

**A RESOLUTION OF THE CITY OF LINCOLNTON
ADOPTING THE UPDATE TO THE LINCOLN COUNTY
JOINT COMPREHENSIVE PLAN**

WHEREAS, The Lincolnton City Council, the governing authority of the City of Lincolnton, GA has prepared a partial update to the *Lincoln County Joint Comprehensive Plan*; and,

WHEREAS, The City of Lincolnton's comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, The City of Lincolnton's comprehensive plan update has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

NOW, THEREFORE, BE IT RESOLVED by the Lincolnton City Council that the partial update to the *Lincoln County Joint Comprehensive Plan* (2010) is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 7 day of June, 2010

Henry Brown
Henry Brown, Mayor

ATTEST:

Kay J. Remsen
(Clerk)

**Lincoln County Comprehensive Plan:
Partial Update**

2010-2015

Prepared by the CSRA Regional Commission

LINCOLN COUNTY

RESOLUTION OF TRANSMITTAL

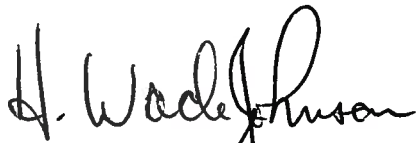
Transmittal of the *Joint Lincoln County Comprehensive Plan: Partial Update* to the Central Savannah River Area Regional Commission.

WHEREAS, Lincoln County, Georgia, has completed the *Joint Lincoln County Comprehensive Plan: Partial Update*

WHEREAS, Lincoln County certifies that the minimum public hearing requirements as required by the Georgia Department of Community Affairs Standards and Procedures for Local Comprehensive Planning have been met.

BE IT THEREFORE RESOLVED, that the Lincoln County Board of Commissioners does hereby transmit the *Joint Lincoln County Comprehensive Plan: Partial Update* to the Central Savannah River Area Regional Commission for review under the Standards and Procedures for Local Comprehensive Planning.

Adopted this 1st day of April, 2010.



H. Wade Johnson, Chairman
Lincoln County Board of Commissioners

ATTEST: 

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CITY OF LINCOLNTON

RESOLUTION OF TRANSMITTAL

Transmittal of the *Joint Lincoln County Comprehensive Plan: Partial Update* to the Central Savannah River Area Regional Commission.

WHEREAS, The City of Lincolnton, Georgia, has completed the *Joint Lincoln County Comprehensive Plan: Partial Update*

WHEREAS, The City of Lincolnton certifies that the minimum public hearing requirements as required by the Georgia Department of Community Affairs Standards and Procedures for Local Comprehensive Planning have been met.

BE IT THEREFORE RESOLVED, that the City Council of the City of Lincolnton does hereby transmit the *Joint Lincoln County Comprehensive Plan: Partial Update* to the Central Savannah River Area Regional Commission for review under the Standards and Procedures for Local Comprehensive Planning.

Adopted this 5th day of ^{April}~~March~~, 2010.

Henry L. Brown

Henry L. Brown, Mayor

City of Lincolnton

ATTEST: Kay F. Remsen

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Chapter 1

Introduction

Chapter 1: Introduction

Overview:

This partial update to the 2005 Lincoln County Joint Comprehensive Plan is intended to serve as a bridge between that plan and the future. Many things have changed since 2004. Not only have Lincoln County, and Lincolnton grown; the State of Georgia has taken a different approach to planning. These changes are reflected in the updated *Requirements for a Partial Update to the Local Government Comprehensive Plan*. Adopted in 2007, these new requirements make it easier for local governments to educate and engage the public as well as cultivate the type of development that creates communities of lasting value. As Lincoln County and its communities look towards the future, it is important to have an up-to-date policy guide that can reflect the communities' vision. That is the intent of this appendix. The subsequent sections are intended to replace the corresponding sections of the 2004 plan. Also included here are new concepts intended to assess the current conditions and ultimately advance Lincoln County and its communities closer to the ideal set forth in the State Planning Goals.

Partial Update Requirements:

In August of 2008 Lincoln County, and the Cities of Lincolnton, Norwood, and Camak contracted with the CSRA Regional Development Center to prepare the *Lincoln County Joint Comprehensive Plan: Partial Update*. Data gathering and the initial meetings of the locally appointed advisory committee began in late August of 2008. The plan was intended to be submitted to the RDC and DCA for their final review in February of 2009. As stated in the *Requirements for a Partial Update to the Local Government Comprehensive Plan* a partial update must contain the following elements:

- 1. Quality Community Objectives Assessment**
- 2. Analysis of Areas Requiring Special Attention**
- 3. Identification of Issues and Opportunities**
- 4. Updated Implementation Program**
 - a. Short Term Work Program
 - b. Policies
 - c. Report of Accomplishments

Quality Community Objectives Assessment

The Quality Community Objectives were adopted by DCA as statements of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The assessment was created using the Quality Community Objectives Assessment tool created by the Office of Planning and Quality Growth, and illustrates strengths and needs as they relate to the 4 main and 15 sub categories that make up the Quality Community Objectives.

Analysis of Areas Requiring Special Attention

Areas Requiring Special Attention are specific areas or situations where an opportunity for a community to advance toward a state planning goal. This is done through the identification of seven specific types of areas that are either deemed appropriate for development or areas where development should be discouraged. Also identified are areas where additional investment in infrastructure may be needed in

order to guide or sustain future development. Lincoln County and its communities have identified and mapped all applicable areas and a brief synopsis of each is contained in the Land Use Section of this Plan.

Identification of Issues and Opportunities

Using the Quality Community Objectives Assessment Tool, the Analysis of Areas Requiring Special Attention and the Community Improvement Strategy from the Communities of Opportunity Initiative a preliminary list of Issues and Opportunities was formed by the Advisory Committee. This list was then further refined and prioritized using input gathered from the public at the two open houses that were held on 11/11/2008 and 12/16/2008. This prioritized list formed the basis of the implementation strategy. The list of Issues and Opportunities contained in the 2004 Comprehensive Plan along with their implementation program is detailed in the Report of Accomplishments. Some issues and opportunities remain unresolved, while some have been adequately addressed.

Updated Implementation Program

The implementation program for the identified issues and opportunities is presented in three parts. A Short Term Work Program, an assessment of policies that could be adopted to advance toward an action on an identified issue or opportunity, and a report of accomplishments from the previous Comprehensive Plan.

Report of Accomplishments

The Report of Accomplishments looks at each individual item in the previous Short Term Work Program and identifies its current status. Activities are given one of four statuses:

1. Have been completed;
2. Are currently underway (including a projected completion date);
3. Have been postponed (explaining why); or
4. Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

Short Term Work Program

This program identifies specific implementation actions that the local jurisdictions or other entities intend to take during the planning period. The program includes all ordinances, administrative systems, (historic preservation commission, design review, etc.), community improvements or investments, financing arrangements, and all programs and initiatives called for to be put into place by the plan.

Policies

The policies element of the Implementation Program lists all policies that can be adopted by each jurisdiction in order to provide ongoing guidance and direction to officials for making decisions that are consistent with the State Planning Goals and address the identified Issues and Opportunities.

Chapter 2

Quality Community
Objectives
Assessment

Chapter 2: Quality Community Objectives Assessment

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

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

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

This initial assessment is meant to provide an overall view of the community’s policies, not an in depth analysis. There is no right or wrong answer to the questions in this assessment. Its merit lies in completion of the document, and the ensuing discussions regarding future development pattern.

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

| Development Patterns | | | |
|---|-----|----|--|
| Traditional Neighborhoods | | | |
| | YES | NO | Comments |
| 1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district | X | | Planned Unit Developments allow for a mix of uses. |
| 2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process | X | | Planned Unit Developments allow for a mix of uses. |
| 3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate. | | X | Because of the rural nature of most of the area, this hasn't been and is not needed. |
| 4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer. | | X | Areas within the city that are walkable have adequate tree cover as to make walking comfortable. Because of the rural character of the county walking isn't a viable mode of transportation. |
| 5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe. | X | | Both the county and the city participate in the "Keep Georgia Beautiful" program. |
| 6. Our community maintains its sidewalks and vegetation so that walking is an option that some would choose. | X | | This is true in the city. There are no sidewalks in the county as it is primarily rural. |
| 7. In some areas several errands can be made on foot if so desired. | X | | This is true in the city as well. Walking is not feasible most places in the county because of its rural nature. |
| 8. Some of our children can and do walk to school safely. | X | | Again, this is true only within the City of Lincolnton. |
| 9. Some of our children can and do bike to school safely | X | | Again, this is true only within the City of Lincolnton. |
| 10. Schools are located in or near neighborhoods in our community | X | | This is true of all of the schools in Lincoln County. |

| Development Patterns | | | |
|--|-----|----|--|
| Infill Development | | | |
| | YES | NO | Comments |
| 1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and / or infill development. | X | | This is maintained by the Industrial Development Authority. |
| 2. Our community is actively working to promote brownfield redevelopment | | X | Brownfield redevelopment isn't feasible at this time because of the lack of appropriate properties. |
| 3. Our community is actively working to promote greyfield development | | X | Greyfield redevelopment isn't feasible at this time because of the lack of appropriate properties. |
| 4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road). | X | | Areas were identified in the previous Comprehensive Plan update. |
| 5. Our Community allows small lot development (5, 000 square feet or less) for some uses. | X | | A small lot development would be allowed in the County under the PUD guidelines. The minimum lot size in the R-2 Residential district in Lincolnton is 7,500 sq. ft. |

| Development Patterns | | | |
|---|-----|----|--|
| Sense of Place | | | |
| | YES | NO | Comments |
| 1. If someone were dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics | X | | Because of the proximity to Clark's Hill Lake Lincoln County and Lincoln County have an easily identifiable Character. |
| 2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas | X | | There is a local Historic Preservation District established and a local Historic Preservation Commission. |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas. | X | | Through the City's zoning ordinance uses that could have a negative aesthetic impact are required to be buffered from sight. |
| 4. We have ordinances to regulate the type and size of signage in our community. | X | | The zoning ordinances contain sign provisions. |
| 5. We offer a development guidebook that illustrates the type of new development we want in our community. | | X | This has not been necessary to this point. |
| 6. If applicable, our community has a plan to protect designated farmland | | X | No specific plan exists, but zoning ordinances in both jurisdictions specify where agricultural areas are and should be in the future. |

| Development Patterns | | | |
|--|-----|----|---|
| Transportation Alternatives | | | |
| | YES | NO | Comments |
| 1. We have public transportation in our community | X | | Our county operates rural transit service in coordination with DHR and DOT. This is the only transit option in the County. |
| 2. We require that new development connects with existing development through a street network, not a single entry / exit. | | X | Large developments that would have a large impact on our existing transportation network have not been an issue. |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations. | X | X | The City of Lincoln County has an extensive sidewalk network. The County has no sidewalks at all because of its rural nature. |
| 4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks. | | X | Sidewalks are not required for new development in any jurisdiction. |
| 5. We require that newly built sidewalks connect to existing sidewalks whenever possible. | | X | Sidewalks are not required for new development in any jurisdiction. |
| 6. We have a plan for bicycle routes through our community | | X | There hasn't been a demand for bicycle facilities in the County. The city |
| 7. We allow commercial and retail development to share parking areas wherever possible. | | X | The County allows this; the city has no provisions for shared parking. |

| Development Patterns | | | |
|--|-----|----|--|
| Regional Identity | | | |
| | YES | NO | Comments |
| 1. Our community is characteristic of the region in terms of architectural styles and heritage. | X | | |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products. | X | | The timber industry has a significant presence in Lincoln County. |
| 3. Our community encourages businesses that create products that draw on our regional heritage(mountain, agricultural, metropolitan, coastal, etc.) | X | | The community is very supportive of businesses tied to Clark's Hill lake and the tourists it brings. |
| 4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership. | X | | |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region. | X | | The community actively supports lake-based tourism. |
| 6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education | X | | |

| Resource Conservation | | | |
|--|-----|----|---|
| Heritage Preservation | | | |
| | YES | NO | Comments |
| 1. We have designated historic districts in our community. | X | | |
| 2. We have an active historic preservation commission. | X | | |
| 3. We want new development to complement our historic development, and we have ordinances in place to ensure this. | X | | The historic preservation grants certificates of appropriateness for new development within the historic district's boundaries. |

| Resource Conservation | | | |
|---|-----|----|--|
| Open Space Protection | | | |
| | YES | NO | Comments |
| 1. Our community has a greenspace plan. | | X | Being primarily rural the conservation of open space hasn't yet become an issue. |
| 2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development. | | X | Being primarily rural the conservation of open space hasn't yet become an issue. |
| 3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community. | X | | The County works closely with the Army Corps of Engineers to preserve and protect environmentally important areas of the County. |
| 4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity. | | X | Development pressures have not been such that the preservation of open space has become an issue. |

| Resource Conservation | | | |
|--|-----|----|---|
| Environmental Protection | | | |
| | YES | NO | Comments |
| 1. Our community has a comprehensive natural resources inventory. | X | | The Army Corps of Engineers has compiled this for the county in the past. |
| 2. We use this resource inventory to steer development away from environmentally sensitive areas. | X | | The Army Corps of Engineers provides guidance on this issue. |
| 3. We have identified our defining natural resources and taken steps to protect them. | X | | |
| 4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them. | X | | |
| 5. Our community has a tree preservation ordinance which is actively enforced. | | X | Provision and preservation of trees has not been an issue up to this point. |
| 6. Our community has a tree-replanting ordinance for new development. | | X | Provision and preservation of trees has not been an issue up to this point. |
| 7. We are using storm water best management practices for all new development. | X | | |
| 8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.). | X | | |

| Social and Economic Development | | | |
|--|-----|----|---|
| Growth Preparedness | | | |
| | YES | NO | Comments |
| 1. We have population projections for the next 20 years that we refer to when making infrastructure decisions. | | X | The school board doesn't confer with the County about infrastructure decisions. |
| 2. Our local governments, the local school board, and other decision-making entities use the same population projections. | X | | |
| 3. Our elected officials understand the land-development process in our community. | X | | |
| 4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals. | X | | A few revisions of both the city and county codes may be required. |
| 5. We have a Capital Improvements Program that supports current and future growth. | | X | There hasn't ever been a need for a CIP. |
| 6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community. | X | | These are outlined in our previous plan's update and enforced through our zoning code. |
| 7. We have clearly understandable guidelines for new development. | X | | |
| 8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community. | | X | No campaign exists, though anyone seeking answers can find them with a phone call or email. |
| 9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development. | X | | We advertise publicly and invite comment on all of these issues. |
| 10. We have a public-awareness element in our comprehensive planning process. | X | | |

| Social and Economic Development | | | |
|---|-----|----|---|
| Appropriate Business | | | |
| | YES | NO | Comments |
| 1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them. | X | | |
| 2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible. | X | | |
| 3. We recruit firms that provide or create sustainable products. | | X | The Industrial Development Authority is in the process of doing this. |
| 4. We have a diverse jobs base, so that one employer leaving would not cripple our economy. | X | | The majority of employers are small businesses. |

| Social and Economic Development | | | |
|--|-----|----|--|
| Employment Options | | | |
| | YES | NO | Comments |
| 1. Our economic development program has an entrepreneur support program. | X | | |
| 2. Our community has jobs for skilled labor. | X | | These are provided with the assistance of the WIA. |
| 3. Our community has jobs for unskilled labor. | X | | These are provided with the assistance of the WIA. |
| 4. Our community has professional and managerial jobs. | | X | These are limited both in the County and the City. |

| Social and Economic Development | | | |
|---|-----|----|--|
| Housing Choices | | | |
| | YES | NO | Comments |
| 1. Our community allows accessory units like garage apartments or mother-in-law units. | X | | These would be allowed in a PUD in both the City and County. |
| 2. People who work in our community can also afford to live in the community. | X | | |
| 3. Our community has enough housing for each income level (low, moderate and above-average). | | X | There is a deficit at the low end of the spectrum. |
| 4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks. | X | | |
| 5. We have options available for loft living, downtown living, or “neo-traditional” development. | | X | Provision of parking has been a roadblock to allowing this style of development. |
| 6. We have vacant and developable land available for multifamily housing. | X | | |
| 7. We allow multifamily housing to be developed in our community. | X | | |
| 8. We support community development corporations that build housing for lower-income households. | | X | Neither government has been approached about this. We are not opposed to the idea of supporting a community development corporation. |
| 9. We have housing programs that focus on households with special needs. | | X | Focus in this area is primarily on our elderly population. |
| 10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas. | X | | The city has a number of existing small lot houses, and new construction of small lot homes in a PUD would be allowed. |

| Social and Economic Development | | | |
|---|-----|----|--|
| Educational Opportunities | | | |
| | YES | NO | Comments |
| 1. Our community provides workforce training options for its citizens. | X | | Through our Workforce Development and WIA programs |
| 2. Our workforce training programs provide citizens with skills for jobs that are available in our community. | X | | Training takes place outside of our community. |
| 3. Our community has higher education opportunities, or is close to a community that does. | X | | Augusta Tech in Thomson is the closest opportunity. |
| 4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose. | | X | The majority of our jobs for college graduates would be entrepreneurial in nature. |

| Governmental Relations | | | |
|---|-----|----|--------------------------|
| Regional Solutions | | | |
| | YES | NO | Comments |
| 1. We participate in regional economic development organizations. | X | | Clark's Hill Partnership |
| 2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues. | X | | |
| 3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc. | X | | |
| 4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders. | X | | |

| Governmental Relations | | | |
|---|-----|----|--|
| Regional Cooperation | | | |
| | YES | NO | Comments |
| 1. We plan jointly with our cities and county for comprehensive planning purposes. | X | | Lincoln County and Lincolnton are active participants in |
| 2. We are satisfied with our Service Delivery Strategy. | X | | |
| 3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies. | X | | |
| 4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern. | X | | |

Chapter 3

Identification of
Issues and
Opportunities

Chapter 3: Identification of Issues and Opportunities

The way to address issues facing any community is to identify them first. What follows is a comprehensive list of the issues and the opportunities facing Lincoln County and Lincolnton. Items next to a filled in bullet are new to the Comprehensive Plan Partial Update, those next to a hollow bullet were identified in the 2005 Plan. Additionally, unless specifically noted each issue and opportunity refers to both jurisdictions.

Economic Development

- Lincoln County and Lincolnton must actively market themselves as places where small businesses can flourish.
- Lack of a 4 lane route into the County has slowed our growth.
- The elimination of manufacturing jobs in the region has limited employment options for some segments of our population.
- There exists a strong support structure for both recruiting new business, and retaining existing business.
- Lagging access to information infrastructure will have a negative effect on our future business development potential.

Housing

- There are no incentives currently in place for developers willing to offer a portion of new construction at below market rates.
- There still exist a number of properties that could be described as nuisances throughout the County.

Natural and Cultural Resources

- Clarks Hill Lake is the single biggest natural asset in the county, and its attractiveness needs to be preserved.
- There are a number of historic sites throughout the county that are unique to Lincoln County and the State of Georgia as well.
- There is no method for actively preserving open space and the rural character that make Lincoln County unique.

Community Facilities and Services

- With our recent and future growth, some infrastructure is in need of upgrade / expansion.
- Coordination between the City and County about location of infrastructure expansion is critical in order to preserve our community's rural aesthetic.
- Funding must be identified and secured in order to ensure that our first responders and law enforcement have the equipment that they need to do their jobs.

- Pedestrian infrastructure in and near our population centers needs to be maintained and where appropriate, upgraded.
- Our road and street network must be maintained and repaired on a regular basis
- Lack of a 4 lane route into and out of the county has slowed our growth.
- We must seek to provide adequate services for our aging population.

Intergovernmental Coordination

- An annexation agreement between the City and County does not exist.
- Coordination between the City and County about location of infrastructure expansion is critical in order to preserve our community's rural aesthetic.

Land Use

- Our land development regulations need to be reviewed and revised to help us achieve our quality community objectives goals.

Chapter 4

Areas Requiring
Special Attention

AREAS REQUIRING SPECIAL ATTENTION

In preparing the update of the *Lincoln County Joint Comprehensive Plan*, it is necessary to evaluate existing land development patterns to determine if any areas should be given special attention. By analyzing knowledge gained from public meetings, interviews and field research, clear land use characteristics emerge.

The “areas requiring special attention” listed in this section are compiled under headings contained in the State of Georgia’s “Standards and Procedures for Local Comprehensive Planning.” All areas described in this section have been considered when formulating preliminary character area recommendations for the county. The locations of each of these can be found on **Maps 1 & 2**.

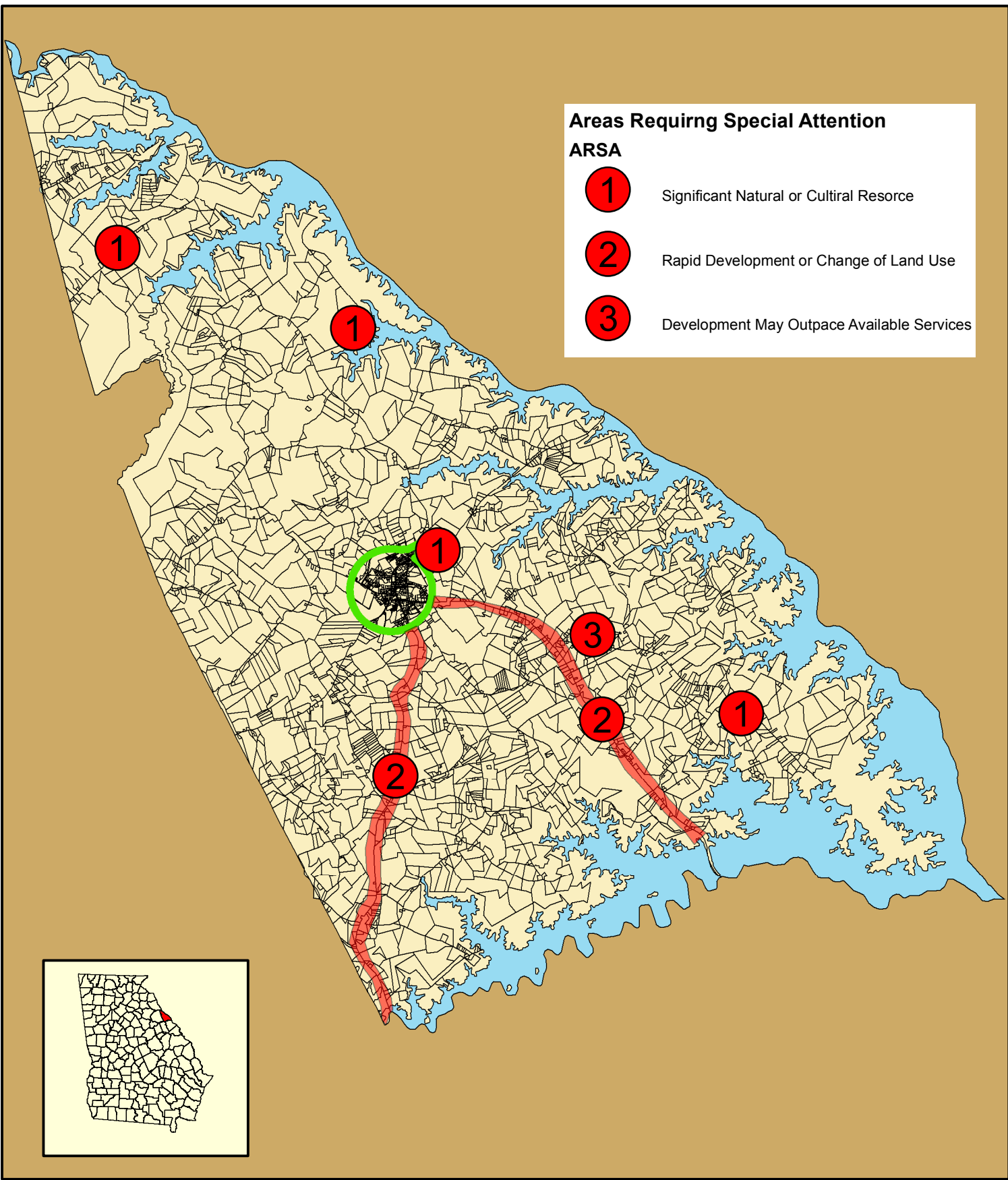
Growth inevitably impacts the natural and cultural environment as well as community facilities, services and infrastructure. This section of the *Plan’s* update outlines areas where growth should be well managed due to the environmentally-sensitive nature of the land, or where historical districts and elements should be maintained as they comprise much of the identity of the County. That is not to say that development around these areas should be prohibited outright. An agreeable outcome for all interested parties is development that respects the character of Lincoln County and the City of Lincoln while at the same time contributing to the lasting value of the community.

1. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development. These areas are denoted by a 1 on **Maps 1 & 2**.

2. Areas where rapid development or change of land uses is likely to occur. These areas are denoted by a 2 on **Maps 1 & 2**.

3. Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation. These areas are denoted by a 3 on **Maps 1 & 2**.

No other area outlined in the Department of Community Affairs’ “Standards and Procedures for Local Comprehensive Planning” was identified by stakeholders.



Areas Requiring Special Attention

ARSA



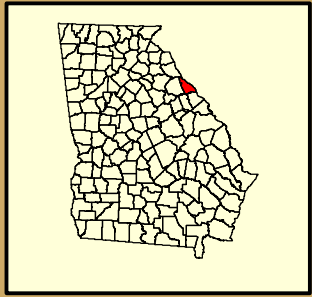
Significant Natural or Cultural Resource



Rapid Development or Change of Land Use

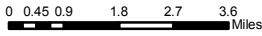


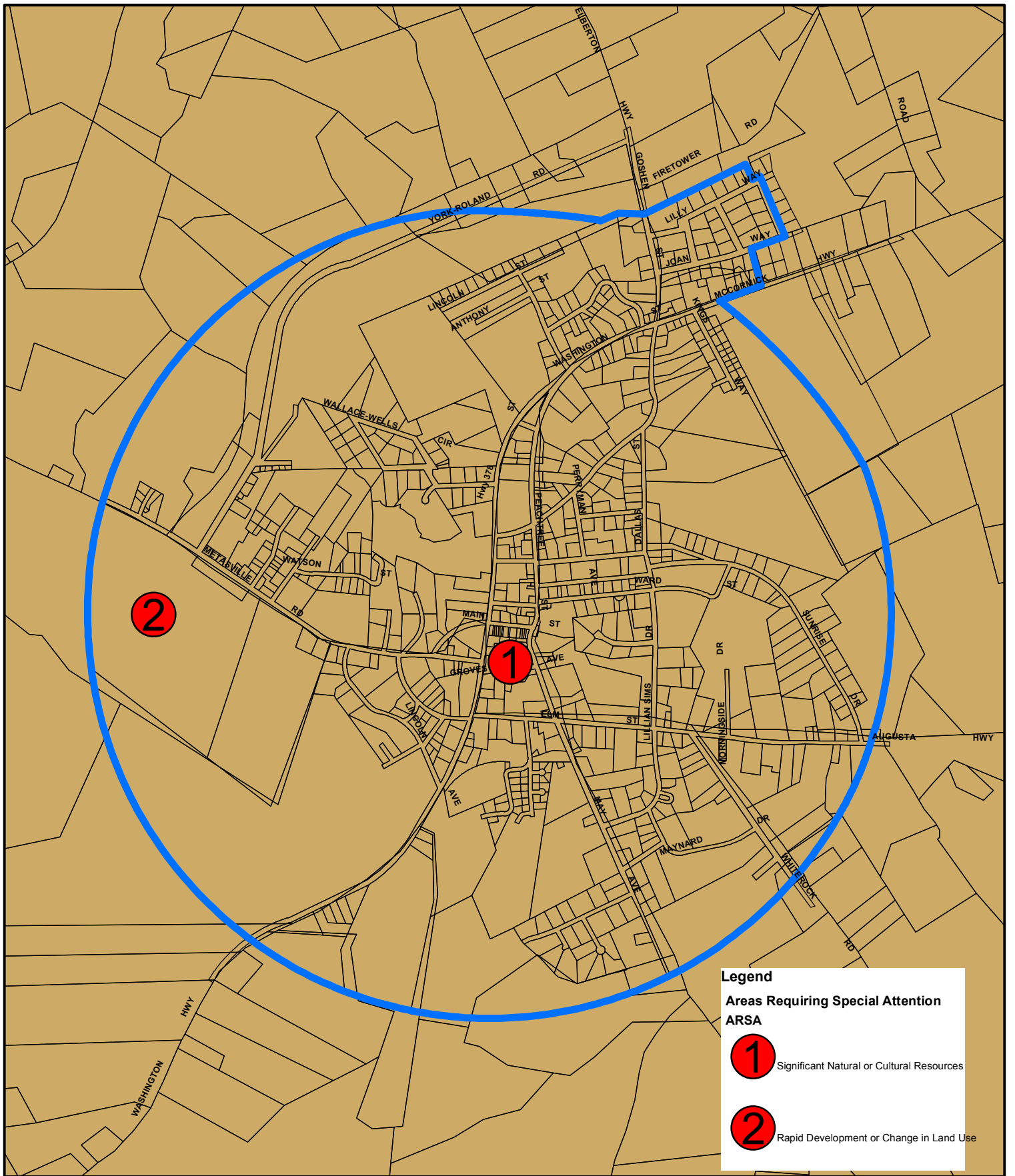
Development May Outpace Available Services



Created by:
CSRA Regional Commission
August 2009

**Lincoln County
Areas Requiring Special Attention**





City of Lincoln
 Areas Requiring Special Attention

0.25 0.125 0 0.25 Miles

Chapter 5

Implementation

Chapter 5: Updated Implementation Program

Report of Accomplishments:

The best measure of any plan's success is to assess the progress it is making towards its stated goals. The report of accomplishments that follows attempts to do just that; it looks at the short-term work program from the 2004 plan and gives an update as to the status of each item. Items that have been completed are noted. A brief explanation is given for items that have not been completed as well as their future status as a long or short-term goal or policy.

| Housing | | | |
|-----------------------|--|-------------------|--|
| | Element | Completed? | Comments |
| Lincoln County | Work with developers to encourage diverse housing choices. | No | Ongoing |
| | Adopt ordinances to help remove dilapidated stock. | No | Ongoing |
| | Continue to follow and enforce zoning and land use regulations. | Yes | Ongoing |
| | Continue effective plat and design review of new developments to ensure quality standards. | Yes | Ongoing |
| Lincolnton | Continue to enforce subdivision building codes. | Yes | Ongoing |
| | Investigate the need for additional public housing. | No | Ongoing |
| | Encourage private construction of new apartments. | No | Market conditions haven't been favorable for new construction. |
| | Demolish abandoned houses in the city. | No | Ongoing |

| Economic Development | | | |
|-----------------------------|---|-------------------|---|
| | Element | Completed? | Comments |
| Lincoln County | Continue to support the coordinated efforts of the Lincoln County Chamber of Commerce and the County IDA. | Yes | Ongoing |
| | Work with state officials to construct a four lane highway into and through Lincoln County. | No | Ongoing |
| | Continue to work with surrounding counties in following plan to establish a regional industrial park. | No | Focus has shifted away from a regional approach, to a more local one. |
| | Aggressively pursue funding for the Resort/Conference Center | No | Ongoing |
| | Build a speculative building to attract prospects to industrial park. | No | Ongoing- Land acquired, seeking funding for building |

| Economic Development Continued | | | |
|---------------------------------------|--|-----|---------|
| Lincolnton | Promote new industry. | No | Ongoing |
| | Support economic development activities of Industrial Development Authority. | Yes | Ongoing |

| Land Use | | | |
|-----------------|--|-------------------|--|
| | Element | Completed? | Comments |
| Lincoln County | Continue to follow and enforce zoning and land use regulations. | Yes | Ongoing |
| | Base project approval decisions on the ability of the existing or planned public facilities to accommodate increased use and quality growth. | Yes | Process now in place and being utilized. |
| Lincolnton | Review city's zoning ordinance annually. | Yes | Ongoing |
| | Update zoning map. | Yes | |
| | Update zoning procedures and fees. | Yes | |

| Natural & Cultural Resources | | | |
|---|--|-------------------|---|
| | Element | Completed? | Comments |
| Lincoln County | Investigate the additional development of recreational and leisure amenities at Thurmond Lake. | Yes | Completing purchase of property from the Corps of Engineers |
| | Encourage and support historic preservation activities in the county | Yes | Ongoing |
| | Nominate eligible cultural resources to the National Register | Yes | Ongoing |
| | Create a driving tour brochure to promote tourism. | No | |
| | Encourage development away from sensitive areas. | Yes | Ongoing |
| Lincolnton | Preserve and enhance historic downtown district | No | Ongoing |
| | Update and enforce city's Historic Preservation Ordinance | No | Ongoing |

| Community Facilities | | | |
|-----------------------------|--|-------------------|---------------------------------|
| | Element | Completed? | Comments |
| Lincoln County | Pave county dirt roads | No | Lack of funding |
| | Request funds from GDOT to pave high priority roads | No | Lack of funding |
| | Continue to pursue 4-lane highway through county. | No | Ongoing |
| | Provide water and sewer to Blackjack area. | No | Ongoing, will be online shortly |
| | Consider developing monitoring and maintenance regulations for septic tank systems. | Yes | |
| | Pursue county contract with solid waste provider. | Yes | |
| | Pursue funding for scrap tire clean-up and code enforcement officers. | Yes | |
| | Purchase law enforcement vehicles for Sheriff's Dept. | Yes | Ongoing |
| | Purchase EMS equipment and vehicles | Yes | Ongoing |
| | Restructure county fire service to be county-owned. | No | Funding not available |
| | Build new gymnasium at recreation area. | Yes | |
| | Pursue funding for new schools in conjunction with school board. | Yes | |
| | Expand library's genealogy department. | Yes | |
| Lincolnton | Continue to expand recycling program within City. | Yes | Ongoing |
| | Upgrade water treatment plant. | Yes | Ongoing |
| | Upgrade sewer lines and sewer plant (replace sewer lines, purchase emergency generators) | No | Ongoing |
| | Drainage improvements | No | Ongoing |
| | Sidewalk improvements | No | Ongoing |
| | Downtown development and revitalization | No | Ongoing |
| | Paving and repairing streets | No | Ongoing |
| | Expand Downtown lights from TE Project | ? | ? |
| | Expand/Remodel City Clubhouse | ? | ? |
| | Purchase downtown building for possible redevelopment | No | Lack of funding |
| | Upgrade City Hall/Police Facilities | No | Ongoing |
| | Upgrade City Barn (bathroom, etc.) | ? | ? |

5 Year Short-Term Work Program

This program identifies specific implementation actions the local government, or other entities, intends to take during the interim planning period. This program should include any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program must include the following information for each listed activity:

- Brief description of the activity
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost (if any) of implementing the activity
- Funding source(s), if applicable

All items listed in the 5 Year short term work program apply to all jurisdictions unless noted.

| Economic Development | | | | | | | | |
|--|----|----|----|----|----|--|--------------|---------------------------|
| Element | 10 | 11 | 12 | 13 | 14 | Funding Source | Cost | Responsible Party |
| Actively support IDA, Chamber of Commerce, and other local organizations that recruit and support businesses | ✗ | ✗ | ✗ | ✗ | ✗ | Lincolnton, Lincoln County General Funds | Undetermined | City, County |
| Work with DOT to upgrade and expand Hwy 43 to 4 lanes throughout the county | ✗ | ✗ | ✗ | ✗ | ✗ | Federal, State, and other transportation funds | \$40,000,000 | City, County, State, GDOT |
| Actively encourage and support small businesses and the agencies that support and strengthen them | ✗ | ✗ | ✗ | ✗ | ✗ | Lincolnton, Lincoln County General Funds | Undetermined | City, County |
| Upgrade and develop technology infrastructure (broadband) and leverage as an economic development tool. | | ✗ | ✗ | ✗ | ✗ | NTIA, County, Private Investment | \$10,000,00 | County, CSRA FiberNet |

| Housing | | | | | | | | |
|--|----|----|----|----|----|--|------------|-------------------|
| Element | 10 | 11 | 12 | 13 | 14 | Funding Source | Cost | Responsible Party |
| Offer incentives to developers that provide a portion of their new single or multi-family construction at reduced prices to encourage a broader range of housing options for all income levels | ✗ | ✗ | ✗ | ✗ | ✗ | N/A | N/A | City, County |
| Engage the private sector in order to increase the availability of quality affordable housing at the low end of the economic spectrum | | ✗ | ✗ | ✗ | | N/A | N/A | City, County |
| Abate nuisance properties through code revision and enforcement | | | ✗ | ✗ | ✗ | Lincolnton, Lincoln County General Funds | Staff Time | City, County |

| Natural and Cultural Resources | | | | | | | | |
|---|----|----|----|----|----|----------------|------------|-------------------|
| Element | 10 | 11 | 12 | 13 | 14 | Funding Source | Cost | Responsible Party |
| Preserve and enhance rural character by discouraging development in areas that have been deemed unsuitable or an area requiring special attention | x | x | x | x | x | City/ County | Staff Time | City/ County |
| Nominate eligible properties to the National Register of Historic Places | x | x | x | x | x | City/ County | Staff Time | City/ County |
| Continue to actively support historic preservation activities | x | x | x | x | x | City/ County | Staff Time | City/ County |
| Establish estate zoning district to allow for preservation of open space in identified areas | | | | x | x | City/ County | Staff Time | City/ County |

| Community Facilities and Services | | | | | | | | |
|---|----|----|----|----|----|--|--------------|---------------------------|
| Element | 10 | 11 | 12 | 13 | 14 | Funding Source | Cost | Responsible Party |
| Work with neighboring jurisdictions throughout the region to provide broadband access to Lincoln County and its citizens | x | x | x | x | x | NTIA, County, Private Investment | \$50,000,000 | County, CSRA FiberNet |
| Upgrade water treatment facility – Lincoln | x | x | x | | | City, State Funds | \$5,000,000 | City |
| Targeted expansion of water and sewer to encourage growth in appropriate areas and discourage it in inappropriate ones | x | x | x | x | x | County | Undetermined | County |
| Replace and upgrade law enforcement / Fire / EMS equipment as necessary (Included communication equipment and infrastructure) | x | x | x | x | x | County, City, State, and Federal Grants | Undetermined | City, County |
| Improve & upgrade sidewalks – Lincoln | | x | x | x | | City, TE Funds | \$500,000 | City |
| Perform regular maintenance of streets and roads | x | x | x | x | x | City, County, GDOT | Undetermined | City, County, GDOT |
| Actively pursue expansion of Hwy 43 to 4 lanes throughout the county | x | x | x | x | x | Federal, State, and other transportation funds | \$40,000,000 | City, County, State, GDOT |
| Construct new senior center | x | x | x | | | County/ CDBG | \$500,000 | County , DCA |

| Intergovernmental Coordination | | | | | | | | |
|--|----|----|----|----|----|----------------|------------|-------------------|
| Element | 10 | 11 | 12 | 13 | 14 | Funding Source | Cost | Responsible Party |
| Continue to work on annexation agreement between City & County. | x | x | | | | City, County | Staff Time | City, County |
| Work with each other on targeted expansion of water & sewer facilities to keep development from sprawling. | x | x | x | x | x | City, County | Staff Time | City, County |

| Land Use | | | | | | | | |
|--|----|----|----|----|----|-------------------|----------|-------------------|
| Element | 10 | 11 | 12 | 13 | 14 | Funding Source | Cost | Responsible Party |
| Amend subdivision regulations to require street trees where appropriate within new development. | | ✘ | ✘ | ✘ | | City, County, DCA | \$50,000 | CSRA RC |
| Amend subdivision regulations to require connection of pedestrian facilities to existing infrastructure where applicable. | | | ✘ | ✘ | ✘ | City, County, DCA | \$50,000 | CSRA RC |
| Amend zoning ordinance to ease parking restrictions for residential uses in downtown areas to encourage loft style development. Lincolnton | | | ✘ | ✘ | ✘ | City, County, DCA | \$50,000 | CSRA RC |

Policies

The policies identified in this section are focused around the major plan elements identified in the “Local Planning Requirements” of the *Standards and Procedures for Local Comprehensive Planning*. Economic Development

Economic Development

- Work with DOT to expand Highway 43 to 4 lanes throughout the County, as stated in our Communities of Opportunity Initiative – Implementation Strategy
- Actively pursue opportunities to expand Information technology infrastructure throughout the county, and leverage it as an economic development tool

Natural & Cultural Resources

- Continue to utilize the tools at our disposal to preserve the unique character and history of Lincolnton, and Lincoln County

Community Facilities

- Upgrade and expand services to our residents where necessary
- Continue to provide high quality and cost effective service delivery

Housing

- Expand options for housing at all price points, especially in the low to moderate range

Land Use

- Coordinate our planning efforts in the future to ensure compatibility of land use policy

Intergovernmental Coordination

- Work closely with our neighboring communities to ensure that services are provided and delivered in the most cost effective manner