
Chapter 6 Land Use

This element provides an inventory and assessment of how land is used in Ludowici. The estimated acreage of each existing land use type has been calculated using information provided by the city, and future land use acreage has been projected. Existing land use problems and how these and future problem areas should be addressed are included in this element. The City's existing land use is shown on Map 4.

6. 1 Inventory of Existing Conditions

(a) Residential

The predominant use of land within the residential category is single-family housing. Approximately 17 percent of the housing units in Ludowici are multi-family. About 600 acres of land in the city is classified as residential.

(b) Commercial

The predominant use of land in the commercial category is retail sales, office, service and entertainment. About 25 acres of land in the city is classified as commercial.

(c) Industrial

The land in this category is dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. No land in the city is classified as industrial.

(d) Public/Institutional

This category contains local, federal and state government land uses. Included in this category also is private prison that houses state inmates. About 50 acres of land in the city is classified as public/institutional.

(e) Transportation/Communication/Utilities

Land in this category is used mainly for transportation routes and railway systems. The City of Ludowici has no telecommunication sites that are more than one-tenth of an acre in size. About 100 acres of land in the city is classified as transportation, communications, and utilities.

(f) Park/Recreation/Conservation

Land in this category is used mainly for active and passive recreational activities. The City of Ludowici has one acre dedicated to recreationally activities. This is park owned by Long County but within the city limits of Ludowici.

(g) Agriculture/Forestry

Land in this category is dedicated to farming or other rural uses such as pasture and the production of trees for harvesting. About 50 acres of land in the city is classified as agriculture/forest.

(h) Undeveloped/Vacant

Land in this category is not developed. Currently, Ludowici has approximately 128 acres that are not developed.

6.2 Assessment of Current and Future Needs

6.2.1 Existing Land Use Assessment

Existing development outside the City of Ludowici has been generated by private development efforts at private development rates; within the city, development has been market driven, but at the private development pace.

The availability of water and sewer and quick access to a main highway has determined the whereabouts of development. Currently, U.S. 84 is being converted from mixed use to commercial use.

Within Ludowici, blighted areas include much of the southern parts of Factory and McDonald streets. These substandard developments are present because of low-income levels, lack of code enforcement, and the lack of adequate housing programs.

The city is making the most of available resources and is looking into housing programs available from the Georgia Department of Community Affairs.

There are currently a few areas in the southern part of Ludowici where residential development has outpaced available infrastructure. Although the commercial area of Ludowici is adjacent to residential areas, the impact of commercial development is mitigated by the CSX railroad line. The railroad forms an adequate barrier between commercial uses on the east side of US 84 and residential development on the west side.

Due to the nature of land ownership in Ludowici, the development decisions concerning new facilities and development strategies will deal with in-fill development, which will consolidate the use of existing infrastructure in a condensed manner. The result is a future land use pattern very similar to the existing land use pattern.

As the local economy improves, new development will be directed to the existing water and sewer service area, which will reinforce existing land use patterns and create more cohesive and distinct land use areas. In light of the ever increasing costs of infrastructure improvements, the city will need to examine very closely any proposed infrastructure expansions to serve developments outside the water and sewer service areas.

6.2.2 Projection of Future Land Use Needs

Projected land use needs by category are shown on Map 5.

No annexations are planned during the next twenty-year planning period.

The City of Ludowici does not intend to expand its jurisdictional boundaries, but will concentrate on infill and cluster development. The increase in growth will be slow, steady and at a controlled pace; thus, ensuring that adequate infrastructure is available before expansion. The city will need to annually check its growth rate to make sure that development is not outpacing the development and availability of water and sewer services.

For information on areas that are prone to flooding, refer to the USGS FIRM maps.

For information on archaeological, architectural, cultural and historically significant areas contact the Historic Preservation Planner at CGRDC at (912) 264-7363, or refer to the Department of Community Affairs maps located at www.georgiaplanning.com.

(a) Residential

The predominant use of land within the residential category is single-family housing. Over the next twenty-years, the residential land use must be increased in order to account for the growth in population. Currently, residential land use accounts for 370 acres of the city. The population of the city at this time is nearly 1,500. By the year 2025, the population is projected to increase to over 1,600, while residential land use is projected to increase to approximately 500 acres. This increased amount of land allocated for residential use will adequately provide for the increase in population.

The City of Ludowici will ensure that cluster and infill developments and multi-family units are encouraged. Ludowici should offer incentives and options to encourage developers to construct multi-family housing units.

(b) Commercial

The predominant use of land in the commercial category is retail sales, office and service. The City of Ludowici plans to increase commercial acreage to 100 acres.

The downtown commercial district is mainly single buildings. The western end of Ludowici, U.S. 84 is single building businesses. The eastern end of Ludowici, U.S. 84 is a mixture of single building businesses interrupted by a small strip mall site.

Currently, the city is not planning to annex outside of its jurisdictional boundaries.

(c) Industrial

Ludowici has no industrial site nor does it plan to have any industrial development within its jurisdictional boundaries during the next 20 years. Currently an industrial park is being developed in Long County.

(d) Public/Institutional

This category contains land that local, federal and state governments utilize. Fifty (50) acres of land in the city is currently classified as public/institutional. The acreage is adequate for the next twenty-year planning period. Only 60 percent of developable land is in use at this time. The only expansion known at this time is the expansion of the city hall.

(e) Transportation/Communication/Utilities

This category contains land occupied by public roads, railroads and utilities. No telecommunication sites greater than one-tenth of an acre are located in the city. Acreage in this category will increase slightly to 110 acres, because the city will encourage developers to make use of current infrastructure.

(f) Park/Recreation/Conservation

This category contains land utilized for active and passive recreational activities. The City of Ludowici has only one acre dedicated to recreational activities. According to the SDS Long County is responsible for recreation. The City of Ludowici does not intend to create recreation sites.

(g) Agriculture/Forestry

Land in this category is dedicated to farming or other rural uses such as pasture and the production of trees for harvesting. The City of Ludowici has 400 acres designated as agriculture/forestry.

(h) Undeveloped/Vacant

Land in this category is not developed. Currently, Ludowici has approximately 98 acres that are not developed. The next twenty-year planning period will see a 24 percent reduction in undeveloped land due to planned development.

Goal and Implementation

Goal 1

Promote Ludowici as an excellent place to live. Ensure the preservation and the improvement of the quality of life that currently exists through the expansion of economic development. Ensure the orderly and efficient development of land, water and other unique resources in and around Ludowici. Preserve our heritage and small town values.

Objective 1.1

The City should make available and schedule for availability public facilities and services for future growth and urban development.

Policy 1.1.1

The City of Ludowici will develop "Land Use Codes" to guide and regulate growth.

Policy 1.1.2

The City should examine the impact of residential, industrial and commercial developments and suggest locations that are appropriate for the intensity level.

Policy 1.1.3

The city should examine the possibility of developing policies to regulate density and intensity levels within the jurisdictional boundaries of Ludowici.

Policy 1.1.4

Ludowici will examine the feasibility of establishing and enforcing special development districts and regulations to promote infill development, for areas targeted for new development.

Policy 1.1.5

The City of Ludowici will maintain a balance between economic development and housing by monitoring and requesting impact statements when appropriate.

Objective 1.2

Ludowici will continue to support and encourage land uses that are supportive of the current and future land use patterns.

Policy 1.2.1

Ludowici will develop instruments to ensure coordination between population densities and land use patterns.

Policy 1.2.2

The City of Ludowici should regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

Policy 1.2.3

Ludowici will restrict development within unsuitable areas prone to flooding, improper drainage or other areas as identified within the Part V ordinances.

Objective 1.3

Ludowici should continue to identify and designate blighted areas that are appropriate for redevelopment or renewal.

Policy 1.3.1

Ludowici should request federal and state funds to redevelop and renew any identified blighted areas, where the local government units find there is a competitive feasibility to receive such funding.

Objective 1.4

Ludowici should continue to coordinate, through established processes, with agencies responsible for the implementation of any regional or state resource planning and management plan.

Policy 1.4.1

Ludowici should require that all proposed developments subject to the provisions of any regional or state resource planning and management plan should be consistent with such plan.

Objective 1.5

Ludowici should protect all endangered flora and fauna from adverse impacts due to loss of critical habitat in accordance with state and federal regulations.

Objective 1.5.1

Ludowici should develop land use codes to ensure that development and growth benefits the citizens of Ludowici.