participate in the Coastal Regional Commission's Regional Public Transit Plan				√	
<b>Development Patterns (Land Use)</b>					
Extend water service to development adjacent to city				√	
Extend sewer service to development adjacent to city.				√	
Adopt design guidelines to review proposed residential, commercial and industrial development for consistency with Comprehensive				√	

Plan					
------	--	--	--	--	--

**Community Work Program 2014- 2019**

**City of Ludowici**

Project/Activity	2014	2015	2016	2017	2018	2019	Responsible Party	Cost Estimate	Funding Source
<b>Natural, Cultural, and Historic Services</b>									
Enforce Historic Preservation Ordinance	√	√	√	√	√	√	County/City	TBD	General Funds
Establish a Historic Preservation Commission	√	√	√	√	√	√	City/CRC	Staff Time	General Funds/ State HPD
Establish a local Historic District	√	√	√	√	√	√	City/CRC	Staff Time	General Funds/ State HPD
Survey and document historic resources	√	√	√	√	√	√	County/City/ CRC	\$15,000	General Funds/ State HPD
Submit individual and district nominations to the National Register of Historic Places			√	√	√	√	County/City/ CRC	\$10,000	General Funds/ State HPD
Develop a Comprehensive Water Supply Management Plan	√	√	√	√	√	√	County/City	\$30,000	General Funds/ Grants
Implement the City of Ludowici components of the CRC Regionally Important Resources Plan	√	√	√	√	√	√	County/City/ CRC	Staff Time	General Funds
Conduct assessment of Heritage and Eco-tourism opportunities		√	√	√	√	√	County/ City	Staff Time	General Funds
<b>Community Facilities &amp; Services</b>									

Work with GDOT to install traffic light at US 84 and Macon Street	√	√	√				County/City/ GDOT	Staff Time	General Funds/ GDOT
Rehabilitate water and sewer lines between Academy St. on the east and Railroad St. on the west.	√	√	√	√	√	√	City	\$200,000	General Funds/ CDBG/USDA/GE FA
Request feasibility study for a railroad overpass in Ludowici	√	√	√	√	√	√	County/City/ GDOT	Staff Time	General Funds/ GDOT
Rehabilitate 15 oldest lift station pumps (installed in 1988)	√	√	√	√	√	√	City	TBD	General Fund/ Grants
Adopt Coastal Storm Water Supplement Ordinance			√	√	√	√	City	Staff Time	General Fund
<b>Public Safety - Fire Department</b>									
Continue City support of Volunteer Fire Department	√	√	√	√	√	√	City	\$13,600 per year	General Funds
<b>Project/Activity</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Economic Development</b>									
Define initiatives that promote the revitalization of the City of Ludowici to support economic growth	√	√	√	√	√	√	City/ Development Authority	Staff Time	General Funds

Study potential establishment of City Economic Development Department	√	√	√	√	√	√	City	\$10,000	General Funds/Grants
Complete study services residents and businesses go outside of City/County to receive and develop program to encourage location of these services in the City/County	√	√	√	√	√	√	City	\$25,000	General Funds/Grants
Identify potential sites for historic & environmental based tourism	√	√	√	√	√	√	County/City/CRC	TBD	General Funds/Grants
<b>Housing</b>									
Examine zoning districts for expansion of zones permitting multi-family development	√	√	√	√	√	√	City	Staff Time	General Funds
<b>Project/Activity</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Develop affordable housing			√	√	√	√	City/ DCA	TBD	General Funds/Grants
Conduct housing needs assessment	√	√	√				City/CRC	\$40,000	Grants/ General Funds
<b>Transportation</b>									
Establish a sidewalk improvement program	√	√	√	√	√	√	City/CRC	TBD	General Funds

Participate in the Coastal Regional Commission's Regional Public Transit Plan	√	√	√	√	√	√	City/CRC	TBD	General Funds
Use the Complete Streets Design Manual for future development	√	√	√	√	√	√	County/City	Staff Time	General Funds
<b>Development Patterns (Land Use)</b>									
Extend water service to development adjacent to city	√	√	√	√			County/City	TBD	General Funds, Development Fees
Extend sewer service to development adjacent to city.	√	√	√	√			County/City	TBD	General Funds, Development Fees

**Resolution of Adoption**

**Long County, GA**

**WHEREAS**, Long County has completed the 2014-2019 Comprehensive Plan Update, and

**WHEREAS**, this Comprehensive Update has been further amended in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, at a public hearing on June 2 2015 at 5:30p.m. at the Long County Courthouse;

**BE IT THEREFORE RESOLVED**, that Long County, does hereby adopt the 2014-2019 Comprehensive Plan update and pledges to faithfully implement this program in accordance with the Vision of the Comprehensive Plan.

SO RESOLVED in open session this 2<sup>nd</sup> day of June, 2015.

Long County Board of Commissioners

Dwight Gordon  
Dwight Gordon, Chairman

Mary Ann Odum  
MaryAnn Odum, Clerk (attest)

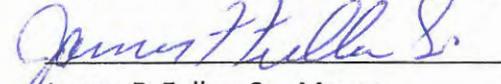
## RESOLUTION TO ADOPT

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

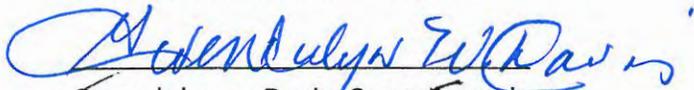
**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on October 14, 2014.

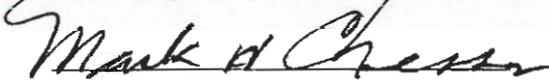
**BE IT THEREFORE RESOLVED**, that the City of Ludowici Council does here by adopt the Comprehensive Plan Partial Update for official use.

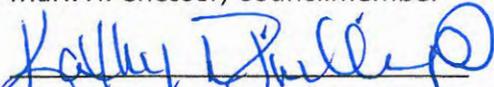
Adopted this the 17<sup>th</sup> day of April, 2015

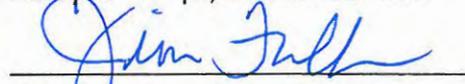
  
James F. Fuller, Sr., Mayor

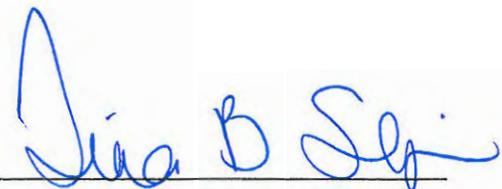
  
Mary Hamilton, Councilmember

  
Gwendolyn w. Davis, Councilmember

  
Mark H. Chesser, Councilmember

  
Kathy L. Phillips, Councilmember

  
Jim Fuller, Councilmember

ATTEST:   
Tina Skipper, City Clerk