



Long County & the City of Ludowici 2019-2039 Joint Comprehensive Plan



**RESOLUTION TO ADOPT
THE 2019-2039 CITY OF LUDOWICI COMPREHENSIVE PLAN**

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

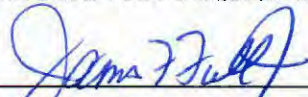
WHEREAS, City of Ludowici is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, the City of Ludowici Comprehensive Plan 2019-2039 was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

NOW, THEREFORE, BE IT RESOLVED THE MAYOR AND COUNCIL OF THE CITY OF LUDOWICI HEREBY adopts the City of Ludowici Comprehensive Plan 2019-2039.


BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 11th day of June, 2019.

APPROVED FOR ADOPTION



Mr. Jim Fuller, Mayor

ATTEST:



Tina Skipper, City Clerk



**RESOLUTION TO ADOPT
THE 2019-2039 LONG COUNTY COMPREHENSIVE PLAN**

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

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

WHEREAS, the Long County Comprehensive Plan 2019-2039 was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

NOW, THEREFORE, BE IT RESOLVED THE LONG COUNTY BORD OF COMMISSIONERS HEREBY adopts the Long County Comprehensive Plan 2019-2039.

BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 5th day of Jun 2019.



APPROVED FOR ADOPTION

A handwritten signature in black ink, appearing to read "R. Parker", is written over a horizontal line.

Mr. Robert Parker, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Mary Odum", is written over a horizontal line.

Mary Odum, County Clerk

Long County Board of Commissioners

BOARD MEMBERS:

Robert D. Parker
Chairman
Clifton L. DeLoach
Vice-Chairman
Michael C. Riddle
David Richardson
Michael Phillips

P.O. Box 476
Ludowici, Georgia 31316
Phone: (912) 545-2143
Fax: (912) 545-2150

Mary Ann Odum
Clerk
Brandi N. Smiley
*Deputy County
Clerk*
James B. Smith
Attorney

April 3, 2019

Coastal Regional Commission of Georgia
1181 Coastal Drive, SW
Darien, Georgia 31305

RE: Comprehensive Plan Update Submittal

Dear Mr. Burns:

The Long County Board of Commissioners has completed an update of its comprehensive plan and is submitting it with this letter for review by the Coastal Regional Commission of Georgia and the Department of Community Affairs.

As required by state law, we are certifying with this letter that consideration was given to both the Regional Water Plan and the Georgia Department of Natural Resource Rules for Environmental Planning Criteria in the preparation of this plan.

I also certify that we have had the required public hearings and have involved the public in the development of the plan.

If you have any questions concerning our submittal, please contact Chuck Scragg, Interim County Administrator.

Sincerely,



Robert D. Parker, Chairman
Long County Board of Commissioners



"South Georgia's Fastest Growing County"



CITY OF LUDOWICI

“THE FRIENDLY CITY”

JAMES F. FULLER, JR. MAYOR
TINA SKIPPER, CITY CLERK
LUKE R. MOSES, ATTORNEY
PHONE: (912) 545-2732/0038
FAX: (912) 545-9848

**P.O. BOX 800
469 N. MACON ST.
LUDOWICI, GA.
31316-0800**

ALDERMAN
GWENDOLYN DAVIS
MARY E. HAMILTON
MARVIN CHESSER
KATHY PHILLIPS
DAVID HOWARD

April 3, 2019

Coastal Regional Commission of Georgia
1181 Coastal Drive, SW
Darien GA 31305

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If you have any questions concerning our submittal, please contact Tina Skipper, City Clerk for Ludowici, Georgia.

Sincerely,

Jim Fuller
Mayor, City of Ludowici

LONG COUNTY & the CITY OF LUDOWICI 2019-2039 COMPREHENSIVE PLAN ACKNOWLEDGMENTS

Long County Board of Commissioners

Robert Parker, Chairman
Clifton L. Deloach, Vice Chairman
Michael Riddle, Commissioner
Michael Phillips, Commissioner
David Richardson, Commissioner

City of Ludowici City Council

Jim Fuller, Mayor
Mary Hamilton, Council Member
Kathy Phillips, Council Member
David Howard, Council Member
Mark Chesser, Council Member
Gwendolyn Davis, Council Member

Comp Plan Committee Members

Mike Riddle, Long County Commissioner
Frank Etheridge, County Administrator
Chuck Scragg, Interim County Administrator
Jason Smiley, Owner, Taylors Creek Construction
Sherry Long, Clerk of Courts, Long County
Tina Skipper, Ludowici City Clerk
Tony Duncan, Realtor, EXIT Team Realty
John Bradley, Long County Code Enforcement Officer
Jessica Phillips, Long County Planning and Zoning Administrator
Robert Waters, Long County Schools Superintendent
Garrett Smith, Vice President, Ludowici Bank
Leona Breningstall, Branch Manager/Bank Officer, The Heritage Bank
Danny Dinkins, Patrol Division Supervisor, Lieutenant, Long County Sheriff's Office
Robert Berry, Chief Deputy, Long County Sheriff's Office
Danny Norman, Long County Development Authority Chairman
Kimberly Fleming, Director of Government and External Relations, MCAS Beaufort/Townsend Bombing Range
Tammy Goober, Manager of Long County Public Library/Secretary of Long County Chamber of Commerce
James Wasdin
Joseph Della Volle

COASTAL REGIONAL COMMISSION

Allen Burns, Executive Director

Planning and Government Services Team

Eric Landon, AICP, Director of Planning & Government Services

Quentin T. McPhatter, Economic Development and Grants Manager

Russell Oliver, Senior Planner II

Meizi Wolven, Economic Development Research Specialist / GIS Analyst

GIS Team

Hunter Key, GIS/IT Director

Tara Lopez, Senior GIS Analyst

Heather Cummings, GIS Analyst



EXECUTIVE SUMMARY



The State of Georgia has instituted minimum standards and procedures to provide a framework for the development, management, and implementation of local comprehensive plans at the local, regional, and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity.

City and county comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct businesses, and raise a family. City and county comprehensive planning enhances coordination at many levels.

As it relates to the local benefits of comprehensive planning, the highest and best use of a comprehensive plan is to show important relationships between community issues. A local comprehensive plan is fact-based and creates an environment of predictability for business and industry, property owners, investors and for its residents. A comprehensive plan is an important tool for economic development initiatives.

The Long County and the City of Ludowici Comprehensive Plan 2019-2039 contains goals, policies, and strategies to address challenges and leverage strengths. The Plan also includes a five-year work program with specific activities to usher in economic development, combat blight, improve facilities, and provide access to the area's most tangible resources. The work program identifies partners to collaborate on these efforts. Some of these efforts are ongoing in current programs, while many others require new efforts and actions to make them a reality. When viewed in its entirety, the Plan provides direction for action in planning the viability of the County and city's future.

As stated in the standards and procedures for local comprehensive planning, it is essential that local planning should recognize that:

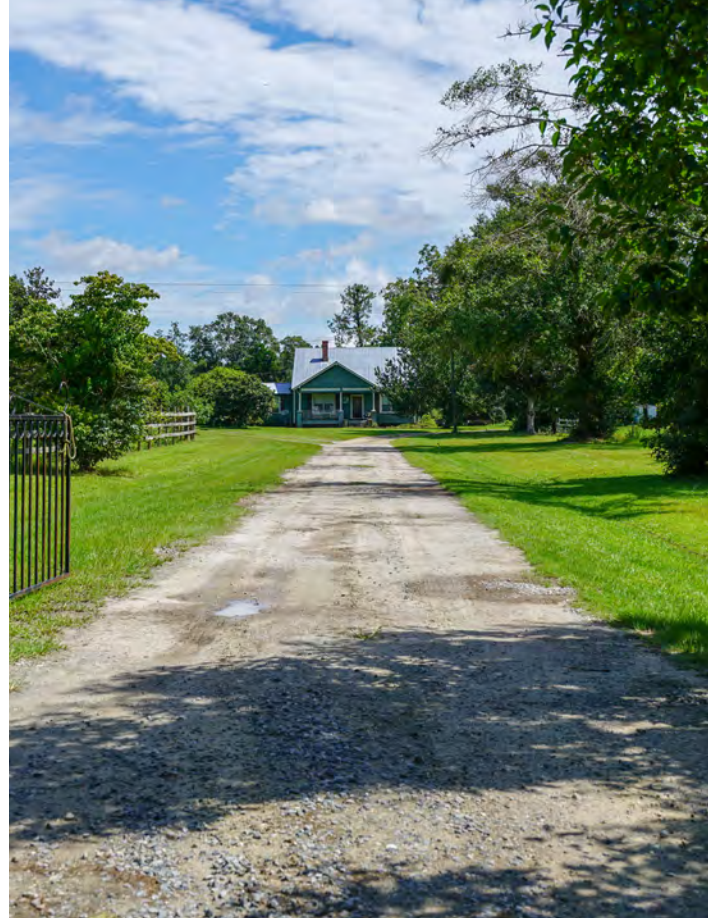
- Assets can be accentuated and improved;
- Liabilities can be mitigated and changed over time; and
- Potential can be sought after and developed.

COMMUNITY VISION



Long County

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



City of Ludowici

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

Vision Statement Principles

- Reputation as Friendly and Open
- People and Businesses Investing in the City's Future and Vision
- Retain and Promote Commercial, Housing, and Industrial Growth

Mission

To provide residents, visitors, and the business community with the highest quality 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
- Strong leadership

Priorities

- Thriving and Sustainable Business Community
- Safe and Healthy city
- Community Pride
- Excellent Customer Services
- Organizational Excellence

Long County and the City of Ludowici's visions are further defined in Section 3 and by the Character Area Map. The County and the City are made up of smaller areas that have their own set of defining characteristics. The Department of Community Affairs (DCA) Local Planning Requirements calls for identification of character areas, and for a vision and description for future development of each character area. Character areas are defined as specific geographic areas that meet the following criteria:

- Have unique or special characteristics;
- Have potential to evolve into a unique area when provided specific guidance; or
- Require special attention due to unique development issues.

The Character Area Map plays a role in guiding future development and is further supported by the Future Land Use Map which also provides guidance on future land uses that is in keeping with the county's vision.

The Character Area Map and descriptions can be found later in the Plan on pages 32-43. The Future Land Use Map can be found later in the Plan on page 44-49.



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I

PLAN OVERVIEW

- 1.1 Purpose
- 1.2 Scope
- 1.3 Methodology

PURPOSE

I.I



The Long County and City of Ludowici Comprehensive Plan is a living document that is updated and shaped by its leadership, staff and citizens. It is a policy guide for making zoning and land use decisions as well as establishing policies for policies for County and City officials and their staff concerning the development of the County and City.

The Comprehensive Plan is a long-range land use plan to guide growth and influence the physical development of the County and the City. The goals and policies within the Comprehensive Plan are designed to help the County and City become prosperous, healthy, equitable, and resilient.

The Comprehensive Plan is a five-year update as required by the “The Minimum Standards and Procedures for Local Comprehensive Planning,” (Minimum Standards)

adopted by Georgia Department of Community Affairs (DCA). The latest version of these standards can be found in O.C.G.A. Chapter 110-12-1, effective October 2018.

In meeting these standards, this plan update enables the County and City to maintain their Qualified Local Government (QLG) Status, making it eligible to receive certain types of state funding. This update reassesses where the County and the City are today, and how it intends to develop. Following the requirements of the Minimum Standards, the plan update presents a community vision, goals, and a work program designed to make the vision a reality.

SCOPE

I.2

In keeping with the Minimum Standards, this plan is presented in three components:

I **COMMUNITY VISION** - which lays out the future vision and goals that the community wants to achieve in text and maps;

2 **NEEDS AND OPPORTUNITIES** - which provides a list of the various needs and opportunities that the community will address; and

3 **COMMUNITY WORK PROGRAM** - which provides a 5-year Short Term Work Program designed to address the needs and opportunities. This program include activities, initiatives, programs, ordinances and administrative systems to be put into place or maintained to implement the plan.

In addition, the plan incorporates planning elements as defined by the DCA Minimum Standards that are important to shaping the future of the County and the City.

A **Record of Accomplishments** highlighting the success of the previous Short Term Work Program, a description of the public involvement proves, and a report on how this plan is consistent with the Regional Water Plan and Environmental Planning Criteria is a part of this report.



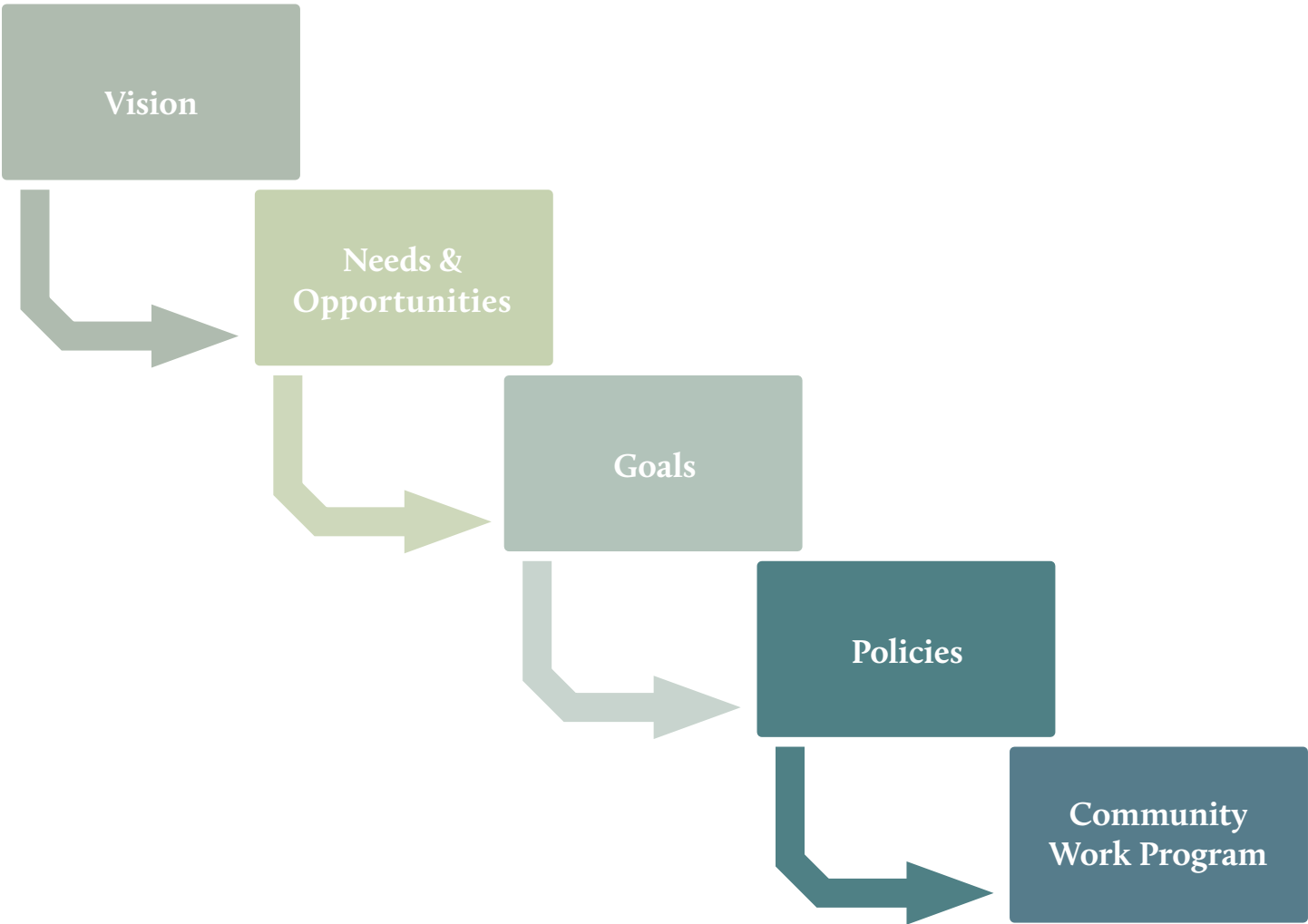
Boundary and Description

Long County was created in 1920 with the City of Ludowici serving as the county seat. Long County ranks 99th out of 159 counties in terms of population within the state of Georgia. Adjacent counties include Liberty County, McIntosh County, Wayne County, and Tattnall County.

The county has a total area of 404 square miles; 400 square miles is upland and 4 square miles is water. Nearly 25 percent of the land area in Long County is owned by the state and federal government.

Long County is rich in history, cultural and environmental resources. The rural character of the area, including, live oak canopies, and ample farmland, create a distinctive atmosphere that defines the area.

The Comprehensive Plan Process



METHODOLOGY

I.3



The public outreach effort launched for this plan update included two public hearings, a kick-off meeting, a community-wide workshop, steering committee meetings and stakeholder committee meetings.

The Steering Committee formed was comprised of members representing a cross-section of the community including elected officials, key staff, the local chamber of commerce, the economic development authority director, local builders, bankers, as well as the community liaison for the Townsend Bombing Range which is property owned by the US Marine Corps.

Goals of the Steering Committee

Seek agreement on key issues.

Help craft a common vision for the future.

Provide guidance on action needed to achieve that vision.

Affirm public input.



The kick-off meeting was held on Tuesday, September 18, 2018 at the County Courthouse in Long County. This first meeting introduced the members of the committee and provided opportunity to discuss the role of the committee. The kick-off meeting also provided an overview of the planning process, and the purpose of the Minimum Standards and Procedures as set forth by Georgia Department of Community Affairs.

A public hearing was held on Tuesday, September 4, 2018 by Long County and on Tuesday, September 11, 2018 by the City of Ludowici. These meetings briefed the community on the Plan Update process, and provided members of the public with the opportunity for public participation.

A community-wide workshop was held 6:00 to 7:30 p.m. on September 18, 2018 at the Long County Courthouse in Ludowici and community stakeholders participated in carrying out a SWOT (strengths, weaknesses, opportunities, threats) analysis of the County and the City on November 28, 2018 to identify Needs and Opportunities.

As part of the outreach efforts, steering and stakeholder committee members were invited to participate in and provide comments through a website that was designed by the Coastal Regional Commission (CRC) to obtain feedback from the public. The CRC placed information such as the existing comp plan, surveys, meeting minutes, as well as Department of Community Affairs regarding the overall comprehensive planning process.



2

NEEDS AND OPPORTUNITIES

- 2.1 Public Input
- 2.2 Analyzing the External Environment
- 2.3 Analyzing the Internal Environment
- 2.4 Strengths, Weaknesses, Opportunities, and Threats (SWOT)
- 2.5 Needs and Opportunities Matrix

PUBLIC INPUT

2.I



The process which identified the Needs and Opportunities unique to the City and County was based on indicators from the technical assessment and input collected as part of the engagement process.

A need can be defined as a condition of something that is required or wanted, while an opportunity is a chance for progress or advancement. In order to achieve the Long County and City of Ludowici vision and goals for the future, a number of Needs and Opportunities that the County and City must address were identified. Members of the Steering Committee and members of the public participated in identifying Needs and Opportunities for Long County and City of Ludowici during a community workshop held on Wednesday, November 28, 2018 at the Long County Library.

Needs and Opportunities were identified through a facilitated discussion of the Strengths, Weaknesses, Opportunities, and Threats (SWOT). In order to steer the process for the SWOT discussion, the participants were provided with the following:

- The list of needs and opportunities from the Long County/Ludowici 2014 Comp Plan Update
- The typical needs and opportunities provided in the Supplemental Planning Recommendations by the Georgia Department of Community Affairs
- Demographic, Economic, Housing, Transportation, and other Data from Long County and the City of Ludowici



Through the facilitated discussion with various community stakeholders, the following needs and opportunities were discussed and presented by the group:

Land Use:

- Community water and sewers are not available outside of the City of Ludowici.
- City of Ludowici water and sewer systems are in need of major maintenance.
- The Joint Land Development Code and Zoning Maps were adopted in November 2008.
- Establishment of the Joint Planning Commission.
- Development in Long County diminishes agriculture and natural resources.
- Best soils for septic systems tend to be utilized for farming and environmentally sensitive groundwater recharge areas.
- Development pressure on wetlands, as approximately 42 percent of the County as a whole.

Housing:

- There has been a significant amount of new housing constructed in recent years.
- Opportunity for infill development exists in the City where supporting infrastructure exists.
- Need for more diversity in housing options.
- Need for affordable and rental properties for citizens just entering the housing market.

Economic Development:

- Long County and City of Ludowici seek more commercial development.
- There are large portions of land are under state and federal control.
- A need for more retail exists in the City and the County
- Opportunity for eco-tourism and heritage tourism that take advantage of the natural and historic resources within the County and the City.
- There is a need for more development at the industrial park.
- There is an exodus of residents who work outside of the county.
- There is a need to get people passing through the County and the City to spend money.



Natural, Cultural, and Historic Resources:

- There is a need for banquet and meeting space.
- No inventory of natural and cultural resources for County or City.
- Need for protection and preservation efforts.
- Opportunity for expanding recreational amenities due to an increase in housing.
- Partner with Georgia Department of Natural Resources for utilizing state land for recreational park purposes.

Community Facilities and Services:

- Need to better utilize recreational resources for events and tournaments.
- Need to rehab water and sewer system in the City.
- Need to improve road maintenance.
- It is important to note that the current spending is better than in the past.
- There is a need for additional recreational programs.
- There is a need for a program that extend sidewalks throughout the City.
- There is a need for a program for a Level of Services for condition of existing roads.

Transportation:

- Opportunities for alternative transportation in cooperation with CRC Coaches.

Intergovernmental Coordination:

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

STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS (SWOT)

2.2



The information derived from the external analysis feeds into the Opportunities and Threats segments of the SWOT analysis.

The information derived from the internal analysis drives the Strengths and Weaknesses components of the SWOT.

Citizen input helped determine the City and County’s needs and opportunities as part of the comprehensive planning process. The results are incorporated into the body of the plan.

STRENGTHS

INTERNAL

- School system as it relates to facility and education quality.
- Public Resources such as the library.
- Low Crime.
- Military Presence in terms of workforce and recession proof.
- Location/Proximity to interstate, beaches.
- Good place to retire.

EXTERNAL

- Natural Resources-Ecotourism.
- Out of flood zones but close enough to coast to benefit from access.

WEAKNESSES

INTERNAL

- Lack of commercial opportunity.
- Lack of infrastructure such as water and sewer.
- Education of leadership and lack of knowledge about job due to lack of training.

EXTERNAL

- Flood Zone impact on residential construction.
- Non Tax Property.

OPPORTUNITIES

INTERNAL

- Infill development where City infrastructure exists.
- Expand recreational amenities.
- Alternative transportation in cooperation with CRC Coaches.
- Expand the commitment of City and County working together.
- Communication with Georgia Department of Transportation, Georgia Department of Natural Resources, Georgia Environmental Protection Division, Fort Stewart, Townsend Bombing Range.
- Working with state agencies for grant to fund preservation and rehabilitation of Train Depot.

EXTERNAL

- Eco-tourism and heritage tourism.

THREATS

INTERNAL

- Opinion vs. Fact in regarding to local government laws for local officials.
- Liquor by the Drink laws as they may relate to potential business opportunities.
- Local mindset and how to handle growth that may require tax increases to pay for projects.
- Drug use epidemic.

EXTERNAL

- Future of Fort Stewart due to Base Realignment and Closure (BRAC)
- National Economy (Economic Bubble, Interest Rates)
- Natural Disaster (i.e. Hurricane)

3

COMMUNITY VISION AND GOALS

- 3.1 Vision Statements
- 3.2 Goals and Community Policies
- 3.3 Quality Community Objectives

VISION STATEMENTS

3.1

Long County

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

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- Require special attention due to unique development issues.



GOALS & COMMUNITY POLICIES

3.2

Community Goals

Goals are long-term outcomes that Long County and the City of Ludowici hope to achieve by implementing the Comprehensive Plan. They are aspirations, expressing collective desires and values.

The County and City identified a number of goals with supporting policies in order to make their vision a reality. The following goals represent the recurring themes, and like their vision statements, were derived from a vetting process involving elected officials, school officials, members of the Steering Committee, stakeholders, and members of the public.

Community Policies

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

In the spirit of collaboration and cooperation, Long County and the City of Ludowici worked together during the comprehensive planning process to jointly identify priorities to pursue, including better business recruitment and retention, particularly local, service oriented businesses.



Economic Development

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

Policies in Support of Economic Development

- Long County and Ludowici will work with the Long County Development Authority on their efforts to promote business, industrial development, and redevelopment.
- Support programs for retention, expansion, and creation of businesses that enhance our economic well-being.
- 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
- Work together with other economic development agencies to develop eco-tourism 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 education quality, and sustaining workforce.
- Collaborate on a multi-jurisdictional level to promote tourism throughout the region
- Nurture section that provide high earnings and wages



Housing

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

Policies in Support of Housing

- Explore opportunities to diversify housing options for various income levels, possibly through a Housing Authority
- 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 proposed with development projects.
- Protect its natural and cultural resources through enforcement of its Part V Environmental Standards, Floodplain Management Ordinance, Land Development Code and zoning.
- Consider utilization of ecotourism assets such as Morgan Lake located with the county.



Development Patterns

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

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
- Ensure that Townsend Bombing Range is considered as it relates to potential adjacent land uses and development patterns.



Community Facilities and Services

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

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.



Transportation

Transportation is an important element as population and economic development growth means more people on the roads. The County and City must ensure that the capacity exists to maintain transportation corridors. Intergovernmental coordination is necessary for roads to be built, maintained and safely traveled upon.

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

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

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 any communications 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.
- Work with Townsend Bombing Range through their communication liaison in regard to development and activities within the area designated buffer areas.
- Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.

QUALITY COMMUNITY OBJECTIVES

3.3

DCA's Vision: Every Georgia community offers a quality of life where people and businesses can grow and prosper. This section is used as a guide to determine which Quality Community Objectives that Long County and the City of Ludowici will seek to accomplish with future planning efforts and developments.

1. Economic Prosperity

Encourage development or expansion of businesses and industries suitable for the community.

As noted during the comprehensive planning process, Long County and City of Ludowici seek to obtain more commercial development to strengthen their tax base. In addition, the County seeks to also develop their industrial park in order to provide head of household wage jobs for their residents.

As part of their ongoing efforts for diversified economic development, the county and the city are working to develop eco-tourism and heritage tourism that take advantage of the natural and historic resources within the County and the City.

2. Resource Management

Promote efficient use of natural resources and identify and protect environmentally sensitive areas.

Long County and the City of Ludowici promote the efficient use of natural resources. The County and the City seek to further identify and protect significant cultural and natural areas in their community.

3. Local Preparedness

Identify and put in place prerequisites for the type of future the community seeks to achieve.

The County and the City have identified Character Areas to provide guidance on the type of development that the community seeks to achieve. The County and the City have discussed updating their zoning ordinances and subdivision regulations to manage development and redevelopment. The County and the City's leadership and staff desire to maintain their capability of responding to opportunities and managing new challenges.

4. Efficient Land Use

Maximize use of existing infrastructure by encouraging redevelopment; designing new development to minimize the amount of land consumed; and, carefully planning expansion of public infrastructure.

The County and the City have identified target areas for development as well as redevelopment including the Highway 84 Corridor. The City has identified areas for commercial infill development. Additionally, the County and City seek to eliminating substandard housing; encouraging quality infill development within established neighborhoods; creating affordable housing opportunities within the community; and, creating a diverse housing stock in terms of housing types and densities.

5. Sense of Place

Protect and enhance the community's unique qualities that are important to defining the community's character.

The County and the City contain unique features that add to the City's sense of place. The small town charm, rural landscapes, and family atmosphere contribute to the identity of the community and should be embraced as part of what makes Long County and Ludowici vibrant, industrious, and healthy. To add to its sense of place, the city and county are working together to improve tourism, business, retail, and commercial development.

6. Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs by actively participating in regional organizations.

Long County and the City of Ludowici are working together on various ventures such as economic development, planning, and joint transportation efforts. The County and the City continue to seek cooperative solutions to improve the community.

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and efficient housing in the community.

Long County and the City of Ludowici seek to promote an adequate range of safe, affordable, and inclusive housing by encouraging development of a variety of housing types, sizes, costs, and densities through new development and through redevelopment efforts.

8. Transportation Options

Long County and the City of Ludowici seek to address the transportation needs, challenges and opportunities of all community residents.

The County and the City continue to seek ways to improve their quality of life of the community through improving recreational opportunities for their citizens.

Traffic congestion is not a major concern in Long County and the City of Ludowici. Although, the speed of traffic moving through the City on Highway 84 needs to be addressed in order to improve safety along this corridor. Two major initiatives of Long County and the City of Ludowici are the creation/attaining a safe and healthy environment and the continued participation in the Coastal Regional Rural Transportation Program.

9. Educational Opportunities

Long County and the City of Ludowici seek to coordinate with local economic development programs to ensure an adequately trained and skilled workforce.

Long County and the City of Ludowici have access to a number of colleges, universities, and technical training opportunities offered in neighboring Liberty County. Both governments seek to encourage the creation of more jobs for educated and skilled workers by working with these partners.

10. Community Health

Ensure community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and excellent work opportunities.

The World Health Organization defines a healthy city or community as “one that is safe with affordable housing and accessible transportation systems, work for all who want to work, a healthy and safe environment with a sustainable ecosystem, and offers access to healthcare services which focus on prevention and staying healthy.” A healthy community is also defined as one in which a diverse group of stakeholders collaborate to use their expertise and local knowledge to create a community that is socially and physical conducive to health.

4

LAND USE

- 4.1 Character Areas and Defining Narratives
- 4.2 Future Land Use

CHARACTER AREAS AND DEFINING NARRATIVE

4.I

The Character Area Maps, and the narratives that follow, lay out a vision, specific goals, appropriate land uses, and implementation strategies for Long County and the City of Ludowici's unique sub-areas, districts, and neighborhoods. There are five character areas in total for Long County and three character areas for the City of Ludowici.

Interpretation of the Character Area Maps is provided in the supporting text to be considered with the County and the City's zoning, the Future Land Use map, and other local policies when decision-makers consider land development. The supporting text provides written description of the patterns of development that the County and the City would like to encourage in each area.

The supporting narrative provides policy direction for regulating development with the goal of furthering consistent character within each area as defined by the County and the City's vision. Where appropriate, statements for policy and goals are also established.

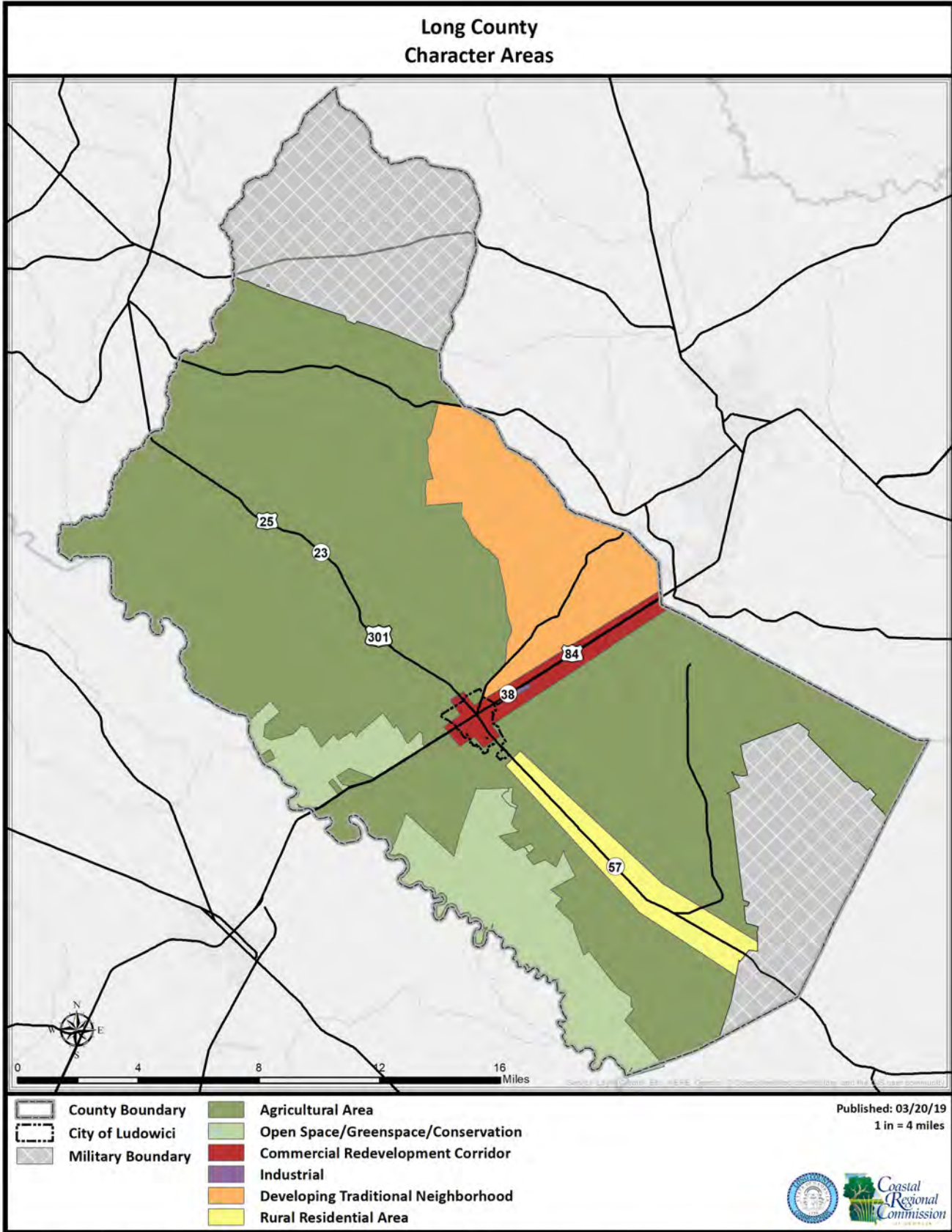
Long County Character Areas

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

City of Ludowici Character Areas

- Commercial Redevelopment Corridor
- Mixed Use
- Civic Area
- Military Boundary





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Agricultural Area

Character Area Description

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

Community Vision

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

Future Zoning Considerations

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

Implementation Strategies

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



Open Space / Greenspace / Conservation

Character Area Description

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

Community Vision

The vision for the parks/recreation area is to represent the recreational preferences of diverse residents by prioritizing community needs with recreational opportunities.

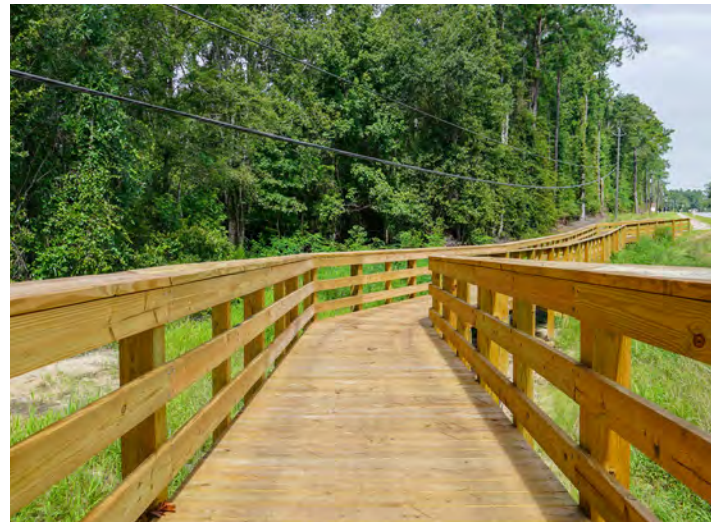
The vision for the natural lands is to control development within certain land, marsh, and water areas. The conservation areas serve as wildlife refuges, possess great natural beauty, and are of historical or ecological significance. The natural lands also provide outdoor recreation that serves the interest of residents, visitors and tourists.

Future Zoning Considerations

CON Conservation District

Implementation Strategies

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



Commercial Redevelopment Corridor

Character Area Description

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

Community Vision

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

Future Zoning Considerations

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

Implementation Strategies

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



Industrial

Character Area Description

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

Community Vision

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

Future Zoning Considerations

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

Implementation Strategies

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



Rural Residential Area

Character Area Description

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

Community Vision

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

Future Zoning Considerations

- RR Rural Residential
- AF Agriculture Forestry

Implementation Strategies

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



Developing Traditional Neighborhood

Character Area Description

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

Community Vision

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

Future Zoning Considerations

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

Implementation Strategies

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



Military Boundary

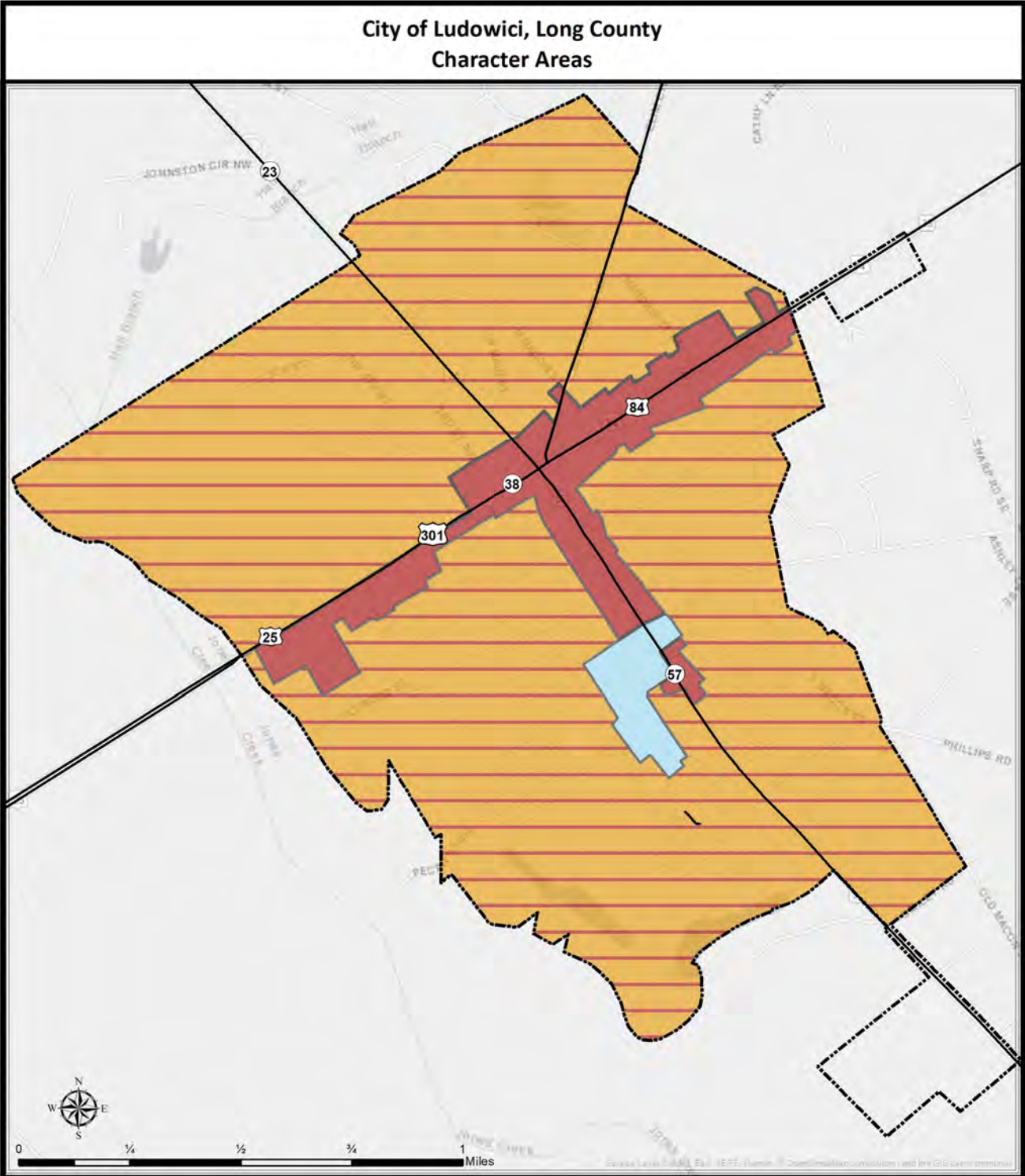
Character Area Description

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

Community Vision

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





City of Ludowici

- Civic Area
- Commercial Redevelopment Corridor
- Mixed Use

Published: 03/12/19
 1 inch = 1,500 feet

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Commercial Redevelopment Corridor

Character Area Description

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

Community Vision

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

Future Zoning Considerations

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

Implementation Strategies

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



Mixed Use

Character Area Description

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

Community Vision

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

Future Zoning Considerations

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

Implementation Strategies

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



Civic Area

Character Area Description

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

Community Vision

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

Future Zoning Considerations

- C-1 Neighborhood Commercial District
- C-2 General Commercial District
- PI Public Institutional

Implementation Strategies

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



FUTURE LAND USE

4.2

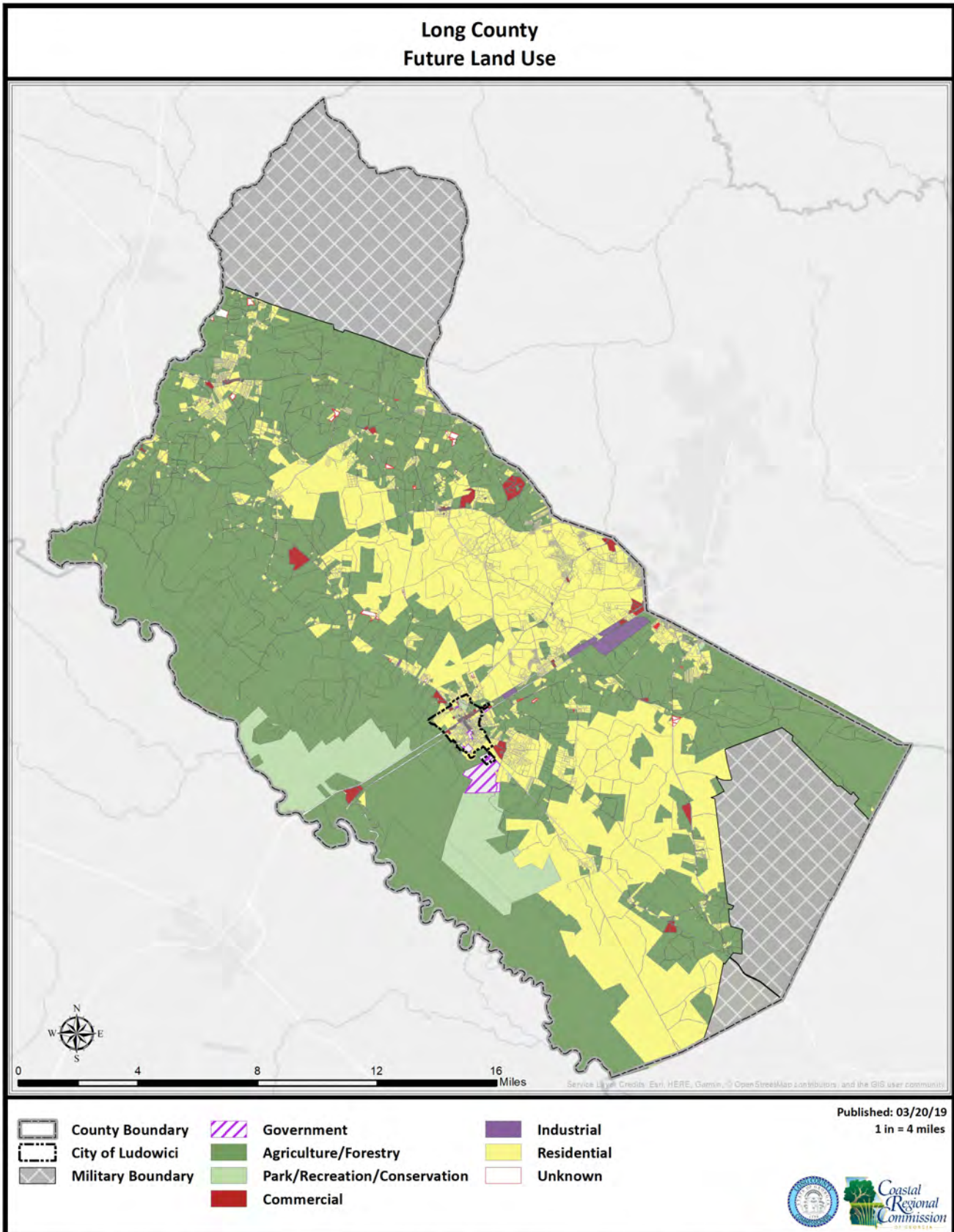
Future Land Use Guiding Principles:

- The County and City should strive for consistent development types and characteristics within similar land use areas.
- The County and City should require appropriate transitions between different land use areas such that there is a “step down” or “step up” between these different uses.
- The County and City should discourage the establishment of intense or heavy industrial or commercial land uses near existing residential areas.
- The County and City should not allow more intense development in areas not served by public water and/or sewer and these non-sewered areas should be limited to less intensive land uses.

Future Land Use Map

The Future Land Use Maps are a visual representation of the County and the City’s future land use. An interpretation of the Future Land Use Map is provided in the supporting tables.





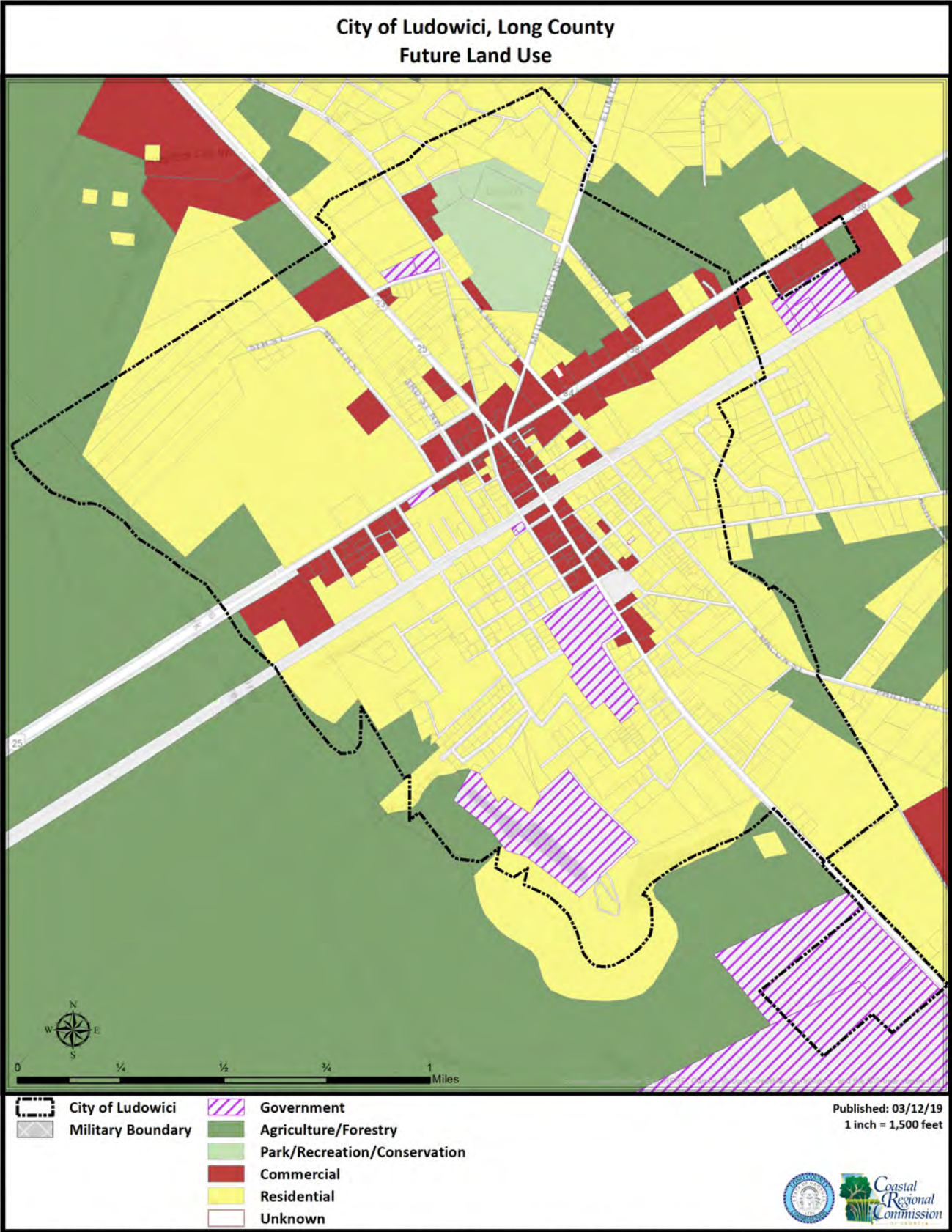
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Long County Future Land Use

DESCRIPTION	LAND USE
Agriculture	
This category is for land dedicated to farming (fields, lots, pastures, farm-steads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting. This category is also for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.	Agriculture / Forestry (AF)
Parks / Recreation / Conservation	
This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreational centers or similar uses.	Conservation District (CON)
Commercial	
This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.	General Commercial (C-2)
	Neighborhood Commercial (C-1)
Industrial	
This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.	Light Industrial (I-1)
	General Industrial (I-2)

Long County Future Land Use

DESCRIPTION	LAND USE
Residential	
<p>The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities. This land use is protected from encroachment of industrial or other uses capable of adversely affecting the residential character.</p>	Agriculture / Forestry (AF)
	Rural Residential (R-1)
	Single-Family Residential (R-2)
	Multi-Family Residential (MFR)
	Manufactured Home Park (MHP)
Public Institutional	
<p>This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.</p>	Public Institutional (PI)



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City of Ludowici Future Land Use

DESCRIPTION	LAND USE
Agriculture	
This category is for land dedicated to farming (fields, lots, pastures, farm-steads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting. This category is also for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.	Agriculture / Forestry (AF)
Commercial	
This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.	General Commercial (C-2)
	Neighborhood Commercial (C-1)
Residential	
The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities. This land use is protected from encroachment of industrial or other uses capable of adversely affecting the residential character.	Rural Residential (RR)
	Single-Family Residential (R-1)
	Single-Family Residential (R-2)
	Multi-Family Residential (MFR)
	Manufactured Home Park (MHP)
Public Institutional	
This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.	Public Institutional (PI)

5

HOUSING

- 5.1 Housing Types
- 5.2 Occupancy
- 5.3 Housing Costs
- 5.4 Cost Burdened Housing
- 5.5 Condition of Housing
- 5.6 Job Housing Balance





The Housing section provides a framework for promoting a diverse housing supply, protecting and improving the health and livability of the County and City, and making adequate provisions for the housing needs of all economic segments of the community. The County and the City must foster housing that is affordable to those at all income levels - from low-income and workforce families, to those earning higher wages.

Housing demand is largely driven by economic conditions and demographics. Demographic characteristics influence market demand with regard to the number of households; household size, make-up and tenure (owner v. renter); and preference for styles and amenities.

Perhaps the most pressing and complex challenge facing the County and the City is housing affordability for all economic segments of the community. The quality of any community is defined, in large part, by whether families and individuals are able to find the type and size of housing that fits their household needs at a price they can afford.

The distinct communities of the County and the City include residential districts that are differentiated by housing density, age, size, architectural style, condition, and neighborhood commercial districts with mixed housing types. These communities, each with their own unique character, offer a variety of housing and lifestyle opportunities.

During the development of the comp plan for Long County and the City of Ludowici, some of the most prominent needs include more diversity/availability of housing options for all citizens, including but not limited to special populations. Another issue stated by the stakeholder committee during the comp plan meetings is the need for affordable and rental properties for citizens just entering the housing market.

Two of the possible opportunities as stated during the development of the comp plan include the significant amount of new housing that has been constructed in recent years as well as the possibility of infill development that is in the City where supporting infrastructure exists.

Some of the factors as it relates to housing that local governments can influence are the supply of available residential land; the availability of public services; development regulations (density and design), and support for low and moderate income housing.

HOUSING TYPES

5.1



Total occupied units increased from 4,553 to 5,339 between 2010 and 2017. (Long County)

Detached single units steadily increased from 43.0 percent to 51.8 percent. (Long County)



Total occupied units increased from 603 to 776 between 2010 and 2017. (City of Ludowici)

Detached single units steadily increased from 53.4 percent to 55.2 percent. (City of Ludowici)

In Long County, 51.8 percent of the occupied housing types in Long County in 2017 were detached single units. From 2000 to 2010, there was an increase in total occupied units. The percentages of detached single units increased from 37.2 to 43 percent from 2000 to 2010. The percentage of apartment decreased from 1.5 percent to 1.4 percent from 2000 to 2010. In 2017, the percentage of apartments increased to 3.1 percent. The percentage of mobile homes has decreased from 60.9 percent in 2000 to 45 percent in 2017.

The total number of occupied housing units in Long County has been steadily increasing from 3,574 in 2000 to 4,553. The number of occupied housing units was 5,399 in 2017.

In the City of Ludowici, 55.2 percent of the occupied housing types in Long County in 2017 were detached single units. In 2000, the number of detached single units was 47.9 percent and 53.4 percent in 2010. The percentage of apartments has been steadily increasing since 2000. The percentage of apartments was 1.6 percent in 2000, 7.7 percent in 2010, and 10.4 percent in 2017.

The percentage of mobile homes has been steadily decreasing from 2000 to 2017. In 2000, the percentage of mobile homes was 50.5 percent and 38.5 percent in 2010. In 2017, the percentage of mobile homes was 34 percent.

OCCUPANCY

5.2

Age of Occupied Housing

The largest percentage (at 29 percent) of housing units in Long County was built between 2000 to 2009. The next largest percentage of housing structures at 24.7 percent was constructed from 1990 to 1999. Over half of the housing units in Long County were built before 1999.

Occupancy

In 2017, the percentage of owner occupied housing units in Long County is at 68.7 percent. This percentage of owner occupied housing units is above the average for the State of Georgia which is at 63.0 percent.

The percentage of vacant properties in 2017 is 17.5 percent in Long County. This percentage of vacant properties in Long County is above the State of Georgia average which is 12.9 percent.

Occupancy Characteristics

Category	Long County		
	2000	2010	2017
Total Units	3,574	4,553	5,399
Detached Single Units	37.2%	43.0%	51.8%
Attached Single Units	0.4%	0.1%	0.1%
Apartments	1.5%	1.4%	3.1%
Mobile Home / Other	60.9%	55.5%	45.0%

U.S. Census Bureau

Category	City of Ludowici		
	2000	2010	2017
Total Units	537	603	776
Detached Single Units	47.9%	53.4%	55.2%
Attached Single Units	0.0%	0.5%	0.4%
Apartments	1.6%	7.7%	10.4%
Mobile Home / Other	50.5%	38.5%	34.0%

U.S. Census Bureau



HOUSING COSTS

5.3

From 2000 to 2010, the median home values increased by 6.5 percent. The median home values from 2010 to 2017 increased by 55.2 percent. As it relates to housing costs, households who pay more than 30 percent of their net income on housing costs are defined as cost-burdened households.

In 2014, 48.8 percent of residents who pay rent were considered to have a Household Burden. The number of residents considered to be household burdened in 2015 was 47.6 percent, 48.6 percent in 2016 and 51.9 percent in 2017. The percentage of cost burdened households who pay rent was less than the state of Georgia averages between 2014 to 2016; but higher than Georgia average in 2017. The averages of cost burdened residents who pay rent in the State of Georgia were 53.3 percent in 2014, 52.4 percent in 2015, and 51.3 percent in 2016.

In regard to the percentage of cost-burdened for households with a mortgage, 23.7 percent of Long County residents in 2014 were cost burdened. In 2015, 25.6 percent of Long County residents were cost burdened and 19.9 percent of residents were cost burdened in 2016, and 21.9 percent in 2017. The cost burdened numbers of Long County are well below the percentages for the state of Georgia. The state of Georgia percentages for cost burdened households with a mortgage are 33.8 percent in 2014, 31.7 percent in 2015, 29.4 percent in 2016 and 27.9 percent in 2017.



Cost of House Burden (households pay 30% of more of their net income on housing cost)

Category	The Percentage of Cost-burdened for Households who pay rent				
	2014	2015	2016	2014-2015 Changes by percentage	2015-2016 Changes by percentage
Long County	48.8%	47.6%	48.6%	-1.2%	1.0%
State of Georgia	53.3%	52.4%	51.3%	-0.9%	-1.1%

U.S. Census Bureau

Housing Costs

Category	2010		2017	
	City of Ludowici	Long County	City of Ludowici	Long County
Median Monthly Gross Rent	\$580	\$604	\$568	\$759
Median Monthly Owner Costs (w/Mortgage)	\$776	\$867	\$1,332	\$1,163
Median home Value(Owner Occupied)	\$74,600	\$75,700	\$152,900	\$117,500

U.S. Census Bureau

COST BURDENED HOUSING

5.4

Cost-burdened households are those households paying 30 percent or more of their net income on housing costs. Based on housing costs rising at a faster rate than household income it is expected that the percentage of cost burdened housing to increase for renters and those with a mortgage.

In 2010, number of renters in Long County that were cost burdened was 446. In 2017, renters who were cost-burdened increased to 787.

In 2010, number of renters in Ludowici that were cost burdened was 85. In 2017, renters who were cost-burdened increased to 107.

In 2010, those with a mortgage and cost-burdened in Long County were 610. By 2017, those with a mortgage and cost burdened increased to 542.

In 2010, those with a mortgage and cost-burdened in Ludowici were 28. By 2017, those with a mortgage and cost-burdened increased to 192.

In 2010, households without a mortgage and cost-burdened less than 30% of household income were 93.9 percent in Long County. In 2017, this category decreased to 90.3 percent, which is 2.5 percent higher than the state (87.8 percent).

Summary of Cost Burdened Housing Units

Category	2010			2017		
	City of Ludowici	Long County	Georgia	City of Ludowici	Long County	Georgia
Occupied Units Paying Rent	240	1,458	1,064,843	281	1,550	1,280,857
Gross Rent Exceeds 30% of Household Income	85	446	532,818	107	787	626,316
Housing Units with a Mortgage	195	1,861	1,677,761	374	2,492	1,527,772
Selected Monthly Owner Costs Exceed 30% of Household In-come	28	610	593,304	192	542	423,626
Housing Units without a Mortgage	123	1,014	654,017	96	1,216	779,000

U.S. Census Bureau

CONDITION OF HOUSING 5.5

Condition of Housing

Good housing conditions are essential for people’s health and affects childhood development.

Condition of housing includes those units with insufficient plumbing and kitchen facilities in Long County. In 2000, units without complete plumbing facilities and insufficient kitchen facilities were 1.2 percent and 3.7 percent in 2010. In 2017, the percentage of housing with insufficient kitchen facilities and plumbing facilities was 0.8 percent.

In the City of Ludowici, the condition of housing units with insufficient plumbing and kitchen facilities was 1.5 percent in 2000. In 2010, the condition of housing units with insufficient plumbing and kitchen facilities was 1.6 percent. In 2017, the condition of housing units with insufficient plumbing and kitchen facilities was 0.0 percent.



JOB HOUSING BALANCE 5.6

Job Housing Balance

A job to housing ratio in the range of 0.75 to 1.5 is considered beneficial for reducing vehicle miles traveled. The job to housing ratio indicates whether an area has enough housing for employees to live near employment and sufficient jobs in residential areas. An imbalance in jobs and housing creates longer commute times, more single driver commutes, and loss of job opportunities for workers without vehicles.

A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. In 2000, the job to housing ratio was 1.08 in Long County. In 2010, the job to housing ratio was 1.17 percent and in 2017, the ratio was 1.11 in Long County. Long County is within the range for a balanced community.

In 2000, the job to housing ratio was 0.96 in In the City of Ludowici. In the year 2010, the job to housing ratio was 0.99 and the 2017 job to housing ratio was 1.10.

A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. At 1.10 in 2017, the City of Ludowici is within the target range for a balanced community.

Job Housing Balance

Category	Long County		
	2000	2010	2017
Job to Housing Ratio	1.08	1.17	1.11

U.S. Census Bureau

Category	City of Ludowici		
	2000	2010	2017
Job to Housing Ratio	0.96	0.99	1.10

U.S. Census Bureau



Purpose Built Communities

Purpose Built Communities is a non-profit consulting firm that works side by side with local leaders to plan and implement a revitalization effort tailored specifically to Long County and the City of Ludowici. The goal is to break the cycle of intergenerational poverty by helping local leaders transform struggling neighborhoods, and bringing together the vital components necessary for holistic community revitalization: high quality mixed-income housing, an effective cradle-to-college education pipeline, and comprehensive community wellness resources.



Community Development Block Grant

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses.

Over a 1, 2, or 3-year period, as selected by the grantee, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.



DCA Georgia initiative for Community Housing (GICH) Program

GICH is a three-year program designed to help communities improve their quality of life and economic vitality through the development of locally-driven housing and revitalization strategies. This is accomplished through technical assistance, training, and ultimately producing a community housing plan with objectives and goals.



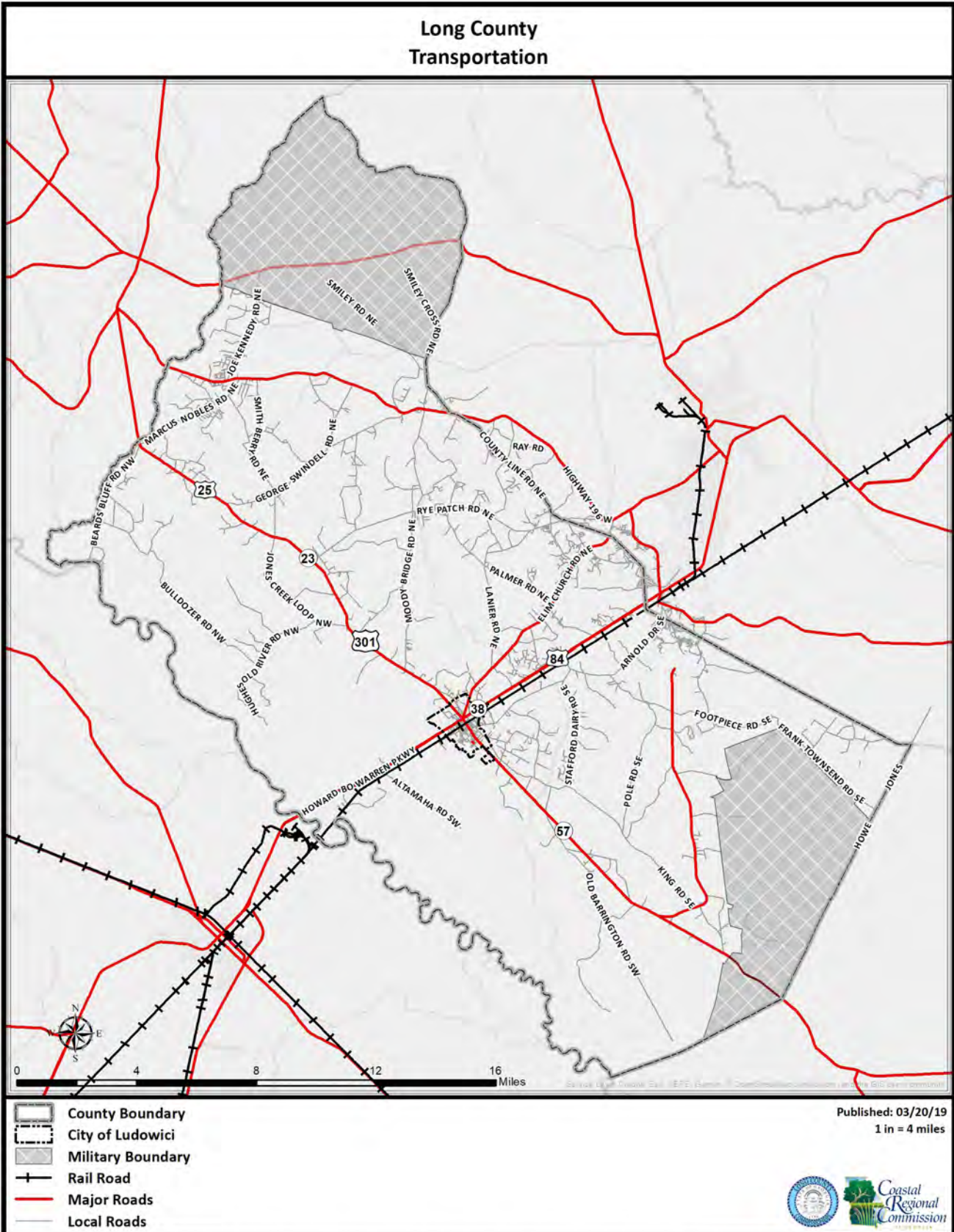
U.S Department of Agriculture Rural Development

Low interest, fixed-rate Homeownership loans are provided to qualified persons directly by USDA Rural Development. Financing is also offered at fixed-rates and terms through a loan from a private financial institution and guaranteed by USDA Rural Development for qualified persons. Neither one of these home loan programs require a down payment.

6

TRANSPORTATION

- 6.1 Roads and Highways
- 6.2 Road Network Hierarchy



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ROADS & HIGHWAYS

6.I

Transportation is an important component of the economy as economic opportunities are linked to the mobility of people, goods, and information. The relationship between the quantity and quality of transport infrastructure and the level of economic development is apparent. Highly connected networks are efficient and provide economic and social opportunities that result in positive multiplier effects such as better accessibility to markets, employment, tourism activities, and additional investment.

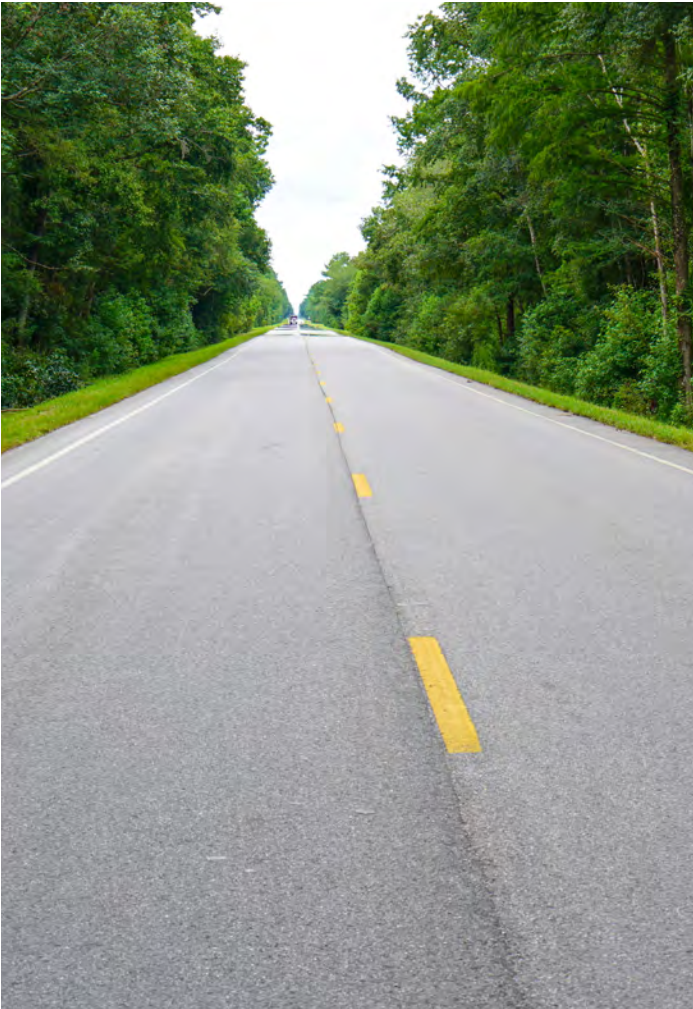
In Long County and the City of Ludowici, transportation contributes directly to economic activity through roads and potentially through maritime local services.

Transportation facilities are the artery for economic growth and the proper management and maintenance of these facilities is imperative.

Road Network

Long County is served by the following major highways:

- U.S. Route 25
- U.S. Route 84
- U.S. Route 301
- State Route 23
- State Route 38
- State Route 57
- State Route 144
- State Route 196



ROAD NETWORK HIERARCHY

6.2

As it relates to travel in Long County, travel patterns reflect the utilization of US 84/SR 38 for trips between Wayne County to the southwest, and Hinesville and Savannah to the northeast. SR 57/US 301 is utilized as a travel corridor for traffic wishing to travel to and from I-16. This route provides a convenient route around Fort Stewart and allows traffic to avoid traffic congestion in the Savannah and Hinesville areas.

Parking

The County and the City have not indicated any issues in regard to insufficient parking or inadequate parking facilities within downtown areas and/or busy commercial areas. Opportunities may exist for the resurfacing of existing parking facilities.

Railroad, Trucking, Port Facilities, and Airports

In regard to railroads, the CSX Transportation - The Nahunta Subdivision is a railroad line owned by CSX Transportation in the U.S. states of Florida and Georgia. The line runs from Ogeechee, Georgia to Dinsmore, Florida for a total of 129.2 miles (207.9 km). At its north end it continues south from the Savannah Subdivision and at its south end it continues south as the Jacksonville Terminal Subdivision A-Line.

Long County's nearest ports are located in the Savannah area. Georgia's accessible ports are a major advantage for the manufacturing and distribution companies located throughout the region. Savannah's Mason Intermodal Container Transfer Facility enables a seamless transfer of shipping containers onto trains and shortens the ship-to-market transit time to its delivery area. Facilitating global trade through strategic U.S. East Coast gateways, the Georgia Ports Authority is a leader in the operation of modern terminals and in meeting the demands of international business

Long County has no airport within its boundaries as The Savannah/Hilton Head International Airport provides the region with access to international passenger and cargo air service. The terminal building was built in 1994. The airport is located strategically near the junction of Interstates 95 and 16, and the Savannah Ports.

ALTERNATIVE MODES OF TRANSPORTATION

6.3

Alternative Modes

Long County and the City of Ludowici do not have bicycle and pedestrian plans at this time. As it relates to alternative modes of transportation, the County and the City continue to participate in the Coastal Regional Rural Transportation program and seek additional opportunities for transportation in cooperation with CRC Coaches

Strategy

As stated during the comprehensive planning meetings and as provided in the previously adopted Coastal Regional Transportation Assessment Plan. The following have been identified as regionally significant transportation recommendations for Long County:

Table 4-8: Regionally Significant Transportation Recommendations in Long County. (This chart is found on page 199 of the Coastal Transportation Plan)

Source	PI No.	Year	Description	Project Type	Identified Funding Source	Identified Funding Status
Long County Comp. Plan STWP		2005-2009	Request funds from GDOT to construct a railroad overpass in Ludowici.	Overpass	GDOT, FEMA	
HAMPO LRTP		Priority 2, in LRTP	SR 196 West	Widening		
HAMPO LRTP		Priority 3, not in LRTP	Elim Church Road	Safety Improvement		
HAMPO LRTP		Priority 3, not in LRTP	Bypass Extension	New Construction		
GDOT LRP	532670	GDOT Long Range	SR 23 from SR 57 in Ludowici NW to CL of Glennville/Tattnall	Widening	Q25	PRECST

U.S. Census Bureau

Hinesville Area Metropolitan Planning Organization Metropolitan Transportation Plan

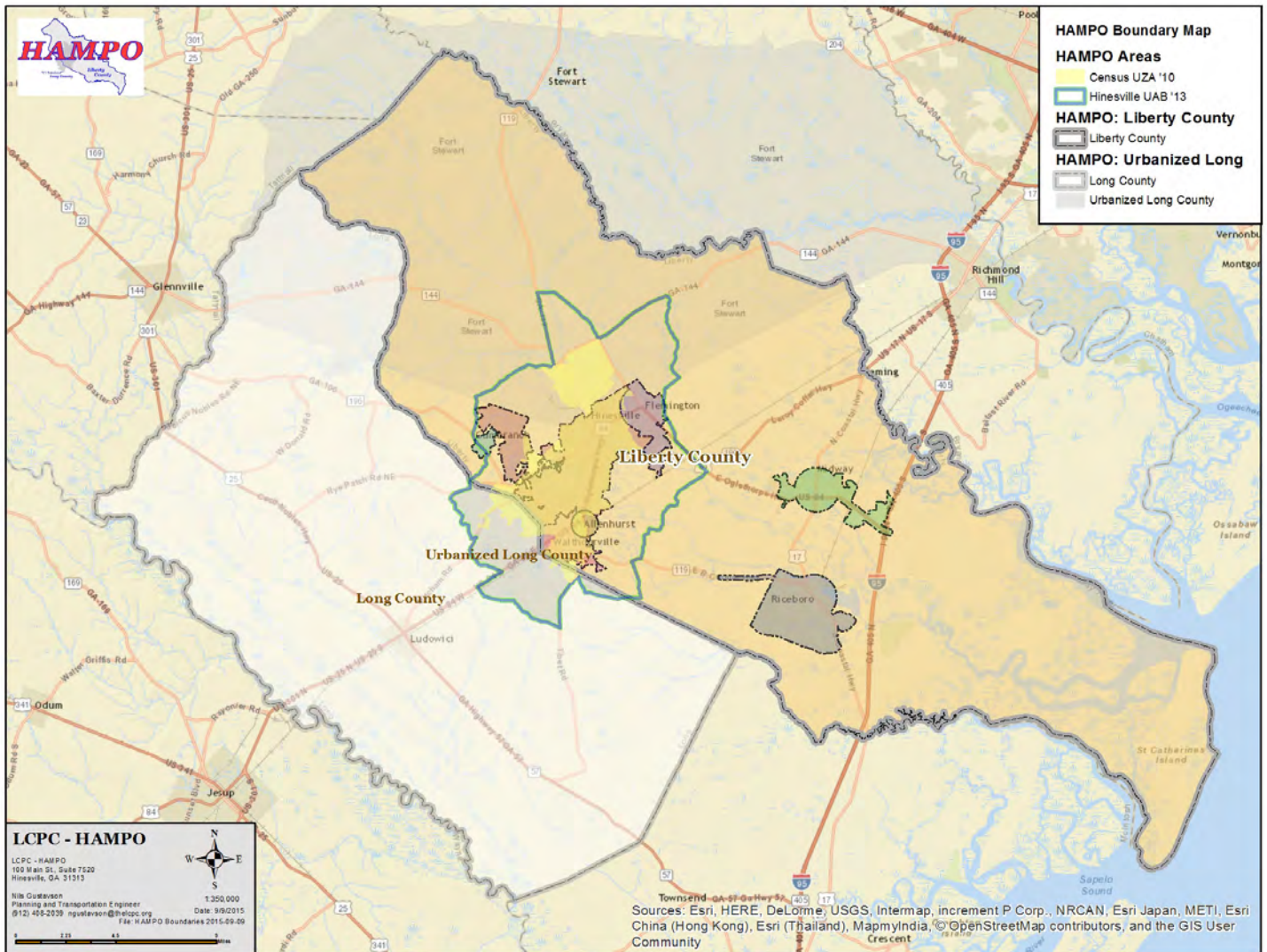
As the designated MPO for Liberty County and Urbanized Long County, the HAMPO is responsible for overseeing long range transportation planning within the MPO planning area. The ultimate goal of this planning process is to create an effective public policy framework for mobility and development together with a set of priority transportation investments that will address the area’s current and long- term needs and visions.

HAMPO Metropolitan Transportation Plan

The goal of the MTP is to create an effective public policy framework for mobility and development together with a set of priority transportation investments that will address the area’s current and long-term needs. The projects that are selected as priorities for the transportation network will be programmed into the Statewide TIP for funding.

The 2015-2040 Metropolitan Transportation Plan (MTP) has been approved by the HAMPO Policy Committee on September 10, 2015 and amended November 19, 2015 with the addition of two bridge projects. The MTP was again amended on November 8, 2018 and February 14, 2019 to adopt performance management and measures. This document can be reviewed or downloaded from www.thelcpc.org and searching HAMPO Plans and Documents for the 2015-2040 Metropolitan Transportation Plan.

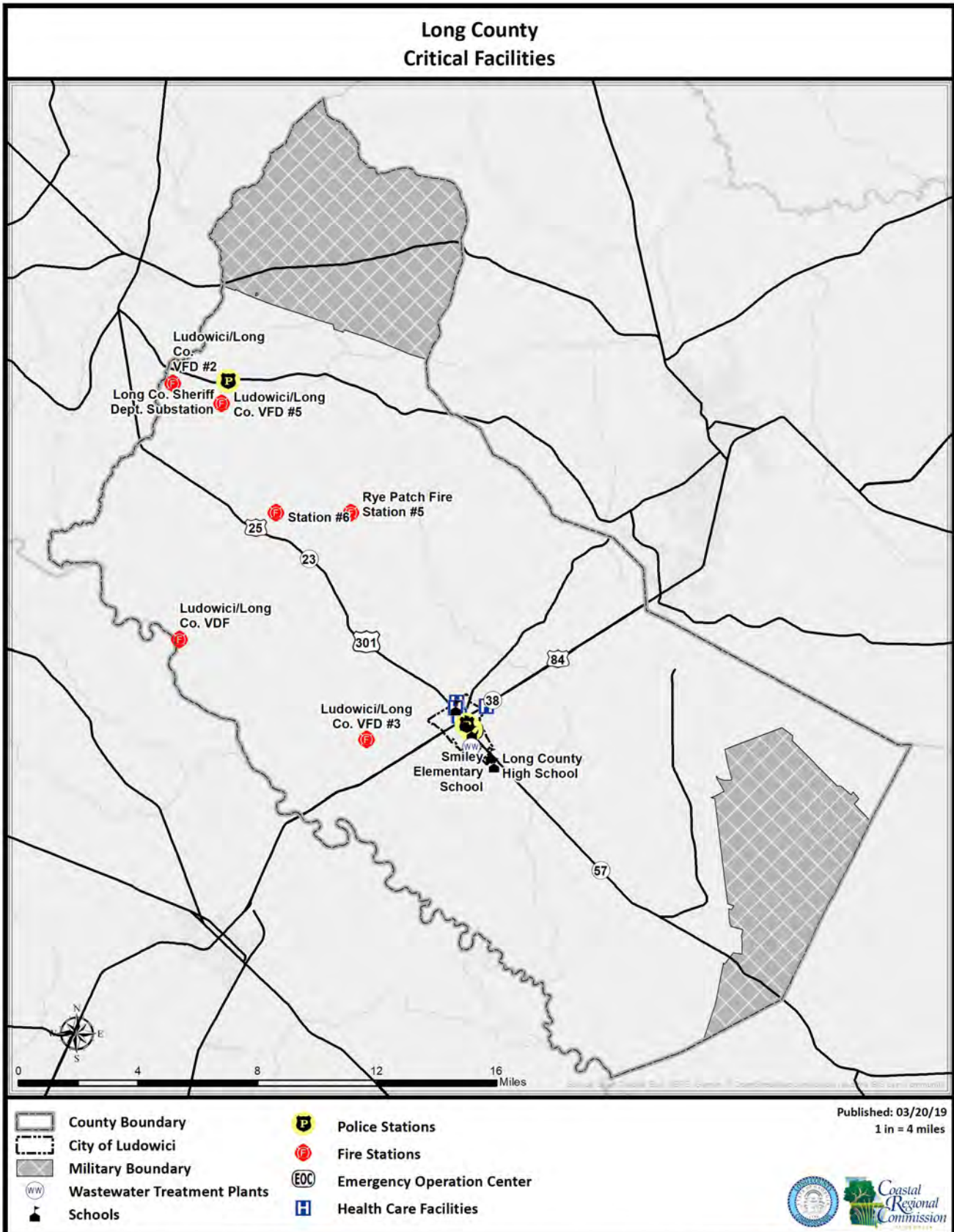
The HAMPO boundary, which includes all of Liberty and the urbanized portion of Long County. The Liberty Consolidated Planning Commission and HAMPO determined that there were significant changes in land use and mobility options within the study area that have occurred since the adoption of the 2035 LRTP which warranted a comprehensive approach to the 2040 MTP update. These changes include the development of the new Comprehensive Planning Regulations by the Georgia Department of Community Affairs (DCA), the implementation of Liberty Transit fixed route transit system in Hinesville, Fort Stewart and Flemington, the implementation of the Coastal Regional Coaches rural transit system, facility and employment expansions at industrial ports and manufacturing facilities within Liberty County, significant population growth in Long County, and the changing mission and deployment status of Fort Stewart military base.



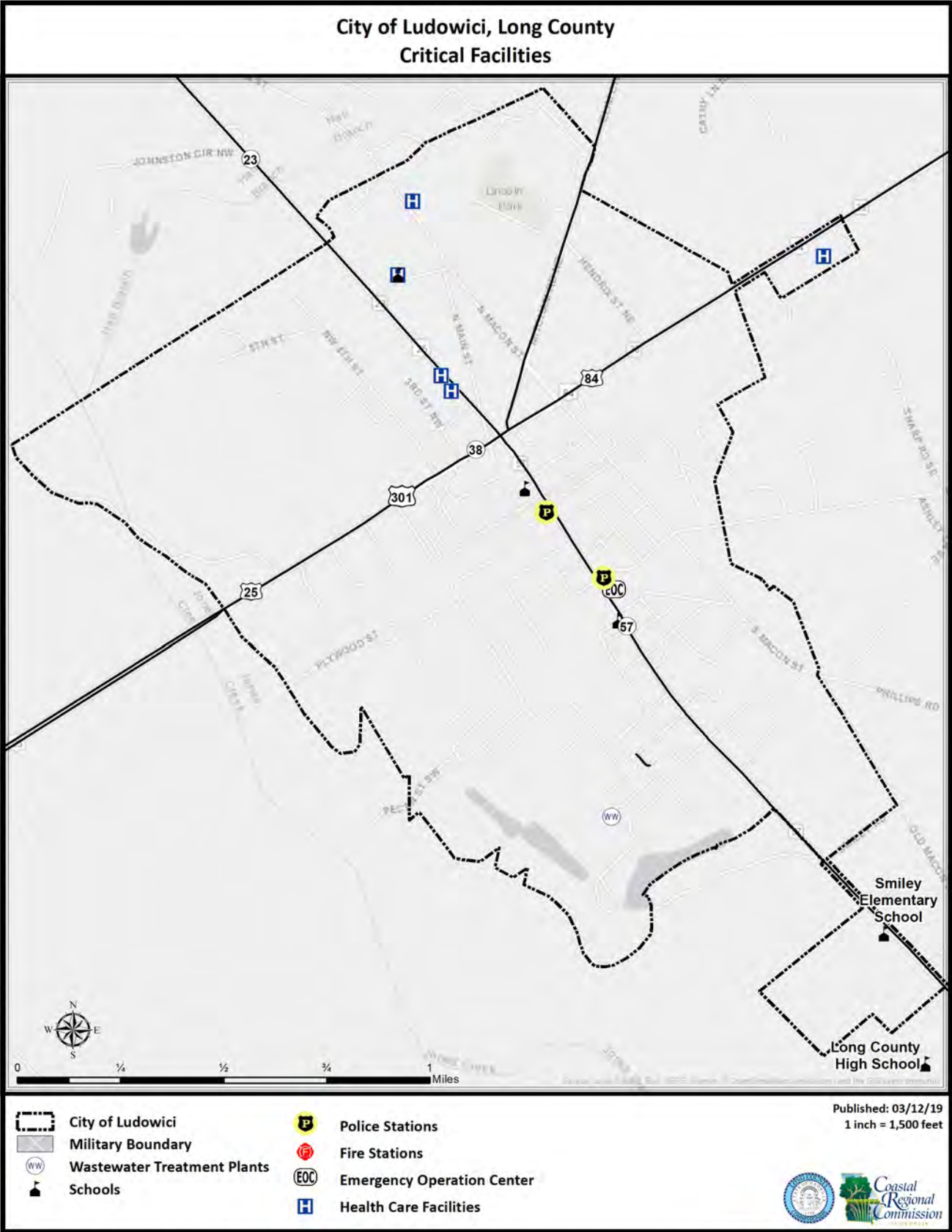
7

COASTAL VULNERABILITY AND RESILIENCE

- 7.1 Natural Hazards
- 7.2 Storm Surge and Development
- 7.3 Vegetation / Open Water Buffers
- 7.4 Vulnerable Populations
- 7.5 Income and Poverty Level
- 7.6 Means of Transportation
- 7.7 Housing Type



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Coastal Vulnerability and Resilience

Resilient communities minimize any disaster’s disruption to everyday life and their local economies. Resilient communities are not only prepared to help prevent or minimize the loss or damage to life, property, and the environment, but they also have the ability to quickly return citizens to work, reopen businesses, and restore other essential services needed for a full and timely economic recovery.

NATURAL HAZARDS

7.1

Locations of Long County and the City of Ludowici are located within low laying coastal plains and are susceptible to flooding from rivers and canals. Long County and the City of Ludowici are also subject to flooding from hurricanes.

STORM SURGE AND DEVELOPMENT

7.2

Category 2 Storm Surge shows that Long County’s development is 0.56% within storm surge 2.

Category 2 Storm Surge shows that the City of Ludowici’s development is 0% storm surge 2.

Category 3 Storm Surge shows that Long County’s development is 5.71% within storm surge 3.

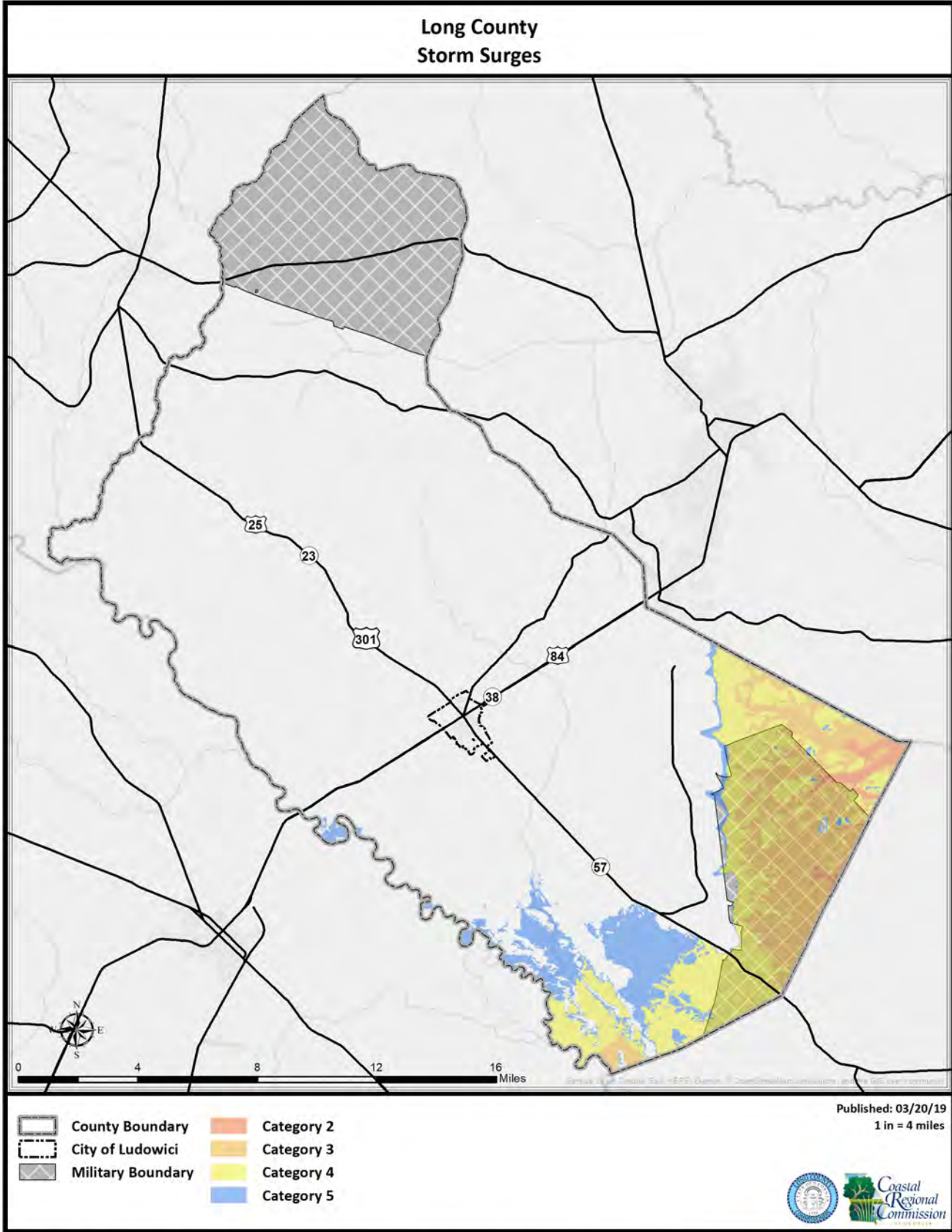
Category 3 Storm Surge shows that the City of Ludowici’s development is 0% within storm surge 3.

Category 4 Storm Surge shows that Long County’s development is 7.42% within storm surge 4.

Category 4 Storm Surge shows that the City of Ludowici’s development is 0% within storm surge 4.

Category 5 Storm Surge shows that Long County’s development is 3.69% within storm surge 5.

Category 5 Storm Surge shows that the City of Ludowici’s development is 0% within storm surge 5.



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VEGETATION/OPEN WATER BUFFERS

7.3

Riparian buffers can be given a value based on their presence and allowance from open water and wetlands towards the built and developed environment. Three categories of consideration include: 100, 150, and 200-foot riparian buffers. A 100-foot riparian buffer is the recommended minimum based on literature reviews by the scientific community. As reported by the U.S. Agriculture and U.S. Environmental Protection agency in 1997, there are specific riparian widths that are associated with specific objectives. The recommended buffer width for flood control should be up 200 feet. This buffer width provides flood and sediment control as well as wildlife habitat.

Buffers narrower than 35 feet can provide some limited benefits but may require long-term maintenance since their ability to trap sediments is reduced.

The Long County and Ludowici Development Code requires riparian zones of at least seventy-five (75) feet width along all perennial and intermittent streams. The state currently mandates a 25 foot buffer from hydrology, which is inadequate for protecting the vital natural system.

VULNERABLE POPULATIONS

7.4

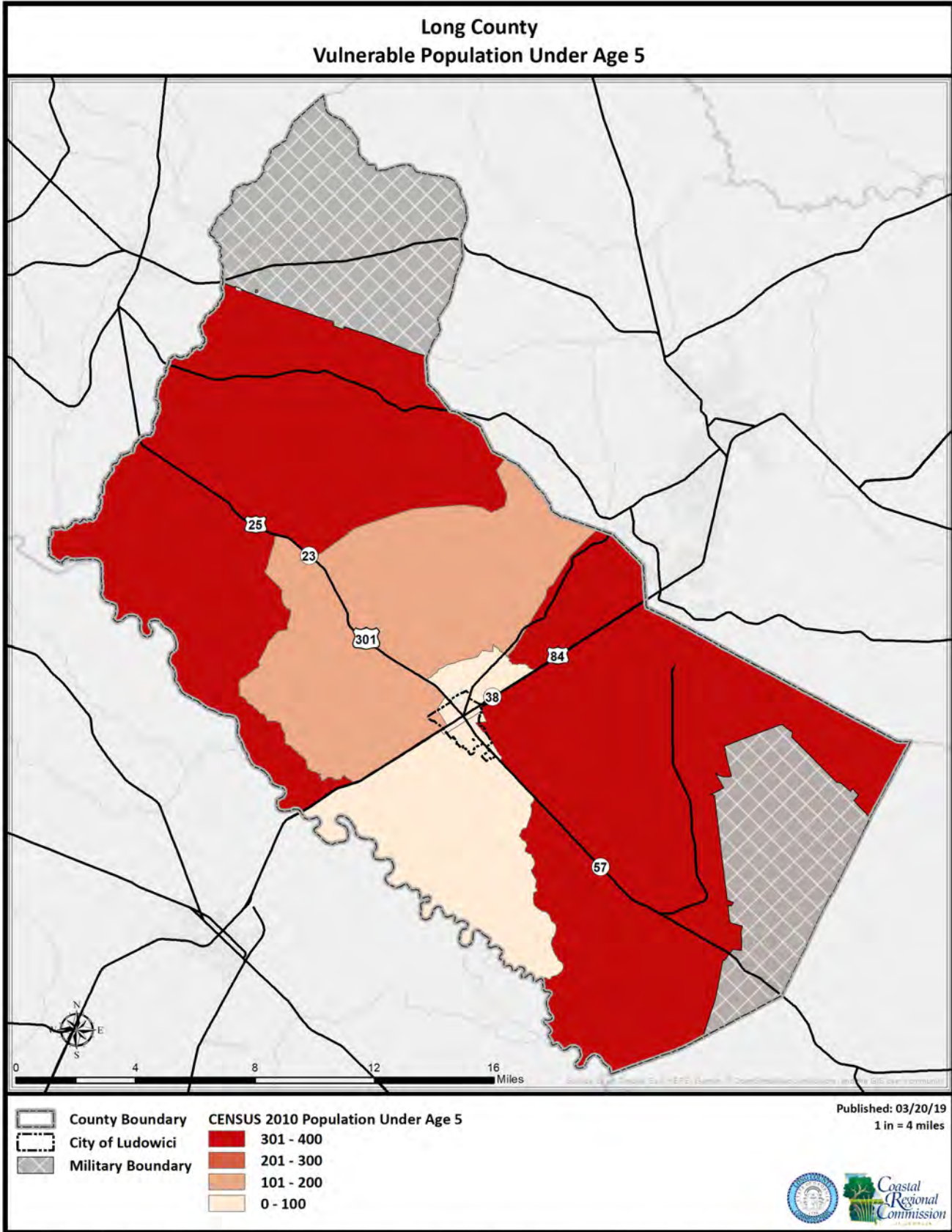
A key factor in examining resiliency is quantifying vulnerable populations. These populations include those residents who live in vulnerable areas, the 100-year and 500-year flood plains, but also those who may have difficulty in heeding evacuation orders due to age, income, and mobility.

The most vulnerable populations include children less than five years old, the elderly and frail elderly, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation. For elderly, we have identified the percentage of the population 65 and older. There is no specific age cohort for frail elderly, but the literature defines frailty in people 65 and older that called for the diagnosis when three or more of the following five criteria were present:

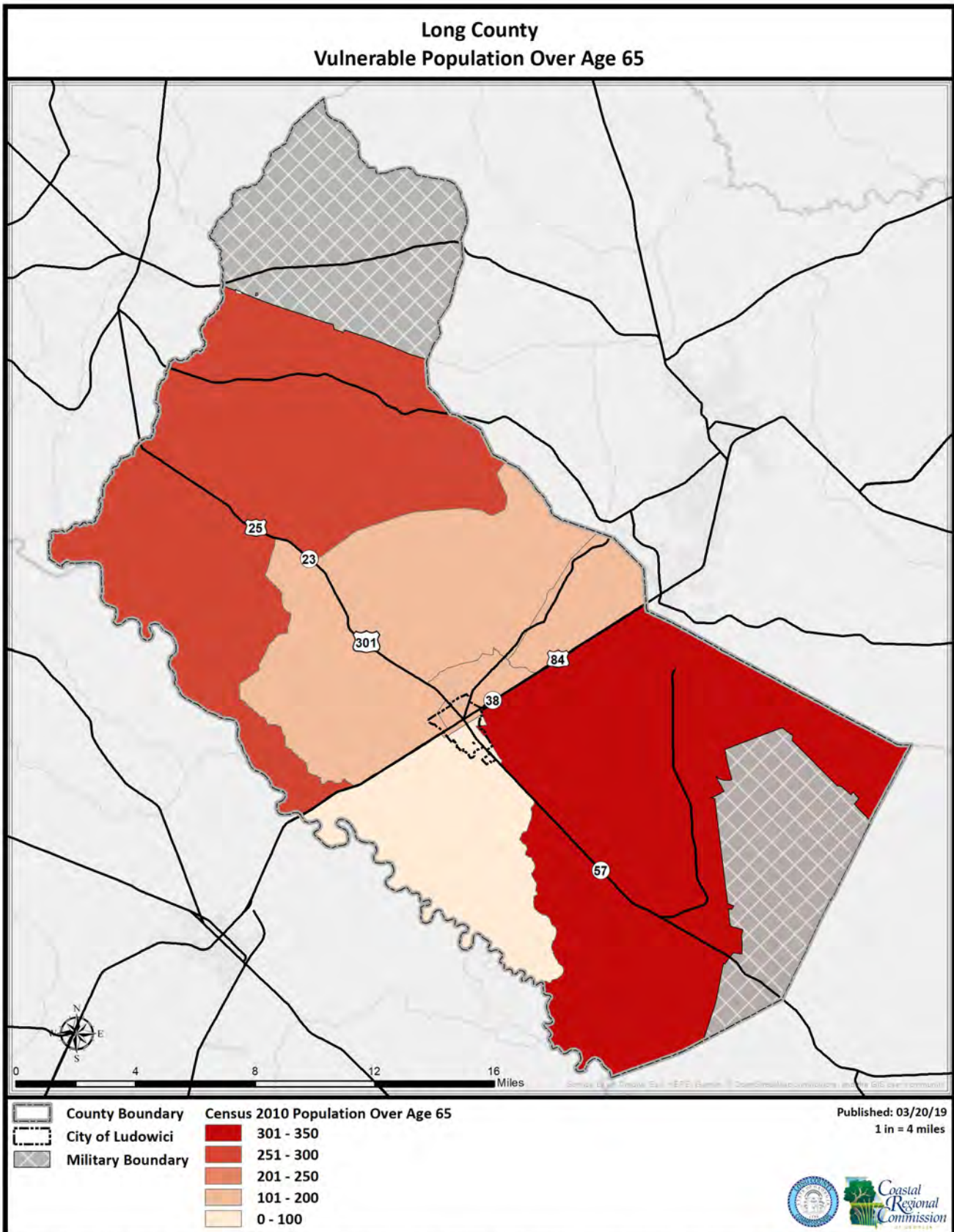
- Unintentional weight loss of 10 pounds or more in the past year
- Self-reported exhaustion
- Weakness as measured by grip strength, slow walking speed and low physical activity.
- The frail elderly are individuals, over 65 years of age, dependent on others for activities of daily living.

In Long County, the percentage of children under age five decreased from 11 percent to 9 percent between 2000 to 2010.

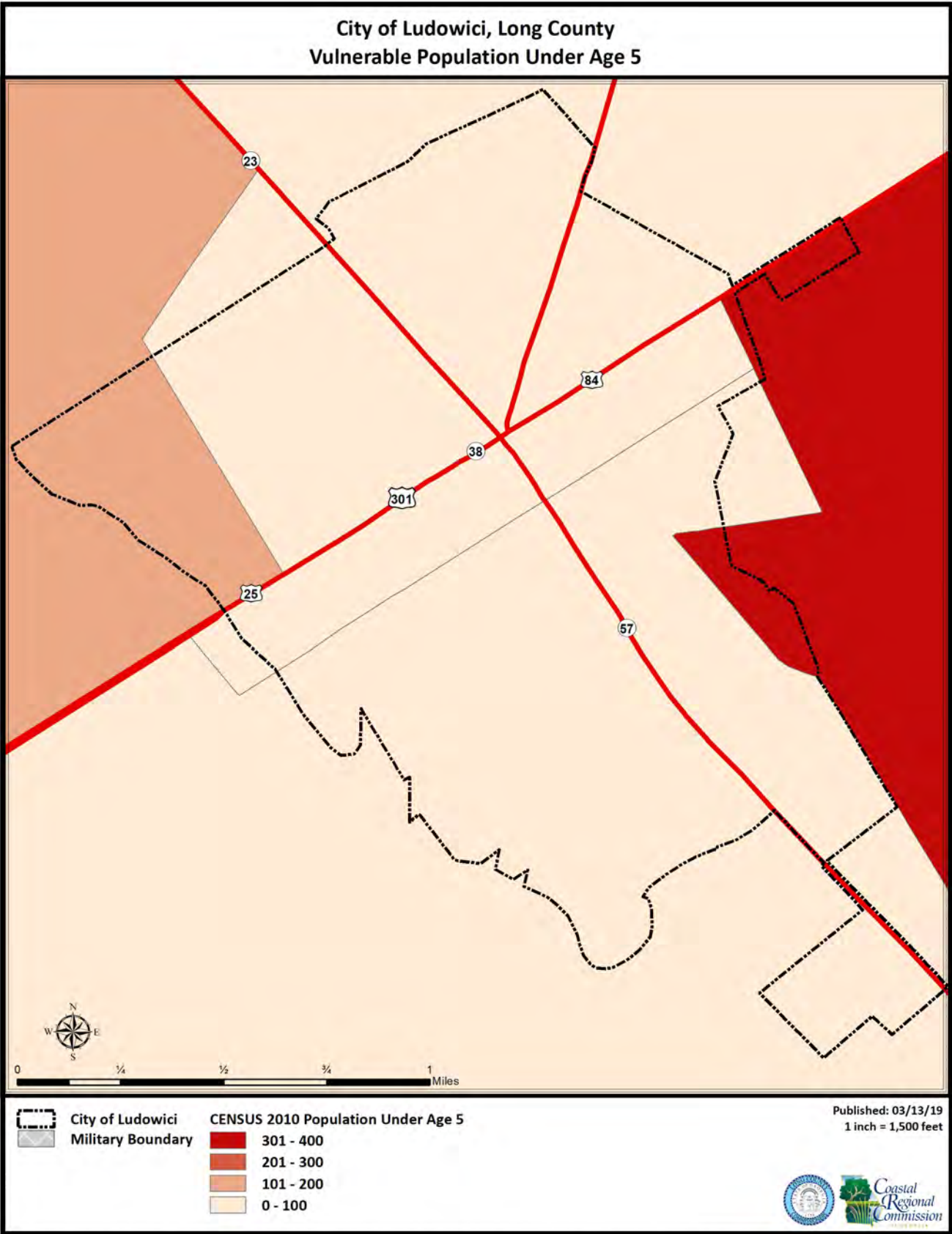
The most vulnerable populations include children less than five years old, the elderly and frail elderly, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation.



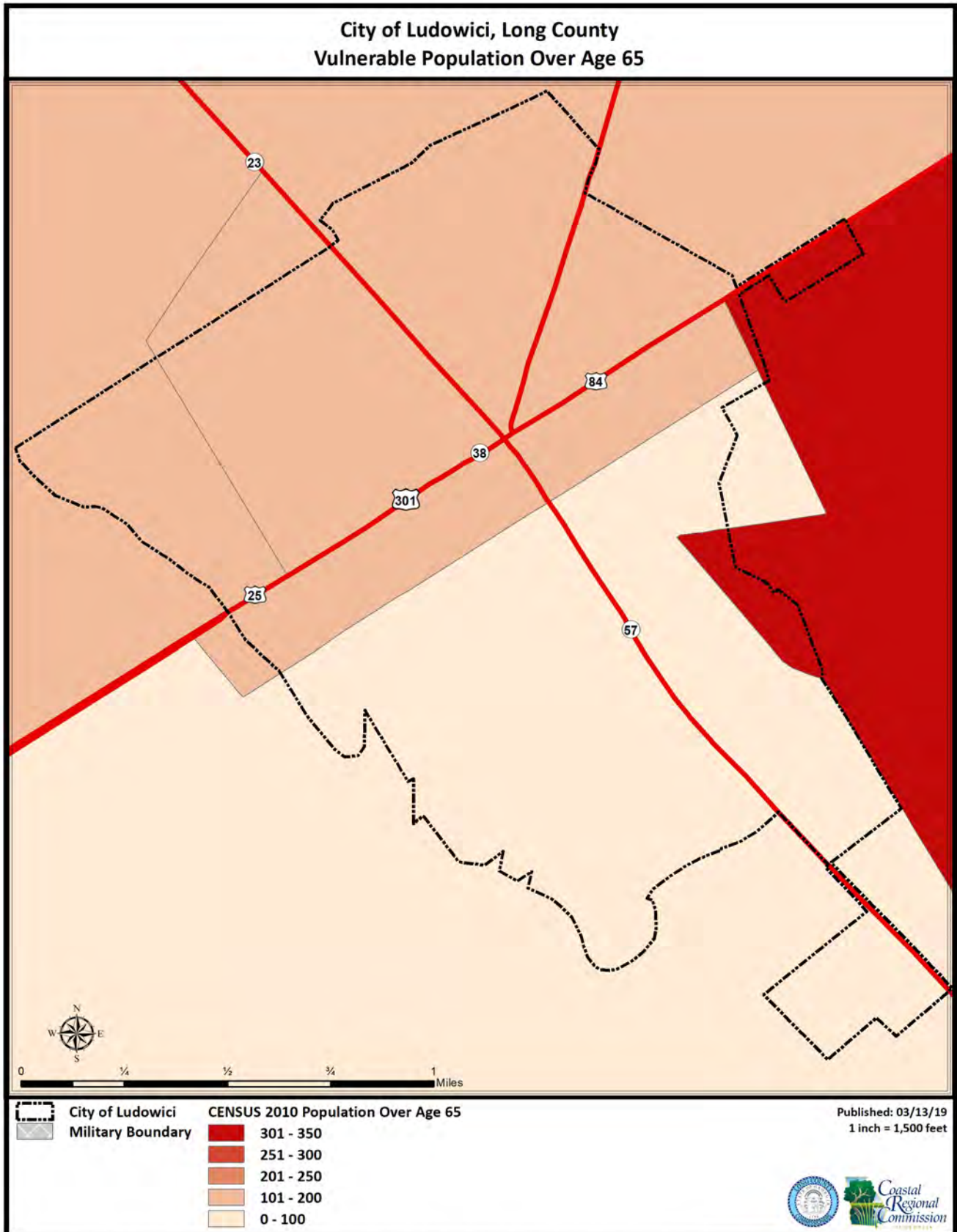
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INCOME AND POVERTY LEVEL

7.5

Income can directly relate to the ability of having reliable transportation, which then directly relates to a family's ability to evacuate their homes in the event of an evacuation order. Income also impinges upon a family's ability to secure temporary lodging (hotels or motels) beyond publicly provided shelters, or to obtain replacement housing should they lose their homes due to a storm event or natural disaster.

According to the U. S. Census Bureau, Long County's median household income in 2017 was \$53,083. Low and moderate-income is defined as up to 80 percent of median household income, which would be \$42,466 for Long County. The 2017 household income of \$53,083 is up from the 2010 household income of \$41,186. Poverty levels are established by the federal government and are based upon income and family size. For Long County, 20 percent of individuals fell below the poverty level in 2017. The poverty rate percent of 20 is an increase of the 17.9 poverty rate in 2015.

MEANS OF TRANSPORTATION

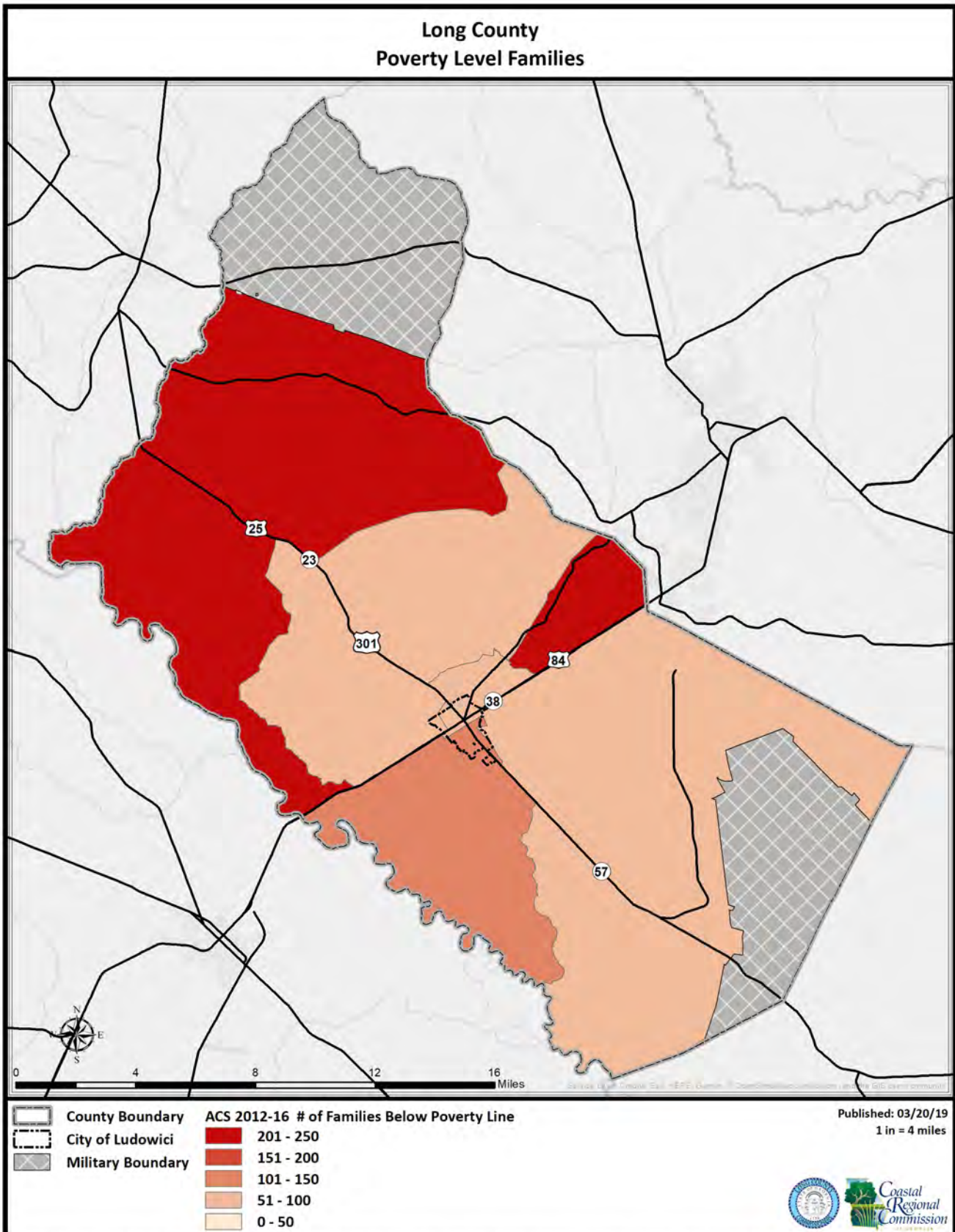
7.6

The U. S. Census reports on the number of vehicles available to households. This is an important indicator of the percentage of the population that has reliable transportation should they need to evacuate their homes in the event of a storm or other natural disaster. In Long County, 4.1 percent of households did not have a vehicle in 2017 which is down from 4.8 percent of households in 2010. In the City of Ludowici, 6.8 percent of households did not have a vehicle in 2017 which is down from the 13.9 percent of households that did not have a vehicle in 2010.

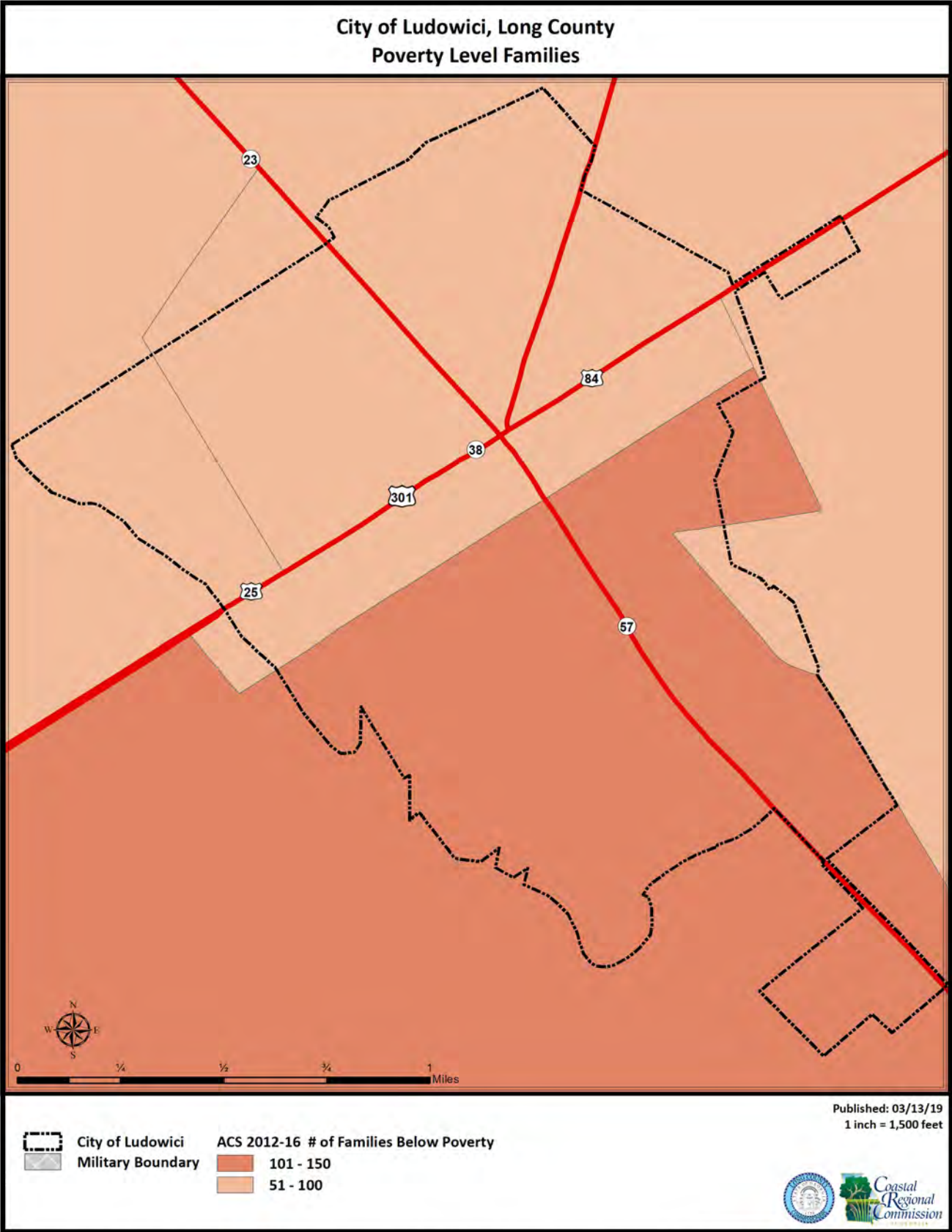
HOUSING TYPE

7.7

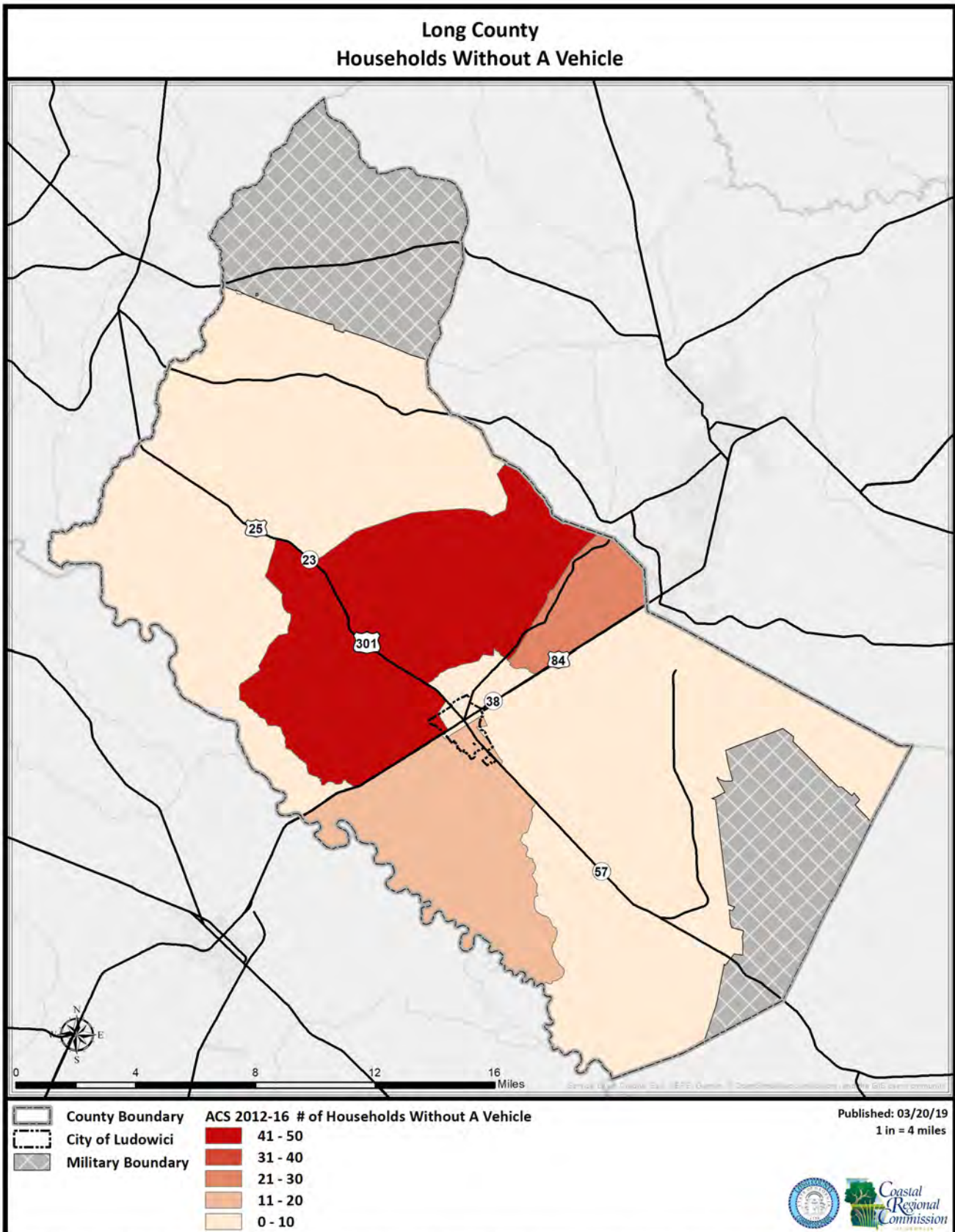
Mobile homes have been identified as a particularly vulnerable type of housing during storm events due to their susceptibility to damage caused by high winds and flying debris. In Long County, 45 percent of families lived in mobile homes in 2017. This number is down from the 55 percent of families who lived in mobile homes during 2010. In the City of Ludowici, 34 percent of families lived in mobile homes in 2017. This number is down from the 38.5 percent of families who lived in mobile homes in 2010.



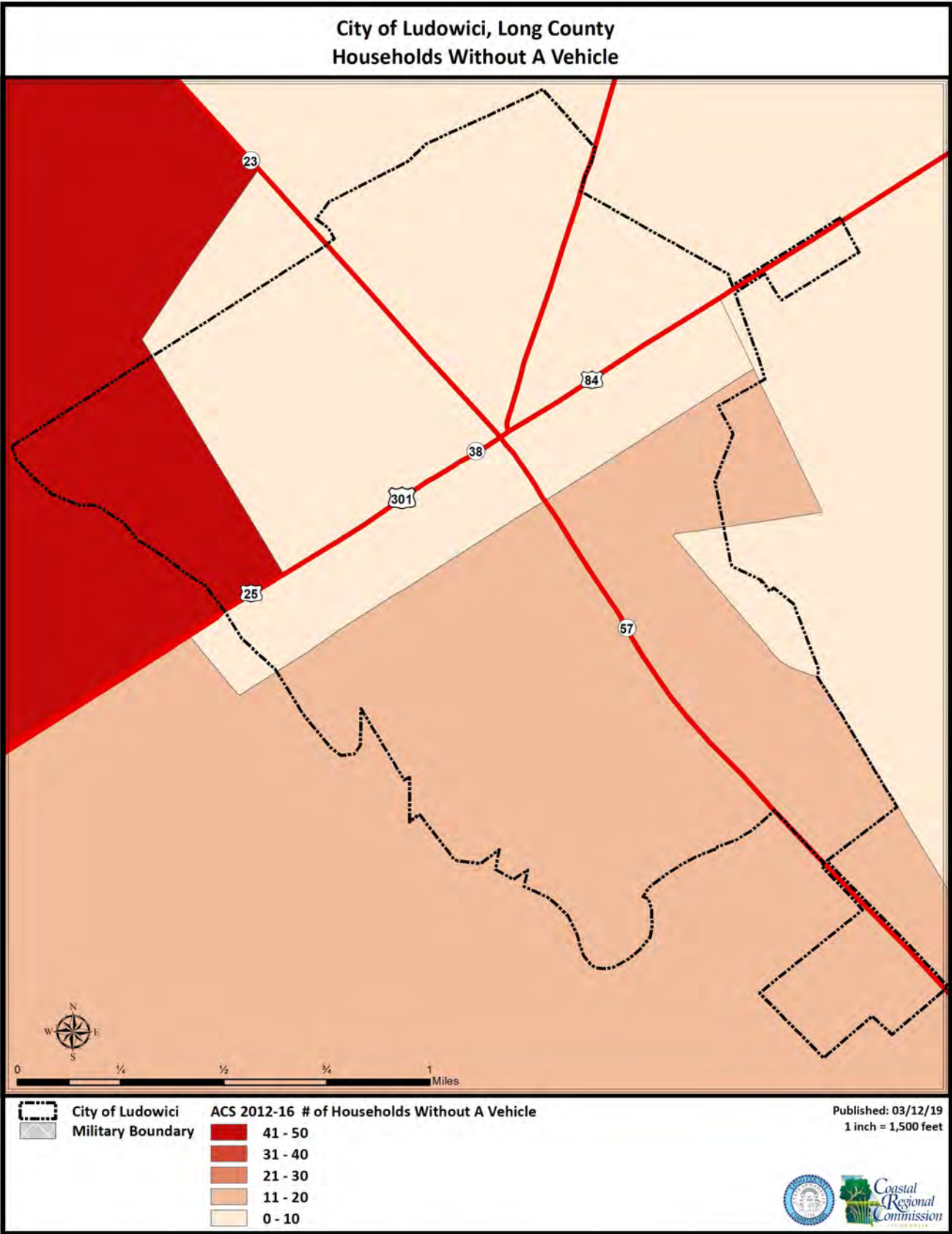
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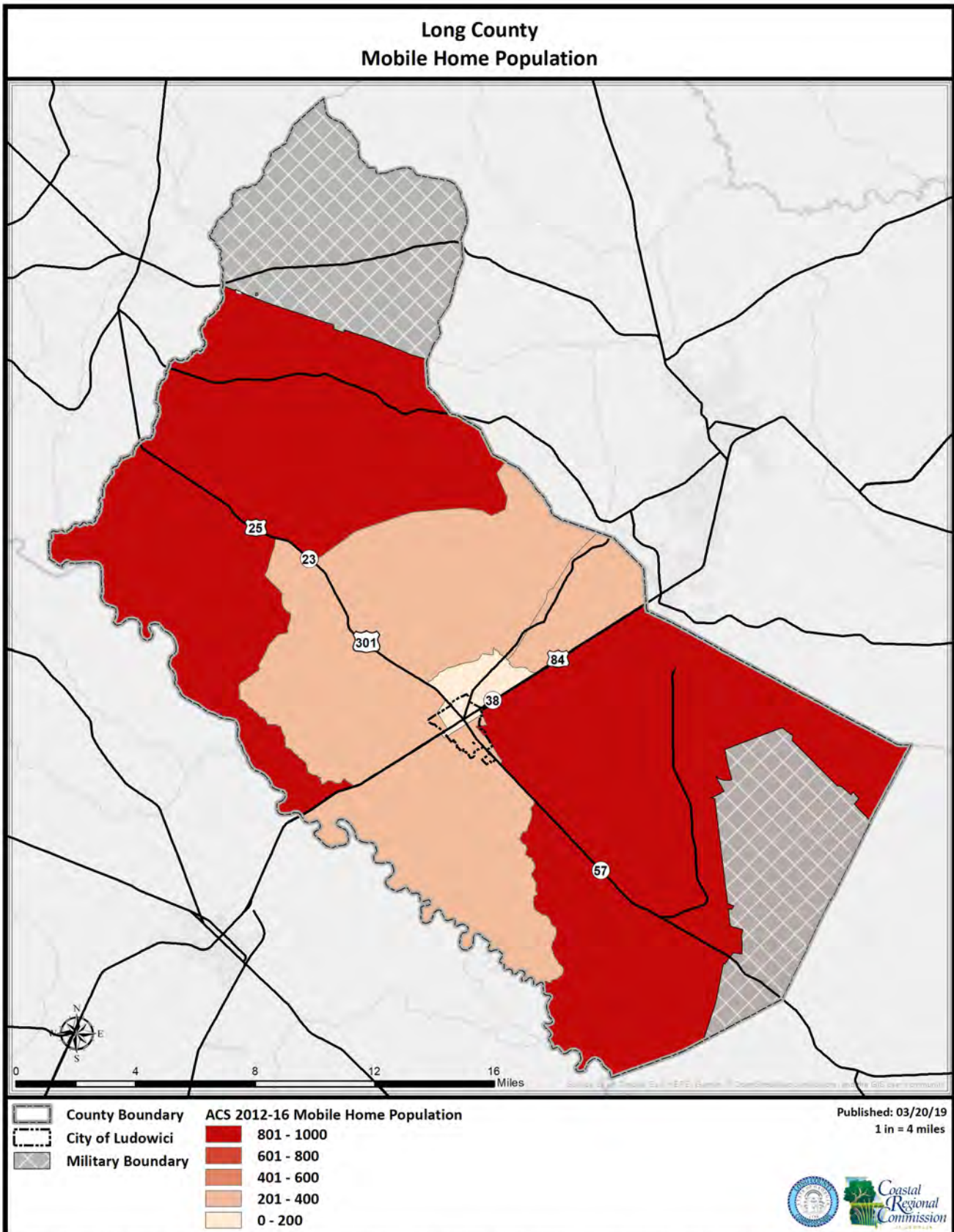
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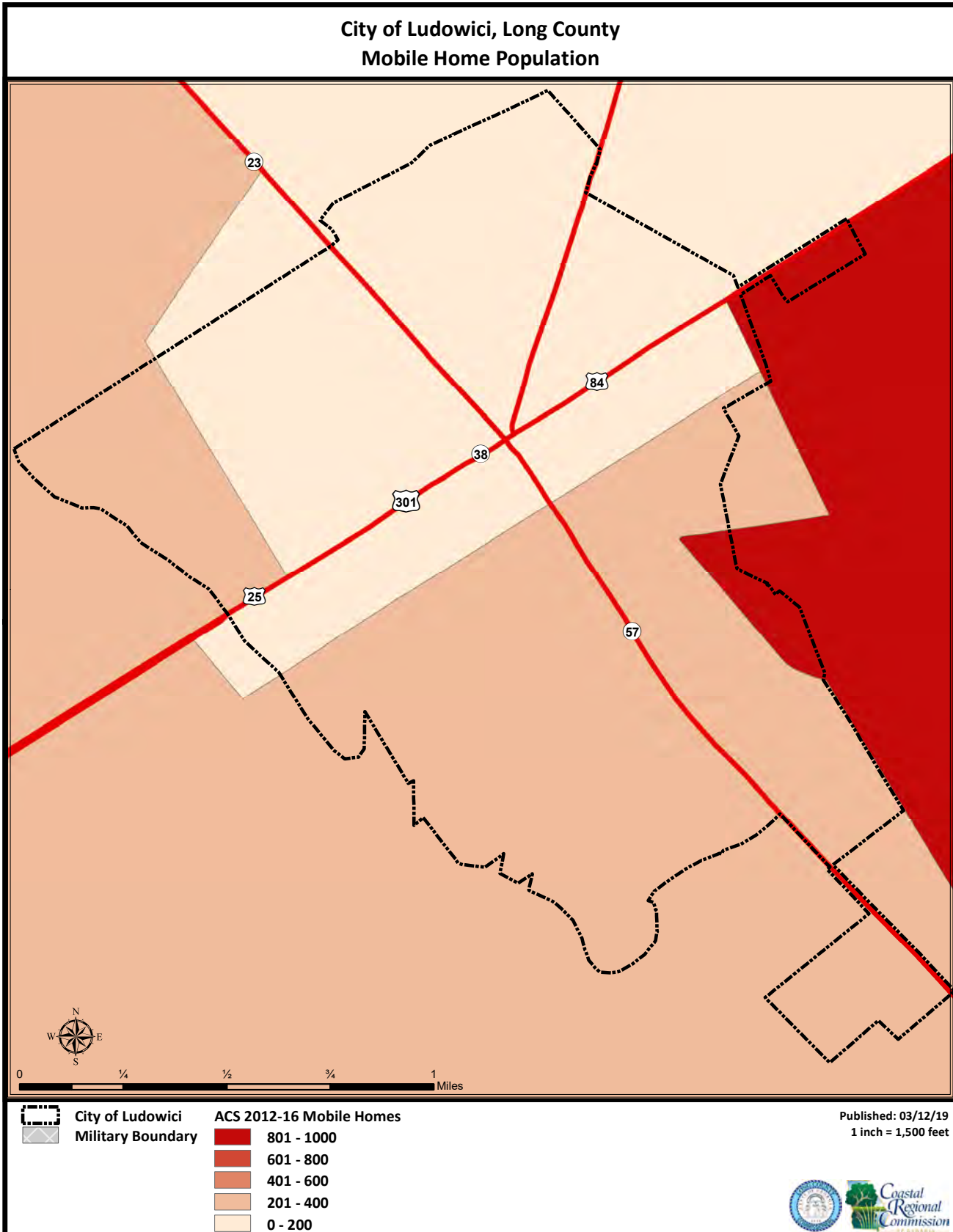
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ECONOMIC DEVELOPMENT

- 8.1 Economic Base
- 8.2 Unemployment Rate
- 8.3 Occupation
- 8.4 Class of Labor Force and Places of Employment
- 8.5 Workforce Development Issues



Economic Development

Economic development creates the conditions for economic growth and improved quality of life by expanding the capacity of individuals, firms, and communities to maximize the use of their talents and skills to support innovation, and responsibly produce and trade valuable goods and services. Economic Development requires effective, collaborative institutions focused on advancing mutual gain for the public and the private sector.

Economic development is policy intervention with the goal of improving the economic and social well-being of its community. Economic growth is observable through productivity and the rise in the value of services produced. Increasing productivity can raise living standards because more income improves the ability to purchase goods and services, and improve housing and education.

According to US Cluster Mapping, the top three clusters by employment for Long County, Georgia are Forestry, Insurance Services, and Hospitality and Tourism.

In order to continue and improve vitality in economic development, it is imperative that Long County and the City of Ludowici leverage these employment clusters while developing new ones which are in line with the desires of the community.

In order to achieve the community goals as desired by Long County and the City of Ludowici, the following policies will be utilized:

- Long County and Ludowici working with the Long County Development Authority on efforts to promote business and industrial development and redevelopment.
- Supporting programs for retention, expansion, and creation of businesses that enhance our economic well-being.
- Accommodating new development while enhancing local assets.
- Considering the growth of the coastal region and its economic impacts.
- Promoting education and training opportunities for its citizens .
- Working together with other economic development agencies to develop ecotourism and heritage tourism.
- Directing future development in areas with adequate services and infrastructure.
- Encouraging collaboration between employers, employees, and existing educational facilities to establish an education quality, and sustaining workforce.
- Collaborating on a multi-jurisdictional level to promote tourism throughout the region.
- Nurturing an employment section that provides high earnings and wages.

As part of the ongoing process for improving economic development conditions in Long County and Ludowici, the Long County Development Authority held its first ever strategic planning retreat in late January 2019. The Long County Development Authority is the major agency tasked with the responsibility of improving economic conditions with the community.

The development authority's strategic planning retreat, which was held at the Coastal Regional Commission office on Thursday, January 24th, 2019 included the consideration of various economic development goals and initiatives which would benefit Long County and the City of Ludowici. This retreat was facilitated by Georgia EMC and the attendees included Development Authority Board Members, two members of the Long County Board of Commissioners, as well as attendees from Georgia Department of Community Affairs (DCA), and the Coastal Regional Commission.

These goals as noted and discussed at the meeting include, but are not limited, to the following:

- The completion of the road project, partially funded by a recent One Georgia grant award, at the Long County Industrial Park.
- Development of new businesses at the Industrial Park.
- Development of a marketing strategy for the Long County Development Authority.
- Obtaining small industries for the industrial park.
- Ongoing beautification of the industrial park site.
- Obtaining signed commitments for businesses at the industrial park.
- Continue efforts to recruit and obtain new grocery stores and restaurants.

As the comprehensive plan has been developed for Long County and the City of Ludowici, the following needs and opportunities were identified as it relates to economic development:

Needs

- Long County and City of Ludowici need more commercial and/or retail development.
- Long County and the City of Ludowici seek more development at the industrial park.
- Long County and the City of Ludowici seek to have more pass through traffic into the County and the City to spend money.
- Work with Townsend Bombing Range on compatible goals in relation to future projects
- Addition of City of Ludowici Appointee on the Long County Development Authority
- Increase beautification efforts for the City and the County.
- Development of an incentive policy for the City, County, and the Development Authority
- Need to update zoning codes as it relates to signage regulations.
- Means of transportation for employees for travel to work

Opportunities

- More retail development in the City and the County
- The development of eco-tourism and heritage tourism to take advantage of the natural and historic resources within the County and the City.
- The opportunity exists for future development at the industrial park.
- There is a need to get people passing through the County and the City to spend money.



ECONOMIC BASE

8.1

The table provides the percentages of Long County workforce employed in each industry type from 2000 to 2017.

Industry Type	Long County		
	2000	2010	2017
Total Employed (16 years and over Civilian Labor Force)	3,854	5,340	5,999
Agriculture, forestry, fishing and hunting, and mining	4.0%	0.1%	5.0%
Construction	12.1%	13.4%	10.7%
Manufacturing	10.6%	11.9%	10.3%
Wholesale trade	1.7%	1.2%	0.5%
Retail trade	14.0%	9.2%	9.7%
Transportation and warehousing, and utilities	5.6%	6.6%	6.4%
Information	1.5%	4.1%	1.5%
Finance and insurance, and real estate and rental and leasing	4.5%	1.5%	2.6%
Professional, scientific, and management, and administrative and waste management services	5.0%	6.0%	9.8%
Educational services, and health care and social assistance	15.8%	17.8%	19.3%
Arts, entertainment, and recreation, and accommodation and food services	7.3%	7.9%	9.3%
Other services, except public administration	4.6%	7.8%	4.1%
Public administration	13.0%	12.4%	11.2%

U.S. Census Bureau



The table provides the percentages of the City of Ludowici workforce employed in each industry type from 2000 to 2017.

Industry Type	City of Ludowici		
	2000	2010	2017
Total Employed (16 years and over Civilian Labor Force)	517	594	849
Agriculture, forestry, fishing and hunting, and mining	1.0%	0.0%	3.8%
Construction	10.4%	14.6%	5.8%
Manufacturing	9.7%	10.6%	8.0%
Wholesale trade	1.2%	1.3%	1.5%
Retail trade	12.0%	5.7%	9.0%
Transportation and warehousing, and utilities	9.1%	6.4%	1.2%
Information	1.9%	0.0%	2.6%
Finance and insurance, and real estate and rental and leasing	1.9%	0.0%	3.9%
Professional, scientific, and management, and administrative and waste management services	3.5%	1.9%	7.5%
Educational services, and health care and social assistance	23.8%	24.6%	18.3%
Arts, entertainment, and recreation, and accommodation and food services	6.6%	14.5%	23.1%
Other services, except public administration	7.9%	3.4%	3.7%
Public administration	11.0%	17.0%	11.8%

U.S. Census Bureau

UNEMPLOYMENT RATE

8.2

The essential trend to note in the presented data is that the unemployment rates for Long County and the City of Ludowici are higher than the national unemployment rates. The unemployment rate for Long County and the City of Ludowici for 2017 is slightly above the state's rate of unemployment.

Unemployment Rate (Civilian Labor Force)					
	2000	2010	2015	2016	2017
Long County	5.1%	8.3%	15.6%	16.3%	17.2%
Ludowici	5.2%	6.0%	20.5%	17.2%	13.4%
Georgia	3.6%	8.8%	9.7%	8.5%	7.5%
U.S.	3.7%	7.9%	8.3%	7.4%	6.6%

U.S. Census Bureau

Unemployment Rate (Including Armed Forces)					
	2000	2010	2015	2016	2017
Long County	3.7%	8.4%	5.9%	5.4%	5.0%
Ludowici	3.9%	2.8%	10.3%	8.3%	7.4%
Georgia	3.6%	10.5%	6.0%	5.4%	4.7%
U.S.	4.0%	9.6%	5.3%	4.9%	4.4%

Bureau of Labor Statistics; homefacts.com

OCCUPATION

8.3

The US Census reports five primary occupation types and the trends of total employed in each occupation for Long County in 2017 are presented below:

29.0%

Management, Business, Science, and Arts

Occupation Type	Long County
Total Employed (2017)	5,999
Management, Business, Science, and Arts	29.0%
Services	18.6%
Sales and Office	21.3%
Natural Resources, Construction, and Maintenance	13.1%
Production, Transportation, and Material Moving	18.1%

U.S. Census Bureau



CLASS OF LABOR FORCE AND PLACES OF EMPLOYMENT

8.4

The class of workers in the labor force includes 63.1 percent private and salary workers, 27.4 percent government workers, and 7.5 percent self-employed workers.

Class of Labor Force	Long County
Total Employed	5,999
Private Wage and Salary Workers	63.1%
Government Workers	27.4%
Self-Employed Workers	7.5%
Unpaid Family Workers	0.0%
Private not-for-Profit wage and salary	2.0%

U.S. Census Bureau

63.1%
PRIVATE WAGE AND SALARY

The class of workers in the labor force includes 75.7 percent private and salary workers, 22.0 percent government workers, and 0.0 percent self-employed workers.

Class of Labor Force	Ludowici
Total Employed	849
Private Wage and Salary Workers	75.7%
Government Workers	22.0%
Self-Employed Workers	2.2%
Unpaid Family Workers	0.0%
Private not-for-Profit wage and salary	0.0%

U.S. Census Bureau

75.7%
PRIVATE WAGE AND SALARY

In 2017, Long County had 80 percent of its working class working outside of the county. The 80 percent of its working class working outside of the county in 2017 is almost unchanged as 80.8 percent in 2010.

80.0%

WORK OUTSIDE COUNTY

Location of Workforce	2010	2017
Worked in state of residence	98.7%	98.7%
Worked in County	17.9%	18.8%
Worked outside County of residence	80.8%	80.0%
Worked outside state of residence	1.3%	1.3%

U.S. Census Bureau

WORKFORCE DEVELOPMENT ISSUES

8.5

The workforce development issues as identified in the Comprehensive Economic Development Strategy document for the Coastal Region, which threaten quality economic development in the region include the following:

- High poverty rate;
- Low rates of educational attainment;
- Inferior skill levels for high-wage; and
- A poor level of occupational “soft skills.”

These factors present the risk of disinvestment and also pose difficulty in recruiting new firms to the area.



Coastal Workforce

One of the primary roles of the Coastal Workforce is to provide leadership and coordination of economic development and workforce programs.

Coastal Workforce coordinates and participates in partnerships that align with business, such as organized labor, community organizations, economic development practices, and education that enhances the economic viability. Coastal Workforce also coordinates with government agencies, such as human services, education systems (e.g., public school systems, community colleges, and universities), unions, and industry and trade associations.

Coastal Workforce is charged with ensuring that its job centers are business/customer focused and outcome-based, with the placement of job seekers who meet businesses’ hiring needs being a high priority. Because Coastal Workforce maintain effective workforce development systems, it enables many quality connections, matching employers’ specific needs with those seeking gainful employment. All centers concentrate on the existing and emerging economic conditions and in-demand target industries.



Department of Community Affairs Economic Development

DCA offers a variety of economic development incentives and tools designed to help promote growth and job creation throughout the state.



U.S. Department of Agriculture Rural Development

USDA provides economic opportunity through financial assistance programs for a variety of rural applications, including funding to develop essential community facilities, projects that will create and retain employment in rural areas, and other activities leading to the development or expansion of small and emerging private businesses in rural areas such as Long County.

9

BROADBAND



Broadband

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

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

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

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





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

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

Eliminate:

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

Replace with:

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

Expansion of Providers:

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

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

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

Assessment of Under-served Areas in Long County

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

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

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

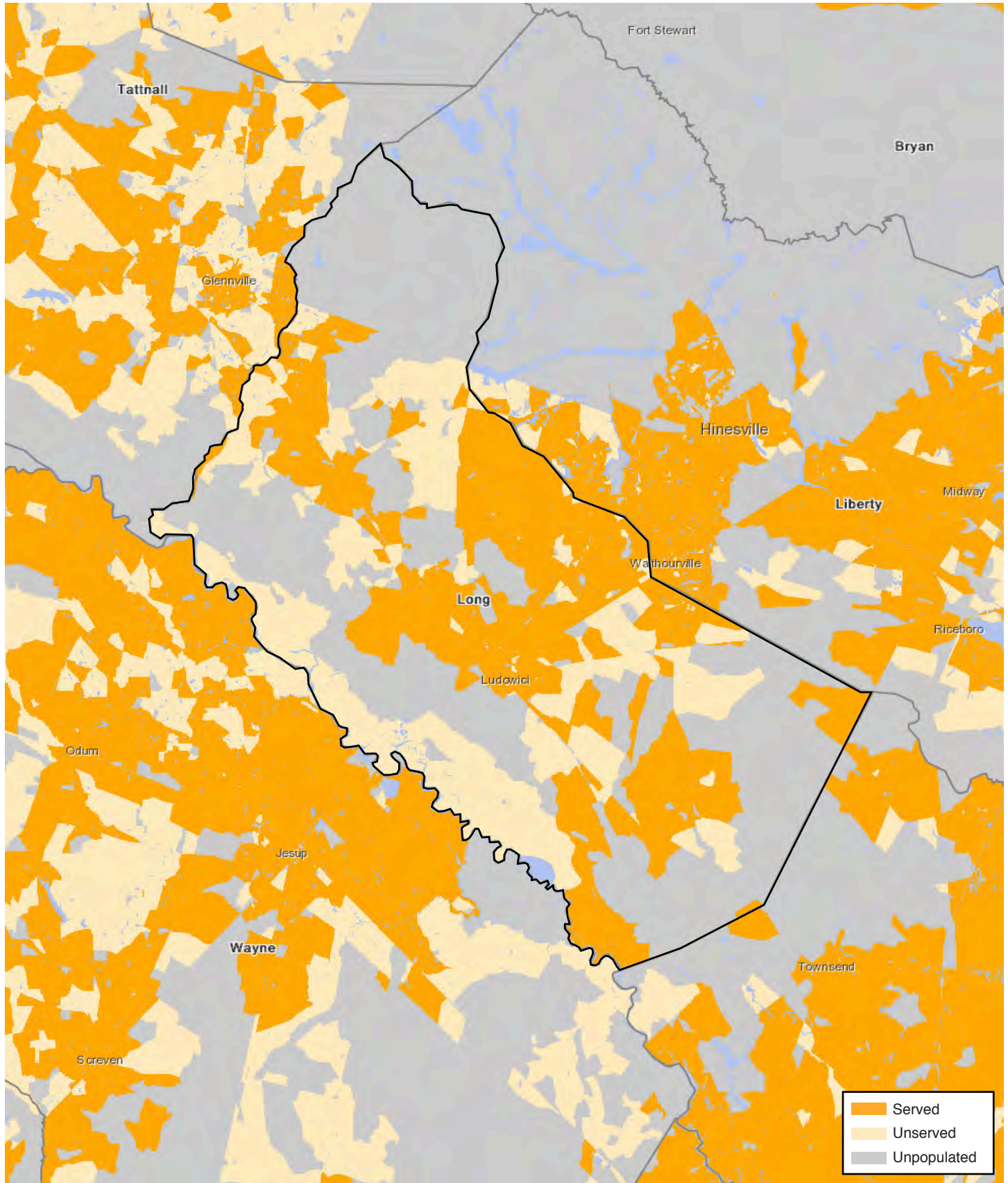
The link to this information can be found here:
<https://broadband.georgia.gov/maps/unserved-georgia-county>

According to data obtained from the Department of Community Affairs (DCA), the statistics for Long County are as follows:

Long County
Percent Unserved Locations: 16%
Unserved Households: 968
Unserved Businesses: 5
Unserved Population: 2,153
Total Households: 6,039
Total Businesses: 33
Total Population: 14,464



Unserved Broadband in Georgia by County (Long County)



Esri, HERE, Garmin, NGA, USGS, NPS | Federal Communications Commission (FCC), Georgia Broadband Center | Georgia Broadband Center
Federal Communications Commission (FCC Dec 2016), US Census Bureau (2010 Census), Georgia Broadband Center | Esri, HERE, NPS



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

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

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

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

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

The background image is a dark, atmospheric photograph of a community room. The room features a high, vaulted ceiling with exposed wooden beams. In the center, a wood-burning stove stands on a wooden platform. To the right, a piano is visible near a window. The room is furnished with long wooden tables and benches, suggesting a communal dining or meeting area. The lighting is dim, with a few pendant lights hanging from the ceiling.

10

COMMUNITY WORK PROGRAM

9.1 Implementation Program
9.2 Short Term Work Program

IMPLEMENTATION PROGRAM

10.1

The implementation program outlines a variety of action items that need to be undertaken by the County and the City to address needs and opportunities. These action items include policies, ongoing efforts, short term efforts, and long term efforts. Short term efforts are those that can be accomplished in the next five years and are included in the Short Term Work Program. Long term item efforts are those that may be accomplished beyond the 5 year immediate time frame or an opportunity may arise.

SHORT TERM WORK PROGRAM

10.2

The Short-Term Work Program (STWP) identifies specific implementation actions the County and the City governments intend to take during the first five-year time frame of the planning period. This includes ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the Community Agenda. For each action, the STWP outlines the following information:

- Brief description
- Time frame for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost
- Funding source

Long County Community Work Program 2019-2024

POPULATION				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Adoption of Architectural and Design Overlays to improve aesthetics on important corridors in the County and the City.	2019-2024	County	Staff Time	General Fund
DEVELOPMENT PATTERNS				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Enforce all environmental land development codes for the city and county.	2019-2024	County	Staff Time	General Fund
Consider Townsend Bombing Range for potential land use decisions.	2019-2024	County/Townsend Bombing Range	Staff Time	General Fund

Long County Community Work Program 2019-2024

SOCIAL AND ECONOMIC DEVELOPMENT				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Establishment of a county-wide water and sewage system.	2019-2024	County	TBD	TBD
Continuing efforts to obtain business and commercial growth on Elim Church Road.	2019-2024	County, Long County Development Authority	TBD	TBD
Continue efforts to bring more businesses to Long County.	2019-2024	County, Long County Development Authority	TBD	TBD
Develop a program to offer financial programs, tax incentives, and credits and technical assistance to new and existing businesses and industry.	2019-2024	County, Development Authority, Chamber	Staff Time	Grants
Review and update strategies for achieving targeted development types.	2019-2024	Development Authority, County, Chamber of Commerce	TBD	General Funds/ Grants
Identify potential sites for historic and environmental tourism.	2019-2024	County/City/CRC	TBD	Grants
Nuture sectors that provide high earnings and wages.	2019-2024	County/Development Authority, Chamber of Commerce	TBD	General Funds
Develop and maintain criteria for targeting types of economic development activity.	2019-2024	Development Authority, County, Chamber of Commerce	Staff Time	General Funds
Apply for State and Federal Grants to Support Tourism Projects.	2019-2024	County/Chamber/ CRC	TBD	Grants
Continue to support efforts of Long County Chamber of Commerce.	2019-2024	County	\$100 per year	General Fund
Continue to support Development Authority efforts for business and industry development.	2019-2024	County	TBD	General Fund
Construct a railroad spur to industrial park if feasible.	2019-2024	County/Development Authority	TBD	Grants
HOUSING				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Guide Development to where infrastructure currently exists.	2019-2024	County	Staff Time	General Funds
PUBLIC SAFETY / FIRE DEPARTMENT				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Continue to equip County Fire Stations as necessary to maintain a favorable ISO Rating.	2019-2024	County	TBD	General Funds/ Grants
Continue support for volunteer fire departments.	2019-2024	County	TBD	General Funds
Build new Fire Substation by the State Prison.	2019-2024	County	TBD	General Funds/ Grants
PUBLIC WORKS / ROADS AND BRIDGES				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Formalize and maintain programs to keep county roads, bridges, and right-of-ways free of litter and debris.	2019-2024	County	TBD	General Funds

Long County Community Work Program 2019-2024

NATURAL, CULTURAL, AND HISTORIC RESOURCES				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Conduct Assessment of Heritage and Eco-tourism Opportunities.	2019-2024	County/City/Chamber	Staff Time	General Fund
Determine Fate of Train Depot Building.	2019-2024	County	Staff Funds	General Fund SPLOST Grant Funds
BROADBAND				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Improve/Expand on Broadband in the City and the County.	2019-2024	City/County	Staff Time	General Fund/ Grants
INTERGOVERNMENTAL COORDINATION				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Enter into a Memorandum of Understanding between Long County and Fort Stewart concerning development in the ACUB.	2019-2024	County/Fort Stewart	Staff Time	General Fund
Consideration of Townsend Bombing Range for adjacent development.	2019-2024	County/Townsend Bombing Range	Staff Time	General Fund
COMMUNITY FACILITIES				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Participate in transportation planning efforts of the Hinesville Metropolitan Organization.	2019-2024	County	Staff Time	General Fund
Work with GDOT to install traffic light at the intersection of US84 and Macon Street.	2019-2024	County/City/GDOT	Staff Time	General Fund and GDOT
Plan and program existing recreational facility improvements, new facilities, and programs in accordance with the needs and preferences of all county residents.	2019-2024	County	TBD	General Fund, SPLOST, Grants
Complete construction of the walking trail at the County Recreation Department.	2019-2024	County	TBD	General Fund/ Grants/SPLOST
TRANSPORTATION				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Continue to Participate in the Coastal Regional Commission's Public Transit Plan.	2019-2024	County/CRC	TBD	General Fund

City of Ludowici Community Work Program 2019-2024

POPULATION				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Work with Long County Development Authority on incentives policy.	2019-2024	City	Staff Time	General Fund
DEVELOPMENT PATTERNS				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Work with the County to guide development where infrastructure already exists.	2019-2024	City/County	Staff Time	General Fund
SOCIAL AND ECONOMIC DEVELOPMENT				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Define initiatives that promote the revitalization of the City of Ludowici to support economic growth.	2019-2024	City/Development Authority	Staff Time	General Funds
Complete study services residents and businesses go outside of City/County to receive and develop program to encourage location of these services in the City/County.	2019-2024	City/CRC	Staff Time	General Funds/ Grants
Identify potential sites for historic and environmental tourism.	2019-2024	City/County/CRC	TBD	General Funds/ Grants
Continue Support Efforts of Long County Chamber of Commerce.	2019-2024	City	\$100 per year	General Fund
PUBLIC SAFETY / FIRE DEPARTMENT				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Continue City support of Volunteer Fire Department.	2019-2024	City	\$13,600	SPLOST
HOUSING				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Examine zoning districts for expansion of zones permitting multi-family development.	2019-2024	City/County	Staff Time	General Funds
Develop Affordable Housing.	2019-2024	City/DCA	TBD	General Funds/ Grants
Conduct housing needs assessment.	2019-2024	City/CRC	TBD	General Funds/ Grants
TRANSPORTATION				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Continue Sidewalk Improvement Program.	2019-2024	City/CRC	TBD	General Funds/ SPLOST/Grants
Use the Complete Streets Design Manual for future development.	2019-2024	City/County	Staff Time	General Fund

City of Ludowici Community Work Program 2019-2024

COMMUNITY FACILITIES				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Work with GDOT to install traffic light at US 84 and Macon Street.	2019-2024	City/County/GDOT	Staff Time	General Funds/ GDOT
Rehabilitate water and sewer lines between Academy Street on the east and Railroad St. on the west.	2019-2024	City	\$200,000	General Funds/ CDBG/USDA/ GEFA
Request a Feasibility study for a railroad overpass in Ludowici.	2019-2024	City/County/GDOT	Staff Time	General Funds/ GDOT. City and County are working jointly on this project.
Rehabilitate 15 oldest lift station pumps (installed in 1988).	2019-2024	City	TBD	General Fund/ Grants
NATURAL, CULTURAL, AND HISTORIC RESOURCES				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Develop a Comprehensive Water Supply Management Plan.	2019-2024	City/County	\$30,000	General Funds/ Grants
Conduct assessment of Heritage and Eco-Tourism Opportunities.	2019-2024	City/County	Staff Time	General Fund
Implement the City of Ludowici components of the CRC Regionally Important Resources Plan.	2019-2024	City/County/CRC	Staff Time	General Fund
DEVELOPMENT PATTERNS / LAND USE				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Extend water service to development adjacent to City.	2019-2024	City/County	TBD	General Funds/ Development Fees
Extend sewer service to development adjacent to City.	2019-2024	City/County	TBD	General Fund/ Development Fees

REPORT OF ACCOMPLISHMENTS

10.3

Long County Report of Accomplishments 2014-2019

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
NATURAL, CULTURAL, AND HISTORIC SERVICES					
Develop a Comprehensive Water Supply Management Plan.	2017-2019	County/City	TBD	General Fund	Not Accomplished; Lack of Political Will
Survey and document historic resources.	2015-2017	County/City/CRC	\$15,000	General Funds/ State HPD	Not Accomplished; Lack of Staff
Submit individual and district nominations to the National Register of Historic Places.	2014-2016	City/CRC	\$10,000	General Funds/ State HPD	Not accomplished; The County has requested that the City handle this initiative if desired
Implement Long County components of the CRC Regionally Important Resources Plan.	2014-2019	County/City/CRC	Staff Time	General Funds	No Implementation; Lack of Staff
Conduct Assessment of Heritage and Eco-tourism opportunities.	2014-2019	County/City/ Chamber	Staff Time	General Funds	Ongoing
Determine fate of Train Depot Building.	2015-2016	County	Staff Time	General Funds	Not Accomplished; Lack of Funding
COMMUNITY FACILITIES AND SERVICES					
Participate in transportation planning efforts of the Hinesville Metropolitan Planning Organization.	2014-2019	County	Staff Time	General Fund	Ongoing
Work with GDOT to install traffic light at the intersection of US84 and Macon Street.	2015-2017	County/City/GDOT	Staff Time	General Fund	Ongoing
Plan and program existing recreational facility improvements, new facilities, and programs in accordance with the needs and preferences of all county residents.	2015-2019	County	TBD	SPLOST/Grants	Ongoing
Complete construction of the walking trail at the Recreation Department.	2014-2019	County	\$25,000	General Fund SPLOST/Grants	Ongoing
PUBLIC SAFETY-FIRE DEPARTMENT					
Build new Fire Substation by the State Prison.	2017-2019	County	TBD	General Fund, Grants	Postponed; Will use results from Impact Fee Study and determine location of future fire substation
Continue to equip County fire stations as necessary to maintain a favorable ISO rating.	2014-2019	County	\$500,000	General Funds/ Grants	Ongoing
Continue support for volunteer fire departments.	2014-2019	County	\$75,000	General Funds	Ongoing
PUBLIC WORKS-ROADS AND BRIDGES					
Formalize and maintain programs to keep county roads, bridges, and right-of-way free of litter and debris.	2014-2019	County	\$40,000	General Fund	Ongoing
Improve storage and maintenance efficiency at the county barn.	2014-2019	County	\$50,000	Grant, General Funds	Completed

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Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
PUBLIC WORKS SANITATION					
Work with Solid Waste Contractor to bring maintenance/transfer facility.	2015-2016	County/Solid Waste Contractor	Staff Time	General Funds	Not Accomplished; County has changed service to contractor which already has a maintenance/transfer facility in close proximity
Investigate County provided residential solid waste collection.	2014-2015,2019	County	Staff Time	General Funds	Completed
Promote County residential collection service for large debris and appliance removal.	2014-2017	County	Staff Time	General Funds	Not Accomplished; County has established drop off center for white goods.
ECONOMIC DEVELOPMENT					
Develop a program to offer financial programs, tax incentives and credits and technical assistance to new and existing business.	2015-2019	County, Development Authority, Chamber	Staff Time	Grants	Ongoing
Review and update strategies for achieving targeted development types.	2014-2019	Development Authority, County, Chamber of Commerce	TBD	General Funds, Grants	Ongoing
Identify potential sites for historic and environmental tourism.	2015-2019	County, City, CRC	TBD	Grants	Ongoing
Nurture sectors that provide high earnings and wages.	2014-2019	County/Development Authority, Chamber	TBD	General Funds	Ongoing
Develop and maintain criteria for targeting types of economic development activity.	2014-2019	Development Authority, County, Chamber of Commerce	Staff Time	General Funds	Ongoing
Continue support and advertise job training, business assistance and education programs.	2014-2019	County/Development Authority, Chamber	Staff Time	General Funds	Not Accomplished; The county has referred this task to other agencies.
Continue to work closely with surrounding area technical schools to assist local residents with job training and employment placement.	2014-2017	County/Development Authority	Staff Time	General Funds	Not Accomplished; This county has requested assistance from other agencies for this initiative.
Continue to actively promote and support Winegrass Trail Scenic Byway Tourism Activities.	2014-2019	County/Chamber/CRC	TBD	General Funds/GDOT	Not Accomplished; Lack of Staff
Apply for State and Federal Grants to Support Tourism Projects	2014-2019	County/Chamber/CRC	TBD	Grants	Ongoing
Continue Support Efforts of Long County Chamber of Commerce.	2014-2019	County	\$100 per year	General Fund	Ongoing
Continue Support Development Authority efforts for business and industry development.	2014-2019	County	TBD	General Funds	Ongoing
Construct a rail road spur to industrial park if feasible.	2018-2019	County, Development Authority	TBD	County, Development Authority	Ongoing
Conduct a feasibility study to dedicate a source of funding for development authority.	2014-2019	County/Development Authority	TBD	Grants, General Funds	Completed
Establish standalone Development Authority office space with Long County Chamber of Commerce.	2016-2019	County/Development Authority/Chamber	\$50,000	TBD	Completed

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Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
INTERGOVERNMENTAL COORDINATION					
Establish an informal forum with local governments in order to provide for the exchange of information.	2015-2019	County/City	Staff Time	General Funds	Completed
Improve/Expand on Broadband accessibility within all city and city limits.	2014-2019	County/City/CRC	TBD	General Fund/ Grants	Ongoing
Enter into a Memorandum of Understanding between Long County and Fort Stewart concerning development in the ACUB.	2014-2019	County/Fort Stewart	Staff Time	General Funds	Ongoing
TRANSPORTATION					
Concerning to participate in the Coastal Regional Commission's Public Transit Plan.	2014-2019	County/CRC	TBD	General Funds	Ongoing
Develop a pedestrian and bike plan for the county.	2014-2019	County/CRC	\$40,000	GDOT Planning, Grant	Not Accomplished; Lack of Funding
Use the Complete Streets Manual as a guide for future development.	2014-2019	County/City	Staff Time	TBD	Not Accomplished; Lack of Political Will
DEVELOPMENT PATTERNS (LAND USE)					
Protect prime agricultural as by adopting the model ordinance or TDR, PDR, or conservation subdivision.	2015-2019	County	Staff Time	General Funds	Not Accomplished; Little to no prime agricultural property in Long County due to wetlands.
Enforce all environmental and land development codes for the city and county.	2015-2019	County	\$123,000	General Funds	Ongoing
Adopt design guidelines to review proposed residential commercial and industrial development.	2014-2019	County	Staff Time	General Funds	Completed

City of Ludowici Report of Accomplishments 2014-2019

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
NATURAL, CULTURAL, AND HISTORIC SERVICES					
Enforce Historic Preservation Ordinance.	2014-2019	County/City	TBD	General Fund	Not accomplished; Lack of staff
Establish a Historic Preservation Commission.	2014-2019	City/CRC	Staff Time	General Fund/State HPD	Ongoing
Establish a local Historic District.	2014-2019	City/CRC	Staff Time	General Fund/State HPD	Not Accomplished; Lack of Staff
Survey and document historic resources.	2014-2019	County/City/CRC	\$15,000	General Funds/ State HPD	Not Accomplished: Lack of Funding
Submit individual and district nominations to National Register of Historic Places.	2016-2019	County/City/CRC	\$10,000	General Funds/ State HPD	Not Accomplished; Lack of Funding
Develop a Comprehensive Water Supply Management Plan.	2014-2019	County/City	\$30,000	General Funds/ Grants	Ongoing
Implement the City of Ludowici components of the CRC Regionally Important Resources Plan.	2014-2019	County/City/CRC	Staff Time	General Funds	Ongoing
Conduct assessment of Heritage and Eco-tourism opportunities.	2015-2019	County/City	Staff Time	General Funds	Ongoing
COMMUNITY FACILITIES AND SERVICES					
Work with GDOT to install traffic light at US 84 and Macon Street.	2014-2016	County/City/GDOT	Staff Time	General Funds/ GDOT	Ongoing
Rehabilitate water and sewer lines between Academy Street on the east and Railroad St. on the west.	2014-2019	City	\$200,000	General Funds/ CDBG, USDA, GEFA	Ongoing
Request feasibility study for a railroad overpass in Ludowici.	2014-2019	County/City/GDOT	Staff Time	General Funds/ GDOT	Ongoing; County is handling this initiative
Rehabilitate 15 oldest lift station pumps (installed in 1988).	2014-2019	City	TBD	General Fund/ Grants	Ongoing
Adopt Coastal Stormwater Supplemental Ordinance.	2016-2019	City	Staff Time	General Fund	Not Accomplished; The City pays the County to handle Zoning and Stormwater ordinance review is included in plan review.
PUBLIC SAFETY-FIRE DEPARTMENT					
Continue City support of volunteer fire department.	2014-2019	City	\$13,600	SPLOST	Ongoing

City of Ludowici Report of Accomplishments 2014-2019

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
ECONOMIC DEVELOPMENT					
Define initiatives that promote the revitalization of the City of Ludowici to support economic growth.	2014-2019	City/Development Authority	Staff Time	General Funds	Ongoing
Study potential establishment of City Economic Development Department.	2014-2019	City	\$10,000	General Funds/ Grants	Not Accomplished; City is working with the County and Development Authority for Economic Development.
Complete study services residents and business go outside of City/County to receive and develop program to encourage location of these services in the City/County.	2014-2019	City	\$25,000	General Funds/ Grants	Ongoing
Continue Support Efforts of Long County Chamber of Commerce.	2014-2019	City	\$100 per year	General Fund	Ongoing
Identify potential sites for historic and environmental based tourism.	2014-2019	County/City/CRC	TBD	General Funds/ Grants	Ongoing
HOUSING					
Examine zoning districts for expansion of zones permitting multi-family development.	2014-2019	City	Staff Time	General Funds	Ongoing
Develop affordable housing.	2016-2019	City/DCA	TBD	General Funds/ Grants	Ongoing
Conduct housing needs assessment.	2014-2019	City/CRC	\$40,000	Grants/General Fund	Ongoing; CRC provided information on Housing Needs during Comp Plan process.
TRANSPORTATION					
Establish a sidewalk improvement program.	2014-2019	City/CRC	TBD	General Funds	Ongoing
Participate in the Coastal Regional Commission's Regional Public Transit Plan.	2014-2019	County/City	Staff Time	General Funds	Not Accomplished; The County participates in this effort
Use the Complete Streets Design Manual for Future Development.	2014-2019	County/City	Staff Time	General Funds	Ongoing
DEVELOPMENT PATTERNS (LAND USE)					
Extend water service to development adjacent to the City.	2014-2017	County/City	TBD	General Funds/ Development Fees	Ongoing
Extend sewer service to development adjacent to City.	2014-2017	County/City	TBD	General Funds/ Development Fees	Ongoing