



LINCOLN COUNTY AND CITY OF LINCOLNTON

JOINT COMPREHENSIVE PLAN 2018-2022



Photo provided by Greg Newington

Lincoln County
and
City of Lincolnton
Joint Comprehensive Plan:
2018-2022

Prepared for:

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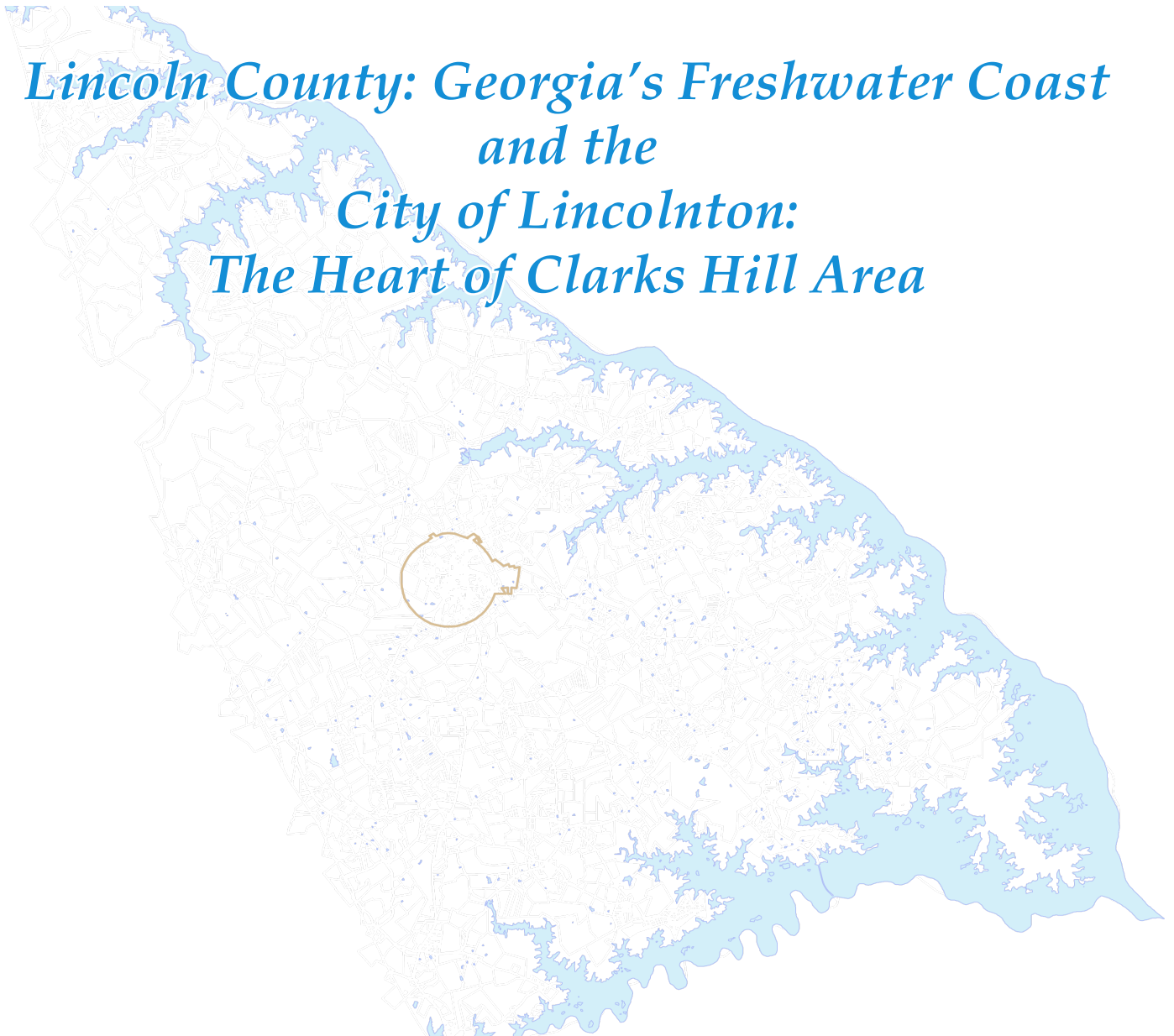
Adopted: April 2018

The Chairman and County Commissioners and the Mayor and City Council acknowledge the input and efforts of all individuals who contributed to the creation of this comprehensive plan document.

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and the
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INTRODUCTION

Every county and city encounters a need for change that when guided can bring about positive growth. Every community should plan for their future development looking ahead with a vision of how to make their environment a better one for their citizens. Each community has assets that can be used to enhance growth and prosperity in business, industry, recreation, and tourism to make happen the vision that was mapped out in planning.

This *Lincoln County-City of Lincolnton Joint Comprehensive Plan: 2018-2022* has utilized the work of leaders in the community, elected officials, civic and historic organizations, department staff, and citizen input, to collaboratively create this document. This Plan is based on the standards and principles of the Georgia Department of Community Affairs, “Minimum Standards and Procedures for Local Comprehensive Planning,” (*Chapter 110-12-1, O.C.O.G. 50-8-7.1(b)*). It is hoped the vision for communities is realistic, yet looks to the future for growth that will make an impact for all people in their lives to be healthier and happier.

DCA’s Quality Community Objectives have been taken into consideration for county and city work programs. Each local government has a project built into the Community Work Program that involves each of the ten community objectives:

ECONOMIC PROSPERITY - *planned through unique economic development projects,*

RESOURCE MANAGEMENT - *seen with the county’s management of the state recreation parks,*

EFFICIENT LAND USE - *through character areas implementation recommendations which will improve the type of land use to be developed or sustained,*

LOCAL PREPAREDNESS - *examines the city and county infrastructure for capacity expansion,*

SENSE OF PLACE - *realizes the uniqueness of the city’s and county’s historic resources for education of community history while advocating a walkable, compact community with nearby services,*

REGIONAL COOPERATION - *through regional issues is shown in projects such as a transportation corridor link to I-20 and the full development of tourism, and*

HOUSING OPTIONS - *for a variety of housing types to be placed in the community to include mixed use and affordable housing options,*

TRANSPORTATION OPTIONS - *have been examined for the widening of SR 43 to Thomson as a four-lane corridor to I-20 and looking at subdivision connectivity to Clark’s Hill Lake venues,*

EDUCATIONAL OPPORTUNITIES - *abound for students to broaden their horizons of learning at the new complex of public schools and at the fledgling East Georgia State College, and*

COMMUNITY HEALTH - *can be stimulated and enjoyed with the recreational opportunities present at the lake and with multiple locally operated parks containing hundreds of acres for hunting, boating, fishing, and camping and walking, hiking, and jogging trails. There are also equestrian trails available for horseback riding.*

Lincoln County and the City of Lincolnton are extremely proud of their heritage. In fact, the county is named for General Benjamin Lincoln, General George Washington’s adjunct, who accepted the sword of surrender at Yorktown from British General O’Hara, Cornwallis’ second in command who was ashamed of the defeat. The Lincoln County Historical Society has carried on a tradition of living history demonstrations with its collection of historic buildings from throughout the county for the public to see. The City of Lincolnton has one of the finest collection of historic buildings in the state documented through a citywide National Register of Historic Places listing.

INTRODUCTION

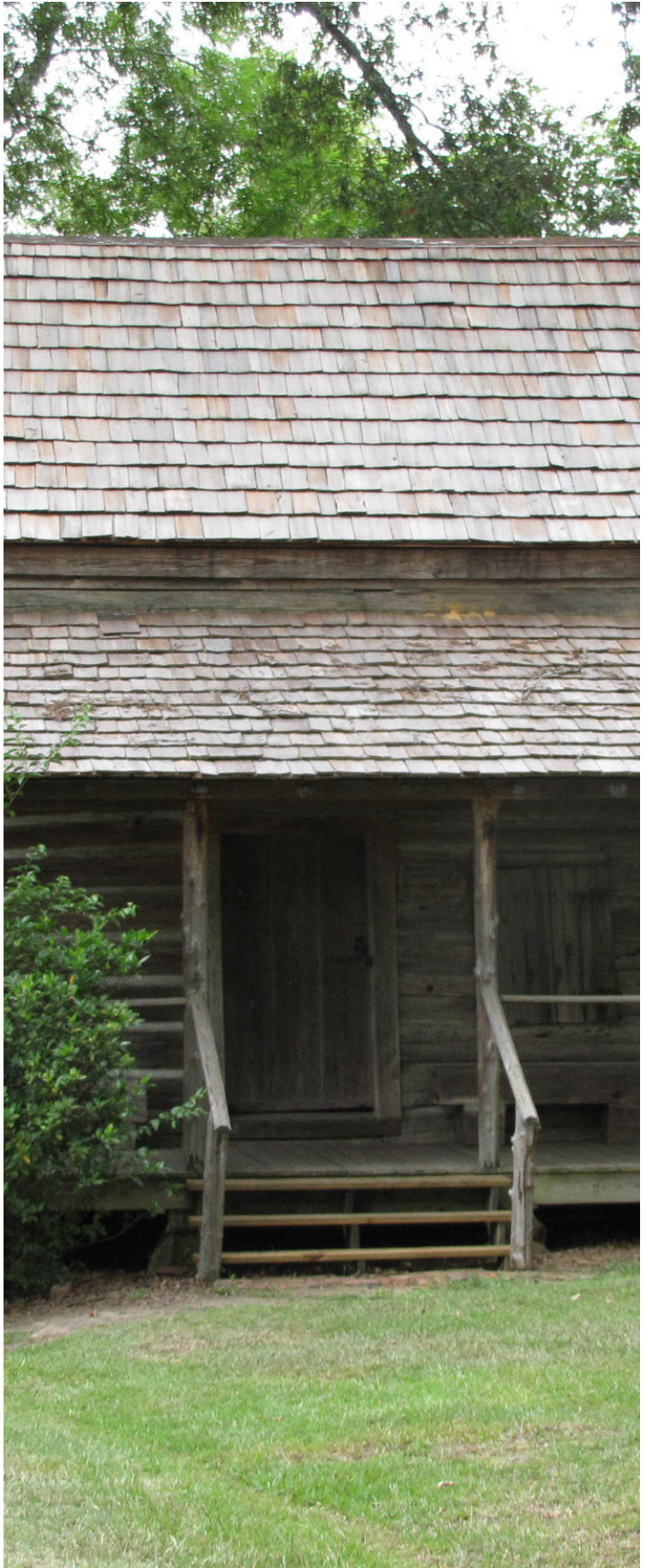
Over and over again, one comes back to Clarks Hill Lake and the opportunities that abound for recreation along the 413 miles of “Georgia’s Freshwater Coast” for lakeside residential living. Lincoln County has numerous lakeside subdivisions that have individual lots with attached infrastructure and are waiting to be filled with new residents with custom housing construction.

Lincoln County has a branding of “History, Hope, and Heritage,” and the City of Lincolnton’s branding is “Heart of Clarks Hill Lake,” both that suit the local government’s vision of development for its citizens. The County and the City have worked well together as they have put together a five-year plan for a better tomorrow for residents and visitors to the community.

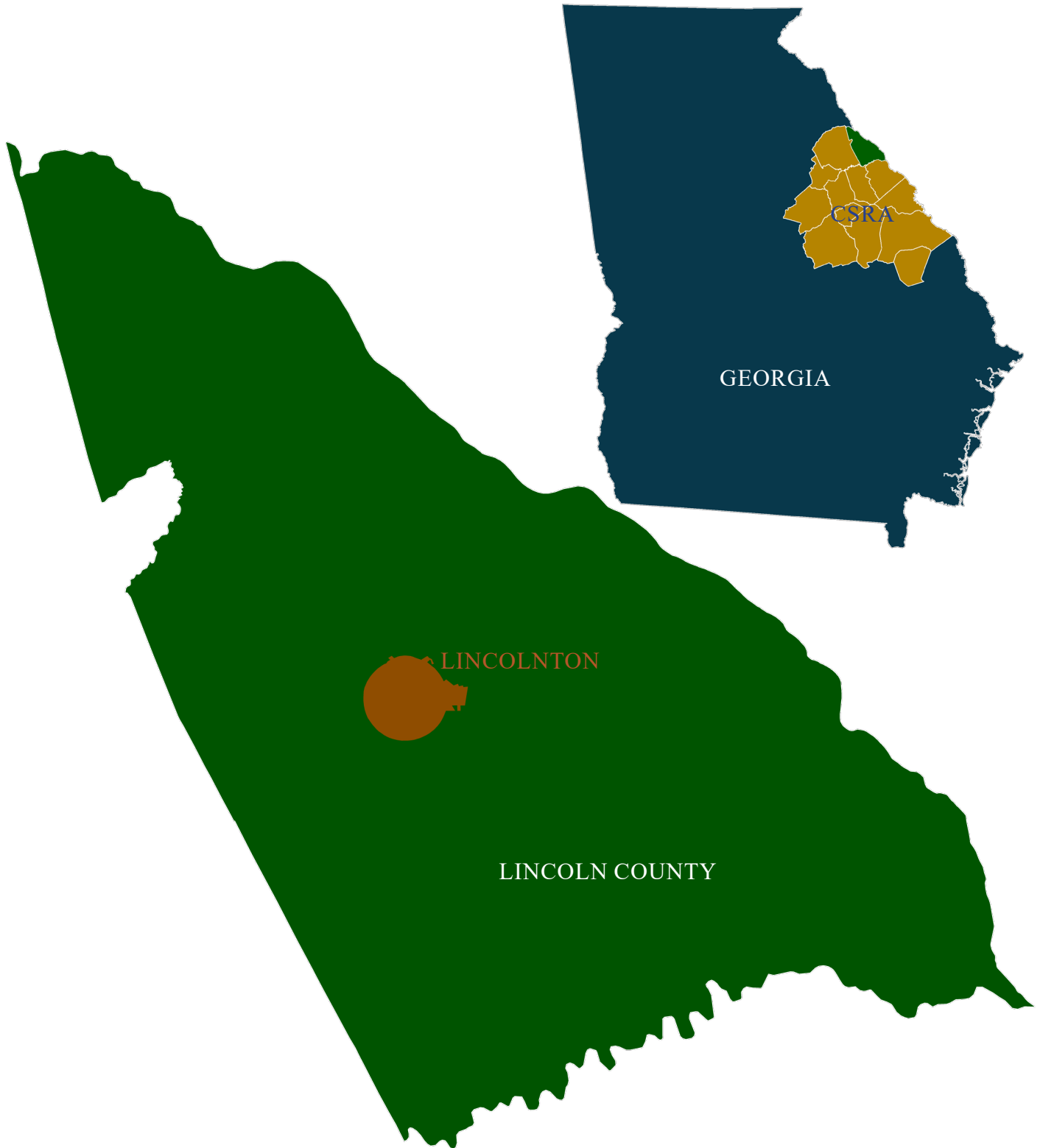
THE COMPREHENSIVE PLAN SERVES THE FOLLOWING FUNCTIONS:

- *It lays out a desired future.*
- *It guides how that future is to be achieved.*
- *It formulates a coordinated long-term planning program.*





MAP 1.1: CSRA REGION AND LINCOLN COUNTY

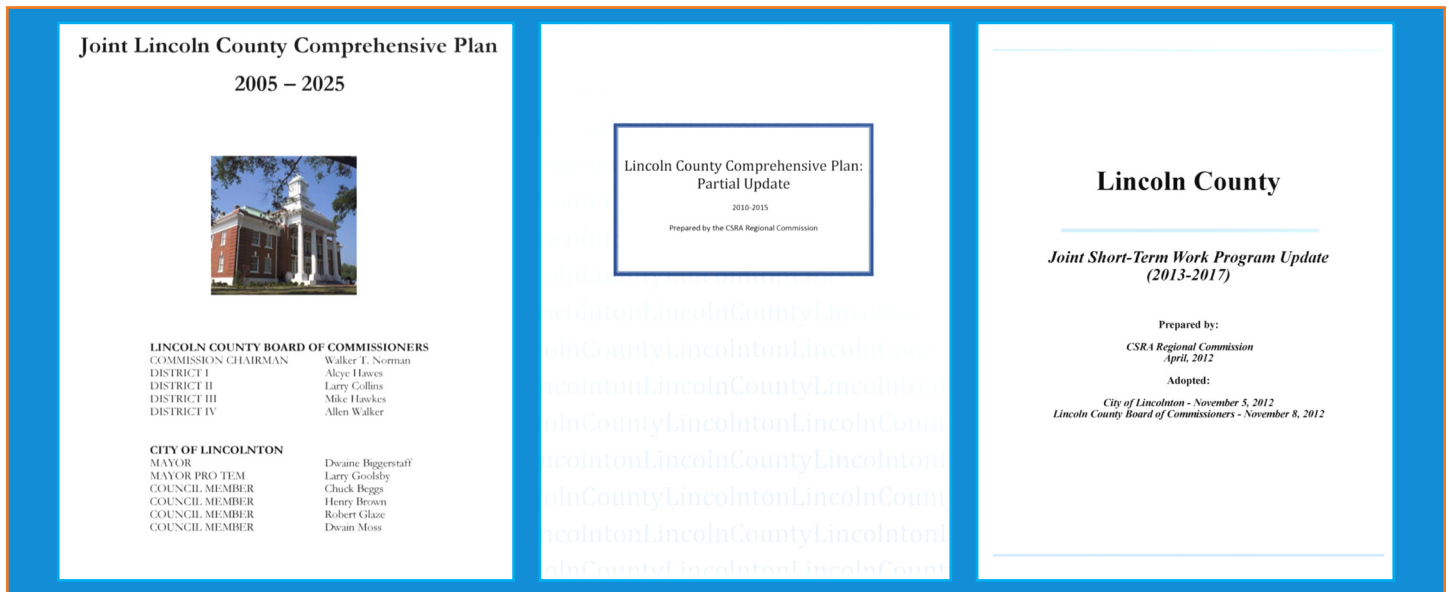


PRIOR PLANS

The Minimum Standards for Local Comprehensive Planning have evolved through past years to make the comprehensive plans more of a user friendly document for community use. Three of Lincoln County’s most recent planning documents are shown here. The Lincoln County joint plan 2005-2025 (a 20-year vision) included many of the same elements as today -- population, housing, economic development, natural resources, cultural resources, community facilities and services, land use, and intergovernmental coordination, and a five-year short term work program (2005-2009).

The next plan, *Lincoln County Joint Comprehensive Plan: Partial Update 2010-2015* reflected the state’s newly adopted approach to meeting planning requirements. Elements in this plan included a quality community objectives assessment, analysis of areas requiring special attention, identification of issues and opportunities, and an updated implementation program that had the short term work program (2010-2014).

In transition, the Georgia Department of Community Affairs offered an option to defer a full plan update that was required every ten years with the option to develop a short term work program every five years. Both jurisdictions opted to defer their full plan update to 2018, but revised their short term work program from 2013-2017.



SERVICE DELIVERY STRATEGY

The state of Georgia’s “Service Delivery Strategy Act” (O.C.G.A. 36-70) was adopted in 1997 by the Georgia General Assembly. It required all Georgia counties and incorporated municipalities adopt a joint “service delivery strategy” document by July 1, 1990. The purpose of this Act is for local governments to examine public services, identify overlap or gaps in service provisions, and develop a better approach to allocating the delivery and funding of these services among local governments and other authorities within each county. The Lincoln County Service Delivery Strategy has been updated as a part of this planning process.

The CSRA RC is Lincoln County and the City of Lincolnton’s selected plan coordinator for the Lincoln County -City of Lincolnton Joint Comprehensive Plan: 2018-2022. This document has been prepared to exceed the minimum requirements of the Georgia Department of Community Affairs’ “Minimum Standards and Procedures For Local Comprehensive Planning” which became effective in March 2014.

The Comprehensive Plan includes the following state-required and elective components:

- *Community Goals*
- *Needs and Opportunities*
- *Community Work Program*
- *Community Participation*
- *Economic Development*
- *Land Use*
- *Community Facilities*
- *Cultural and Natural Resources*
- *Housing*

All state-required comprehensive planning components and additional elective elements listed are distributed throughout the *Lincoln County-City of Lincoln Joint Comprehensive Plan* in different sections. **Figure 1.1** illustrates the location of each of the components in the comprehensive plan in relation to the structure of this document.

Figure 1.1 Plan Components

| <i>Component</i> | <i>Section/Chapter</i> |
|---------------------------------------|--|
| <i>Community Goals</i> | Community Participation |
| <i>Needs and Opportunities</i> | Community Participation |
| <i>Community Work Program</i> | Plan Elements - Projects are separated by element, and are accompanied by the report of accomplishments from the previous short term work program. |
| <i>Community Involvement Overview</i> | Community Participation |
| <i>Economic Development</i> | Plan Elements |
| <i>Land Use</i> | Plan Elements |
| <i>Cultural and Natural Resources</i> | Plan Elements |
| <i>Community Facilities</i> | Plan Elements |
| <i>Housing</i> | Plan Elements |

COMMUNITY SNAPSHOT LINCOLN COUNTY

Fast Facts

Total Population 2010 Census

Unincorporated Lincoln County: **6,430** Lincoln County: **7,996** (County and City)

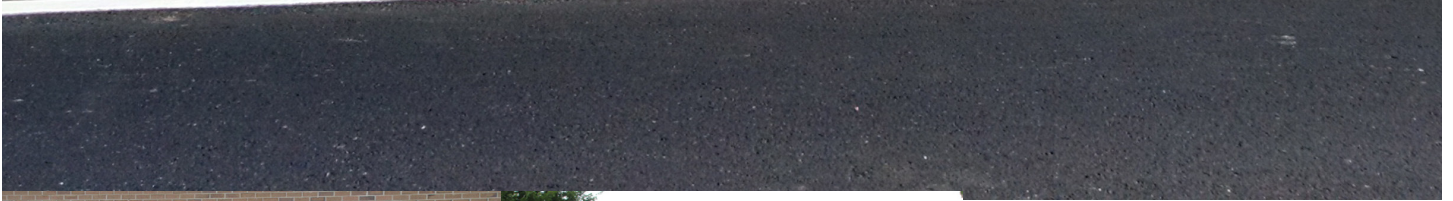
Total Number of Housing Units in 2015: **4,788**

Median Home Value: **\$98,100**

Median Household Income in 2015 American Community Survey: **\$34,243**

Median Age in 2010: **45**

Number of National Register Properties: **2 Historic Districts, 5 Individual**









COMMUNITY SNAPSHOT CITY OF LINCOLNTON

Fast Facts



Total Population at 2010 Census: **1,566**

Total Number of Housing Units in 2015: **699**

Median Home Value: **\$92,800**

Median Household Income in 2015 American Community Survey: **\$31,475**

Median Age in 2010: **38**

Number of National Register Properties: **1 Historic District (citywide), 3 Individual**





Folk Art Fine Art and more





COMMUNITY PARTICIPATION

This portion of the plan focuses on:

- *Stakeholder Committee*
- *Public Involvement Process*
- *SWOT Analysis*
- *Needs and Opportunities*
- *Community Goals*

The shared vision, goals, and objectives of a community are the essence of putting together a comprehensive plan. The Georgia Department of Community Affairs guidelines for “Minimum Standards and Procedures for Local Comprehensive Planning” emphasize public participation as part of the process which provides an opportunity to consider all community needs. A list of the required plan procedures is included in **Figure 2.1**.

Public input is a necessary component for the creation and completion of a comprehensive plan document. Lincoln County and the City of Lincolnton appointed a Stakeholder Committee composed of elected officials, economic development practitioners, community leaders, and jurisdiction staff. Regular meetings of the Stakeholder Committee were held to guide the plan. The CSRA Regional Commission was selected to assist with the development of the planning document. Teresa Concannon, DCA housing spokesperson, delivered a talk on opportunities the community may take to analyze its housing stock and improve residential housing for owner-occupied single family detached units at the June 28, 2017 stakeholder meeting.

Each local government held two public hearings as part of the plan process. The first public hearing was held at the beginning of the plan process to inform the community of the process to develop the plan, how the public could participate, and to voice input on the planning process. The second public hearing was held once the draft plan was made available for the public for comment. The public could make final suggestions for revision. The public was informed that the plan must be transmitted to the CSRA Regional Commission for review and then onward to the Georgia Department of Community Affairs for compliance review with the Minimum Standards for Planning.

Lincoln County held its first public hearing on June 8, 2017 and second public hearing on November 20, 2017. The City of Lincolnton held its first public hearing on June 6, 2017 and second public hearing on November 20, 2017.

Members serving as the Lincoln County-City of Lincoln Joint Stakeholder Committee for this comprehensive planning process were:

Lincoln County Board of Commissioners

Walker Norman, Chairman
Virginia Williams, District 1 Commissioner
Sherry McKellar, Clerk

Lincoln County Planning & Zoning

Lincoln County Public Works

Robert D. Seymour, Director
Stephanie Eichner, Planner

Lincoln County Development Authority

John Stone, Executive Director

Lincoln County Office of Emergency Services

Casey Broom, Director and Chief

City of Lincoln

Larry Goolsby, Mayor Pro Tem and Council
Member Post 3
Alana Burke, Council Member Post 2
Ernest Norman, Jr., Council Member Post 4
Marth Jo Austin, Clerk

Lincoln County Historical Society

Gary Edwards, President

Joint Stakeholder Committee meetings were held on the following dates to provide information, review data, and gain community perspective: May 3, 2017, June 28, 2017, and August 30, 2017.

An **Open House** was held on October 26, from 2:00 p.m. - 6:00 p.m., for the public to comment on the drafted plan and give additional ideas for vision and projects for future community growth and revitalization. A Survey and a slide show were available for public comments. The public could fill in the Survey and the slide show excerpted points of interest about the plan. Stakeholder Committee members and CSRA RC staff attended and were available for questions. Public notices ran in *The Lincoln Journal* on October 19 and 26, 2017, and are included in the Appendix.

Figure 2.1: Planning Process for the Lincoln County and City of Lincolnton Comprehensive Plan

| <i>Procedure</i> | | <i>Description</i> |
|------------------|--|---|
| 1 | First Required Public Hearing | Inform public of plan initiation and provide opportunities for participation |
| 2 | Plan Development | Include opportunities for involvement from stateholders and community members |
| 3 | Second Public Hearing | Once plan is drafted must be made available for public review |
| 4 | Submittal for Review | Upon completion must submit plan to Regional Commission for review |
| 5 | Notification of Interested Parties | The RC will notify all interested parties of the availability of the plan for review and comment |
| 6 | Regional Commission Review | RC will review the plan for potential conflicts |
| 7 | Department Review | DCA will review for compliance with the “Standards” within 35 days |
| 8 | Report of Findings and Recommendations | A report of findings and recommendations must be incorporated into the plan and transmitted to DCA within 40 days after submittal |
| 9 | Plan Revisions | If plan is not in compliance revisions may be made to the plan to meet requirements |
| 10 | Adoption of Plan | Once the plan is found in compliance the plan can be adopted within a certain time frame |
| 11 | Notification of Local Adoption | RC must be notified of adoption within 7 days with resolution and forward to DCA in another 7 days |
| 12 | Qualified Local Government Certification | DCA will notify communities their QLG certification has been extended |
| 13 | Publicizing the Plan | Publication of plan adoption must occur and citizenry informed of the availability of plan for review |

HOW STAKEHOLDER INPUT IS INCLUDED IN THE PROCESS

The stakeholder committee met in three facilitated meetings from May - August 2017 in order to creatively develop the comprehensive plan and actively participate in discussions about community needs, goals, and policies. The first participatory exercise for identification of community need was the SWOT (Strengths, Weaknesses, Opportunities, and Threats). Lincoln County, the City of Lincolnnton, and CSRA RC staff provided data from the U.S. Census Bureau and the Lincoln County Development Authority that was used to generate ideas for crafting the County and City Needs and Opportunities.

FIGURE 2.2: LINCOLN COUNTY SWOT SUMMARY

STRENGTHS

1. Cyber Ready County
2. Exceptional Elijah Clark State Park
3. Clarks Hill Lake and tremendous amount of great lakefront properties
4. Unique Lincoln County Historical Park with Pioneer Day Festival and living history demonstrations
5. Beautiful, rolling rural land
6. Inexpensive real estate
7. Planning & Zoning in place
8. Land Development Ordinance in place
9. Park system for county in cooperation with U.S. Army Corps of Engineers (campgrounds)
10. County water lines over most of the county
11. Rural community
12. Being next to Columbia County and metro area
13. Excellent public schools.
14. Presence of East Georgia State College, Augusta Tech.
15. Available property for Industry

WEAKNESSES

1. Housing – not enough affordable housing or for seniors
2. Lack of jobs for low and middle income
3. Lack of jobs to entice young people to stay and live here
4. Improve Clay Hill Campground
5. Demographic gap – low distribution age group 25-50
6. Transportation – distance from Interstate 20, no rail or natural gas, no 4-lane highways
7. Lack of County sewer in rural portion of county
8. Need upgrades to parks
9. Need funding for road improvements
10. No “nice” places to eat out
11. The All From Lincoln County verses Not From Lincoln County issue
12. Low Tax Digest
13. No ease of access to county for industry

FIGURE 2.2: LINCOLN COUNTY SWOT SUMMARY

OPPORTUNITIES

1. Attract Retirees to Lakefront living
2. Expand ability for Businesses to serve Alcoholic Beverages to promote eating establishments
3. Encourage growth from Ft. Gordon
4. Local officials encourage growth in the county by partnering with surrounding counties
5. Obtain tournaments at area campgrounds
6. Development of Lake areas in county
7. Growth of Columbia County spreading to Lincoln County
8. Excellent chance for future development of state parks and tourism
9. Make the All From Lincoln County verses Not From Lincoln County issue go away
10. Partner with Ft. Gordon Alliance to promote our county

THREATS

1. Rural De-population
2. Internet purchasing impact on local businesses
3. Not enough jobs to keep our young people in the county after graduating from high school
4. Urban encroachment on rural lifestyle
5. Lincoln County will not be able to grow as a community because of the lack of jobs and opportunities for affordable housing
6. Road construction (DOT planning takes too long and does not meet all needs)

FIGURE 2.3: CITY OF LINCOLNTON SWOT SUMMARY

STRENGTHS

1. Safety and securtiy, low crime, small town lifestyle
2. Enhanced sidewalks, streetscape partially accomplished
3. Low taxes
4. Water/Sewer and great services
5. Water Treatment Plant
6. Waste Water Plant Expansion

WEAKNESSES

1. Vacant commercial real estate abounds
2. High property tax burden(6 mils higher than county)
3. Inconsistent “look” of downtown area
4. No “nice” restaurants
5. Not a lot to do
6. Demographic empty slot age 25-50 years
7. Not enough businesses
8. Buildings run down
9. Streets need repair
10. Need upgrade sewer infrastructure
11. Need a leash law
12. Lack of parking downtown
13. Not enough population to support businesses people want when moving to a community

FIGURE 2.3: CITY OF LINCOLNTON SWOT SUMMARY

OPPORTUNITIES

1. Loft Living Potential
2. Enhance Arts And Crafts emphasis of downtown
3. Improve downtown streetscape by eliminating board ups (windows)
4. Good home sites
5. Great place to live
6. Low crime rate

THREATS

1. Internet sales impact on local businesses
2. Depopulation of working age persons due to lack of jobs
3. Funding for projects

NEEDS AND OPPORTUNITIES

ECONOMIC DEVELOPMENT

| Needs | Jurisdictions | Opportunities |
|--|---------------|---|
| County and City must market themselves as places where small businesses can flourish. | Chamber, LCDA | The county and city are linked into tourism and economic development through one website for economic development. |
| Downtown needs a merchant committee or DDA for resolving aesthetic and other issues to work with the City. | City | The Lincoln Historic Preservation Commission could be re-activated. |
| Downtown has a lack of parking. | City | Old building could be demolished and replaced with attractive downtown parking area. |
| Market the waterfront community as a desirable place for retirees. | County, LCDA | Existing subdivision lots with infrastructure are below market prices. |
| Upgrade the City and County's websites | County/City | EDA/Chamber have an existing website that shows a link for County and for City. County has an existing website. Consider upgrading. Consider developing an individual website for the City. |

*The following section is the Lincoln County Development Authority
Five Point Plan for Economic Development*

| | | |
|---|-----------------------------|--|
| Support and expand current local businesses | County/City LCDA/Chamber | <ol style="list-style-type: none"> 1. Recruit investment funding 2. Identify and Initiate grant opportunities 3. Mitigate regulatory hurdles 4. Develop sustained public relations campaigns for Lincoln County businesses & tourism statewide |
| Recruit new businesses | County/City LCDA/Chamber | Real estate development – commuter, resort & retirement Manufacturing and Communications |
| Improve County/City Infrastructure | County/City LCDA/Chamber | Bridge Improvements High Speed Internet Cell Service Improve Interstate Highway Connections |
| Education and Healthcare | County/City LCDA/Chamber | Community college Satellite Campus Urgent Care Center |
| Expand Tax Base with New Residents | County/City LCDA/Chamber | Attract new residents to already existing subdivisions with purpose of increasing the county and city tax base |

NEEDS AND OPPORTUNITIES

NATURAL & CULTURAL RESOURCES

| Needs | Jurisdictions | Opportunities |
|--|----------------------------------|--|
| Clarks Hill Lake is the single biggest natural asset in the county, and its attractiveness needs to be preserved. | State DNR | Elijah Clark State Park is an exceptional state park facility. |
| There is no method for actively preserving open space and the rural character that makes Lincoln County unique. | County/City LCDA/Chamber | Creation of greenspaces and active and passive parks. Trail systems would allow for movement from city to areas in county. |
| There are a number of historic sites throughout the county that are unique to Lincoln County and the State of Georgia as well. | County/City/ LCDA/ Chamber | These historic sites can be marketed for tourism. |

HOUSING

| Needs | Jurisdictions | Opportunities |
|---|---------------|---|
| There is not an affordable housing development for seniors. | City/County | There is ample property in the city and county for development. |
| There is a need for attractive mixed income housing construction by private developers. | City | Downtown buildings could be used for loft |
| | County | Developer could be recruited for mixed income housing units. |
| There is a need to attract residents for retirement living. | City/County | There are good available home sites in the city, but particularly in the county near the waterfront. |
| Downtown has several two story buildings that need use of the first and second floors. | City | City could form a DDA or merchants committee or City could develop a list of goals as a master plan for downtown. |

NEEDS AND OPPORTUNITIES

COMMUNITY FACILITIES

| Needs | Jurisdictions | Opportunities |
|--|---|--|
| Clarks Hill Lake is the single biggest natural asset in the county, and its attractiveness needs to be preserved. | State DNR U.S. Army Corps of Engineers | Elijah Clark State Park is an exceptional state park facility. |
| There is no method for actively preserving open space and the rural character that makes Lincoln County unique. | County/City LCDA/Chamber | Creation of greenspaces and active and passive parks. Trail systems would allow for movement from city to areas in county. |
| There are a number of historic sites throughout the county that are unique to Lincoln County and the State of Georgia as well. | County/City LCDA/Chamber | These historic sites can be marketed for tourism. |
| Lack of a four lane highway into County has slowed growth. | County/City LCDA/Chamber | Growth of Columbia County has attracted visitors into Lincoln County. |





COMMUNITY GOALS

List of Goals: Goals are a list of broad statements of understanding that are intended to provide a road map for the future of the county and contained municipalities. They were developed through a public process of involving community leaders and stakeholders in looking towards the long-term growth of the county and city over the next five years and beyond. Goals, in one sense, are the most important part of the comprehensive plan. They are intended to generate a vision of the entire county and city and one which will instill pride and enthusiasm in working towards a better community in which to work, play, and live.

Policies: To support these Goals, local governments have selected policies to provide guidance and direction to local government officials and other interested persons for making decisions consistent with achieving the Community Goals.



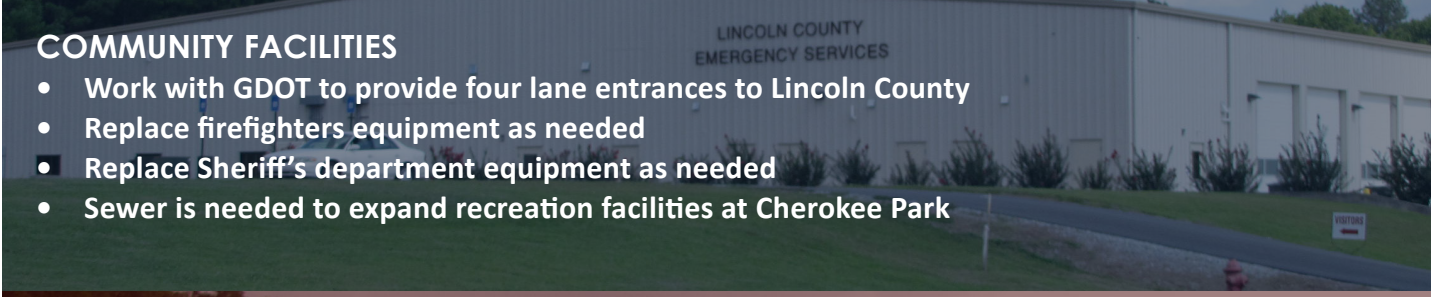
ECONOMIC DEVELOPMENT

- Support and expand current local businesses
- Recruit new businesses
- Improve County and City Infrastructure
- Recruit Healthcare facility for urgent care
- Expand tax base with New Residents in residential developments
- Expand recreational lakefront facilities for tourism



HOUSING

- Provide safe, livable, affordable housing options for all ages



COMMUNITY FACILITIES

- Work with GDOT to provide four lane entrances to Lincoln County
- Replace firefighters equipment as needed
- Replace Sheriff's department equipment as needed
- Sewer is needed to expand recreation facilities at Cherokee Park



NATURAL AND CULTURAL RESOURCES

- Preserve lakefront and recreational resources
- Preserve and protect historic resources

LAND USE

- Support Character Area implementation recommendations



SUPPORTING POLICIES

ECONOMIC DEVELOPMENT

- Resources should be used to develop Cherokee Park for recreation and tourism.
- Resources should be used to develop Soap Creek Marina and surrounding area.
- Resources should be used to develop an alternate entrance and community store to the Lincoln County Historical Park.

HOUSING

- Support programs that address affordable housing for all ages including rental and single family.

COMMUNITY FACILITIES

- Resources should be used to enhance and upgrade recreational facilities and leisure opportunities for residents and visitors.
- Resources should be used to develop and implement parking plan in the City of Lincolnton.

NATURAL AND CULTURAL RESOURCES

- Promote local historic preservation activities and publicize information about available tax credits.

LAND USE

- Enforce ordinances, zoning, and codes.
- Resources should be used to implement Character Area recommendations.



PLAN ELEMENTS

This portion of the plan focuses on:

- *Economic Development*
- *Housing*
- *Community Facilities and Services*
- *Natural and Cultural Resources*
- *Land Use*

Each plan element includes general background information, a Report of Accomplishments, and a Community Work Program for each local government.

REPORT OF ACCOMPLISHMENTS

As part of the planning process, the local government looks back at their previous Five Year Short Term Work Program to assess the status of each activity or project they undertook. The following identifiers acknowledge the status of each activity:

- Completed: The listed activity has been concluded
- Ongoing: The listed activity has started and is continuing
- Postponed: The listed activity has not been started or halted for some reason
- Not Accomplished: The listed activity has not moved forward

COMMUNITY WORK PROGRAM

The Community Work Program establishes activities that the county, city, and other partnering agencies have will implement over the next five (5) years. It is the key implementation tool for addressing the needs and opportunities identified during this planning process. This Work Program is recognized by DCA and other state agencies as those projects on which the local government has prioritized to spend local public funds and any grant or loan funds for community benefit. It has been put together with input from the Stakeholders and public comments and structured to meet DCA's minimum planning standards.

The Lincoln County and City of Lincoln Community Work Program for a five-year span from 2018-2022 includes the following information:

- Description of each activity
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated Cost (if any) of implementing the activity
- Funding Source(s)



ECONOMIC DEVELOPMENT

Lincoln County and the City of Lincoln's growth and future development are fueled, predominantly, by the 413-mile coastal waterfront on Clarks Hill Lake that encompasses the eastern and southern county lines. This lakeshore border comprises Lincoln County's greatest attraction for recreational leisure and her economy is built around complementary services, business, and industry that include boat manufacturing, aquaponic use, recreational leisure, and a second home community.

Yet, the County and City are a great place to live and raise families because of its rolling landscape in a community with a rural lifestyle. As the County and City work with the Lincoln County Development Authority, Chamber of Commerce, and historical and civic organizations, the local governments have planned for an expanded economy and amenities. The following analysis provides information which can aid county and city leaders in making policy decisions to advance economic development goals. This section briefly discusses *employment by industry, location of employment, pay, and employment status.*

EMPLOYMENT BY INDUSTRY

Census data displayed in *Figure 3.1* indicates the industry cluster in Lincoln County that has the highest employment in 2015 is education, health, and social services sector. It is the dominant industrial sector with 19.5 percent, with a growth rate of 18 percent from 2000. In the year 2000, manufacturing was the dominant industry, but it has experienced significant decline.

Growth has also occurred in the construction industrial sector and the finance, insurance, and real estate sector, which points to economic growth. Growth is also shown in the arts, entertainment, and recreation sector and agriculture, forestry, fishing hunting, and mining sector. Developing industry in the recreational leisure business is encouraged to meet economic development goals.

FIGURE 3.1 - LINCOLN COUNTY EMPLOYMENT BY INDUSTRY

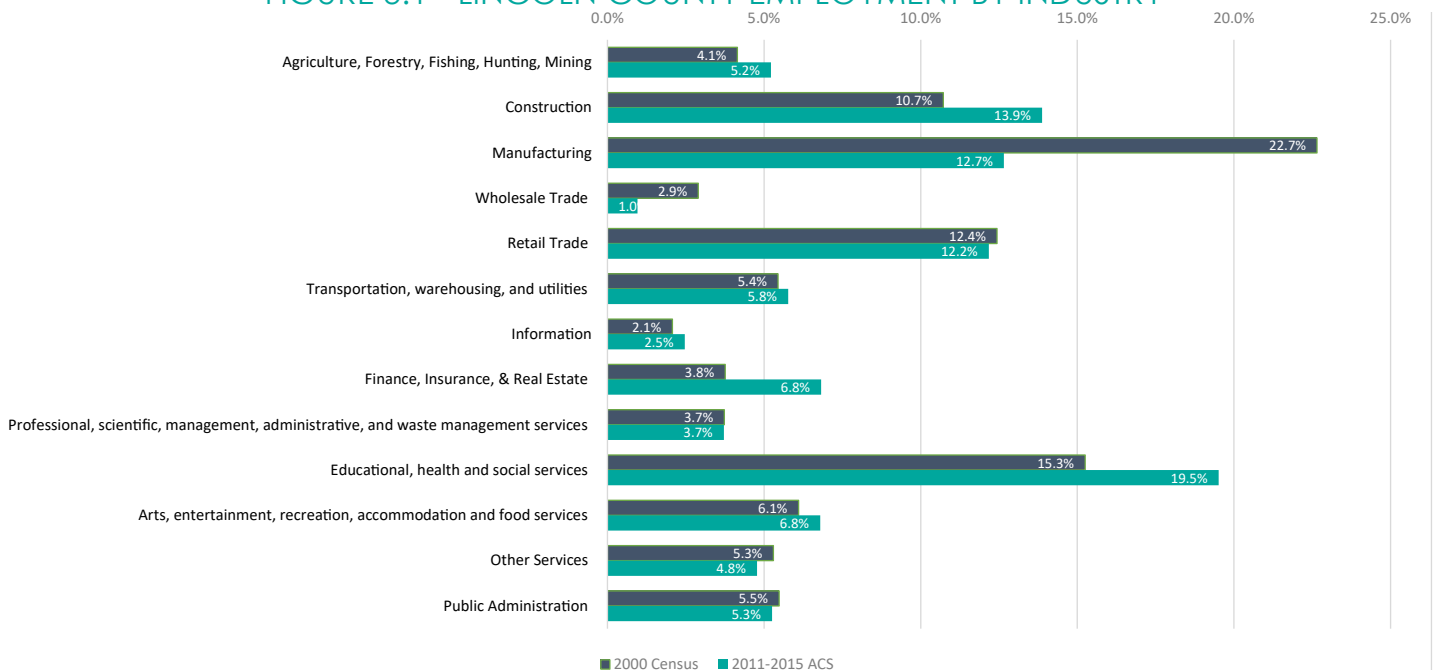
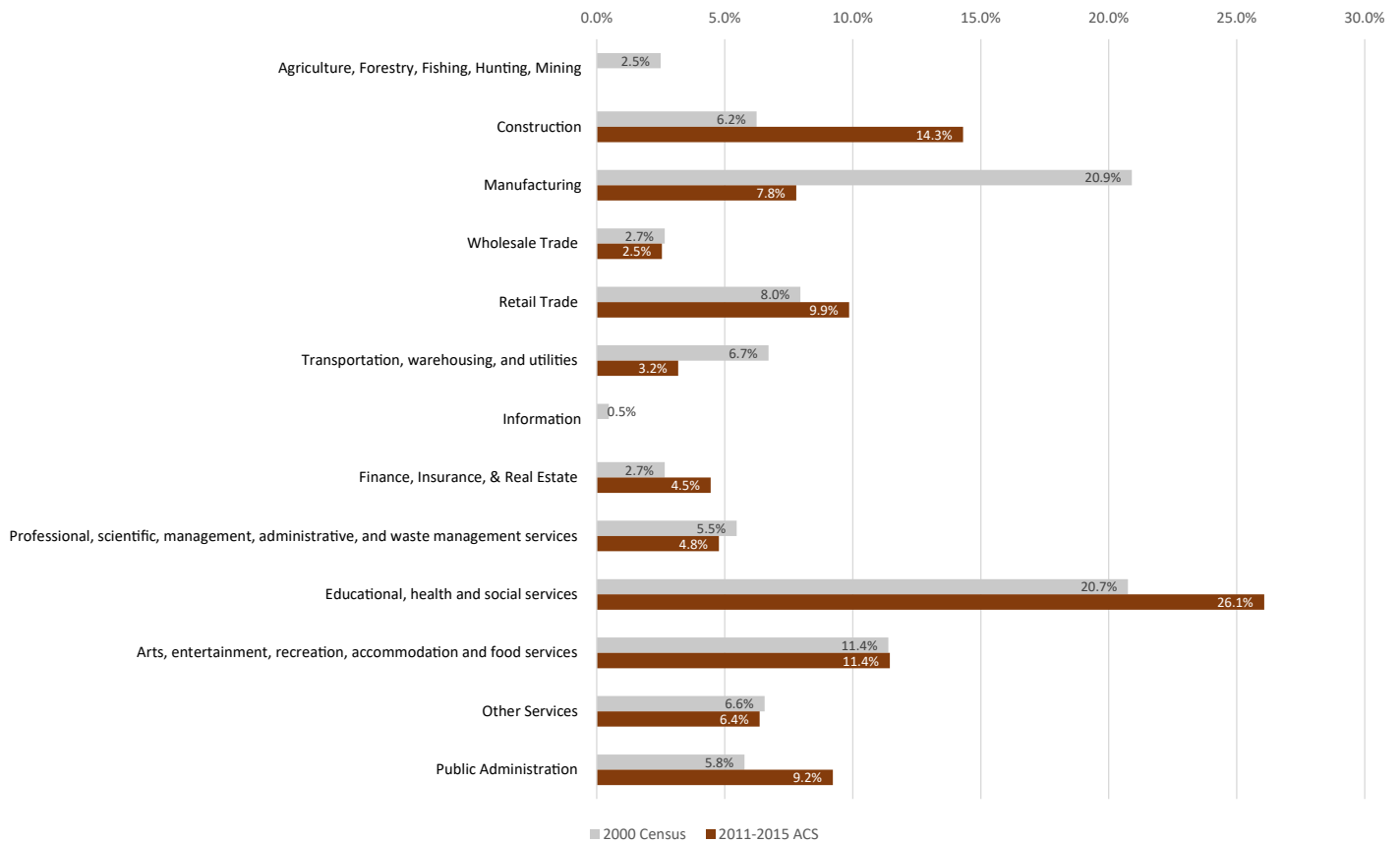


FIGURE 3.2 - LINCOLNTON EMPLOYMENT BY INDUSTRY



EMPLOYMENT BY INDUSTRY

Census data displayed in **Figure 3.2** indicates that the industry cluster for the City of Lincolnnton with the highest employment in 2015 is education, health, and social services as the dominant industry with 26.1 percent, a growth of about 23 percent from 2000. In the year 2000, manufacturing was the dominant industry, but it has experienced significant decline with the recession. Other industries have grown, of note are the construction industry (125 percent from 2000), and retail trade. To a lesser degree growth is shown positively in the finance, insurance and real estate cluster and stayed the same in the arts, entertainment, and recreation cluster.



Figure 3.3: Lincoln County -- Labor Force Participation and Unemployment Rates

| | 2000 | Percent 16+ Population | 2011-2015 ACS | Percent 16+ Population | Change | Percent Change |
|----------------------|-------|------------------------|---------------|------------------------|--------|----------------|
| Population 16+ | 6,565 | 100.0% | 6,381 | 100.0% | -184 | -2.8% |
| Total in Labor Force | 3,637 | 55.4 | 3,460 | 54.2% | -177 | -4.9% |
| Civilian Labor Force | 3,592 | 54.7 | 3,440 | 53.9% | -152 | -4.2% |
| Employed | 3,377 | 51.4% | 3,121 | 48.9% | -256 | -7.6% |
| Unemployed | 215 | 3.3% | 319 | 5.0% | 104 | 48.4% |
| Armed Forces | 45 | 0.7% | 20 | 0.3% | -25 | -55.6% |
| Not in Labor Force | 2,928 | 44.6% | 2,921 | 45.8% | -7 | -0.2% |

Source: U.S. Census Bureau, 2000 SF3 and American Community Survey 2011-2015

EMPLOYMENT STATUS for Lincoln County

In **Figure 3.3**, over the age of 16 and older, data from the 2000 and 2015 ACS show the County decreased by -2.8 percent or -184 to 6,381 persons. In this same time range, the total in the labor force decreased by -4.9% or -177 to 3,460 persons. The civilian employed labor force in 2015 ACS is 3,121 or a decrease of -7.6 percent in labor force. The unemployed labor force rose to 319 persons or a 48.4% increase of 104 persons. There are fewer in the armed forces, only 20 in the 2015 ACS. The United States peaked at 10 percent unemployment in October 2009 and has only gradually decreased in 2015 to 5 percent, according to the Bureau of Labor Statistics.

Figure 3.4: City of Lincolnton -- Labor Force Participation and Unemployment Rates

| | 2000 | Percent 16+ Population | 2011-2015 ACS | Percent 16+ Population | Change | Percent Change |
|----------------------|-------|------------------------|---------------|------------------------|--------|----------------|
| Population 16+ | 1,229 | 100.0% | 1,219 | 100.0% | -10 | -0.8% |
| Total in Labor Force | 691 | 56.2% | 687 | 56.4% | -4 | -0.6% |
| Civilian Labor Force | 691 | 56.2% | 687 | 56.4% | -4 | -0.6% |
| Employed | 641 | 52.2% | 629 | 51.6% | -12 | -1.9% |
| Unemployed | 50 | 4.1% | 58 | 4.8% | 8 | 16.0% |
| Armed Forces | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Not in Labor Force | 538 | 43.8% | 532 | 43.6% | | |

Source: U.S. Census Bureau, 2000 SF3 and American Community Survey 2011-2015

EMPLOYMENT STATUS for City of Lincolnton

The City of Lincolnton’s population of employed persons over the age of 16 is 1,229 and showed a slight change of under 1 percent from 2000 to 2015, according to Census information ACS 2011-2015, **Figure 3.4**. The total in the labor force and civilian labor force are the same number of persons, 691 and from 2000 to 2015 decreased slightly under 1 percent. In 2015, all employed in the civilian labor force totaled 629 persons, a decrease of 1.9 percent of 12 persons. In 2015, all unemployed in the civilian labor force totaled 58 persons or an increase of 16 percent or 8 persons. There were no persons registered for the Armed Forces who participated in the census. The city has maintained its working population and has not had a significant decrease.

| Figure 3.5: Location of Employment | | |
|---------------------------------------|-------------|---------------|
| Lincoln County | 2000 Census | 2011-2015 ACS |
| Total Employed | 3,377 | 3,051 |
| Worked in Georgia | 2,943 | 2,673 |
| Worked Outside of Georgia | 434 | 378 |
| Worked in Lincoln County | 1,403 | 1,206 |
| Worked Outside of Lincoln County | 1,540 | 1,467 |
| Percent Worked in Georgia | 87.1% | 87.6% |
| Percent Worked Outside Georgia | 12.9% | 12.4% |
| Percent Worked in Lincoln County | 41.5% | 39.5% |
| Percent Worked Outside Lincoln County | 45.6% | 48.1% |

Source: U.S. Census Bureau, 2000 and American Community Survey 2011-2015, B08007, PCT051

According to the 2015 ACS, in **Figure 3.5**, the total number of people employed from Lincoln County who worked in Georgia was 3,051 or 87.6 percent. Those who worked outside Georgia was 2,673 or 12.4%. The number of people working in Lincoln County dropped slightly from 2000 to 2015 from 41.5 percent to 39.5 percent, or from 1,403 to 1,206, or -197 people. The greater number of people found jobs outside Lincoln County as shown from 2000 to 2015 as the percentage increased from 45.6 percent to 48.1 percent from 1,540 to 1,467 or by 73 jobs.

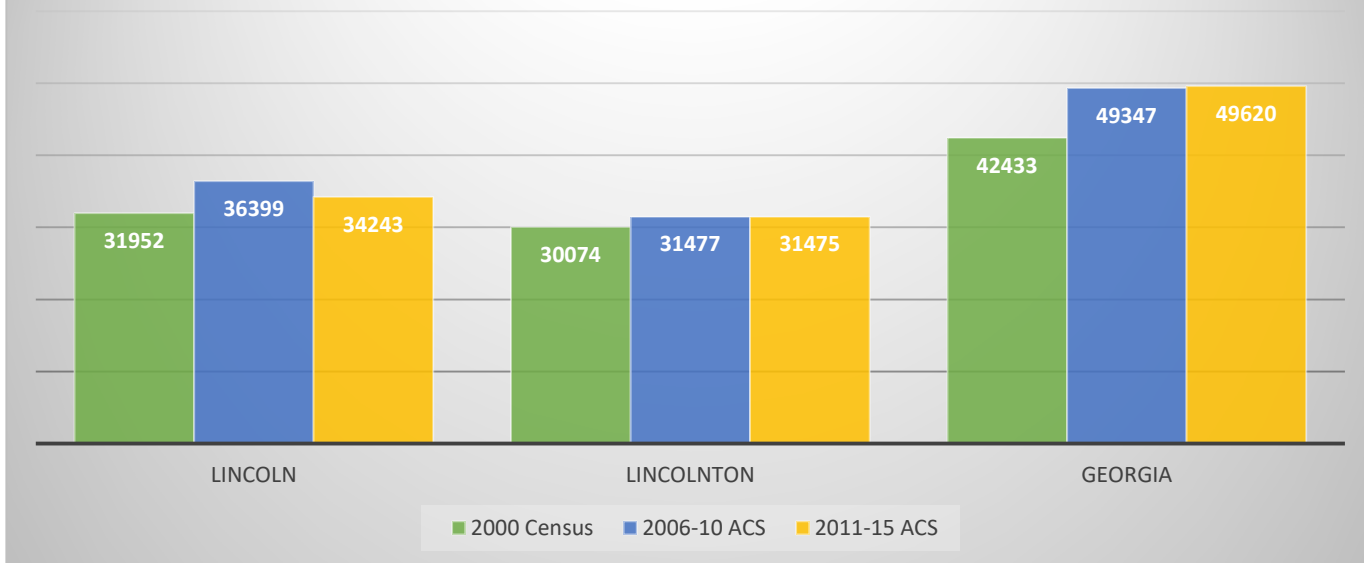




MEDIAN HOUSEHOLD INCOME

The annual pay or median household income increased for both Lincoln County and the City of Lincoln as shown in **Figure 3.6**, according to the Census 2000, and to the 2006-2010 and 2011-2015 ACS. Lincoln County increased by 7.2 percent to \$34,243 in 2015 or an increased amount of \$2,291 from 2000. During the same time frame, 2000 Census to 2015 ACS, the City of Lincoln's median household income increased by 4.7 percent to \$31,475 or an increased amount of \$1,401. The state of Georgia's citizens as a whole increased annual pay from 2000 to 2015 to \$49,620 or an increase of \$7,187 or percent increase of 16.9 percent. Overall, Lincoln County and the City of Lincoln survived the 2009 recession with a positive income base.

Figure 3.6: Median Household Income



Source: U.S. Census Bureau, 2000 and American Community Survey 2006-2010, and 2011-2015





Lincoln County and City of Lincolnton Report of Accomplishments

| <i>ECONOMIC DEVELOPMENT PROJECTS</i> | <i>STATUS COUNTY</i> | <i>STATUS CITY</i> | <i>COMMENT</i> |
|--|---------------------------------|-------------------------------|--|
| Actively support LCDA, Chamber of Commerce, and other local organizations that recruit and support businesses. | Ongoing | Ongoing | Since this project will continue to occur it will be removed from the work program and replaced with a specific project. |
| Work with DOT to upgrade and expand Hwy 43 to 4 lanes throughout the county. | Ongoing | Ongoing | Moved to Transportation. |
| Actively encourage and support small businesses and the agencies that support and strengthen them. | Ongoing | Ongoing | Since this project will continue to occur it will be removed from the work program and replaced with a specific project. |
| Upgrade and develop technology infrastructure (broadband) and leverage as an economic development tool. | Ongoing | Ongoing | Since this project will continue to occur it will be removed from the work program and replaced with a specific project. |
| Create partnerships with the school district to promote workforce development initiatives. | Ongoing | Ongoing | Since this project will continue to occur it will be removed from the work program and replaced with a specific project. |



Lincoln County Community Work Program

| ECONOMIC DEVELOPMENT PROJECTS | Timeframe | | | | | Responsible Party | Cost Estimate | Fund Source |
|--|-----------|------|------|------|------|----------------------|------------------|--------------------------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | | | |
| Promote sale of Soap Creek Marina with boat slips, ships stores, lodge, and restaurant | | X | | | | LCDA | \$450,000 | Private Funds, Grants |
| Promote Re-opening Soap Creek Restaurant | X | | | | | LCDA | \$100,000 | Private Funds, Grants |
| Sale of Top Grill Factory for boat manufacturing | X | | | | | LCDA | \$450,000 | Private Funds, Grants |

EXPANSION OF CHEROKEE PARK

| | | | | | | | | |
|--|--|--|---|---|---|--------------|---------------|-------------------------------|
| Install Sewer Facilities | | | X | | | LCDA, County | \$1.2 million | Private Funds, Grants |
| Recruit 30-room Hotel | | | | X | | LCDA, County | \$1 million | Private Funds, Grants |
| Recruit Leisure Water Park | | | | X | | LCDA, County | \$2.1 million | Private Funds, Grants |
| Recruit Water Access Restaurant | | | | X | | LCDA, County | \$500,000 | Private Funds, Grants |
| Develop Trails as walking/jogging paths at Cherokee Day Use Area | | | | | X | County | \$60,000 | Local Funds SPLOST, Grants |
| Construct Disc Golf Course | | | | X | | County | \$50,000 | Local Funds SPLOST, Grants |

DEVELOP AQUA CULTURE AQUAPONICS PLANT

| | | | | | | | | |
|---|--|---|---|--|--|------------------------------------|-----------|-------------------------------------|
| Phase I, Construct Greenhouse for growth and sale of striped bass and microgreens | | X | | | | LCDA, UGA, Private Investors | \$400,000 | Private Funds, USDA, EDA, Grants |
| Phase II, Expand Greenhouse and cultivate pond for prawn production | | | X | | | LCDA, UGA, Private Investors | \$400,000 | Private Funds, USDA, EDA, Grants |

EXPANSION OF EAST GEORGIA COLLEGE

| | | | | | | | | |
|---|--|--|--|--|---|--------------|-------------|--|
| Expand East Georgia State College into an official teaching location for Lincoln County with classrooms, research and lab facilities, and dock facility for marine biology. | | | | | X | LCDA, County | \$1 million | Private Funds, State and Federal Grants |
|---|--|--|--|--|---|--------------|-------------|--|

TECHNOLOGY PROJECTS

| | | | | | | | | |
|--|---|--|--|--|---|--------|----------|-------------|
| Develop upgraded website for Lincoln County | X | | | | | County | \$5,000 | Local Funds |
| Purchase ESRI ARC GIS programs for County and City use | | | | | X | County | \$25,000 | Local Funds |

City of Lincolnton Community Work Program

| ECONOMIC DEVELOPMENT PROJECTS | Timeframe | | | | | Responsible Party | Cost Estimate | Fund Source |
|---|-----------|------|------|------|------|-------------------|---------------|-------------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | | | |
| Continue renovation of City Hall including removing old wall paper, mudding and sanding the walls, and painting | X | | | | | City | \$3,000 | Local Funds |

ALTERNATE ENTRANCE to LINCOLN COUNTY HISTORICAL PARK, US 378/SR 47

| | | | | | | | | |
|--|--|--|--|---|---|--|----------|---------------------|
| Purchase former gas station property as alternate entrance, artisans store, and parking | | | | X | | LCDA, Historical Society, City | TBD | Local Funds, Grants |
| Refurbish historic gas station to provide an orientation / visitor's center with artisans store as entrance on major highway | | | | | X | LCDA, City, Lincoln County Historical Society | \$50,000 | Local Funds, Grants |

TECHNOLOGY PROJECTS

| | | | | | | | | |
|--|---|--|--|--|---|------|---------|-------------|
| Develop upgraded website for Lincoln County | X | | | | | City | \$5,000 | Local Funds |
| Purchase ESRI ARC GIS programs for County and City use | | | | | X | City | \$5,000 | Local Funds |





HOUSING



In the city of Lincolnton, residential land use represents the largest category of land use, and for Lincoln County residential land use is the second largest category of land use. Housing conditions within a community provide insight into its economic and social health. Vibrant communities have both new housing development and ongoing renovation of existing housing. Lincoln County is fortunate to have an abundance of new neighborhoods laid out for housing in the last twenty years due to the Clarks Hill Lake waterfront as a desirable place to live, as well as a recreational destination. Lincolnton benefits as the county seat with varieties of old and new housing types. This section of the plan examines the housing mix, age of housing stock, and housing values in Lincolnton and Lincoln County.

Figure 3.7: Number of Housing Units, 2000-2015

| Units | 2000 | 2010 ACS | 2015 ACS | Change | Percent Change |
|----------------|-------|----------|----------|--------|----------------|
| Lincoln County | 4,514 | 4,771 | 4,788 | 274 | 6.1% |
| Lincolnton | 656 | 761 | 699 | 43 | 6.6% |

Source: U.S. Census Bureau (DP-4) 2000 Summary File 3 (SF 3), 2006-2010 & 2011-2015 American Community Survey

Between the year 2000 and 2015, the number of housing units in Lincoln County and Lincolnton increased by over 6 percent, according to the Census, **Figure 3.7**. In 2015, Lincoln County has 4,788 housing units while Lincolnton has 699 housing units. Most of these units are located in the unincorporated areas of the county.



In 2015, as shown in **Figure 3.9**, there were two major house types in Lincoln County and Lincoln: single family detached and mobile homes. In Lincoln County, single family detached houses comprised 61.7 percent and mobile homes 35.4 percent respectively. Lincoln's housing units had 70.1 percent single family detached and 9.9 percent mobile homes. Multi-family units include double units, apartment units and condominiums that completed the mix with 2.8 percent for Lincoln County and 19.4 percent for Lincoln. The change between 2000 and 2015 showed an increase in housing units for both county of 6.1 percent and city of 6.6 percent.

In Lincoln County between 2004-2008, there were 14 waterfront subdivisions created on Clark's Hill Lake due to large lumber companies holding property cutting their timber and selling the land to developers. Baby boomers seeking investment property outfitted the subdivisions with installation of infrastructure including water, power, curb and gutter and paved roads. Some of these subdivisions changed hands several times in the hope of making a profit. Unfortunately, the recession of 2008 hit the United States and left approximately 600-700 vacant lots which are still undeveloped and can be bought for a fraction of what original prices were sought. Lincoln County put zoning in place through a land use ordinance to provide for the development.

The Lincoln County Planning & Zoning office keeps records of its building permits issued. Shown in **Figure 3.8**, between 2010 and 2014 building permits jumped from 350 in 2010 to 512 in 2014. In 2015 there were 496 issued and this increased dramatically in 2016 to 730 permits. This includes commercial, but the County Planning office indicated that only 3 percent were commercial. Records kept by code enforcement show that the average single family housing unit constructed in 2014 was about \$60 square foot.

Figure 3.8: Building Permits in Lincoln County

| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|-------------------------|------|------|------|------|------|------|------|
| Building Permits Issued | 350 | 405 | 443 | 472 | 512 | 496 | 730 |

Source: Lincoln County Department of Planning & Zoning, Code Enforcement Office



Figure 3.9: Housing Types based on the 2015 ACS

| | Total Units | Single Units (Detached) | Double Units | Mobile Home/Trailer |
|----------------|-------------|-------------------------|--------------|---------------------|
| Lincoln County | 4,788 | 2,952 | 65 | 1,696 |
| Lincolnton | 699 | 490 | 65 | 69 |

Source: U.S. Census Bureau, DP-4, 2011-2015 American Community Survey

Figure 3.10: Housing Occupancy, City of Lincolnton

| Year | 2010 | | 2015 | | Percent Change |
|-------------------------------|--------|---------|--------|---------|----------------|
| | Number | Percent | Number | Percent | |
| Total Housing Units | 761 | 100.0% | 699 | 100.0% | -8.2% |
| Occupied Housing Units | 623 | 81.9% | 655 | 93.7% | 5.1% |
| Vacant Housing Units | 138 | 18.1% | 44 | 6.3% | -68.1% |
| Owner Occupied Housing Units | 373 | 59.9% | 376 | 57.4% | 0.8% |
| Renter Occupied Housing Units | 250 | 40.1% | 279 | 42.6% | 11.6% |

Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey 5-Year Estimates

Figure 3.11: Housing Occupancy, Lincoln County

| Year | 2010 | | 2015 | | Percent Change |
|-------------------------------|--------|---------|--------|---------|----------------|
| | Number | Percent | Number | Percent | |
| Total Housing Units | 4,771 | 100.00% | 4,788 | 100.0% | 0.4% |
| Occupied Housing Units | 3,435 | 72.0% | 3,425 | 71.5% | -0.3% |
| Vacant Housing Units | 1,336 | 28.0% | 1,363 | 28.5% | 2.0% |
| Owner Occupied Housing Units | 2,711 | 78.9% | 2,582 | 75.4% | -4.8% |
| Renter Occupied Housing Units | 724 | 21.1% | 843 | 24.6% | 16.4% |

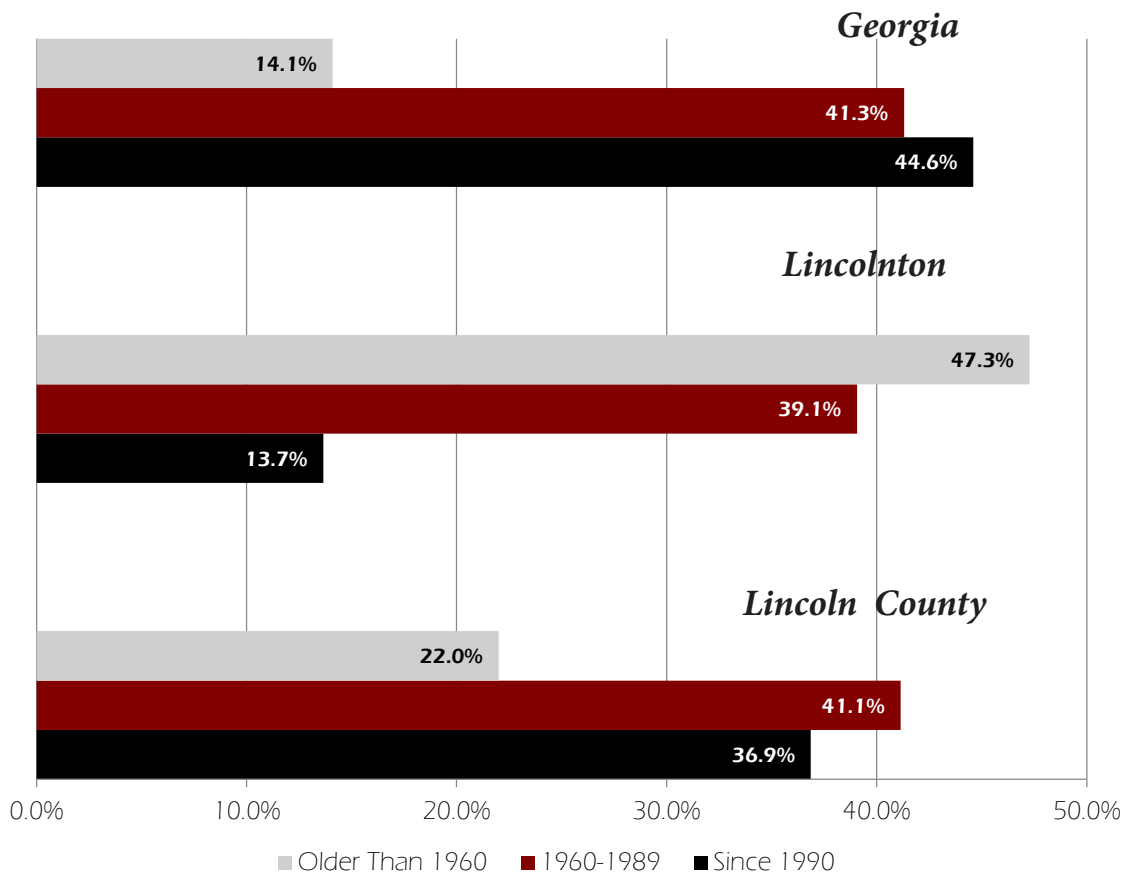
Source: DP4, 2006-2010 and 2011-2015 American Community Survey 5-Year Estimates

Figures 3.10 and 3.11 for county and city, housing occupancy data, show that the number of vacant housing units in Lincolnton decreased between 2010 and 2015 by -68.1% which demonstrates that available housing units were needed, while Lincoln County’s number of vacant units increased by a negligible 2 percent. In 2015 the number of owner-occupied housing units for the county is overwhelmingly 75.4 percent while for the city 57.4 percent. Renter occupied housing for the same 2015 year in Lincoln County is 24.6% while Lincolnton is 42.6%.

A housing study would reveal the condition of units and assist local governments with determining substandard, standard and dilapidated units. Jurisdictions could then take advantage of housing rehabilitation programs offered by federal and state agencies.

In Lincolnton, the age of housing units older than 1960 is 47.3 percent which reflects the historic units of the town's settlement and subsequent growth. Those units built in an approximate 30-year span from 1960-1989 represent 39.1 percent of housing in the city. Since 1990 only 13.7 percent, a low percentage of newer housing units have been constructed.

Figure 3.12: Age of Housing



Conversely, Lincoln County's older housing stock built before 1960 is 22 percent, the 30-year time frame of 1960-1989 is 41.1 percent, and the county's rural subdivisions and other housing units built since 1990 represent 36.9 percent. This data is illustrated in **Figure 3.12**.

The Housing Authority of the City of Lincolnton is a public housing agency which contains 60 subsidized apartments for rent in Lincolnton. Rent is based on a sliding scale according to the individual or family income. According to <https://affordablehousingonline.com> for Lincoln County, the fair market rents range from \$463 to \$1,050.

There is need for senior and affordable housing units some of which should include handicap accessible apartments. Apartment complexes such as these type units are being built in other counties and cities where developers can apply for low income housing tax credits from the Georgia Department of Community Affairs.

Lincoln County and City of Lincolnton Report of Accomplishments

| HOUSING PROJECTS | Status County | Status City | Comment |
|--|--------------------------|------------------------|---|
| 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 | Ongoing | N/A | |
| Engage the private sector in order to increase the availability of quality affordable housing at the low end of the economic spectrum. | Ongoing | Ongoing | This project will be replaced with a specific project. |
| Abate nuisance properties through code revision and enforcement. | Ongoing | Ongoing | This project will be replaced with a specific project. A code enforcement officer has been hired by the County for enforcement of County and City ordinances. |

Lincoln County COMMUNITY WORK PROGRAM

| HOUSING PROJECTS | Timeframe | | | | | Responsible Party | Cost Estimate | Fund Source |
|---|------------------|-------------|-------------|-------------|-------------|------------------------------|--------------------------|--|
| | 2018 | 2019 | 2020 | 2021 | 2022 | | | |
| Apply for CHIP Housing Grant | X | | X | | | County | \$3,000 | HOME funds for CHIP, General Funds |
| Develop new subdivisions of affordable housing in the \$100,000 to \$175,000 range | | | X | | | County | Variable | Staff Time, Private Funds |
| Work with Subdivision Homeowner's Associations and developers to ensure infrastructure meets liveability needs. | | X | | | | County | Variable | Staff Time, Private Funds |
| Attract more rental housing | | | | | X | County | Variable | Staff Time, Private Funds, Grant Funds |

City of Lincolnton COMMUNITY WORK PROGRAM

| <i>HOUSING PROJECTS</i> | Timeframe | | | | | Responsible Party | Cost Estimate | Fund Source |
|---|-----------|------|------|------|------|-------------------|---|------------------------------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | | | |
| Develop new subdivisions of affordable housing in the \$100,000 to \$175,000 range | X | | | | | City | Variable | Staff Time, Private Funds |
| Work with Subdivision Homeowner’s Associations and developers to ensure infrastructure meets liveability needs. | | X | | | | City | Variable | Staff Time, Private Funds |
| Attract more rental housing | | | | | X | City | Variable | Staff Time, Private Funds |
| Reactivate the Lincolnton Historic Preservation Commission (HPC) to establish downtown revitalization goals to include loft apartments. | X | | | | | City | Staff Time | Staff & Volunteer Time |
| HPC to work with downtown building owners to develop loft apartments | | X | | | | HP Commission | HP tax Incentives, Private Funds | Variable |



COMMUNITY FACILITIES

The Community Facilities section of the plan provides a description of the ongoing operation and capacity of public facilities and services of Lincoln County and the City of Lincoln. It is important to understand the available community facilities, infrastructure needs, and services of local government so that the local population may live comfortably with decent, safe, and sanitary standards, to plan for future expansion, and to attract future residents.

This section focuses on the following topics regarding community public facilities and services:

- Water Supply and Treatment
- Sewerage and Waste Water Treatment
- Public Safety
- Fire Protection
- Parks and Recreation
- Educational Facilities and Attainment
- Solid Waste

WATER SUPPLY AND TREATMENT

The existing Lincoln County water system is located within the County Limits, with watermains located along major roads and some extensions into residential subdivisions.

The Lincoln County water system has been in place since 1988. The County may purchase up to 1 MGD of potable water from the City of Lincoln at four different connection points. In addition, the County has four wells capable of yielding 100,000 gpd. Water from these wells is directed to a central treatment facility for iron and manganese removal. The treatment facility is capable of handling 320 gpm. These wells fill a 0.3 MG elevated storage tank of overflow elevation at 600.9 ft located on Double Branches Road. A second storage tank is located near the southwestern border of the County off Hwy 378 on Crook Road. This 0.3 MG ground storage tank that has an overflow elevation of 675 ft, and is fed by a booster pump station on the west side of Lincoln. Another 0.3 MG elevated storage tank, with overflow elevation 601.5 ft is located on Bethany Church and Remsen Roads near the current northern extremity of the system.

The County has small well systems in the Pointe Shores, Eagle Pointe, and Savannah Bay subdivisions. The systems are fed by a total of seven wells. The three wells serving the Savannah Bay system have a combined yield of 73 gpm. This part of the system is made up of approximately 9,300 feet of 2- through 6-inch waterline. Water is pumped from the three wells to a pneumatic tank. A proposed County project includes the extension of the waterline into the Savannah Bay system and connecting the waterlines and wells to the rest of the water distribution system, and includes upgrading the well pumps and adding telemetry.

The Pointe Shores system is made up of approximately 2 miles of 6-inch waterline. The two wells serving this system have a combined yield of 75 gpm. Water is pumped from the wells to two pneumatic tanks. The Eagle Pointe water system is made up of approximately 1.75 miles of 6" waterline. The two wells serving the system have a combined yield of 73 gpm. Water is pumped from the wells to one pneumatic tank.

The annual water supplied in 2016 from the annual water audit was 107.3 MG (0.294 MGD). The proposed water system extension will create 0.009 MGD demand.

The existing water system has 1,425 active customers and 605 additional customers available to meet capacity. Based upon an average residential consumption of 3,130 gallons per month, the system has 1,460 equivalent dwelling units (EDU).

The City of Lincolnton withdraws water from Lake Thurmond at the James Allen Reed Water Treatment Plant to serve its 902 water customers and wholesales water to Lincoln County, which serves an additional 1300 customers. In 2004, the City completed a \$6 million USDA project to expand the water treatment plant to 2.0-mgd, construct a new 300,000-gallon elevated water tank, and replace water meters. A subsequent project funded by GEFA and completed in 2008 replaced over 15,000 linear feet of small diameter lines throughout the City with 6 inch and larger lines, providing improved pressures, reliability and improved fire protection throughout Lincolnton. These projects left the city water system in generally good condition.

SEWERAGE AND WASTEWATER TREATMENT

The existing Lincoln County sanitary sewer system is located within the County Limits. In 2001, the County constructed its first sanitary sewer collection system into the Old Petersburg Road area in order to eliminate problems of exposed raw sewage from failing septic systems. In 2011, the County extended the sewer system into the Black Jack area in order to also eliminate problems of exposed raw sewage from failing septic systems. Wastewater from the County’s collection system is pumped to the nearby City of Lincolnton Water Pollution Control Plant for treatment. 7.9 miles of forcemains is comprised of the following components:

| Gravity Sewer | Linear Feet |
|---------------|-------------|
| 8-inch | 18,130 |
| 10-inch | 780 |
| 12-inch | 540 |
| Total | 19,250 |
| Forcemain | Linear Feet |
| 3-inch | 1,480 |
| 4-inch | 5,600 |
| 6-inch | 8,890 |
| 8-inch | 25,730 |
| Total | 41,700 |



The City of Lincoln operates a Water Pollution Control Plant off Petersburg Road. The facility is currently being expanded as part of a \$7.4 million USDA funded project, and when completed in 2018 will be permitted to treat and discharge 1,040,000 gpd to Reedy Creek, a tributary of Clarks Hill Reservoir. In 2016, the plant treated an average of 247,000 gpd from the City's 878 sewer customers and approximately 160 County sewer customers.

Over half of the City's customers are served by four sewage pumping stations that pump to the gravity system flowing to the treatment plant. The majority of this sewerage flows to Pump Station No. 4, which was replaced in 2009. Pump Station No. 3 was also replaced in 2009 and the remaining Pump Stations No. 1 and No. 2 were replaced in 2017 as part of the USDA project.

The existing City of Lincoln sewerage system is comprised of approximately 3.6 miles of gravity sewer, five pump stations and approximately 7.9 miles of forcemains. The 2017 USDA project replaced 4,825 linear feet of 10-inch and 12-inch main sewer interceptors and upsized the lines to 12-inch and 18-inch diameter. Between 2005 and 2012, the City completed three sewer rehabilitation projects using CDBG and City funds totaling over \$1.8 million.

The City also received a 2016 CDBG grant for sewer improvements to replace 6,000 linear feet of 8-inch sewer line in the King's Way and Joan Way target area. This work is scheduled for completion in 2018-2019.

SOLID WASTE MANAGEMENT

Lincoln County has mandatory curbside garbage pick up for every residential property in the County. The County has contracted with a private waste collection service for garbage service, and it is billed to each customer annually on their tax bill. Although the County does not own dumpster sites, they do have a County convenience center for collection and disposal of inert and recycled materials. The County does not have a land fill.

The City of Lincoln has privatized their garbage collection service for household customers. They have carts instead of dumpsters for convenience in moving trash. There is one dumpster at the city barn where citizens or businesses can dispose of cardboard for recycling purposes only.

PUBLIC SAFETY AND OFFICE OF EMERGENCY SERVICES

There are two law enforcement agencies operated by the local jurisdictions, the Lincoln County Sheriff's Department and the Lincoln Police Department.

The Lincoln County Sheriff's Department is located on School Street in the Lincoln County Courthouse Annex. The Sheriff's Department operates the law enforcement department, jail, and the 911 communications with a total of 34 full time employees. Of that number, the law enforcement department has 11 sworn officers who are responsible for patrolling unincorporated Lincoln County. The officers answer calls, have authority to make arrests for violation of the law, and accompany prisoners to court, among other duties. The other 23 employees fully staff the Lincoln County Jail and communications for 911 dispatch. The Lincoln County Jail can house a maximum capacity of 94 inmates (male, female, county, city, and federal). Staff is responsible for inmates medical, clothing, food, transportation to and from the jail and to court. One unique feature of the Lincoln County Jail is that Lincoln County has a contract with the U.S. Marshall's office

for the security and housing of Federal prisoners who are brought to the Jail. Of the number of inmates jailed at the date of this publication, 26 of 63 are Federal prisoners.

EMS/911 is an important function of the Sheriff’s Department as each 911 call for assistance is answered by trained dispatchers who send officers, firefighters, or emergency personnel to assist the caller on site with situations of distress.

The Lincolnton Police Department, located on Ward Street, employs four sworn officers including the chief. In addition, there is one part-time sworn officer. Any arrests needing imprisonment are taken to the Lincoln County Jail for secure housing until released. The Lincolnton Police Department is partially responsible for animal control.

The Lincoln County Office of Emergency Services (LCOES) is located on Global Drive and covers Emergency Management Assistance, Emergency Management Service, and Fire/Rescue. The LCOES facility manages emergencies from calls of distress to disasters. The LCOES employs a staff of 6 Paramedics and 6 AEMT or EMT’s. Eight of the full time staff are cross-trained for fire emergencies and many of the part time staff are as well. The LCOES has a volunteer division which handles Auto extrication and emergency medical response, among other needs, when all ambulances are occupied. The LCOES staffs two Ambulances 24/7; however, LCOES has three ambulances total which are rotated in and out of service as needed. LCOES also has one Fire engine for which cross-trained personnel from an ambulance crew can operate the fire engine when needed. In addition, a 21’ boat is kept for water related events or emergencies.

LC OES uses the CODERED program to send emergency notifications by phone, email, text and social media to keep citizens informed of emergencies such as evacuation notices, utility outages, water main breaks, fire or floods, chemical spills, or other emergency situation. Citizens must register for this service but it is a free method to protect life and offer safety for residents.

Lincoln County has an approved Pre-disaster Hazard Mitigation Plan through the Georgia Emergency Management Agency that permits the application for Federal funds in the event of a large disaster.



FIRE PROTECTION

Firefighters protect citizens lives from fire, the effects of property damage from fire, manage emergencies as first responders, and assist with hazards caused by storm events. Lincoln County has four fire departments (six stations altogether) located in rural Lincoln County and the Lincoln County Office of Emergency Services has a fire engine at their office on Global Drive. All 70-75 firefighters in the Lincoln County rural fire departments are volunteer. The four rural fire stations are (north to south): 1) Beulah VFD located at SR 79 and Gills Point Road with one fire engine, one tanker, and one brush truck; 2) Midway VFD, located at 2578 Remsen Road with two engines, two knockers, and one brush truck; 3) Loco VFD with two stations (located at 2650 SR 220 and 2248 Lovelace Road) with two engines, one tanker, one brush truck, and one service truck; 4) Martin's Crossroads VFD with two stations (located at 3911 Double Branches Road and Bethany Church Road) with two engines, one brush truck and one service truck. There is a fire jurisdiction map that defines the areas within the county that each fire station is responsible for and each station assists with mutual aid for larger fire events.

The Volunteer Fire Fighters(VFF) are trained to the minimum level required by the State Fire Fighter's Standards and Training office (GFSTC) which is Volunteer Firefighters with live fire.

The City of Lincolnton has one fire department located uptown on Peachtree Street. There are a total of 16 volunteer firefighters who are trained to state standards, however, two are trained to National Professional Qualifications (NPQ) FF2 and two are trained to NPQ FF1 certification. The City has responds with automatic aid to incidents.



PARKS AND RECREATION

One of the great assets of Lincoln County is the development of waterfront parks and boat ramps for public use located throughout the 413-mile coastline of Clarks Hill Lake along the county's border. The recreation complex for Lincoln County is the Curry Colvin Recreation Park that is used by all county citizens.

In 2014, Lincoln County entered into an agreement with the Army Corps of Engineers for the County to take over and continue operating selected campgrounds and boat ramps built by the Corps during past years since Clarks Hill Lake was dammed. This agreement does not give the County funds for operation and maintenance, but the rental fees for campsites can be collected by the County and used for maintenance. This initial stage of the County operating the campgrounds keeps the public able to use the facilities and provides day use for some of the parks and overnight camping for others. The Corps will retain ownership of the parks and ramps.

The following list of parks and boat ramps are available for use in Lincoln County:

- 1) *Broad River, 8181 Elberton Highway: Campsites, double and triple available (on lake) RENTAL*
- 2) *Clay Hill, 5701 Clay Hill Road: Campsites, 7 primitive (non-electric) and 10 campsites with water and electric (on lake) RENTAL*
- 3) *Hester's Ferry, 1864 Graball Road: Campsites, 10 primitive (non-electric) and 16 have water and electric (on lake) RENTAL*
- 4) *Eddie Fletcher Park Day Use and Ramp, U.S. Highway 378 at Soap Creek: boat ramp open year round, day use*
- 5) *Cherokee Day Use Area, Highway 47 just across the Little River Bridge: boat ramp, restroom (comfort station), drinking water, picnic area, 2 large picnic shelters, playground, handicap accessible, courtesy dock, swim beach, and security lighting. Picnic shelter and beach area available.*
- 6) *Crooked Bridge Ramp, Highway 220, between Highway 47 and U.S. 378: ramp launches into Soap Creek.*
- 7) *Parkway Ramp, U.S. Highway 378 across from Elijah Clark State Park*

Boat ramps maintained by Lincoln County include Parkway Ramp across from Elijah Clark State Park and the Crooked Bridge Ramp.

The Curry Colvin Recreation Park has a full time recreation director and offers an outdoor swimming pool, tennis courts, ball fields, and gymnasium. Classes for all ages are offered for outdoor and indoor recreation. Added to the gymnasium in an existing wing is the East Georgia State College satellite campus.

Elijah Clark State Park is a major tourist attraction and recreational campground for visitors. Lincoln County and the City of Lincolnton promote use of this park as visitors will explore the surrounding county during their stay. There are 175 campsites and 20 cottages available through the Georgia Department of Natural Resources. In addition, local and regional meetings are held in the facilities.





ROAD SYSTEM AND TRANSPORTATION

Lincoln County and the City of Lincolnnton contain 373 miles of road according to the Georgia Department of Transportation (GDOT), Mileage by Route and Road System Report 445 for 2015, in **Figure 3.1**. Lincoln County has 75 miles of state route and 280 miles of county roads. The City of Lincolnnton has 17.5 miles of city streets.

One of the goals of the plan is for Lincoln County to work with GDOT and obtain a fully four-laned entrance into the county and city to enable trucking of freight and ease of transportation for commuting to Interstate 20, particularly for SR 43 the Thomson Highway. For SR 47 (West to East) from Lincolnnton to Augusta, partial road widening has been accomplished by construction of intermittent passing lanes.



Map 3.1: ROADS AND PARCELS, LINCOLN COUNTY AND CITY OF LINCOLNTON



EDUCATIONAL FACILITIES AND EDUCATIONAL ATTAINMENT

The Lincoln County Board of Education has three public schools ranging from Pre-Kindergarten through 12th grade 12: Lincoln County Elementary School, Lincoln County Middle School, and the Lincoln County High School. According to data from the Georgia Department of Education, shown in **Figure 3.13**, the total enrollment in 2016-2017 for all schools was 1,193. Total enrollment in the school system has decreased between 2006 and 2017, down to 1,193 students from 1,404. Examination of population data confirms that the largest population declines were in family households with children under 18 and married couples with children under 18.

In 2015, the graduation rate of the Lincoln County High School was 72 students with a graduation rate of 86.7 students. In 2016, according to the College Board, the average SAT scores in Georgia were Critical Reading 494, Mathematics 508, and Writing 482. In 2015, the average Lincoln County High School (ID 111830) SAT scores for 47 test takers were for Critical Reading 460, Mathematics 443, and Writing 443. Lincoln County has just constructed a new campus for the high school and middle school that is state of the art with new school buildings, new tennis courts, and track. The historic stadium for the Red Devils is still used for football games.

Figure 3.13 Enrollment by School Levels for Lincoln County

| Figure 3.13 Enrollment by School Levels for Lincoln County | |
|--|-------|
| 2005-2006 | Total |
| Lincoln County Elementary School | 598 |
| Lincoln County Middle School | 341 |
| Lincoln County High School | 465 |
| System Total for Lincoln County | 1404 |
| | |
| 2010-2011 | |
| Lincoln County Elementary School | 495 |
| Lincoln County Middle School | 338 |
| Lincoln County High School | 407 |
| System Total for Lincoln County | 1240 |
| | |
| School Name | Total |
| Lincoln County Elementary School | 569 |
| Lincoln County Middle School | 229 |
| Lincoln County High School | 395 |
| System Total for Lincoln County | 1193 |

Source: Georgia Department of Education FTE Enrollment by Grade 2005,2011, & 2017

EAST GEORGIA STATE COLLEGE

East Georgia State College has a Move-on-When-Ready campus with classrooms and computer lab in a wing of the gymnasium at the Curry Colvin Recreation Complex. The campus opened in January 2016. Lincoln County High School Students may attend Move-on-when-Ready classes, while all persons are eligible to apply to the East Georgia State or University of Georgia System E-Core online courses and use all campus facilities. Students may achieve two years here and move on to another state university school system for the four-year degree. A key project goal is to move towards a permanent college teaching location or satellite campus offering degrees in resort management and marine biology to take advantage of Clarks Hill Lake.





Lincoln County and City of Lincolnton

Report of Accomplishments

| COMMUNITY FACILITIES AND SERVICES PROJECTS | Status County | Status City | Comment |
|---|--------------------------|------------------------|---|
| Work with neighboring jurisdictions throughout the region to provide broadband access to Lincoln County and its citizens. | NA | NA | This project is no longer a priority item to county or city. |
| Expand the water treatment facility – Lincolnton. | NA | Completed | |
| Targeted expansion of water/ sewer to encourage growth in appropriate areas. | Ongoing | Ongoing | Since this project will continue to occur it will be removed from the work program and replaced with a specific project. The City has a 2016 CDBG underway. |
| Replace and upgrade law enforcement / Fire / EMS equipment as necessary (Included communication equipment and infrastructure) . | Completed | Ongoing | Since this project will continue to occur it will be removed from the work program and replaced with a specific project. City will continue to replace SCBAs for firefighters as they expire. |
| Improve & upgrade sidewalks – Lincolnton. | Ongoing | Ongoing | Since this project will continue to occur it will be removed from the work program and replaced with a specific project. City is performing a Streetscape project with TE funds. |
| Perform regular maintenance of streets and roads. | Ongoing | Ongoing | Since this project will continue to occur it will be removed from the work program and replaced with a specific project. |
| Actively pursue expansion of Hwy 43 to 4 lanes throughout the county. | Ongoing | Ongoing | This project is partially completed with passing lanes, but it has been continued as the County works with GDOT to obtain funds. |
| Renovate existing senior center. | Ongoing | Ongoing | Project has been changed to construct a new senior center with CDBG funds. |
| Construct a new EMS/Fire facility. | Completed | NA | County purchased a new building. |
| Convert existing EMS/Fire facility for other government purposes. | Completed | Ongoing | At this point the county has completed their portion and the city is currently in the process of purchasing new HVAC for Fire Department. |

Lincoln County Community Work Program

| COMMUNITY FACILITIES AND SERVICES PROJECTS | <i>Timeframe</i> | | | | | <i>Responsible Party</i> | <i>Cost Estimate</i> | <i>Fund Source</i> |
|--|------------------|-------------|-------------|-------------|-------------|------------------------------|--------------------------|-------------------------------|
| | <i>2018</i> | <i>2019</i> | <i>2020</i> | <i>2021</i> | <i>2022</i> | | | |
| Construct Senior Center at Currey Colvin Recreation Park | | | | X | | County | \$750,000 | CDBG Grant, Local Funds |
| Make repairs to Lincoln County Courthouse (carpet, woodwork) | | X | | | | County | \$200,000 | Local Funds SPLOST |
| Construct annex as additional office space adjacent to Lincoln County Courthouse | | | | X | | County | \$600,000 | Local Funds SPLOST |
| Develop Trails as walking/jogging paths at Cherokee Day Use Area | | | | X | | County | \$60,000 | Local Funds SPLOST, Grants |
| Construct Disc Golf Course at Currey Colvin Recreation Park | | | | X | | County | \$50,000 | Local Funds SPLOST, Grants |
| Develop Records Retention area at EMS building | | | | | X | County | \$200,000 | Local Funds SPLOST, Grants |
| Seek to construct infrastructure throughout County | | | | | X | County | TBD | CDBG, SPLOST, Grants |
| SHERIFF'S DEPARTMENT AND EMERGENCY SERVICES | | | | | | | | |
| Purchase and replace one patrol vehicle for Sheriff's Dept. | X | | | | | County | \$35,000 | Local Funds SPLOST |
| Purchase and replace two patrol vehicles for Sheriff's Dept. | | X | | | | County | \$75,000 | Local Funds SPLOST |
| Purchase and replace one patrol vehicle for Sheriff's Dept. | | | X | | | County | \$35,000 | Local Funds SPLOST |
| Purchase and replace two patrol vehicles for Sheriff's Dept. | | | | X | | County | \$75,000 | Local Funds SPLOST |
| Purchase and replace one patrol vehicle for Sheriff's Dept. | | | | | X | County | \$35,000 | Local Funds SPLOST |
| Purchase and perform remount of one ambulance Chassis | | | | | X | County | \$40,000 | Local Funds SPLOST |
| Purchase and perform remount of second ambulance Chassis | | | | | X | County | \$50,000 | Local Funds SPLOST |
| Purchase and replace Cardiac Monitor/Defibrillators | | | | | X | County | \$100,000 | Local Funds SPLOST |
| Purchase and replace Fire Engine (pumper) | | | | | X | County | \$200,000 | Local Funds SPLOST, Grants |



City of Lincolnton Community Work Program

| COMMUNITY FACILITIES AND SERVICES PROJECTS | <i>Timeframe</i> | | | | | <i>Responsible Party</i> | <i>Cost Estimate</i> | <i>Fund Source</i> |
|--|------------------|-------------|-------------|-------------|-------------|--------------------------|---|-----------------------------|
| | <i>2018</i> | <i>2019</i> | <i>2020</i> | <i>2021</i> | <i>2022</i> | | | |
| Renovate Police Department | X | | | | | City | \$5,000 | Local Funds |
| Purchase one patrol vehicle for Police Department | X | | | | | City | \$35,000 | Local Funds, Grants |
| Expand the Wastewater Treatment Plant | | X | | | | City | \$6.2 million | USDA, Local Funds SPLOST |
| Construct sewer facilities in CDBG target area of Lincolnton, Kings Way and Joan Way | | X | | | | City | \$426,000 grant \$31,850 Local Funds | CDBG grant, Local Funds |
| Replace aging sewer lines and other infrastructure in downtown area | | | | | X | City | Variable | USDA, CDBG |
| Purchase new HVAC for Fire Department | | | | X | | City | \$10,000 | Local Funds |
| Purchase 10 new air pacs (SCBAs) for Fire Department at expiration dates | | | | | X | City | \$100,000 | Local Funds, Grants |
| Purchase new HVAC for Community Club House | | | | | X | City | \$7,500 | Local Funds |
| Renovate Community Club House with new exterior doors and weatherproofing | | | | | X | City | \$1,000 | Local Funds |
| Develop small area parking plan for rear of buildings downtown | | X | | | | City, CSRA RC | Variable | DCA |
| Apply for grant funding to implement parking plan | | | X | | | City, CSRA RC | Variable | USDA |

CULTURAL AND NATURAL RESOURCES

Natural and Cultural Resources found within jurisdictions can provide opportunities to attract tourists and expand economic development. Natural resources include water, air, and land and these valuable resources should be protected for what they provide to residents. Cultural resources in the county and city have been widely documented and promoted. Both local governments contain a number of historic properties listed in the National Register of Historic Places.

This section of the plan will focus on:

- Cultural Resources
- Public Water Supply
 - Watersheds
 - Wetlands
- Flood Plains
- Soils

CULTURAL RESOURCES

The cultural and historic resources of Lincoln County and the City of Lincolnton have been documented in several ways to the highest historic preservation standards with some of the best information available regarding existing historic resources. The County, City, and the Lincoln County Historical Society have provided a fulcrum of support for exploring and interpreting the early history of the county and city for the public with this documentation. In order to get to that place, in 1989-1990, an historic resources survey of over 600 buildings was completed city- and county-wide which inventoried all historic buildings over 50 years old. By 1993, three historic districts and one individual property were nominated and listed in the National Register:

| | |
|-----------------------------------|--------------|
| Double Branches Historic District | Amity School |
| Lincolnton Historic District | |
| Woodlawn Historic District | |

A Multiple Property National Register Nomination for the entire county was approved by the National Park Service, the first successful project of its kind in the State of Georgia. A Multiple Property listing nominates groups of related significant properties that are organized into themes, trends, and patterns of history called historic contexts. It makes it easier to nominate properties discussed to the National Register.

Other NR listings in the county: Chennault House, Matthews House, and Simmons-Cullars House. A resulting driving brochure, the “Historic Resources of Lincoln County,” provides the following information:

Lincoln County has additional unincorporated communities that contributed to its growth and development in the 19th century: Lovelace Community, Goshen Community, Iveytown Community, and Leathersville Community.

Some of the County’s landmark historic resources include: Wright House, “The Fortson Place” (Benjamin F. Forstson House), Parks House, Guillebeau House, “Cherokee Hall” (Murray House), New Hope Baptist Church, Greenwood Baptist Church, Hephzibah Church, and Harmony Church.

The Lincoln Historic District, listed in the National Register of Historic Places, includes 133 historic resources. Two historic structures standing today sit on land donated in the 1820s by the town's founder Peter Lamar: the Lamar-Blanchard House built by him in 1828 as a tavern, is used today as the Lincoln County Economic Development Authority and Chamber of Commerce and the Lincoln Presbyterian Church was built in 1823 as the town's first church.

There is the distinctive uptown Anderson & Sons two-story commercial building, built c. 1915, as a mercantile store, and two more churches, the Lincoln Methodist Church, c. 1915, Gothic and vernacular mix, and Lincoln Baptist Church, c. 1920, neoclassical. The Lincoln County Courthouse, c. 1915, neoclassical, is attributed to G. Lloyd Preacher and his assistant Willis Irving.

Also in this citywide historic district are four distinctive houses; 1) the Glaze House, c. 1905, folk Victorian style; 2) the Mitchell-Turner House, c. 1911, was built from a Sears-Roebuck kit, "Modern Home No. 124;" 3) the Anderson-Colvin-McGee House, c. 1920, high style Craftsman; and 4) the Green House, c. 1932, Tudor Revival style.

The Lincoln County Historical Society was founded in 1982 and remains one of the few truly active historical societies in the state. Each year an annual "Pioneer Day" is held where living history demonstrations are given of life in the 18th and 19th centuries. The Society moved the historic Groves-May House, c. 1878, to Lumber Street, and restored it and added a community room. From here an entire historic complex consists of multiple historic buildings moved to the park that were languishing in the field. The Society has restored them and actively uses them for demonstrations to the public: Dr. Groves office, log smokehouse, cotton gin, Woodlawn mercantile store, and others. One of the assets for the City and County is the Lewis Family Pavilion, a covered, but open air stage where concerts and events can be held. The Lewis Family was an internationally known bluegrass gospel music group famous for their singing and performing from the early 1950's until 2009 when the group retired. Part of the family, Jeff and Sherri Easter continue singing and gave funds for the Pavilion.

The Lincoln County Historical Park is one of county's and city's prime tourism attractions.



Natural resources in Lincoln County and City of Lincolnton range from the ever popular Clarks Hill Lake, to farms and rolling hills, to Graves Mountain crystals and to other natural attractions. Graves Mountain was once mined for rutile crystals but is now closed. Although privately owned, it has a caretaker who opens the grounds in the spring and fall to offer a Rock Swap & Dig free to the public. The Georgia Mineral Society has conducted field trips here since 1935. These natural resources are unique to county and city and must be protected to provide sustainability of the resources.

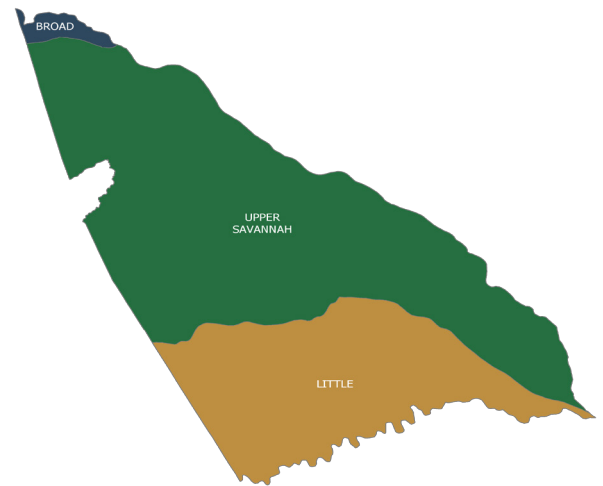
PUBLIC WATER SUPPLY

The naturally occurring water sources in Lincoln County and the City of Lincolnton are watersheds, groundwater recharge areas, wetlands, floodplains. In order to provide residents with a potable water supply deep water wells have the water extracted, filtered, treated, and piped to households, businesses, and industry.

Map 3.2: Watersheds in Lincoln County

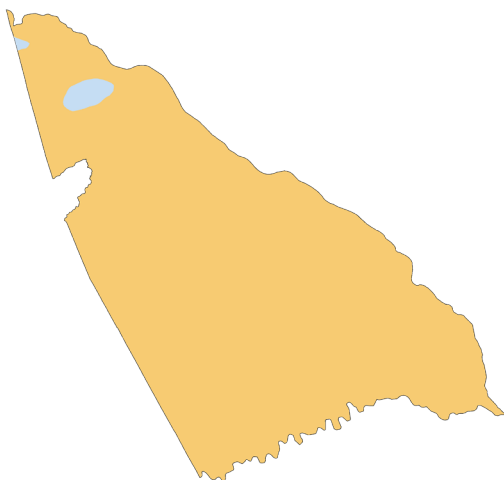
WATERSHEDS: Land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies. The following three watersheds are in Lincoln County:

- Broad
- Upper Savannah
- Little



Map 3.3: Groundwater Recharge Areas in Lincoln County

GROUND WATER RECHARGE AREA: Specific surface areas where water passes through the ground to replenish underground water sources. Ground water recharge areas are environmentally sensitive and should be protected due to the reliance of these unerground water sources for a majority of residents. The danger of toxic or hazardous waste contamination of this water supply is a possibility which must be considered when discussing the development or placement of any type of facility in these areas.



Map 3.4: Wetlands in Lincoln County



WETLANDS: Wetlands can be defined as lands which are saturated, either seasonally or permanently, which create an ecosystem that contains characteristic vegetation which has adapted to the unique soil conditions. Wetlands serve as a unique habitat as a breeding ground for fish and wildlife and as a home for unique plant and animal species that have adapted to these conditions.

The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances:

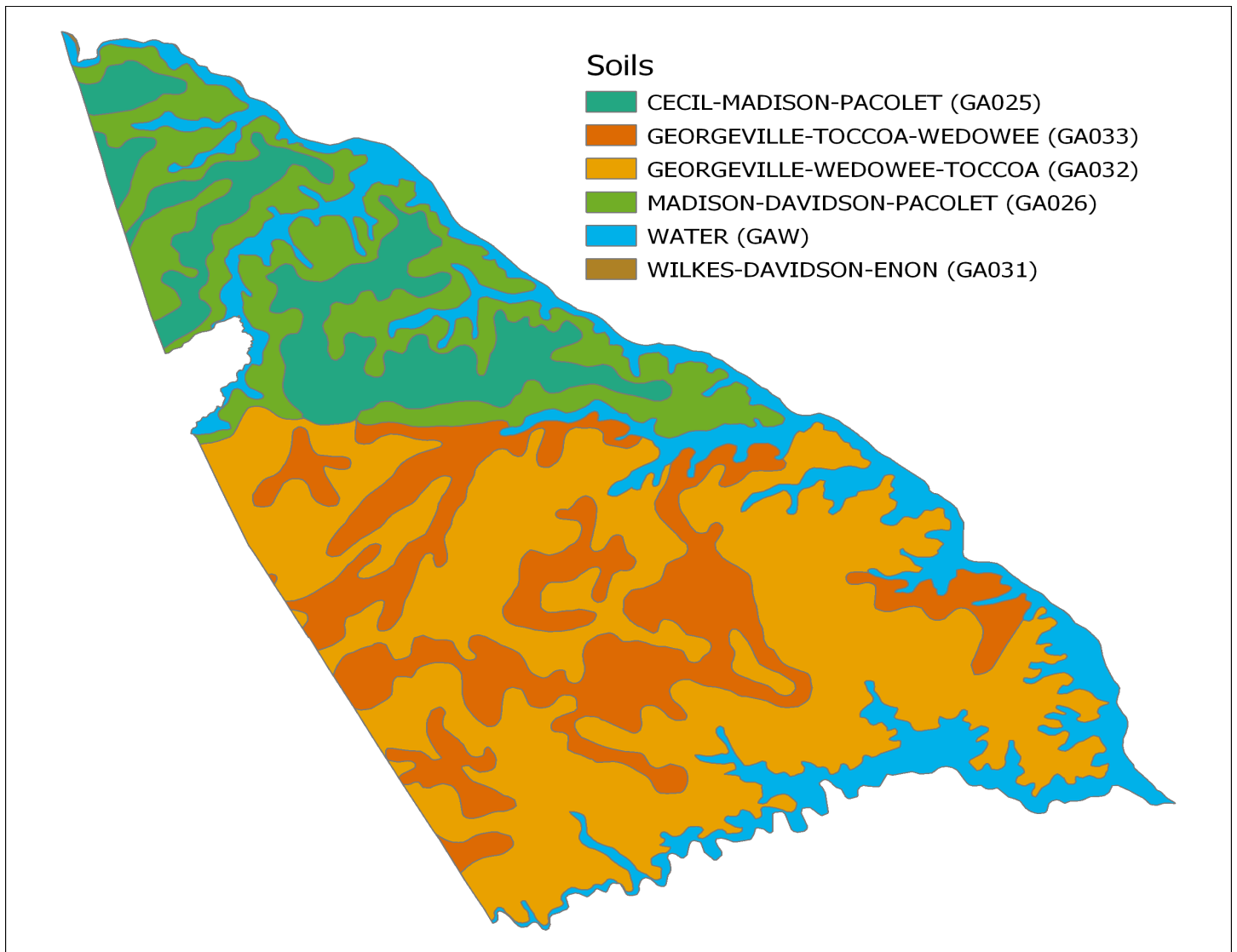
- Open Water Wetlands
- Non-Forested Emergent Wetlands
- Forested Wetlands
- Altered Wetlands
- Scrub/Shrub Wetlands

Map 3.5: FEMA Flood Plains in Lincoln County

FLOOD PLAINS: Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge.

Lincoln County has a great number of floodplains from Clark's Hill Lake. Floodplains are determined by the U.S. Federal Emergency Management Agency's Flood Insurance Rate Map.





Map 3.6: Soils in Lincoln County

SOILS IN LINCOLN COUNTY: The United States Department of Agriculture’s Natural Resources Conservation Service has determined that the State of Georgia has seven different soil profile areas. A soil profile is a succession of soil layers of varying thickness and chemical properties. Lincoln County is located in the Southern Piedmont soil region. This is characterized by steep to gently rolling thin and well drained red soil with sandy loam surface layers over sandy clay to clay subsoils. This area has fair to good suitability for building foundations and fair to poor suitability for septic tanks.

Lincoln County’s rural landscape remains largely undeveloped. There is now a business industrial park and about 12 subdivisions with water and sewer infrastructure installed for move in construction to take place. Lincoln County and the City of Lincolnton adopted a Soil Erosion Control Ordinance in 1988 according to the standards of the Environmental Protection Division. The county health department issues permits for septic tanks. Proper site selection for new development and monitoring of permitting should be continued for protection of the land from erosion.



Lincoln County and City of Lincolnton

Report of Accomplishments

| NATURAL AND CULTURAL RESOURCES PROJECTS | Status County | Status City | Comment |
|--|------------------|----------------|--|
| Preserve and enhance rural character by discouraging development in areas that have been deemed unsuitable or an area requiring special attention. | NA | NA | Since this project will continue to occur it will be removed from the work program and replaced with a specific project. |
| Nominate eligible properties to the National Register of Historic Places. | NA | NA | This project is no longer a priority item to county or city. The County has three small rural districts and the City has a citywide district listed in the National Register of Historic Places. |
| Continue to actively support historic preservation activities. | Ongoing | Ongoing | Since this project will continue to occur it will be removed from the work program and replaced with a specific project. The City will assist EDA with acquisition of an alternate entrance to the Lincoln County Historical Park. |
| Establish estate zoning district to allow for preservation of open space in identified areas. | Not Completed | Not Completed | This project is no longer a priority item to county or city. |
| Provide enhancements and support for the (re)development of newly acquired lakefront parks. | Ongoing | Ongoing | Since this project will continue to occur it will be removed from the work program and replaced with a specific project. Rental of park space for camping and maintenance of the parks is performed by the County. |
| Support development and use of Elijah Clarke State Park | Ongoing | Ongoing | Since this project will continue to occur it will be removed from the work program and replaced with a specific project. The County maintains the boat ramp opposite Elijah Clarke State Park that provides additional free recreational use by the County for citizens. |
| Implement the recommendations of the parks and recreation master plan. | Ongoing | Ongoing | Since this project will continue to occur it will be removed from the work program and replaced with a specific project. Trails will be constructed during the next five years in Cherokee Park with the aid of grants. |

Lincoln County Community Work Program

| NATURAL AND CULTURAL RESOURCES PROJECTS | <i>Timeframe</i> | | | | | <i>Responsible Party</i> | <i>Cost Estimate</i> | <i>Fund Source</i> |
|---|------------------|------|------|------|------|-----------------------------|----------------------|---------------------------------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | | | |
| Identify, plot, and develop signage for rural family cemeteries. | | | | | X | County, Library, Volunteers | \$10,000 | Staff Time, Local Funds, Grants |
| Develop waterfront parks taken over from U.S. Army Corps of Engineers into profitability or cut expenses. | | | | | X | County | Variable | Staff Time, Local Funds, Grants |

City of Lincolnton Community Work Program

| NATURAL AND CULTURAL RESOURCES PROJECTS | <i>Timeframe</i> | | | | | <i>Responsible Party</i> | <i>Cost Estimate</i> | <i>Fund Source</i> |
|--|------------------|------|------|------|------|--------------------------|------------------------|-------------------------------------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | | | |
| Complete Phase III, Transportation Enhancement Streetscape project | | | | | X | City | Local Funds, TE Grants | \$225,000 Federal \$56,250 Local |

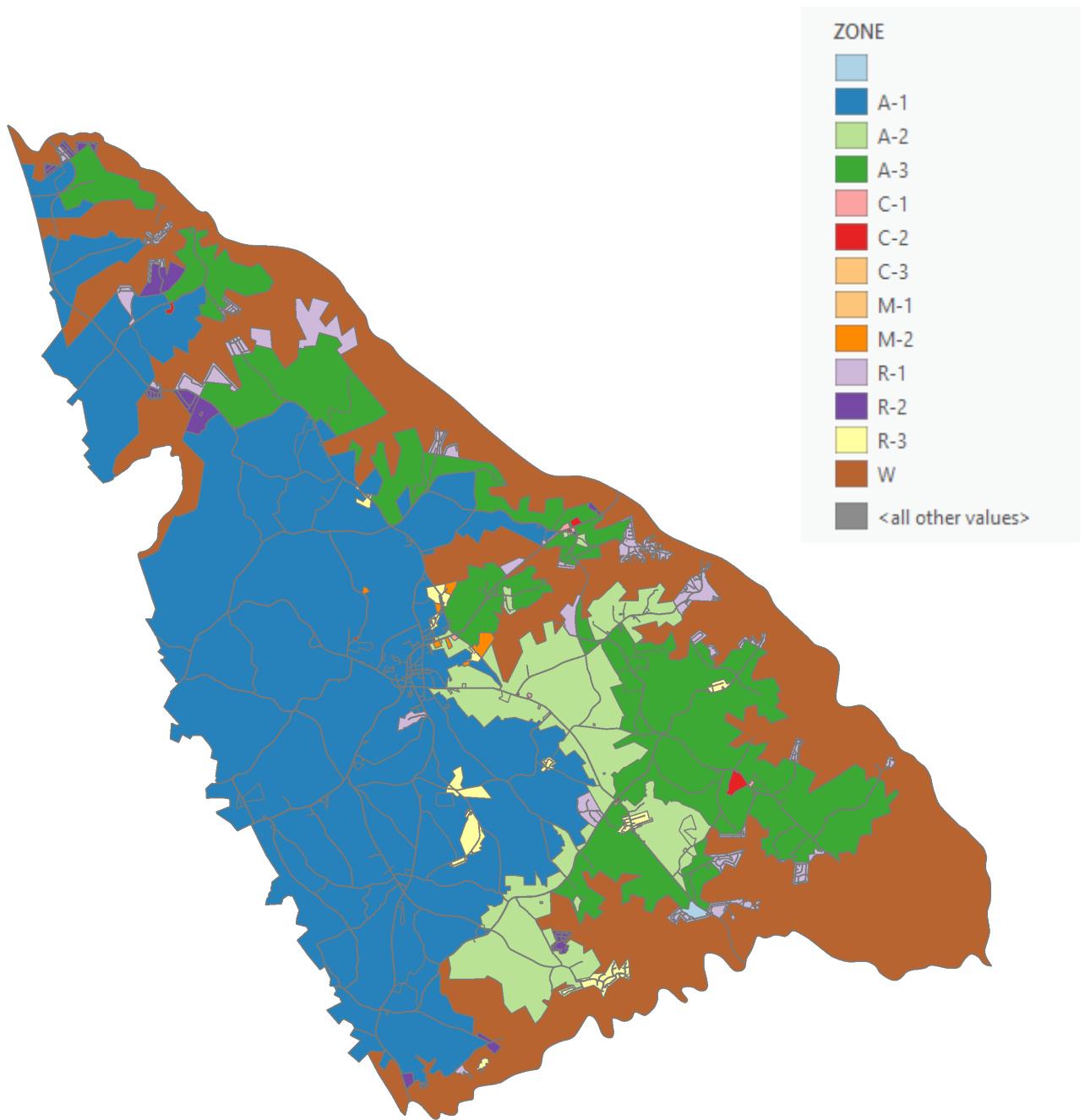




LAND USE

The analysis of land use can ensure that land is distributed to meet the future needs of Lincoln County and the City of Lincoln. This section contains an analysis of existing land use and zoning for the local governments.

This section also provides the basis for proposed “Character Areas” that have recommendations for land use development by category.



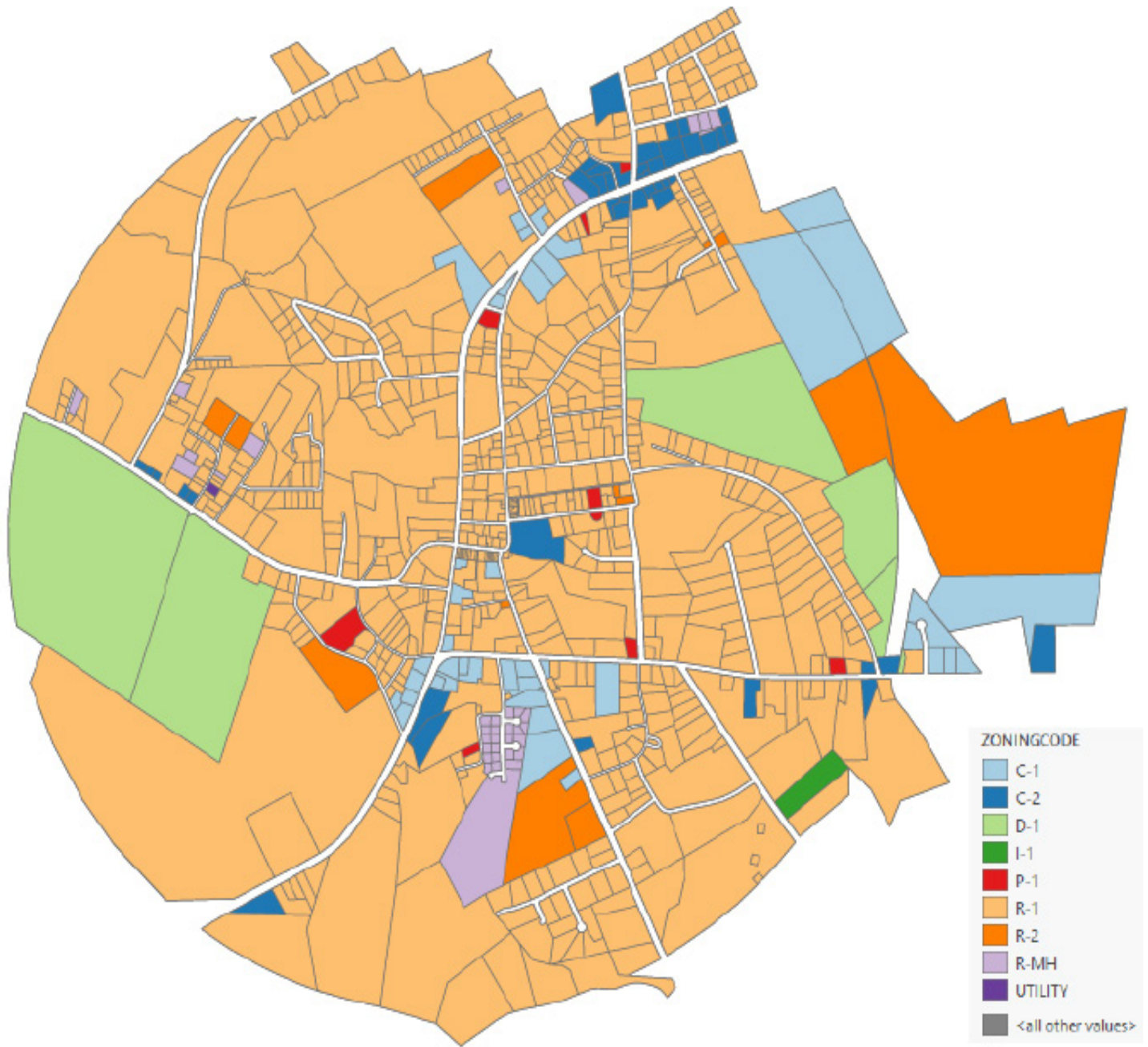
Map 3.7: Zoning Map Lincoln County

The understanding of established uses of land in Lincoln County should be a priority that initiates changes to current land uses conditions. Descriptions of the zoning districts are defined in the County’s Code of Ordinances.

In Figure 3.14, an analysis of the existing land uses located within Lincoln County shows that the greatest percent of land is Agricultural with 40.32 percent as A-1 Agricultural is defined as rural farm or residences where intensive land development is unlikely to occur. A total of 7.96% is designated as A-2-Interior Agricultural designated for residences or rural farming where intensive land development is unlikely to occur in the next five to ten years. The County is heavily bordered by Clarks Hill Lake. A total of 15.85 percent of land is designated as A-3 Lakefront Agricultural. This zoning contains that rural farmland, nonfarming related residences, and agricultural pursuits in areas that will eventually develop as prime lakefront residential property as stated in the ordinance. The boundaries of Lincoln County also include a freshwater coast that extends for 413 miles. Approximately 31.90 percent of the county jurisdiction is a part of Clarks Hill Lake.

Figure 3.14 Zoning of Lincoln County

| Unincorporated Lincoln County | | |
|--|------------|---------|
| | Acres | Percent |
| Agricultural Districts | | |
| A-1 Agricultural | 65,138.91 | 40.32% |
| A-2 Interior Agriculture | 12,864.81 | 7.96% |
| A-3 Lakefront Agricultural | 25,601.88 | 15.85% |
| Residential Districts | | |
| R-1 Low-Density Residential | 3,558.71 | 2.20% |
| R-2 Medium-Density Residential | 1,126.83 | .70% |
| R-3 High-Density Residential | 1,277.06 | .79% |
| Commercial Districts | | |
| C-1 Neighborhood Commercial | 51.81 | .03% |
| C-2 General Commercial | 168.19 | .10% |
| C-3 Heavy Commercial | 5.54 | 0% |
| Industrial Districts | | |
| M-1 Light Industrial | 3.17 | 0% |
| M-2 General Industrial | 220.34 | .14% |
| Other Districts | | |
| P-1 Professional | 0 | 0% |
| PUD Planned Unit Development | 0 | 0% |
| PDD Planned Development | 0 | 0% |
| ELCO Entrance/Lake Corridor Overlay District | 0 | 0% |
| Water | 51,530.99 | 31.90% |
| Total Acreage | 161,548.25 | 100% |
| Source: Analysis by CSRA RC Staff | | |



Map 3.8: Zoning Map City of Lincolnton

In Figure 3.15, an analysis of the existing land uses located within the City of Lincoln shows that 70.25 percent of land is designated as R-1 Single-family Residential and 7.94 percent is Multi-Family Residential. The City allows a small percentage of 1.56 percent for RMH Manufactured Home Residential. Collectively, the City has almost 80 percent residential zoning. Residential living is the highest priority for the City to address.

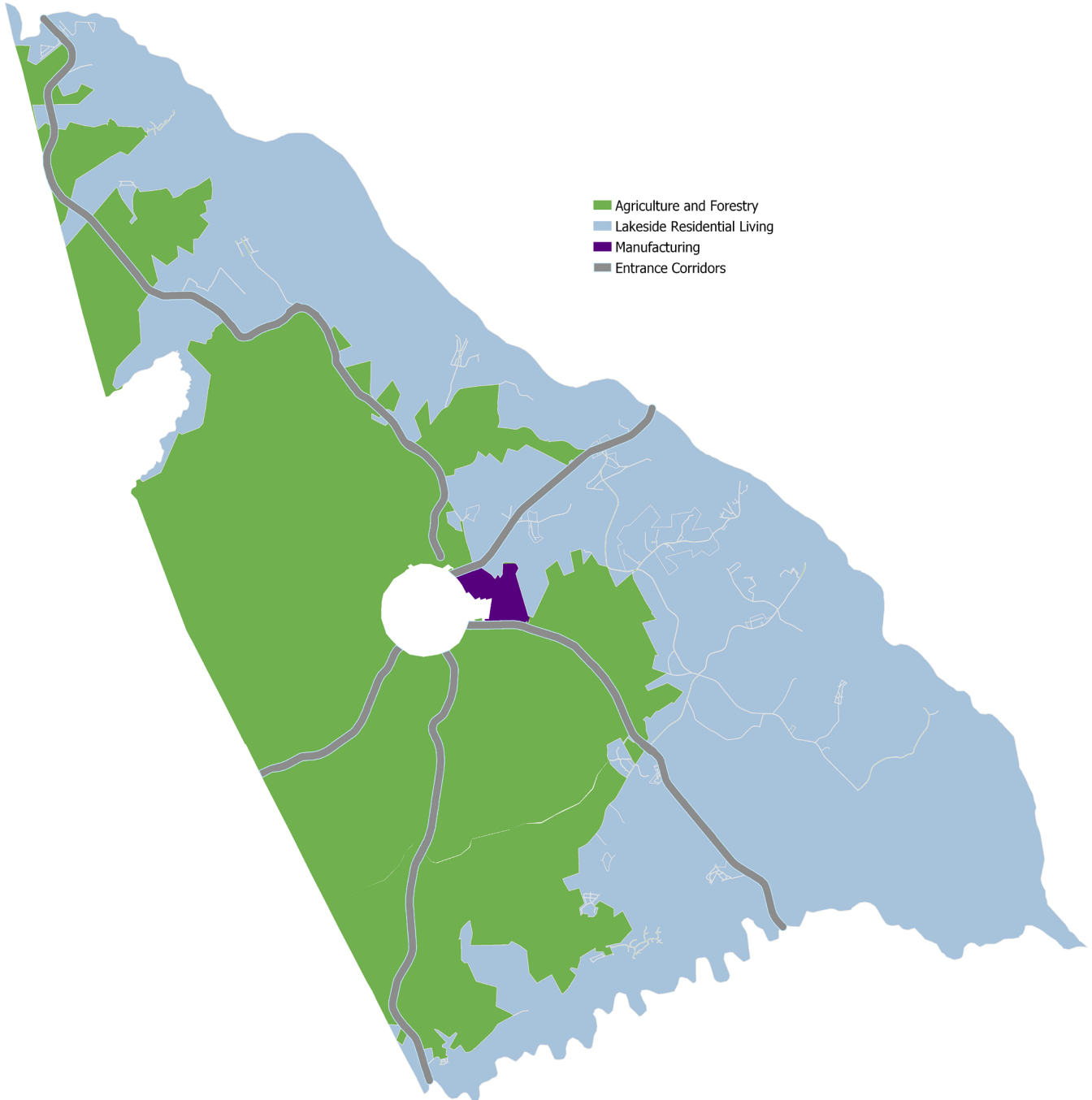
D-1 Future Development has 11.25 percent of the city designated for future growth. These areas can be considered for more modern housing developments or for commercial ventures.

Figure 3.15. Zoning of City of Lincoln

| City of Lincoln | | |
|-----------------------------------|----------|---------|
| | Acres | Percent |
| Residential Districts | | |
| R-1 Single-Family Residential | 1,476.75 | 70.25% |
| R-2 Multi-Family Residential | 166.82 | 7.94% |
| RMH Manufactured Home Residential | 32.70 | 1.56% |
| Nonresidential Districts | | |
| D-1 Future Development | 236.55 | 11.25% |
| P-1 Professional | 7.91 | .38% |
| C-1 General Commercial | 132.25 | 6.29% |
| C-2 Highway-Oriented Commercial | 43.31 | 2.06% |
| I-1 Industrial | 5.44 | .26% |
| Utility | .35 | .02% |
| Total Acreage | 2,102.08 | 100% |
| Source: Analysis by CSRA RC Staff | | |

LAND USE PLAN: CHARACTER AREAS

MAP 3.9: LINCOLN COUNTY CHARACTER AREAS



LAND USE PLAN: LINCOLN COUNTY CHARACTER AREAS

MAP 3.10: AGRICULTURE AND FORESTRY

General Description

The Agriculture and Forestry Character Area is located along the western border of the county and is characterized by rural land used for agriculture, farming, forestry, and low-density residential. Large-lot residential, clustered development with open space preservation, and agricultural uses should continue to be the preferred development pattern in this area.

Land Uses

- Forestry
- Agriculture
- Low-Density Residential
- Passive Recreation

Relationship to Prior Plan

This is a new character area designed to provide the county with greater flexibility in the allowance of land uses within their jurisdiction.



Implementation

- Promote forestry and timber harvesting with guidelines for replanting
- Encourage the development of trails and other passive recreation opportunities
- Review and adjust regulations as necessary to encourage open space preservation

LAND USE PLAN: LINCOLN COUNTY CHARACTER AREAS

MAP 3.11: LAKESIDE RESIDENTIAL LIVING



General Description

The Lakeside Residential Living Character Area runs along Clark's Hill Lake, stretching along the eastern and southern borders of the county. This area contains Elijah Clark State Park, land owned and managed by the Army Corps of Engineers, multiple residential developments and associated uses. This character area also includes land for potential resort development. Growth in undeveloped areas should be targeted toward active and passive recreation, family enjoyment activities, and lodging for visitors. As the area grows, care must be taken to protect the lakefront while providing adequate facilities and infrastructure for neighborhoods.

Land Uses

- Residential
- Commercial
- Parks and Recreation

Relationship to Prior Plan

This is a new character area designed to provide the county with greater flexibility in the allowance of land uses within their jurisdiction.





Implementation

- Buffer stream corridors
- New development should be a master-planned with mixed-uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.
- Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
- Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.
- Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.
- Promote linkages between residential developments and commercial/recreational areas



LAND USE PLAN: LINCOLN COUNTY CHARACTER AREAS

MAP 3.12: MANUFACTURING

General Description

The Production Character Area contains the bulk of manufacturing and industrial uses within Lincoln County. This character area is focused on the land including and adjacent to the Lincoln County Industri Park. Future industrial development should locate in this area to take advantage of the utilities and access provided to the existing industrial sites.

Land Use

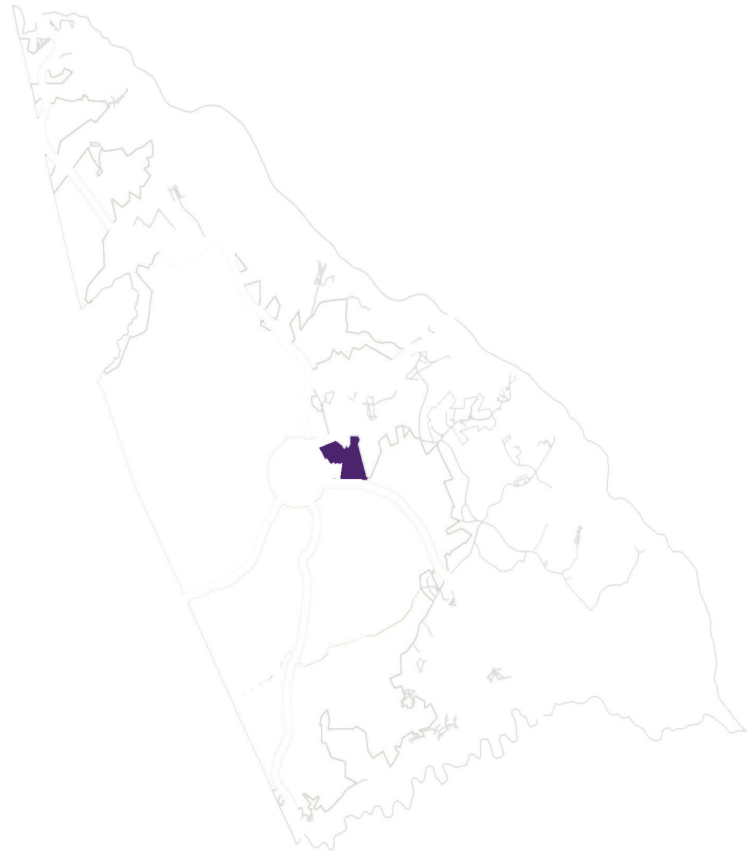
Industrial

Relationship to Prior Plan

This is a new character area designed to provide the county with greater flexibility in the allowance of land uses within their jurisdiction.

Implementation

- Incorporate or update signage and lighting guidelines to enhance quality of development.
- Examine and update landscaping and site design soften or shield views of buildings and parking loading docks, etc.



LAND USE PLAN: LINCOLN COUNTY CHARACTER AREAS

MAP 3.13: ENTRANCE CORRIDORS

General Description

The Entrance Corridor Character Area is comprised of three major roadways leading into Lincoln County: State Route 43, State Route 47, and US Hwy 378, located along the southern and western county boundaries. The character area extends from the centerline of each roadway to 250 feet on either side. Although the City of Lincolnton is the commercial and service center of the county, the unincorporated areas can and should capitalize on the amount of vehicular travel through the county by increasing the amount of goods and services available. While this increase in commerce is desirable, care must be taken to plan for the best locations for this new growth and the scenic beauty of these corridors should be protected and maintained.

Land Use

Commercial
Residential

Relationship to Prior Plan

This is a new character area designed to provide the county with greater flexibility in the allowance of land uses within their jurisdiction.

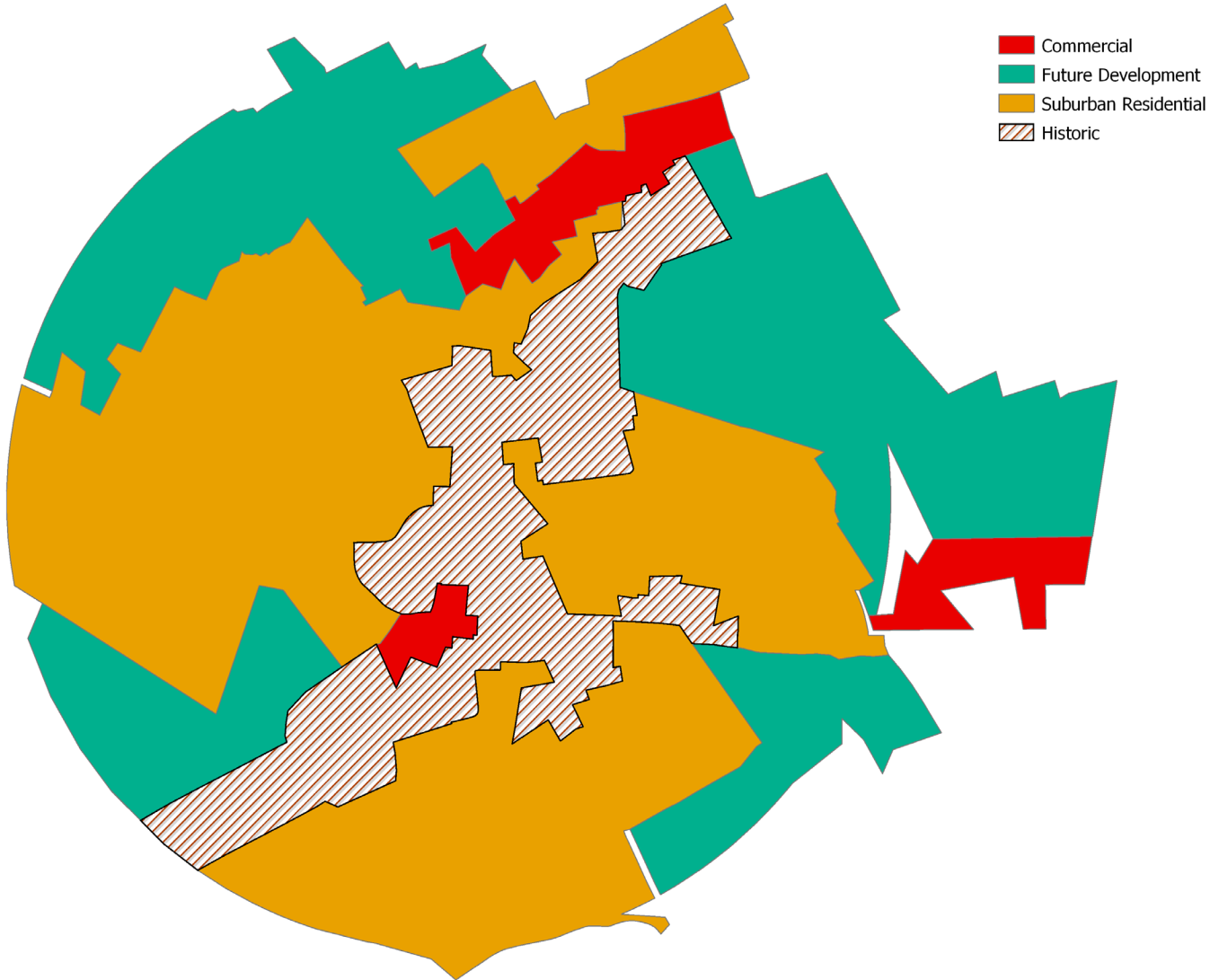
Implementation

- Cluster new commercial development at major intersections to avoid traffic congestion.
- Monitor the quality of commercial uses and signage through building codes and land development regulations.
- Provide paved shoulders that can be used by bicycles or as emergency breakdown lanes where feasible.
- Encourage landscaped, raised medians to provide vehicular safety, aesthetics, and also pedestrian crossing refuge.
- Manage access to keep traffic flowing; using directory signage to clustered developments.



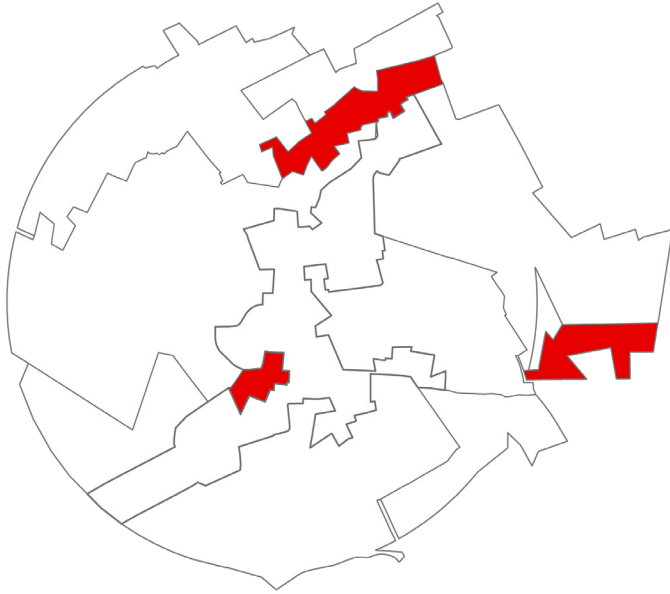
LAND USE PLAN: CITY OF LINCOLNTON CHARACTER AREAS

MAP 3.14: CHARACTER AREAS



LAND USE PLAN: CITY OF LINCOLNTON CHARACTER AREAS

MAP 3.15: COMMERCIAL



General Description

The Commercial Character Area is comprised of existing nodes of commercial development located outside of the historic area. It contains a variety of small service businesses, larger commercial enterprise and light industry.

Land Use

Commercial
Light Industrial

Relationship to Prior Plan

This is a new character area designed to provide the city with greater flexibility in the allowance of land uses within their jurisdiction.

Implementation

- Provide basic access for pedestrians and bicycles, consider vehicular safety measures including driveway consolidation and raised medians (which also improve safety for bike/pedestrians).
- Consider streetscape enhancements such as street lights and landscaping in areas currently lacking them.
- Manage access to keep traffic flowing; use directory signage to key areas such as downtown and clustered developments

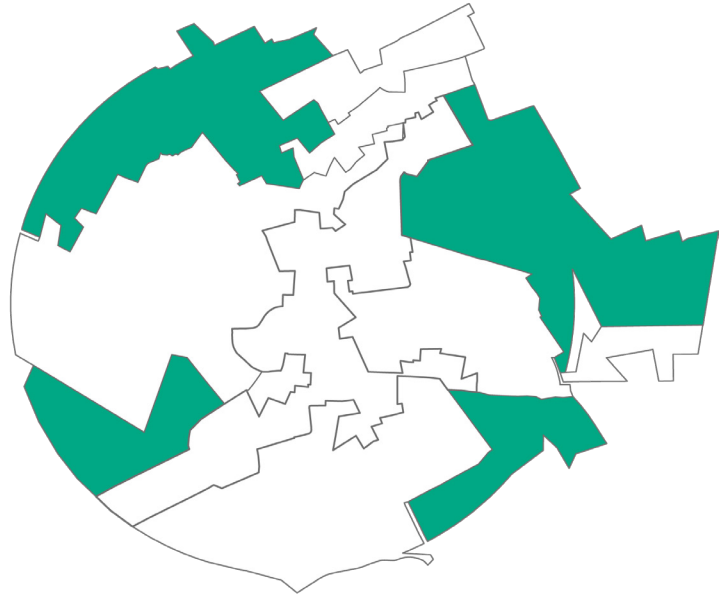


LAND USE PLAN: CITY OF LINCOLNTON CHARACTER AREAS

MAP 3.16: FUTURE DEVELOPMENT

General Description

This Future Development Character Area is adjacent to the Suburban Residential and Commercial character areas and is largely undeveloped. Future development should accommodate conservation subdivision design and clustered development that incorporates open space. There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity. This character area should incorporate a variety of housing types and encourage compatible architectural styles across use categories to establish identity.



Land Use

Commercial
Residential
Passive Recreation

Relationship to Prior Plan

This is a new character area designed to provide the city with greater flexibility in the allowance of land uses within their jurisdiction.

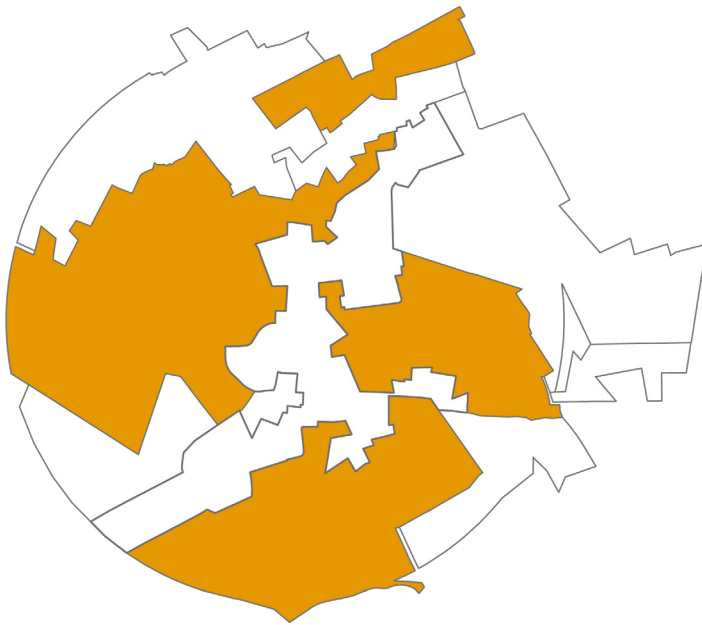
Implementation

- Promote mix of housing types and styles with Planned Unit Developments.
- New streets should be connected to disperse traffic, shorten walking/biking trips.
- Each neighborhood should have a mix of retail, services, and offices to serve neighborhood residents with day to day needs.



LAND USE PLAN: CITY OF LINCOLNTON CHARACTER AREAS

MAP 3.17: SUBURBAN RESIDENTIAL



General Description

The Suburban Residential character area contains traditional suburban development and associated uses such as neighborhood stores and schools. Street patterns are varied and there is a lack of pedestrian facilities. Future development should include pedestrian facilities with connections to downtown and adjacent areas, focal points and architectural styles that help establish and maintain neighborhood identities.

Land Use

Commercial
Low To Medium-Density Residential
Public/Institutional
Parks And Recreation

Relationship to Prior Plan

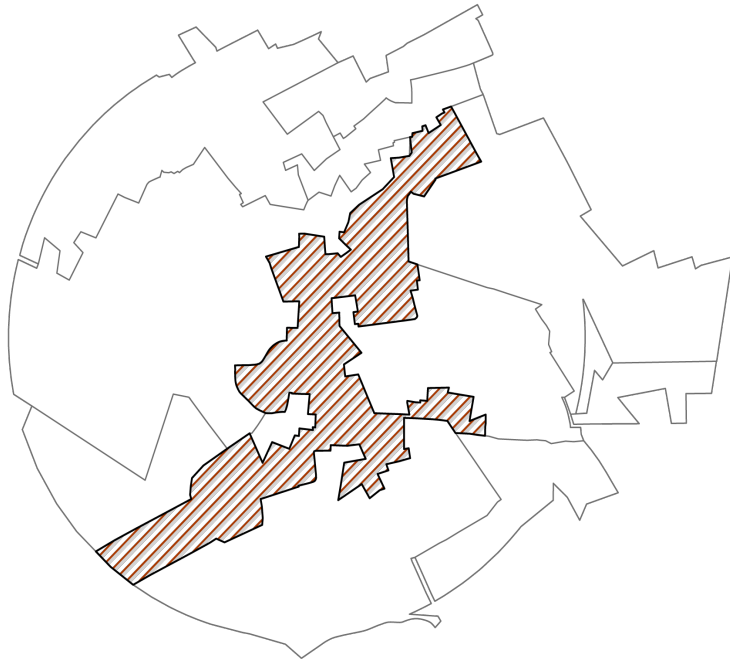
This is a new character area designed to provide the city with greater flexibility in the allowance of land uses within their jurisdiction.

Implementation

- Create neighborhood focal points by locating schools, community centers, or 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, connectivity to adjacent properties/subdivisions, and multiple site access points.



LAND USE PLAN:
CITY OF LINCOLNTON CHARACTER AREAS
MAP 3.18: HISTORIC



General Description

The Historic Character Area contains properties, landmarks, and civic and cultural resources important to the founding, settlement, and growth of the City of Lincolnnton and Lincoln County. Most of the Historic Character Area consists of property within the boundaries of the Lincolnnton Historic District, which is listed in the National Register of Historic Places. Small to medium-sized residential lots, civic uses, commercial uses, and cultural landmarks characterize this area. This character area is designed to provide the City and land owners greater flexibility to protect and maintain not only historic properties but to incorporate new development with scale and architectural compatibility. Pedestrian access and open space should be provided to enhance citizen enjoyment of the area.

Land Use

Commercial
Medium To High-Density Residential
Public/Institutional

Relationship to Prior Plan

This is a new character area designed to provide the city with greater flexibility in the allowance of land uses within their jurisdiction.





Implementation

- Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including the historic preservation tax incentives.
- Re-activate the Lincolnnton Historic Preservation Commission
- New development in the area should be of scale and architectural design to fit well into the historic fabric of the area.
- Linkages to greenspace and pedestrian access to open space should be encouraged with connecting sidewalks and trails.



Lincoln County and City of Lincolnton

Report of Accomplishments

| <i>LAND USE PROJECTS</i> | Status County | Status City | Comment |
|---|---------------------|---------------------|---|
| Amend subdivision regulations to require street trees where appropriate within new development. | Not Accomplished | Not Accomplished | The City and County is no longer interested in pursuing this as a project due to housing development in both jurisdictions coming to a stand-still. |
| Amend subdivision regulations to require connection of pedestrian facilities to existing infrastructure where applicable. | Not Accomplished | Ongoing | The City is in the process of researching how to implement these regulations within its subdivision regulations. |
| Amend zoning ordinance to ease parking restrictions for residential uses in downtown areas to encourage loft style development in Lincolnton. | Not Accomplished | Ongoing | This is a long term project for the city as it seeks to increase parking in its downtown area. |

Lincoln County Community Work Program

| <i>LAND USE PROJECTS</i> | <i>Timeframe</i> | | | | | <i>Responsible Party</i> | <i>Cost Estimate</i> | <i>Fund Source</i> |
|--|------------------|------|------|------|------|------------------------------|--------------------------|------------------------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | | | |
| Create a special use or Planned Unit Development area to incorporate a Aqua Culture Aquaponics Plant | | | X | | | County / State | Staff Time | Local Resources |

City of Lincolnton Community Work Program

| <i>LAND USE PROJECTS</i> | <i>Timeframe</i> | | | | | <i>Responsible Party</i> | <i>Cost Estimate</i> | <i>Fund Source</i> |
|---|------------------|------|------|------|------|------------------------------|--------------------------|------------------------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | | | |
| Create a PUD area to provide historic tourism for the Lincoln County Historical Park for Entertainment, Residential, Tourism, Signage, etc. | | | | | X | City | Staff Time/ CSRA RC | Local Funds |
| Amend subdivision regulations to require connection of pedestrian facilities to existing infrastructure where applicable. | | | X | | | City | Staff Time / CSRA RC | Local Funds |
| Amend zoning ordinance to ease parking restrictions for residential uses in downtown areas to encourage loft style development in Lincolnton. | | | | X | | City | Staff Time / CSRA RC | Local Funds |

Lincoln County and City of Lincoln Report of Accomplishments

| INTERGOVERNMENTAL COORDINATION PROJECTS | Status County | Status City | Comment |
|--|------------------|----------------|--|
| Continue to work on annexation agreement between City & County. | Ongoing | Ongoing | The City and County are currently in discussions regarding potential annexations. |
| Work with each other on targeted expansion of water & sewer facilities to keep development from sprawling. | Ongoing | Ongoing | The City and County are currently expanding their water and sewer facilities in order to attract growth in a responsible manner. |
| Consolidate city and county land development services. | Completed | Completed | |

Lincoln County Community Work Program

| INTERGOVERNMENTAL COORDINATION PROJECTS | Timeframe | | | | | Responsible Party | Cost Estimate | Fund Source |
|--|-----------|------|------|------|------|----------------------|------------------|----------------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | | | |
| Continue to work on annexation agreement between City & County. | | | X | | | County/ City | Staff Time | Local Funds |
| Work with each other on targeted expansion of water & sewer facilities to keep development from sprawling. | | | | X | | County/ City | Staff Time | Local Funds |

City of Lincoln Community Work Program

| INTERGOVERNMENTAL COORDINATION PROJECTS | Timeframe | | | | | Responsible Party | Cost Estimate | Fund Source |
|--|-----------|------|------|------|------|----------------------|------------------|----------------|
| | 2018 | 2019 | 2020 | 2021 | 2022 | | | |
| Continue to work on annexation agreement between City & County. | | | X | | | City/ County | Staff Time | Local Funds |
| Work with each other on targeted expansion of water & sewer facilities to keep development from sprawling. | | | | X | | City / County | Staff Time | Local Funds |

Appendix

The information in the Appendix includes

- Copies of Public Hearing Notices
- Sign In Sheets for Stakeholder Committee Meetings
 - Open House Sign In Sheet
 - Community Survey Form

INITIATION OF PLAN
FIRST PUBLIC HEARING NOTICE
LINCOLN COUNTY ON JUNE 8, 2017 AND
CITY OF LINCOLNTON ON JUNE 6, 2017

PAGE 2 THE LINCOLN JOURNAL, Lincolnton, Georgia - May 18, 2017

706-318-5733

McCormick, S.C. For questions, contact Michael Kolb at 864-391-4543.

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Public Hearing Notices

Initiation of Lincoln County Joint Comprehensive Plan

Lincoln County and the City of Lincolnton will each hold a public hearing to announce the initiation of the new Lincoln County Joint Comprehensive Plan. Although the plan will be a joint plan, each jurisdiction will have their own Community Work Program, therefore separate public hearings will invite public input. Further information about the plan process and meeting schedule will be available. Residents wishing to comment or make suggestions should be in attendance. Following are the places and times set for each Public Hearing:

Lincoln County, June 8, 2017, at 6:00 p.m.
Lincoln County Courthouse, Commissioners Meeting Room, 1st Floor
210 Humphrey Street
Contact: Sherry McKellar, Clerk, Phone: (706) 359-4444

City of Lincolnton, June 6, 2017, at 6:45 p.m.
Lincolnton City Hall, 125 North Peachtree Street, Lincolnton, GA
Contact: Martha Jo Austin, Clerk, Phone: (706) 359-3239

Lincoln County and the City of Lincolnton are local government jurisdictions committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. For a reasonable accommodation or if you need an alternative format or language, please call the contact person listed for the Public Hearing at least two business days prior to the Public Hearing during following hours: 8:00 a.m. – 5:00 p.m. Monday-Friday except holidays. Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056, (Voice) 1-800-255-0135, 7-1-1.

Pavilion, May House

The Lincoln County Historical Society encourages the use of the Lincoln County Historical Park for family and community events. The Lewis Family Pavilion and the May House make great venues for weddings, receptions, family reunions or other get-togethers. Fees are very reasonable and you don't have to be a member to use the facility. Call (706) 359-3237 for details and information.

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Community cookout

The Many Faces of Christ, the Christian ministry of Superb Locations, LLC of Lincolnton, will host a community cookout Sat., May 20 at 1361 Firetower Rd., Lincolnton, from noon - 2 p.m. It is open to the entire community and will include hotdogs, chips, and drinks for everyone and crafts for children.

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Silver Lining anniv.

As we approach the sixth anniversary of the Silver Lining Foundation of Newberry Missionary Baptist Church we would like to thank you for your past support. As we continue to help those going thru cancer treatment, we hope that we

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Figure 4.1 PUBLIC HEARING NOTICES

SECOND PUBLIC HEARING NOTICE
LINCOLN COUNTY AND CITY OF LINCOLNTON
NOVEMBER 20, 2017

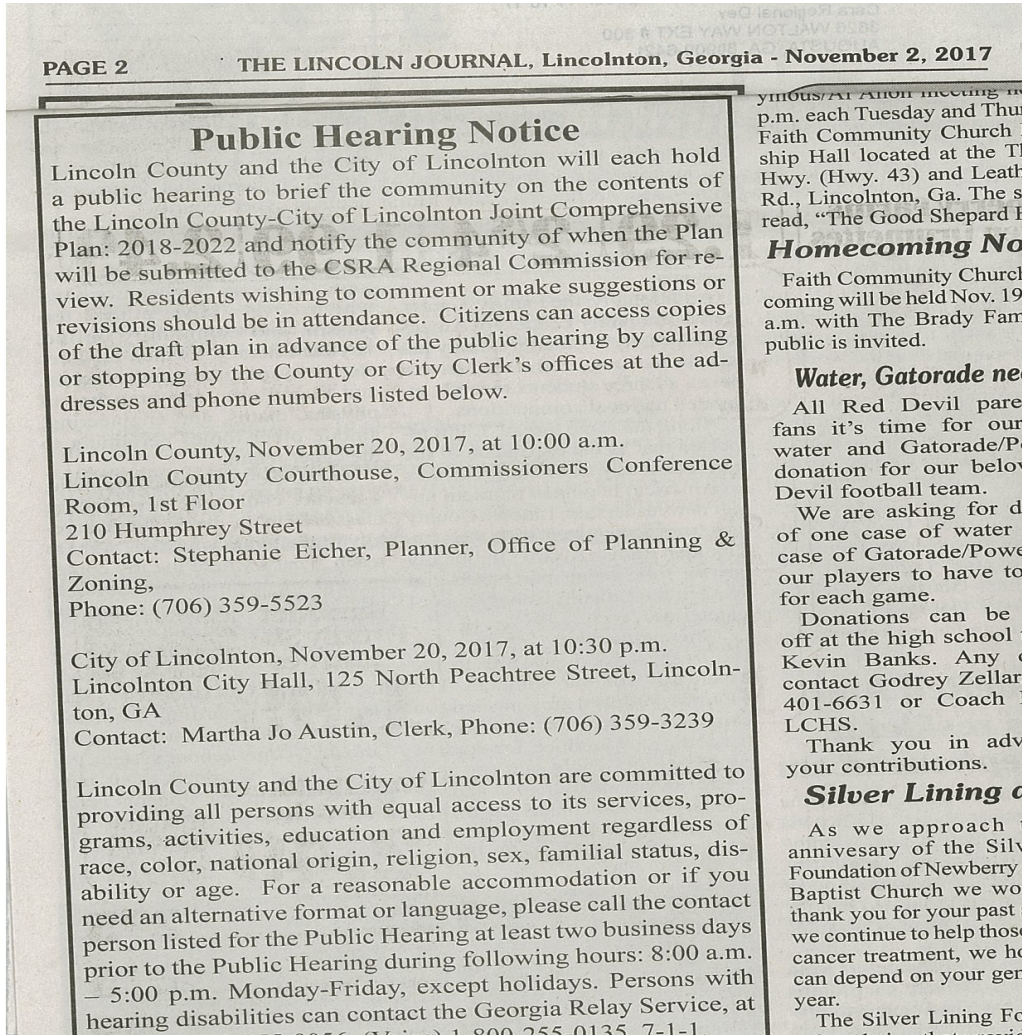


Figure 4.1 PUBLIC HEARING NOTICES

OPEN HOUSE INVITATION
 WE WANT YOUR INPUT!
 MEETING HELD OCTOBER 26, 2017
 (TWO ADS)

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PAGE 6 THE LINCOLN JOURNAL, Lincolnton, Georgia - October 19, 2017

PUBLIC OPEN HOUSE We Want Your Input!

Lincoln County and the City of Lincolnton are planning an Open House for public review and comments of its new Lincoln County-City of Lincolnton Joint Comprehensive Plan: 2018-2022.

You are invited to drop in anytime between 2:00 – 6:00 p.m. on Thursday, October 26, 2017, at the Lincoln County Office of Emergency Services, 1056 Global Drive, Lincolnton, Georgia, Phone: (706) 359-4855.

The Comprehensive Plan is a guide for how the county and city will grow and develop in the future. Information will be displayed on Lincoln County's and the City of Lincolnton's accomplishments since the last comprehensive plan, where the County and City are now, and the proposed activities for the next five years. A community survey will be available to complete.

Lincoln County, City of Lincolnton, and CSRA Regional Commission staff will be available to discuss the plan process and answer questions. For more information contact, Roby Seymour, Lincoln County, rseymour@lincolncountyga.com or phone (706) 359-5831.

Night of wor

Jones Chapel is please come Dave and Patty I night of worship and n 7:00 p.m. on October 26.

Dave and Patty, fo Holy Spirit Led Minist the largest healing mini: Midwest. At the age of fe grandmother told him hands on the sick, God them. With child-like fa lieved it, it worked and h praying and seeing heal There have been over 25 ings through their min 2008. If you need heal believing and expecting.

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Answers

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Figure 4.1 Open House Invitation, October 19, 2017 news ad

OPEN HOUSE INVITATION
WE WANT YOUR INPUT!
MEETING HELD OCTOBER 26, 2017
(TWO ADS)

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PAGE 6 THE LINCOLN JOURNAL, Lincolnton, Georgia - October 26, 2017

PUBLIC OPEN HOUSE We Want Your Input!


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The Comprehensive Plan is a guide for how the county and city will grow and develop in the future. Information will be displayed on Lincoln County's and the City of Lincolnton's accomplishments since the last comprehensive plan, where the County and City are now, and the proposed activities for the next five years. A community survey will be available to complete.

Lincoln County, City of Lincolnton, and CSRA Regional Commission staff will be available to discuss the plan process and answer questions. For more information contact, Roby Seymour, Lincoln County, rseymour@lincolncountyga.com or phone (706) 359-5831.

Years ago, wife "Burr" artist a duck decoy-m Christmas, as an adjunctiful collection of ant That resulted in taking lessons and ultimately New Orleans competi first prize. Subsequent entrees awarded him ond prizes as well.



Andrew Albert I
Andrea and Bruce of Carnesville, Georg to announce the birth Andrew Albert, born 2017 at Stephens Cour Toccoa, Georgia. And seven pounds, seven c Maternal grandpare Kelley of Winder, Ge Paternal grandpare and Shelia Freeland Georgia and Belinda colnton. Great-grandmother ton of Lincolnton.

Figure 4.1 Open House Invitation, October 26, 2017 news ad

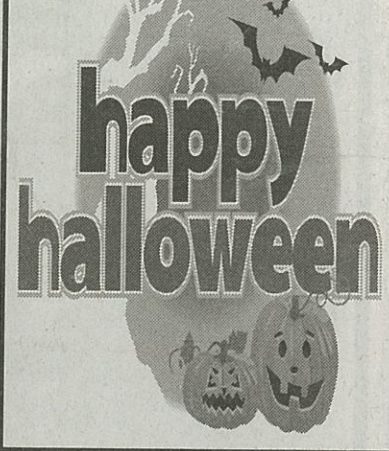
Figure 4.2 Open House Article, The Lincoln Journal, October 26, 2017

Journal

lay, thou canst not then be false to any man.”

www.lincolnjournalonline.com

tion No. 313-660 • 12 Pages • October 26, 2017



Public invited to open house to view comprehensive plan

The public is invited to give input regarding the new “Joint Comprehensive Plan” between Lincoln County and the City of Lincolnton on Thursday (today), October 26, from 2-6 p.m. at the Office of Emergency Services.

The open house will explore the comprehensive plan’s intent to map out a five-year guide for county-wide growth, and will be contracted with the Central Savannah River Area Regional Commission (CSRA-RC).

Since the last comprehensive plan, information on both county and city accomplishments will be on display for the public to view, and a community survey will be available for those in attendance to complete, as proposed activities for improvement will be highlighted at the open house.

A public hearing to inform the community about the joint comprehensive plan between the Lincoln County and City of Lincolnton governments was held over the summer, and at the hearing Public Works Director Roby Seymour explained, “This plan is due on or before February of 2018, to be adopted by both

County and City of Lincolnton governments will be present to discuss the plan’s process, and answer questions from the public. They will be joined by the CSRA Regional

Commission staff as well.

For more information, contact Seymour by phone at 706-359-5831, or by email at RSeymour@LincolnCountyga.com.

Local merchants welcome trick-or-treaters Tues. night

As a well-anticipated night of trick-or-treating fast approaches for the youth of Lincoln County, several businesses located on Main and Peachtree Streets are also getting into the Halloween spirit and will give out candy, toys, and other treats on Halloween for the kids to enjoy.

On the evening of October 31 until 7 p.m., B&J Appliance, Home Café, Goldman & Wengrow’s, Main Street Jewelry & Pawn, Rick & Co. Salon, and Jericho Florist will be assembled to dole out safe, but spooky, treasures to all trick-or-treaters. City Pharmacy will also give out candy, but during business hours only.

The community has been invited by each merchant to come see them on Halloween night.

Halloween has been an annual celebration for hundreds of years,

a practice that eventually became today’s ‘trick-or-treat’ tradition. Young women believed that on Halloween they could divine the name or appearance of their future husband by doing tricks with yarn, apple parings or mirrors,” History.com reports. “In the late 1800s, there was a move in America to mold Halloween into a holiday more about community and neighborly get-togethers than about ghosts, pranks, and witchcraft. At the turn of the century, Halloween parties for both children and adults became the most common way to celebrate the day. Parties focused on games, foods of the season, and festive costumes.

History.com also records that “parents were encouraged by newspapers and community leaders to take anything ‘frightening’ or

Figure 4.2 Open House Article, The Lincoln Journal, October 26, 2017

According to Seymour, the comprehensive plan outlines the goals expressed by both governments over the next five years, as well as outlining certain economic development goals, but also depicts the goals for infrastructure and other improvements over the next 10 years.

The plan would provide potential residents and businesses owners a "screen shot" of what the county has to offer, which includes a lot of information based on census data.

"It's a guiding document for anyone visiting, or wanting to move here. It's basically a snap shot of where our county is and where we anticipate it to be over a long-term period," Seymour said, regarding economic development, population growth, water and sewer growth, and other areas.

"The plan originated in May with a kickoff meeting of the stakeholders committee. That stakeholders committee is made up of county employees, county business leaders, city council members, city employees, and some outside general public individuals to give input," Seymour said. "There are three parts to the plan. The first is an introduction and discussion of the comprehensive plan, and the process. The second part is the community profile and background of the community, which includes the general demographics, housing, economic development, community facilities, natural agricultural resources, and land usage. The third part is the community agenda, which includes the needs and opportunities in the community, the community goals, the land-use plan, and the community work program."

The comprehensive plan would also require regular updates every two years in order to keep information and data current.

As the contract is in joint agreement with the county and city, it will involve a complete renewal and rewrite of the existing comprehensive plan. Furthermore, the Department of Community Affairs will fund the entirety of the rewrite.

The documentation must be in compliance with Georgia State laws in order for the county to continue receiving certain state funding and grants like Community Development Block Grants and Georgia grants.

After the public open house, officials are anticipating adoption of the plan by the end of this year.

Officials from both the Lincoln

According to History.com, "In the eighth century, Pope Gregory III designated November 1 as a time to honor all saints; soon, All Saints Day incorporated some of the traditions of Samhain. The evening before was known as All Hallows Eve, and later Halloween. Over time, Halloween evolved into a day of activities like trick-or-treating and carving jack-o-lanterns. Around the world, as days grow shorter and nights get colder, people continue to usher in the season with gatherings, costumes, and sweet treats."

Thanks to the Irish immigrants who swarmed America in the latter half of the 19th century, Halloween became quite the popular celebration across the nation.

"Borrowing from Irish and English traditions, Americans began to dress up in costumes and go house to house asking for food or money,

non-profit organizations, Safe Kids Worldwide, here are some safety tips for a fun night and treats as listed below

- Cross the street at corner traffic signals and crosswalks
- Look left, right and when crossing and keep you cross.

- Put electronic devices away. Keep heads up and walk, across the street.

- Teach children to contact with drivers before crossing in front of them.

- Always walk on sidewalks. If there are no sidewalks, walk facing traffic as far as possible. Children should use direct routes with the fewest crossings.

- Watch for cars that

(continued on page 2)



Queen, princess crowned

This year Shayla Beard (right) was crowned as the Lincoln High School homecoming queen, and Lindsey Montero was princess at the halftime show of last week's Red Devil game at Lincoln High School in Greene County.

Figure 4.3 Sign In Sheets, Stakeholder Committee Meetings

Sign In Sheet
1st Stakeholders Committee Meeting
May 3, 2017 and June 28, 2017

| LINCOLN COUNTY JOINT COMPREHENSIVE PLAN 1 ST STAKEHOLDERS COMMITTEE MEETING MAY 3, 2017 | | |
|---|-----------------------------------|--------------------------|
| NAME | EMAIL | JURISDICTION REPRESENTED |
| Robert Seymour | rseymour@lincolncountyga.com | Lincoln County |
| Stephanie Eicher | steicher@lincolncountyga.com | Lincoln County |
| Virginia Williams | rwilliams@lincolncountyga.com | Lincoln County |
| Gary W Edwards | edwardsgw@nu-2.net | Lincoln County |
| Ramy Hoolby | councilseat3@cityoflincolnton.com | City of Lincoln |
| Wade Norman | wnorman@yahoo.com | LINCOLN COUNTY |
| Sherry E. McKellar | smckellar@lincolncountyga.com | Lincoln County |
| Martha Jo Austin | maustin@cityoflincolnton.com | City of Lincoln |

Sign In Sheet
2nd Stakeholders Committee Meeting
June 28, 2017

| LINCOLN COUNTY JOINT COMPREHENSIVE PLAN 2 ND STAKEHOLDERS COMMITTEE MEETING June 28, 2017 | | |
|---|-------------------------------|--------------------------|
| NAME | EMAIL | JURISDICTION REPRESENTED |
| Gary Edwards | edwardsgw@nu-2.net | |
| Martha Jo Austin | maustin@cityoflincolnton.com | City of Lincoln |
| Sherry McKellar | smckellar@lincolncountyga.com | Lincoln County |
| Ernest Norman | ErnestNormanJr@aol.com | City Council |
| Teresa Concannon | teresa.concannon@dca.ga.gov | DCA |
| Robt Seymour | rseymour@lincolncountyga.com | Lincoln County |
| Alana Quek | alana@whitestoneutility.com | City Council |
| Stephanie Eicher | steicher@lincolncountyga.com | Lincoln County |
| JOHN STONE | jstone@lincolncountyga.com | Development Authority |

Figure 4.3 Sign In Sheets, Stakeholder Committee Meeting

Sign In Sheet
 3rd Stakeholders Committee Meeting
 August 30, 2017

| LINCOLN COUNTY JOINT COMPREHENSIVE PLAN 3rd STAKEHOLDERS COMMITTEE MEETING August 30, 2017 | |
|---|-----------------------------|
| NAME | JURISDICTION REPRESENTED |
| Virginia T. Williams | Lincoln County Commissioner |
| Robert D. Seymour | Lincoln County P&Z |
| Stephanie Eicher | Lincoln County P&Z |
| Sherry McKellar | LC BOC |
| Larry Brooks | City of Lincoln |
| Alison Surke | City of Lincoln |
| Martha Jo Austin | City of Lincoln |
| Gary Edwards | edwardsgw@ m-z.net |
| Walker T. Norman | Lincoln County |
| John Stone | Development Authority |

| LINCOLN COUNTY JOINT COMPREHENSIVE PLAN 3rd STAKEHOLDERS COMMITTEE MEETING August 30, 2017 | |
|---|--|
| NAME | JURISDICTION REPRESENTED |
| Casey Broom | Lin. Co. Office of Emergency Services |

Figure 4.3 Sign In Sheet, Open House for Public Comments
October 26, 2017

| OPEN HOUSE | | Sign In Sheet | |
|---|--------------------------|------------------|--------------------------------|
| Lincoln County Office of Emergency Services | | October 26, 2017 | |
| NAME | JURISDICTION REPRESENTED | PHONE | E-Mail |
| Virginia T. Williams | Bld of Comm | (706) 461-6741 | vwilliams@lincolncountyga.com |
| Casey S. Broom | LCOES | (706) 359-4855 | cbroom@lincolncountyga.com |
| Stephanie Eiche | Bld of Comm (P&C) | (706) 359-5523 | Steicher@LincolnCountyga.com |
| Alannah Becker | City of Lincolnton | (706) 359-4446 | alannah@lincolntoncityga.com |
| Nicole Kelley | City of Lincolnton | (706) 359-4934 | nicolekelley1992@gmail.com |
| Romy Goodaly | City of Lincolnton | (706) 359-1196 | romy@scat3cityoflincolnton.com |
| Nina Price Albea | City of Lincolnton | (706) 359-4300 | none |
| Wendy Thomas | Lincoln County | (706) 359-4444 | wnorman@lincolncountyga.com |
| Byron Jackson | Lincoln County | (706) 359-1270 | |
| | | () | |

OPEN HOUSE, Lincoln County-City of Lincolnton Joint Comprehensive Plan
Lincoln County Office of Emergency Services, Conference Room, 1056 Global Drive, Lincolnton, GA

Figure 4.4 Community Survey

Open House
October 26, 2017

Lincoln County-City of Lincolnton Joint Comprehensive Plan: 2018-2022 ~Community Input Survey~

Please check all that apply: I'm a county **A) Resident**__ **B) Property Owner**__ **C) Business Owner**__.

I'm a city **A) Resident**__ **B) Property Owner**__ **C) Business Owner**__.

What are the things you like most about your County or City?

What things would you change in your County or City?

What would you like the County or City to be like in 10 years?

Please provide us with any additional concerns or comments:

Thank you for you input. Please leave this completed sheet with the CSRA RC staff on your way out. If you have any questions or comments during this process, please contact Roby Seymour, Lincoln County at (706) 359-5522, Martha Jo Austin (706) 359-3239 or Anne Floyd, CSRA Regional Commission at 706-210-2015.

**A Resolution of LINCOLN County for Adoption of the LINCOLN
County and City of Lincolnton
Joint Comprehensive Plan: 2018-2022**

WHEREAS, the Lincoln County Board of Commissioners, the governing authority of Lincoln County, Georgia has prepared the *Lincoln County and City of Lincolnton Joint Comprehensive Plan: 2018-2022* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Lincoln County and City of Lincolnton Joint Comprehensive Plan: 2018-2022* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Lincoln County and City of Lincolnton Joint Comprehensive Plan: 2018-2022* 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 Lincoln County Board of Commissioners that the *Lincoln County and City of Lincolnton Joint Comprehensive Plan: 2018-2022* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 12 day of April, 2018



Walker T. Norman, Chairman
Lincoln County Board of Commissioners

ATTEST:



Sherry McKellar, Clerk
Lincoln County

**A Resolution of the City of LINCOLNTON for Adoption of the
LINCOLN County and City of Lincolnton
Joint Comprehensive Plan: 2018-2022**


WHEREAS, the Lincolnton City Council, the governing authority of the City of Lincolnton, Georgia, has prepared the *Lincoln County and City of Lincolnton Joint Comprehensive Plan: 2018-2022* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Lincoln County and City of Lincolnton Joint Comprehensive Plan: 2018-2022* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Lincoln County and City of Lincolnton Joint Comprehensive Plan: 2018-2022* 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;" and,

NOW, THEREFORE, BE IT RESOLVED by the Lincolnton City Council that the *Lincoln County and City of Lincolnton Joint Comprehensive Plan: 2018-2022* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 1st day of May, 2018



*Henry Brown, Mayor
City of Lincolnton*

ATTEST:



*Martha Jo Austin, Clerk
City of Lincolnton*