

# COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Lincoln County; City of Lincolnton**

RC: **CSRARC**

Submittal Type: **Comp Plan Update**

Preparer:  RC  Local Government  Consultant: Specify

Cover Letter Date: **3/13/23**

Date Submittal Initially Received by RC: **3/13/2023**

Explain Unusual Time-lags or Other Anomalies, when present:

*Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.*

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS CANNOT BE ACCEPTED.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

**A Resolution of Lincoln County for the Adoption of  
the  
Lincoln County Joint Comprehensive Plan  
2023-2028**

**WHEREAS**, the Lincoln County Board of Commissioners, the governing authority of Lincoln County in conjunction with the City of Lincolnton, Georgia, has prepared the *Lincoln County Joint Comprehensive Plan 2023-2028* to replace their prior joint comprehensive plan and joint comprehensive plan update and,

**WHEREAS**, the *Lincoln County Joint Comprehensive Plan 2023-2028* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

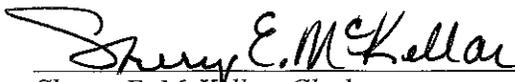
**WHEREAS**, the *Lincoln County Joint Comprehensive Plan 2023-2028* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the Lincoln County Board of Commissioners that the *Lincoln County Joint Comprehensive Plan 2023-2028* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 9 day of March, 2023

  
\_\_\_\_\_  
Walker T. Norman, Chairman  
Lincoln County Board of Commissioners

ATTEST:

  
\_\_\_\_\_  
Sherry E. McKellar, Clerk  
Lincoln County



**A Resolution of the City of LINCOLNTON for Adoption of the  
LINCOLN County  
Joint Comprehensive Plan: 2023-2028**

**WHEREAS**, the Lincolnton City Council, the governing authority of the City of Lincolnton, Georgia, has prepared the *Lincoln County Joint Comprehensive Plan: 2023-2028* to replace their prior comprehensive plan and comprehensive plan update and,

**WHEREAS**, the *Lincoln County Joint Comprehensive Plan: 2023-2028* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

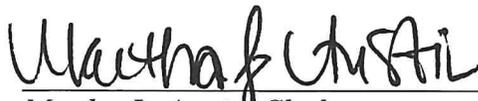
**WHEREAS**, the *Lincoln County Joint Comprehensive Plan: 2023-2028* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;" and,

**NOW, THEREFORE, BE IT RESOLVED** by the Lincolnton City Council that the *Lincoln County Comprehensive Plan: 2023-2028* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 7<sup>th</sup> day of March, 2023

  
\_\_\_\_\_  
Michael McCombs, Mayor  
City of Lincolnton

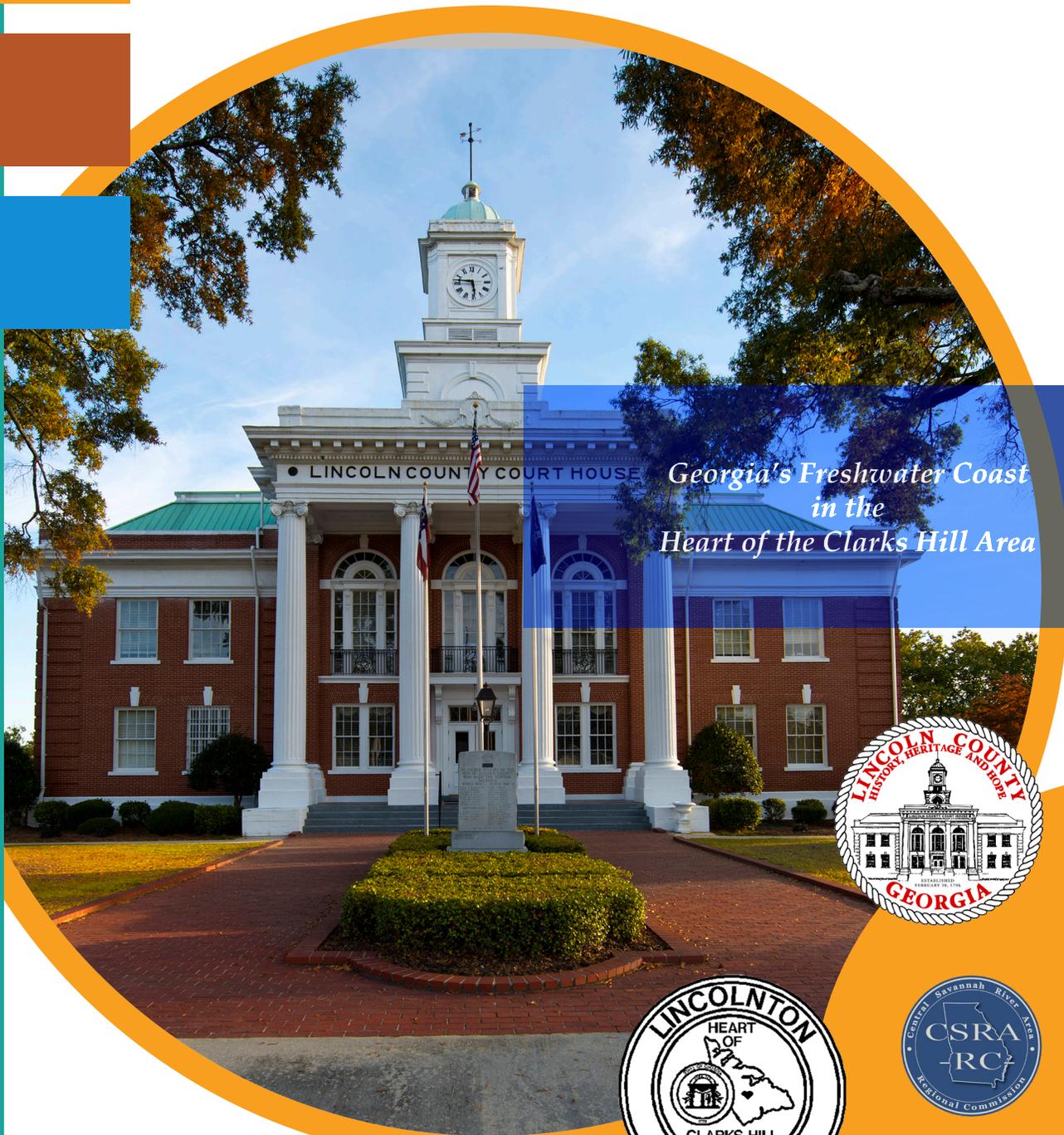
**ATTEST:**

  
\_\_\_\_\_  
Martha Jo Austin, Clerk  
City of Lincolnton

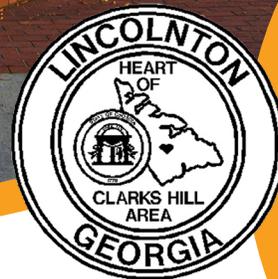
# Lincoln Co. <sup>2023-2028</sup>

## Joint Comprehensive Plan

CREATED WITH LINCOLNTON, GA



*Georgia's Freshwater Coast  
in the  
Heart of the Clarks Hill Area*



Prepared for:

The Chairman and County Board of Commissioners  
Lincoln County  
210 Humphrey Street  
P.O. Box 340  
Lincolnton, Georgia 30817  
Phone: 706-359-4729

Adopted: March 9, 2023

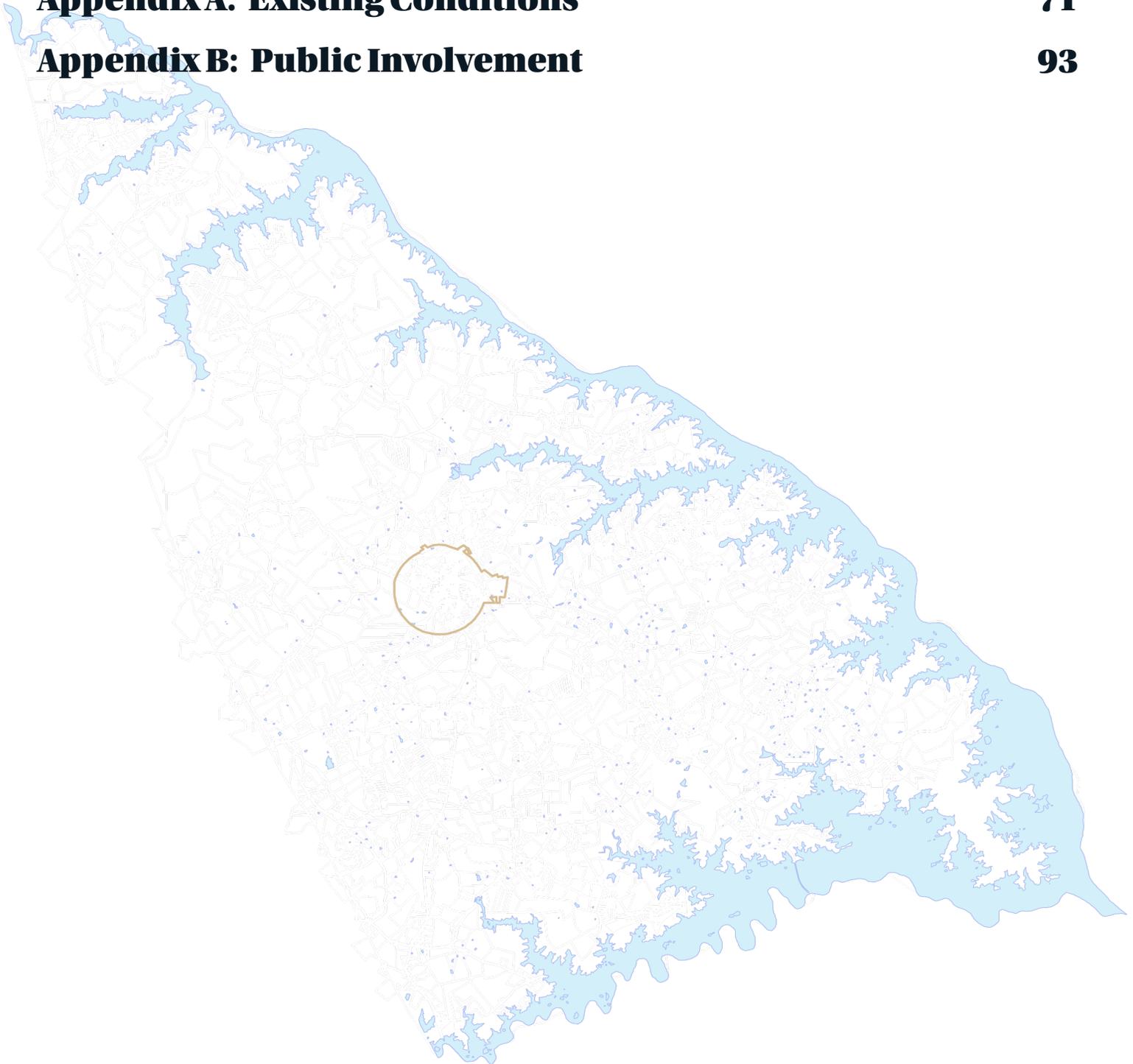
The Mayor and City Council  
City of Lincolnton  
125 North Peachtree Street  
P.O. Box 489  
Lincolnton, Georgia 30817  
Phone: 706-359-3239

Adopted: March 7, 2023

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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# Introduction

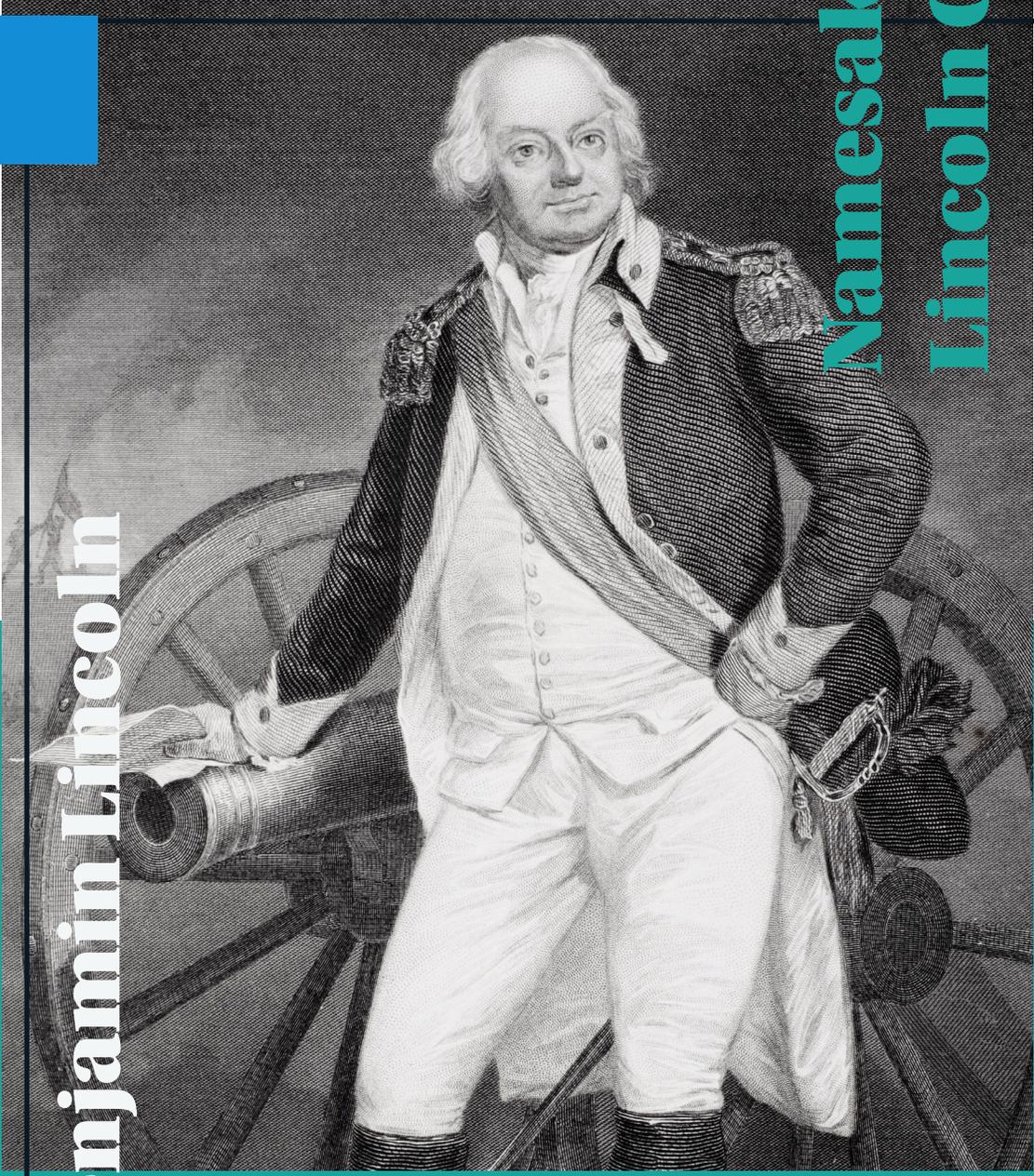
Every county and city encounters change. When properly guided, this change can bring about positive growth. Every community should plan for its future development - looking ahead with a vision of how to make the environment a better one for citizens. Each community has assets that can be used to enhance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

This Lincoln County Joint Comprehensive Plan: 2023-2028 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 these communities is realistic, yet optimistic for future for growth that will make an impact for all people. 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.

Lincoln County and the City of Lincolnton are extremely proud of their heritage. 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). The Lincoln County Historical Society has carried on a tradition of public living history demonstrations with its collection of historic buildings. The City of Lincolnton has one of the finest collections of historic buildings in the state, documented through a citywide National Register of Historic Places listing.

# Gen. Benjamin Lincoln

# Namesake of Lincoln County



## What is a Comprehensive Plan?

The comprehensive plan is a unified document encouraging overarching consistency and coherence in county and municipal policies, guiding future community growth. It is designed to facilitate a coordinated planning program that ultimately leads to desired future social and economic outcomes for both jurisdictions. It serves as a guide to both the public and private sector, providing guidance on items such as land development, housing improvements, economic development, cultural/environmental asset protection, and provision of community services and facilities.

The comprehensive plan is structured as a dynamic document that should be amended when local priorities or conditions change. Periodic updates are necessary to ensure that the document's stated policies align with the needs and aspirations of residents. The current comprehensive planning effort addresses these changes and integrates new or evolving priorities among residents and community leaders.

## How to use the Plan

This comprehensive plan is a guide for action and is intended to serve as a reference for potential users. A member of the City Council, Board of Commissioners or government staff should refer to this plan's policies when deciding on the approval of a rezoning or location of new development. Companion planning documents should be used in conjunction with the comprehensive plan. These include but are not limited to the CSRA Regional Plan, the Lincoln County Solid Waste Management Plan, the plans of other nearby jurisdictions, the Regional Water Plan, the CSRA Regionally Important Resource Plan, and other local and state regulatory documents (e.g. zoning ordinance, subdivision regulations).

Unlike sector or single issue planning documents, which generally refer to issues such as transportation, economic development, parks and recreation, annexation and community services, the comprehensive plan addresses these issues in a coordinated manner. Decisions should follow the comprehensive plan. If at some point the comprehensive plan no longer reflects the path the City or County wishes to take, it should be amended.

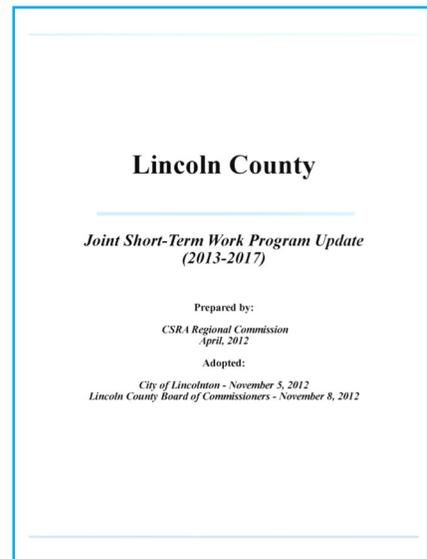
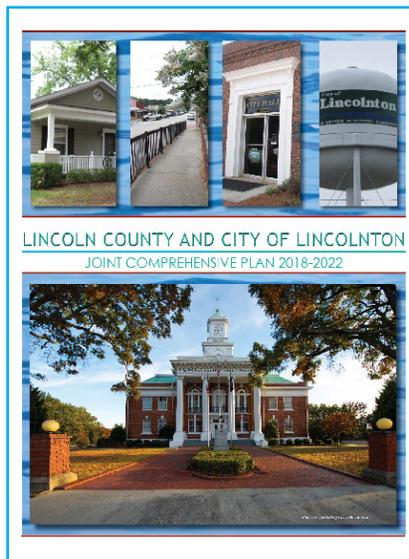
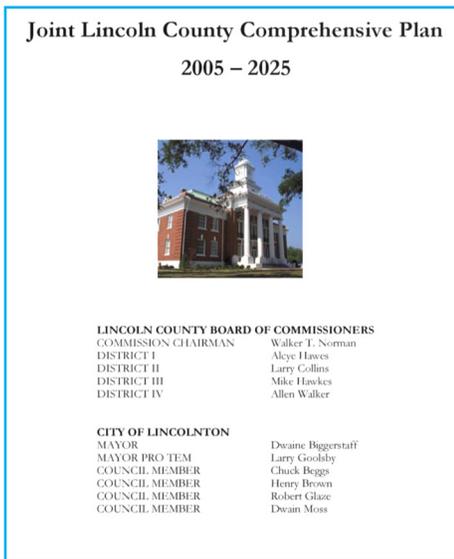
Comprehensive plans prepared in Georgia that are consistent with the DCA standards include a strategic planning component called the "community work program" (CWP). The five-year CWP lists measurable projects that will be undertaken, consistent with the stated comprehensive plan goals.

# 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 members. 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, 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.

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. As of 2018 when the last full plan update was conducted, full plan updates were required every 5 years.



# PLAN COMPONENTS

The comprehensive plan document includes the following required and elective components:

- Community Goals
- Needs and Opportunities
- Report of Accomplishments
- Community Work Program
- Public Involvement Overview
- Economic Development
- Land Use
- Housing
- Broadband Services
- Natural and Cultural Resources
- Community Facilities

All state-required comprehensive planning components and additional elective elements listed are distributed throughout the Lincoln County Joint Comprehensive Plan in various chapters and appendices.



# COMMUNITY SNAPSHOT

The data below was provided by the U.S. Census Bureau's 2020 Decennial Census and 2020/2021 American Community Survey 5-year estimates.



## POPULATION

Lincoln County: 7,690

Lincolnton: 1,480

## TOTAL HOUSEHOLDS

Lincoln County: 2,953

Lincolnton: 688

## RESIDENTS 65 YEARS AND OLDER

Lincoln County: 24.1%

Lincolnton: 26.0%



## EMPLOYMENT RATE

Lincoln County: 47.5%

Lincolnton: 41.2%

## MEDIAN AGE

Lincoln County: 47.1

Lincolnton: 48.9

## TOTAL HOUSING UNITS

Lincoln County: 4,389

Lincolnton: 670



## MEDIAN HOUSEHOLD INCOME

Lincoln County: \$44,087

Lincolnton: \$35,299

## RESIDENTS WITH BACHELOR'S OR HIGHER

Lincoln County: 13.3%

Lincolnton: 17.8%

## RESIDENTS WITHOUT HEALTH COVERAGE

Lincoln County: 14.6%

Lincolnton: 17.8%

# Introduction

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## **PUBLIC INVOLVEMENT OVERVIEW**

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 that provides an opportunity to consider all community needs.

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 that represented: elected officials, economic development interests, community leadership, and jurisdiction staff. Meetings of the Stakeholder Committee were held to guide the plan, assisted by the CSRA Regional Commission. The team also utilized a community survey and promoted it on social media. Plan documents were made available in print and online.

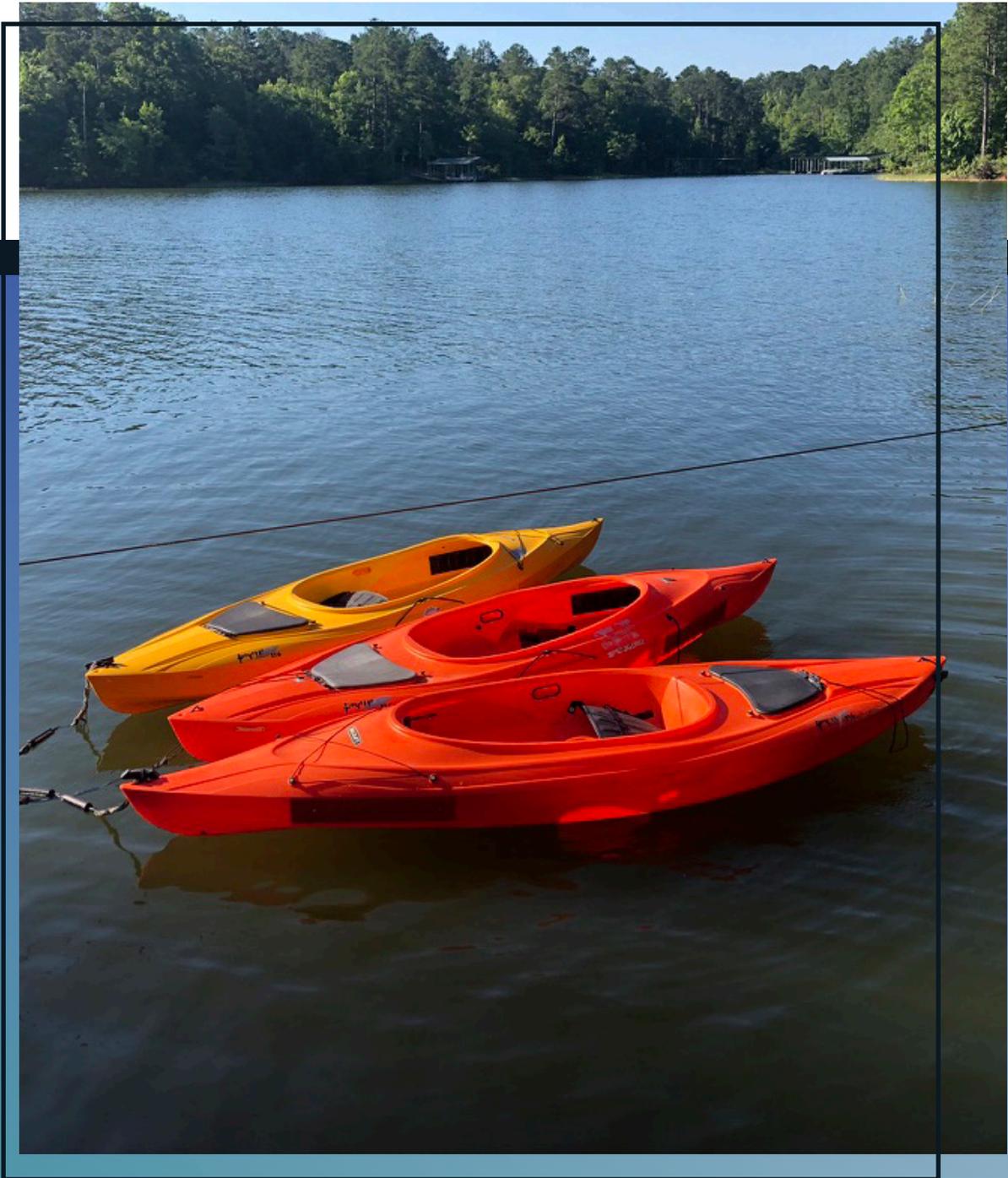
Two public hearings were held as part of the plan process on: September 7, 2022 and February 13, 2023. The first public hearing was held at the beginning of the plan process to inform the community of the process to develop the plan, how the public could participate, and to voice input on the planning 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.

Stakeholder Committee members for this process were:

Micheal McCombs, Mayor of Lincolnton  
Walker Norman, Lincoln County Chairman  
Cooper Cliatt, Lincoln County Commission  
Robert Seymour, Lincoln County Public Works Director  
Stephanie Eicher, Lincoln County Planner  
Christine McNeese, Lincoln County Development Authority  
Alana Burke, Lincolnton City Council  
Martha Jo Austin, Lincolnton City Clerk  
Daravios Cullars, Lincoln County Family Connection  
Larry Goolsby, City of Lincolnton

The stakeholder committee met on the following dates:

August 23, 2022 | September 27, 2022 | January 26, 2023



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# Community Vision

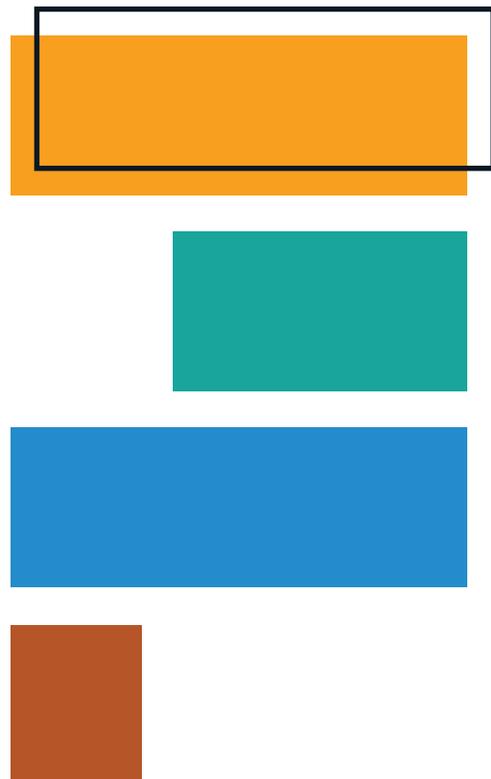
**“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody!”**

**- Jane Jacobs, *The Death and Life of Great American Cities***

This section of the plan articulates several critical components helping Lincoln County and the City of Lincoln become the communities they want to be.

The following are included:

SWOT Analysis  
Needs & Opportunities  
Community Goals  
Future Development: Character Areas





# SWOT Analysis

Based on the community survey, stakeholder conversations and available data, the CSRA-RC staff compiled a list of Strengths, Weaknesses, Opportunities, and Threats (SWOT). The SWOT results were used in identifying community needs and opportunities and examining potential community projects.

Questions considered during the SWOT process include:

- What does the city/county do well?
- What advantages does it have over other places?
- What unique resources/knowledge can it draw on?
- What could the city/county improve upon?
- Where does it have fewer resources than other places?
- What knowledge is lacking?
- What opportunities are open to the city/county?
- What trends could it take advantage of?
- How can the city/county turn its strengths into opportunities?
- Are there programs/partnerships the city/county can expand?
- What threats could harm/inhibit city/county operations?
- What are the county and nearby cities doing?
- What threats do the city's/county's weaknesses expose it to?

# STRENGTHS

1. Small town/rural community
2. Clarks Hill Lake
3. Excellent school system
4. Lincoln county historical park
5. Development Opportunities
6. Historic downtown
7. Parks and campgrounds
8. Water and sewer systems
9. Close proximity to Columbia County, Ft. Gordon, and metro area
10. Low crime rate
11. Downtown streetscape and sidewalks
12. Broadband availability

# WEAKNESSES

1. Lack of businesses (fast food, restaurants, and grocery stores)
2. Vacant buildings downtown
3. Dirt roads
4. Lack of cell reception (northern end of the county)
5. Lack of housing (rental and starter homes)
6. Transportation (distance to interstate 20, no rail, no 4-lane highways)
7. Lack of county sewer in rural areas
8. Parking downtown
9. Lack of entertainment options
10. Lack of childcare options
11. Lack of sidewalks in neighborhoods
12. Dilapidated buildings

# OPPORTUNITIES

1. Vacant buildings downtown (retail space and loft space)
2. Land available for residential development (lake and rural large tracts)
3. Land available for industry
4. Increasing the number of local festivals
5. Small business community
6. Development of lake areas
7. New business growth
8. Develop old high school lot into a farmers' market
9. Build a boat house for a rowing club
10. Create a blight program for dilapidated buildings
11. Promotion of the new county recreation arena
12. Create additional community gathering space downtown
13. Utilize sewer easements to create public walking trails in the city
14. Redevelop existing buildings (e.g. the old hotel)
15. Expand recreation options

# THREATS

1. Lack of stores and entertainment options
2. Development of surrounding areas.
3. Lack of good paying jobs to young families
4. Lack of rental property and starter homes
5. Lack of funding for big projects
6. Residents need to travel of out town for basic needs such as groceries and medical

**Community  
Vision**

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# Needs and Opportunities

The needs and opportunities included in this section of the plan present issues to address and possibilities to pursue. These items were generated during the 2022 comprehensive planning process utilizing: input from the stakeholder committee, data review, a community survey, and SWOT analysis. They also informed other parts of the plan, including goals and work program activities. As a reminder, these aren't the only possible needs and opportunities for the city and county, and this document is flexible to change as the communities do.

## ECONOMIC DEVELOPMENT

| Needs  | Opportunities  |
|--|--|
| Downtown needs a merchant committee or DDA for resolving aesthetic and other issues to work with the City. | The Lincoln historic preservation commission could be re-activated.                                  |
| Downtown has a lack of parking.  | Dilapidated/unused buildings could be demolished and replaced with attractive downtown parking area. |
| Support and expand current local businesses  | Identify and initiate grant opportunities.   |
| Recruit new businesses   | Real estate development, resort, manufacturing, and communications                                   |
| Improve county/city infrastructure   | Bridge improvements, cell towers, highway connections  |
| Healthcare   | Recruit urgent care and dialysis center  |
| Increase cell reception  | Increase cell towers in the northern part of the County  |
| Commercial development north of Hwy 378  |  |
| Increase attendance at monthly farmers' market at the high school  | Increase promotion of farmers market with more advertising   |

## HOUSING

| Needs  | Opportunities   |
|--|---|
| Affordable housing for young families and seniors  | There is ample property in the city and county for development.   |
| Downtown has several two story buildings that need increased use of the first and second floors. | City could form a DDA or merchants committee or City could develop a list of goals as a master plan for downtown. |

## NATURAL AND CULTURAL RESOURCES

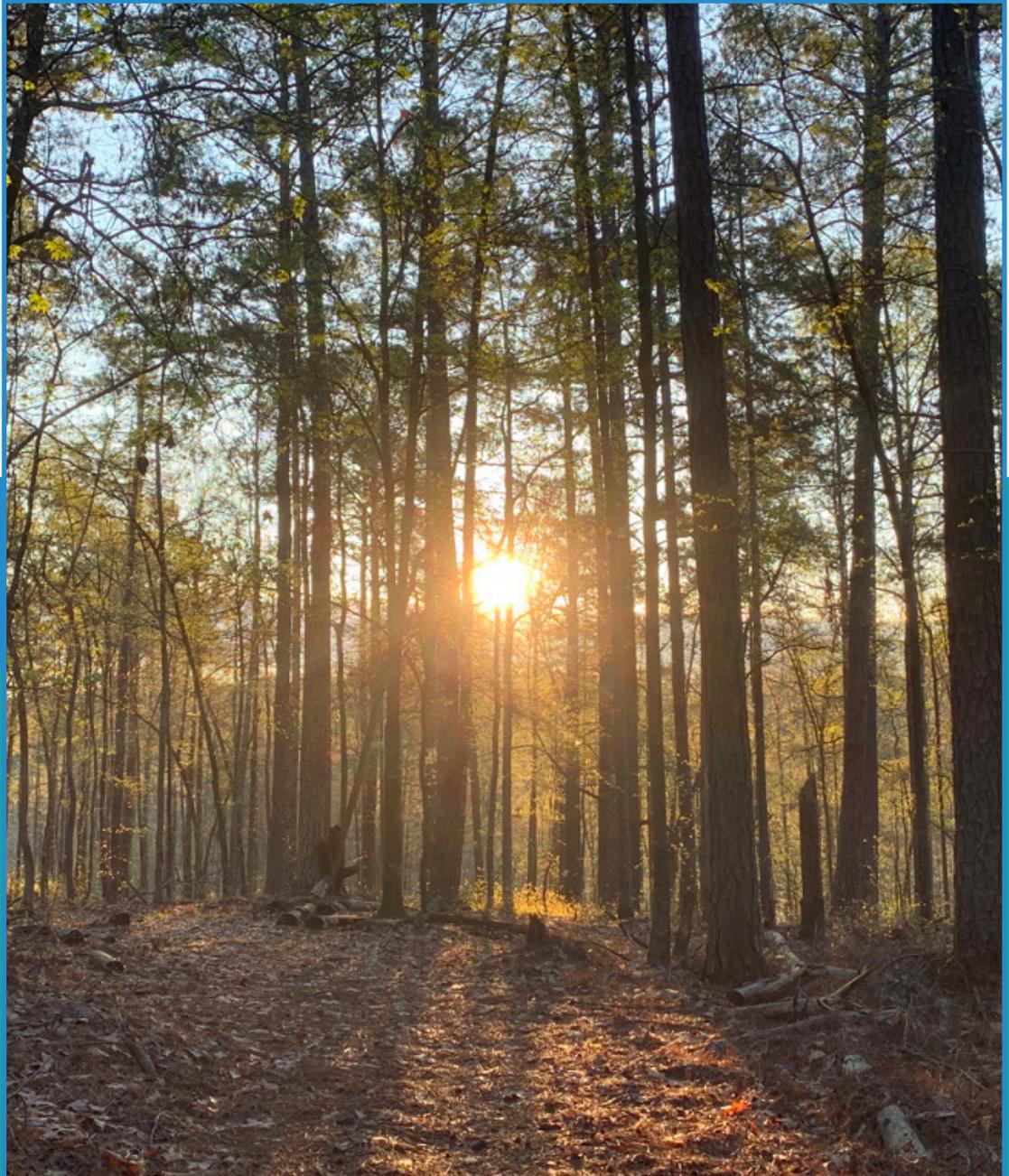
| Needs  | Opportunities   |
|--|---|
| There are a number of historic sites throughout the county that are unique to Lincoln County and the State of Georgia as well. | Historic sites can be marketed for tourism.   |
| There is no method for actively preserving open space and the rural character that makes Lincoln County unique.                | Creation of greenspaces, active and passive parks. Trail systems would allow for movement from city to areas in county. |

## COMMUNITY FACILITIES

| Needs                                     | Opportunities   |
|---|---|
| Upgrade and repair aging infrastructure.  | Actively seek opportunities for funding for critical infrastructure improvements.       |
| Upgrade and expand recreation facilities. | Actively seek opportunities for funding for recreational and trail system improvements. |
| Build more trail systems.                 |   |
| Maintain public safety equipment.         |   |

**Community  
Vision**

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# 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.

# Community Goals



## ECONOMIC DEVELOPMENT

- Support and Expand Current Local Businesses
- Recruit New Businesses
- Recruit Healthcare Facility for Urgent Care
- Recruit Healthcare Facility for Dialysis Center
- Expand Recreational Facilities (Agriculture Center)



## HOUSING

- Provide Safe, Livable, Affordable Housing Options
- Expand Tax Base with New Residential Developments



## NATURAL AND CULTURAL RESOURCES

- Preserve Lake Resources
- Preserve Recreation Resources
- Preserve and Protect Historic Buildings and Resources



## COMMUNITY FACILITIES

- Work with GDOT to Provide Four Lane Entrances to Lincoln County
- Replace Firefighters Equipment As Needed
- Replace Sheriff and Police Department's Equipment As Needed
- Upgrade and Expand County and City Infrastructure
- Upgrade and Expand Recreational Facilities



## BROADBAND SERVICES

- Increase cell towers to enable access to high-speed Internet throughout the county for residents, businesses, and institutions of various sizes.

## LAND USE

- Support Character Area implementation recommendations

# Supporting Policies

## ECONOMIC DEVELOPMENT

- Resources should be used to develop Clarks Hill Lake for recreation and tourism.
- Resources should be used to recruit new businesses to develop Retail, Co-Working, and Loft Living spaces in Downtown Historic Buildings.
- 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.
- Work with subdivision homeowner's associations and developers to ensure infrastructure meets livability needs.

## 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.
- Work with each other on targeted expansion of water & sewer facilities to keep development from sprawling.

## NATURAL AND CULTURAL RESOURCES

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

## BROADBAND SERVICES

- Encourage the deployment of free public Wi-Fi hotspots in commercial and institutional establishments.

## LAND USE

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



# Future Development

## CHARACTER AREAS

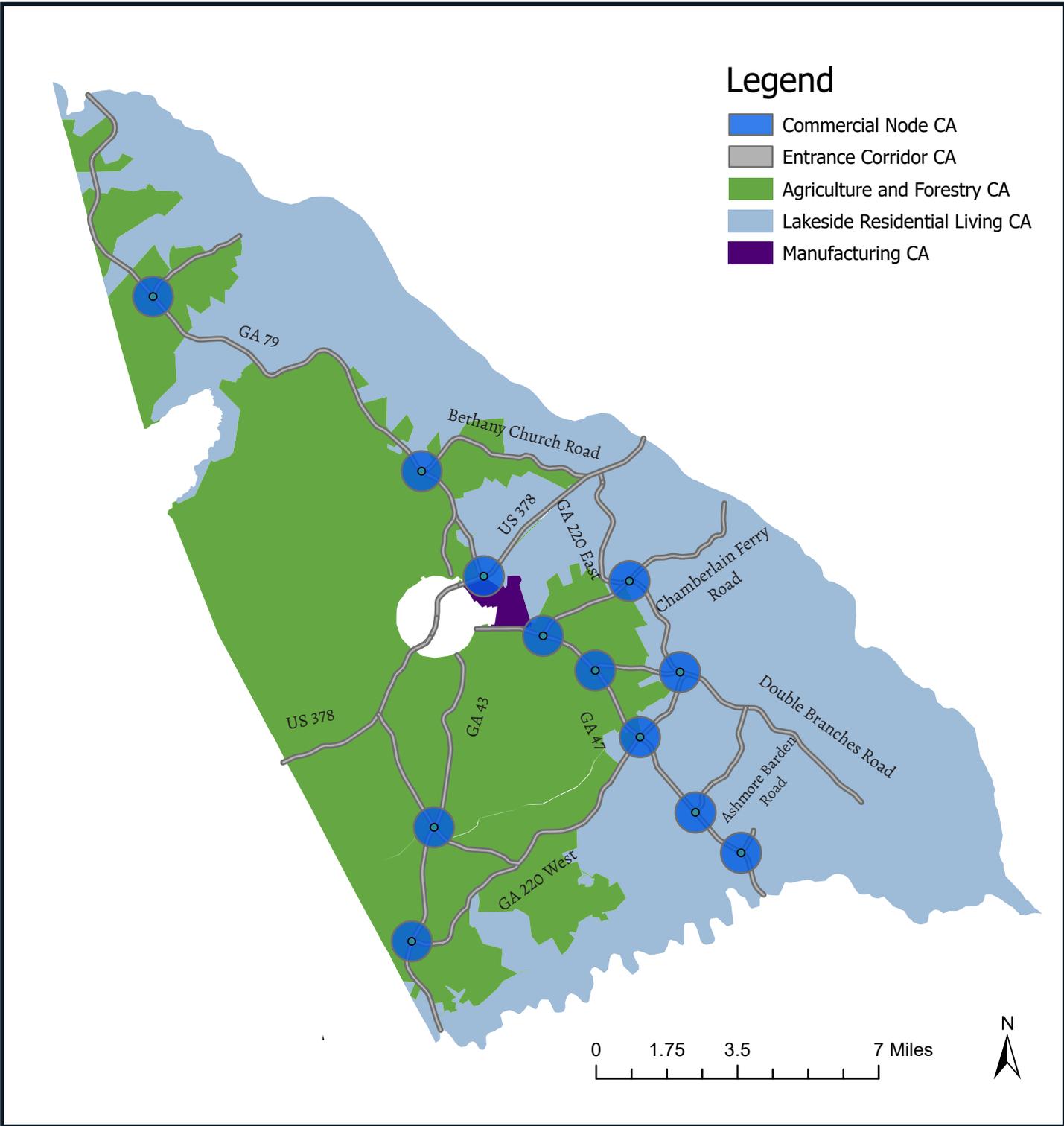
The Georgia Department of Community Affairs' Minimum Standards and Procedures require communities subject to the Georgia Zoning Procedures Law include a land use element within their comprehensive plan document. The City of Lincolnton and Lincoln County administer and enforce land use regulations, thus requiring that the comprehensive plan include a land use element.

Locally initiated or mandated by the state, the inclusion of a land use element within a comprehensive plan document is a sound requirement. There is no other comprehensive planning element that better relates to a community's long term vision of growth, development, vitality than how land is used within the community by residents, public institutions, and private entities.

The comprehensive plan will be considered by governing authorities when making land use recommendations, determinations, interpretations, and decisions for the future. This document should support the existing and future zoning, subdivision, and land use regulations. Those regulations will also provide key parameters when implementing the plan and should be referenced alongside Character Area development strategies. Images contained in the following pages include existing conditions in the designated Character Area and aspirational examples of future development.



# Lincoln County



CHARACTER AREA MAP: This map and supporting narratives provide a description of preferred land use districts for varying sections of the county.

CHARACTER AREA BOUNDARIES: Unlike a future land use map, character area boundaries for Lincoln County are not contained by parcel lines. The character area boundaries in this document represent approximate character area location.

This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one (1) or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other sections of the comprehensive plan or other local policy document. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. Staff and officials are strongly encouraged to initiate amendments to the Character Area Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

CHARACTER AREA NARRATIVES: The narratives that correspond to the Character Area Map should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals component of the plan document. They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.

# Agriculture and Forestry



# Agriculture and Forestry

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## GENERAL DESCRIPTION

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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.

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## LAND USES

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Forestry  
Agriculture  
Low-Density Residential  
Passive Recreation

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## IMPLEMENTATION MEASURES

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- 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
-

# Lakeside Residential Living



# Lakeside Residential Living

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## 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.

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## LAND USES

Residential | Commercial | Parks and Recreation

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## IMPLEMENTATION MEASURES

- 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

# Manufacturing Character Area

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# Manufacturing Character Area

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## GENERAL DESCRIPTION

The Manufacturing 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 Industrial Park. Future industrial development should locate in this area to take advantage of the utilities and access provided to the existing industrial sites.

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## LAND USE

Industrial

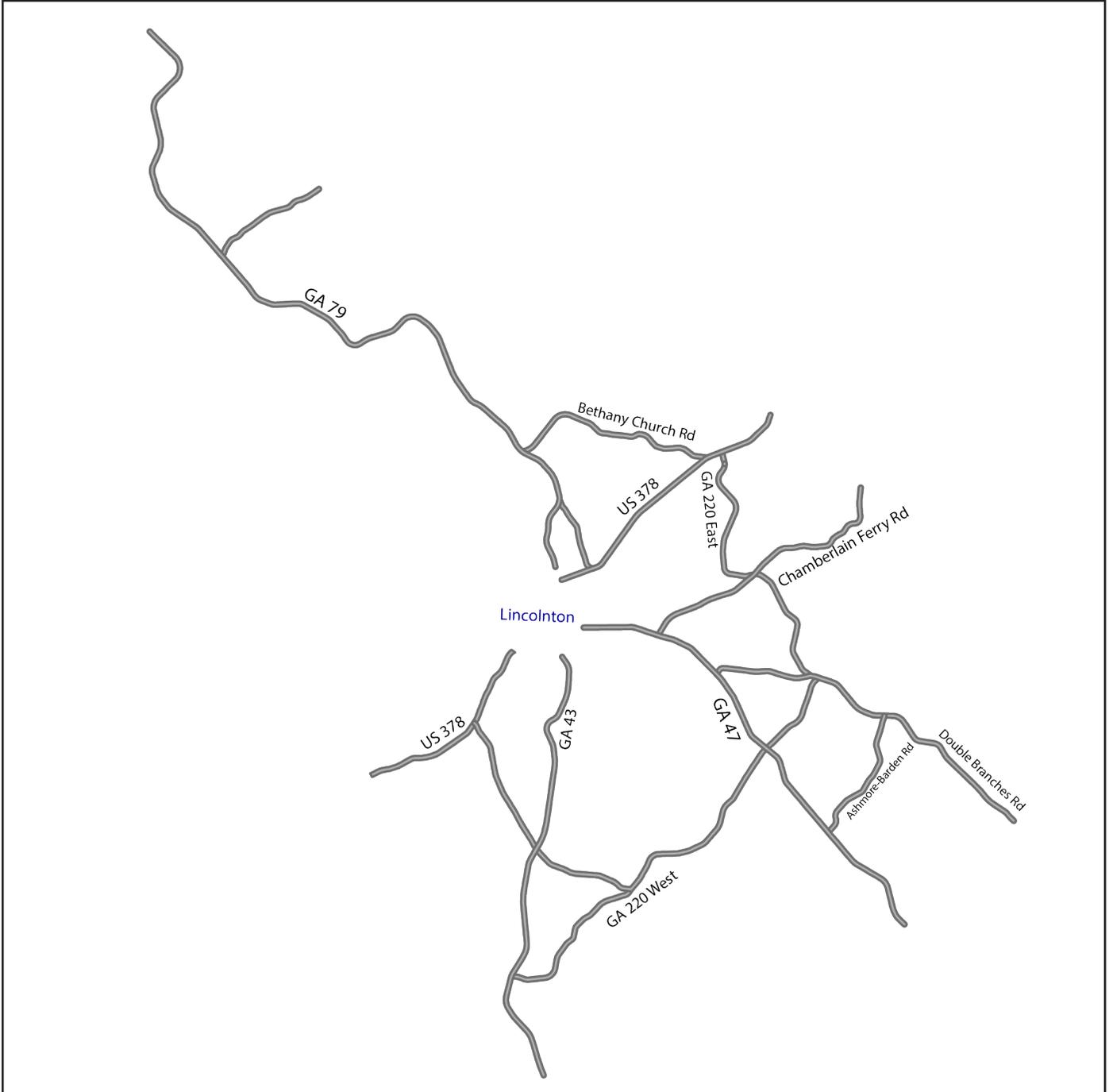
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## IMPLEMENTATION MEASURES

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

# Entrance Corridor

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# Entrance Corridor

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## GENERAL DESCRIPTION

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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 USES

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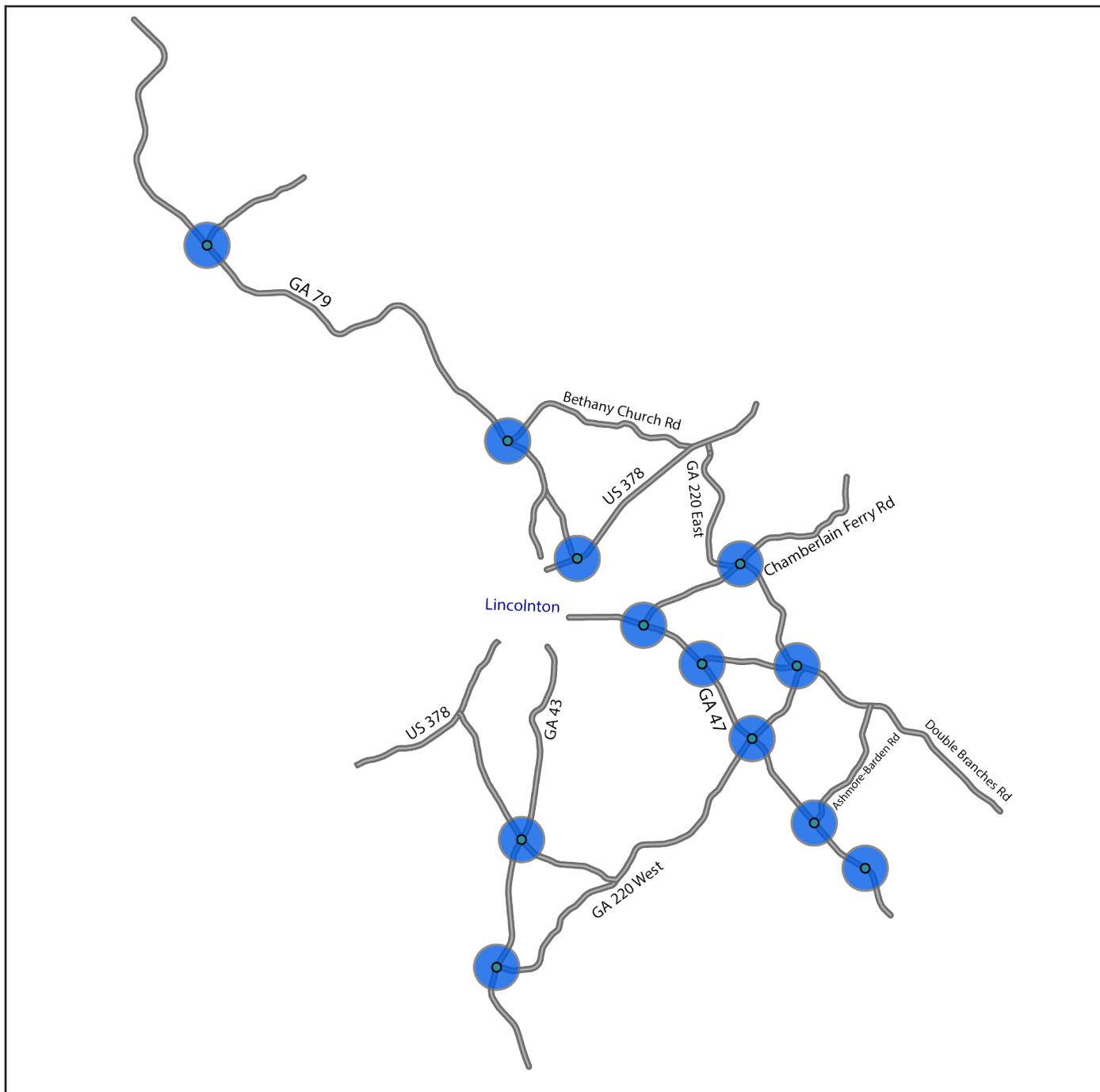
Commercial  
Residential

## IMPLEMENTATION MEASURES

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- 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.
-

# Commercial Node Character Area



# Commercial Node Character Area

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## GENERAL DESCRIPTION

The Commercial Node Character Area is an intersection-based character area that joins the Entrance Corridor Character Area. The character area extends from the roadway intersection 500 feet in all directions. Although the City of Lincoln 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. The intersections of the county's major roads have been designated as targets.

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## LAND USES

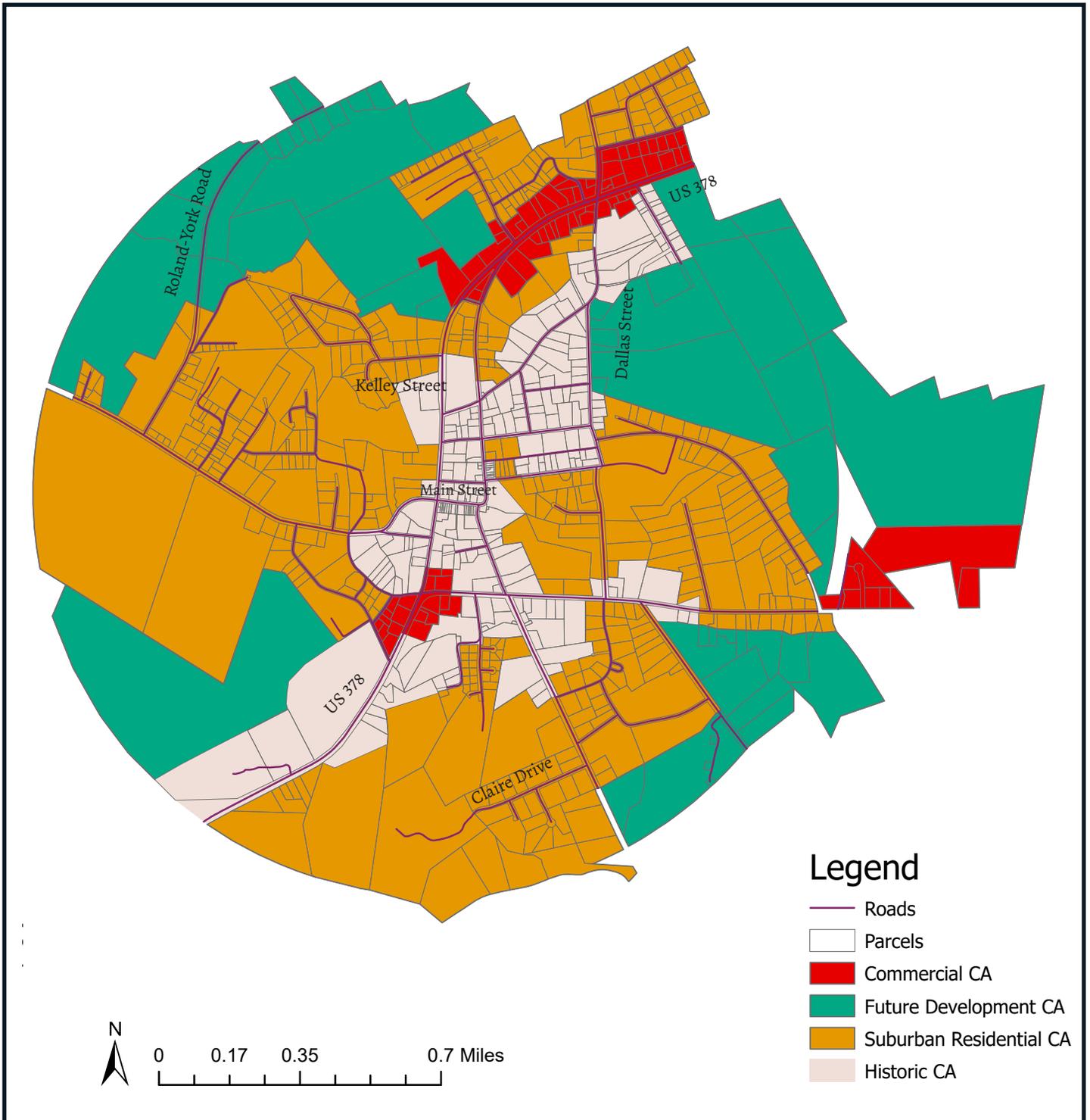
Commercial  
Residential

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## IMPLEMENTATION MEASURES

- Focus on improving connection to current infrastructure that can support increased capacity.
- Provide incentives for desired commercial uses to locate in these areas.
- Provide information regarding these areas to potential commercial businesses.
- Monitor the quality of commercial uses and signage through building codes and land development regulations.
- Evaluate the use of Planned Unit Developments that encourage clustered development or a mix of residential and commercial use where appropriate

# City of Lincolnnton



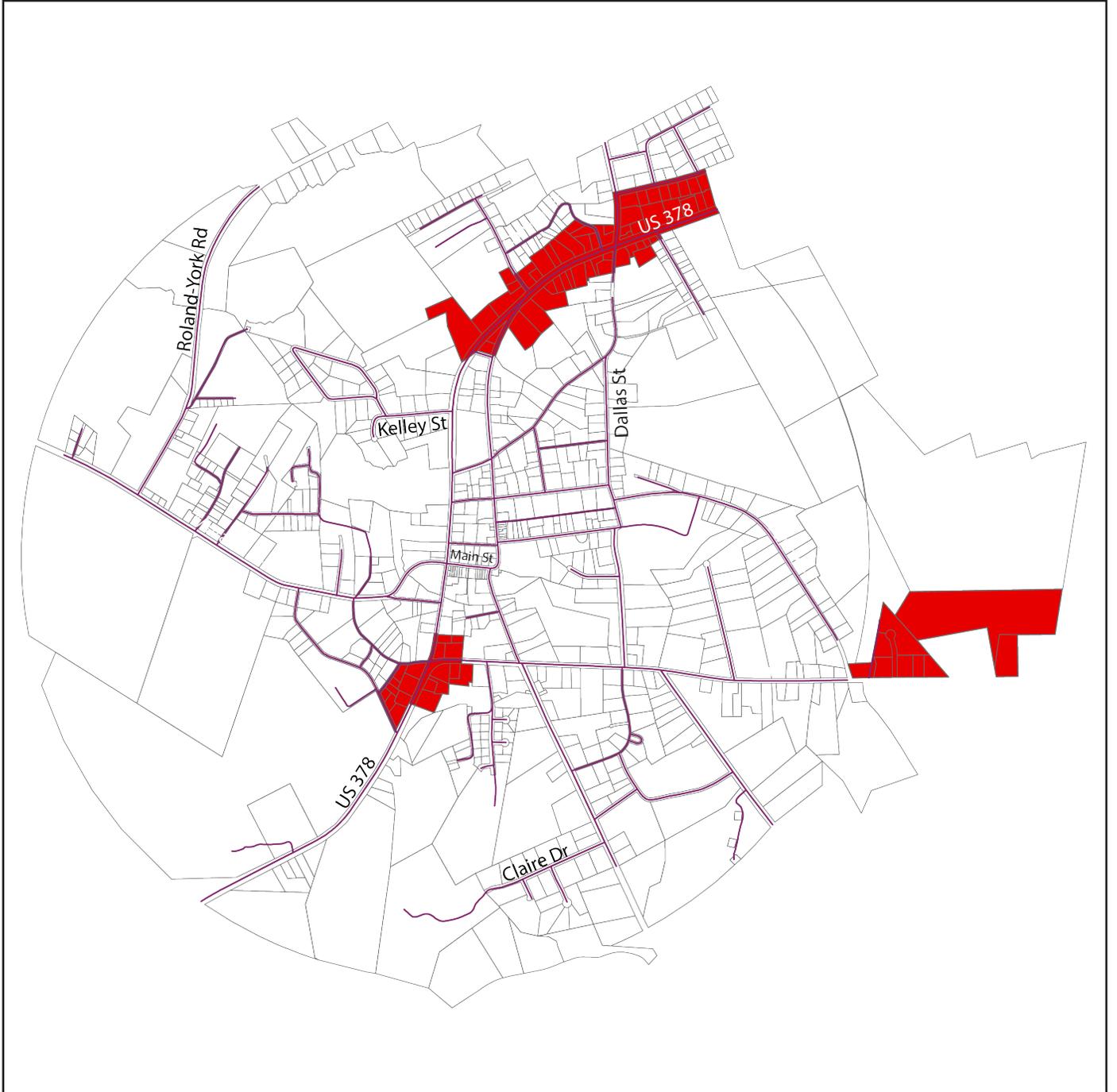
CHARACTER AREA MAP: This map and supporting narratives provide a description of preferred land use districts for varying sections of the city.

CHARACTER AREA BOUNDARIES: Similar to a future land use map, character area boundaries for Lincoln are contained by parcel lines. The character area boundaries in this document represent approximate character area location.

This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one (1) or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other sections of the comprehensive plan or other local policy document. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. Staff and officials are strongly encouraged to initiate amendments to the Character Area Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

CHARACTER AREA NARRATIVES: The narratives that correspond to the Character Area Map should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals component of the plan document. They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.

# Commercial



# Commercial

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## GENERAL DESCRIPTION

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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.

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## LAND USES

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Commercial  
Light Industrial

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## IMPLEMENTATION MEASURES

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- 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.
-

# Future Development

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# Future Development

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## 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.

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## LAND USES

Commercial  
Residential  
Passive Recreation

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## IMPLEMENTATION MEASURES

- 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.

# Suburban Residential



# Suburban Residential

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## GENERAL DESCRIPTION

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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.

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## LAND USES

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

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## IMPLEMENTATION MEASURES

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- 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.
-

# Historic



# Historic

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## 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 Lincolnton and Lincoln County. Most of the Historic Character Area consists of property within the boundaries of the Lincolnton 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.

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## LAND USES

Commercial | Medium To High-Density Residential | Public/Institutional

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## IMPLEMENTATION MEASURES

- Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including the historic preservation tax incentives.
- Re-activate the Lincolnton 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.



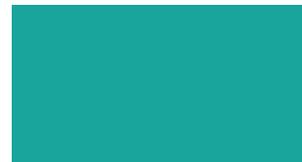
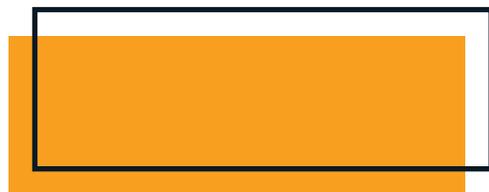
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# Implementation Plan

## A review of past performance and a look toward the future

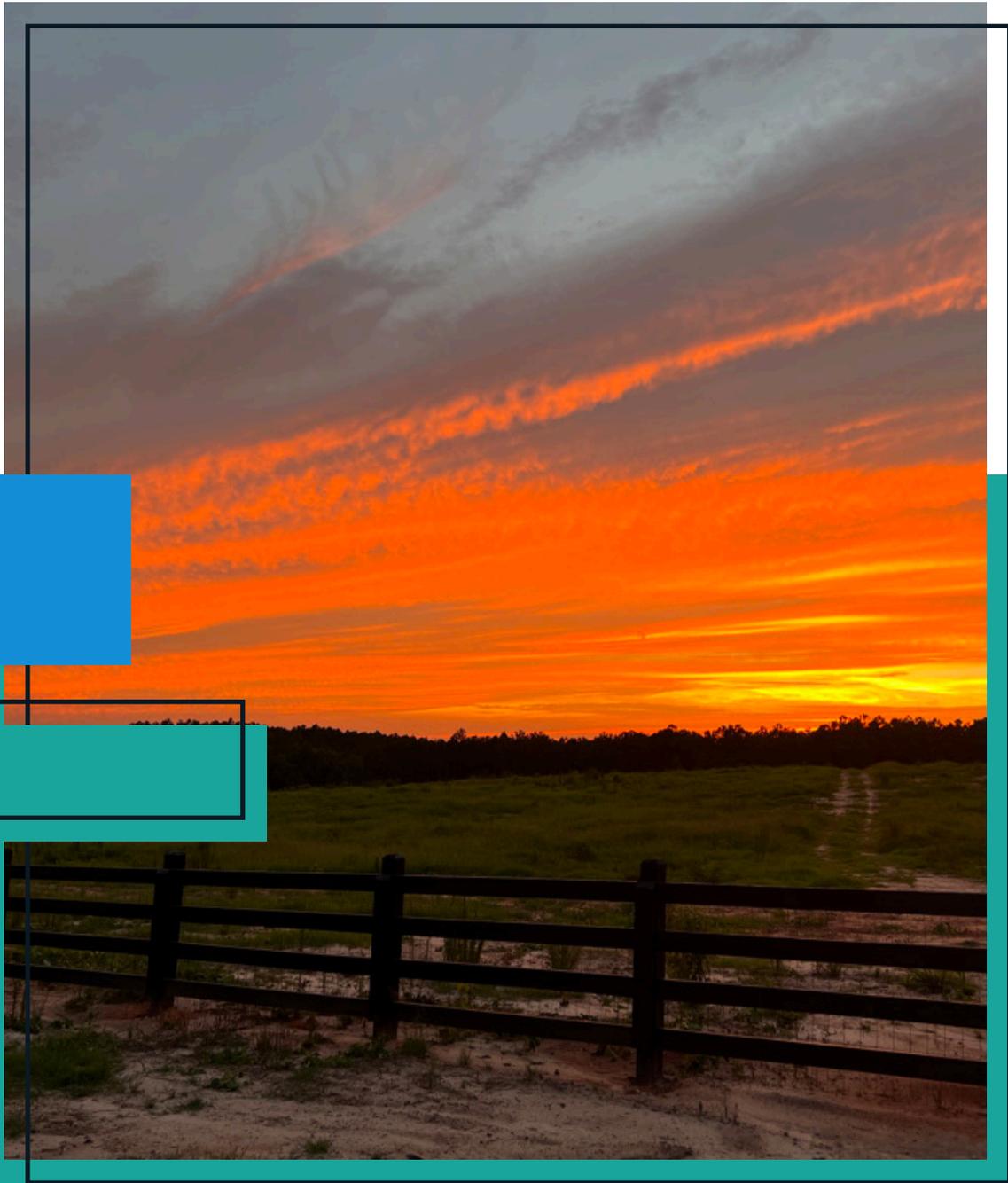
While prior portions of the plan examined and described issues, general goals and a physical vision, the Community Work Program (CWP) is a specific list of projects. It is aimed at addressing needs and opportunities, assessing previous activities, realizing goals and moving the city closer to the vision expressed in the plan. This section of the Plan includes the following:

- A Report of Accomplishments (ROA), based on activities included in the 2018 community work program
- A new Community Work Program that identifies the specific activities to be undertaken in the next five years



## Implementation Plan

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# Report of Accomplishments

As part of the planning process, the local governments reviewed their previous five-year community work program (2018-2022) 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

# Lincoln County

## ECONOMIC DEVELOPMENT

| Activity/Project  | Status    |         |           |                  | Comments   |
|---|-----------|---------|-----------|------------------|--|
|   | Completed | Ongoing | Postponed | Not Accomplished |  |
| Promote sale of Soap Creek Marina with boat slips, ships stores, lodge, and restaurant. | X         |         |           |                  | This item is completed, and the new owners have made many upgrades to the facilities.            |
| Promote Re-opening Soap Creek Restaurant.   | X         |         |           |                  | The restaurant was remodeled and is doing very well.   |
| Sale Top Grill Factory for boat manufacturing.  | X         |         |           |                  | The building was sold and a boat manufacturing facility and RV repair are currently in business. |

## EXPANSION OF CHEROKEE PARK

|   |  |   |  |   |  |
|---|--|---|--|---|--|
| Install sewer facilities.   |  |   |  | X | The cost to extend sewer was too high.   |
| Recruit a 30-room Hotel.  |  | X |  |   |  |
| Recruit a leisure water park.                                     |  |   |  | X | The investors decided not to develop.  |
| Recruit a water access restaurant.                                |  | X |  |   |  |
| Develop trails as walking/jogging paths at Cherokee Day Use Area. |  |   |  | X | The county sub-leased these parks to Georgia Freshwater Parks LLC., who has different plans. |
| Construct a disc golf course.                                     |  |   |  | X | This is currently a cost prohibitive activity.   |

## ECONOMIC DEVELOPMENT

| Activity/Project | Status    |         |           |                  | Comments |
|------------------|-----------|---------|-----------|------------------|----------|
|                  | Completed | Ongoing | Postponed | Not Accomplished |          |

### DEVELOP AQUA CULTURE AQUAPONICS PLANT

|  |  |  |  |   |                                     |
|--|--|--|--|---|-------------------------------------|
| Phase I, Construct greenhouse for growth and sale of striped bass and microgreens. |  |  |  | X | Funding fell thru for this project. |
| Phase II, Expand greenhouse and cultivate pond for prawn production.               |  |  |  | X | Funding fell thru for this project. |

### 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 | Funding fell thru for this project. |
|---|--|--|--|---|-------------------------------------|

### TECHNOLOGY PROJECTS

|   |   |  |  |   |   |
|---|---|--|--|---|---|
| Develop an upgraded website for Lincoln County.         | X |  |  |   |   |
| Purchase ESRI ARC GIS programs for County and City use. |   |  |  | X | Lincoln County uses a third party for these services. |

## NATURAL AND CULTURAL RESOURCES

|   |   |   |  |  |   |
|---|---|---|--|--|---|
| Identify, plot, and develop signage for rural family cemeteries   |   | X |  |  | Identification and plotting complete and is updated as needed. There are no plans to develop signage. This is not included in the 2023 CWP. |
| Develop waterfront parks taken over from U.S. Army Corps of Engineers into profitability or cut expenses. | X |   |  |  | The County sub leased these parks to Georgia Freshwater Parks LLC.  |

## HOUSING

| Activity/Project   | Status    |         |           |                  | Comments   |
|--|-----------|---------|-----------|------------------|--|
|  | Completed | Ongoing | Postponed | Not Accomplished |  |
| Apply for CHIP Housing Grant.  | X         |         |           |                  | Lincoln County was denied the grant.   |
| Develop new subdivisions of affordable housing in the \$100,000 to \$175,000 range.                            |           | X       |           |                  |  |
| Work with subdivision homeowner's associations and developers to ensure infrastructure meets livability needs. |           | X       |           |                  | This is considered an on-going policy and has been relocated to the Community Goals section of the plan. |
| Attract more rental housing.   |           | X       |           |                  |  |

## COMMUNITY FACILITIES

|   |   |  |  |   |   |
|---|---|--|--|---|---|
| Construct Senior Center at Currey Colvin Recreation Park.                         |   |  |  | X | Lincoln County was denied the CDBG funding for this project and unable to locate alternative funding. |
| Make repairs to Lincoln County Courthouse (carpet, woodwork).                     | X |  |  |   |   |
| Construct annex as additional office space adjacent to Lincoln County Courthouse. | X |  |  |   | Lincoln County repurposed the old EMS building and created a new Magistrate and Probate Court.        |
| Develop trails as walking/jogging paths at Cherokee Day Use Area.                 |   |  |  | X | The county sub-leased these parks to Georgia Freshwater Parks LLC., who has different plans.          |

## COMMUNITY FACILITIES

| Activity/Project   | Status    |         |           |                  | Comments   |
|--|-----------|---------|-----------|------------------|--|
|  | Completed | Ongoing | Postponed | Not Accomplished |  |
| Construct disc golf course at Currey Colvin Recreation Park. |           |         |           | X                | The County sub leased these parks to Georgia Freshwater Parks LLC. |
| Develop records retention area at EMS building.              | X         |         |           |                  |  |
| Seek to construct infrastructure throughout County.          |           | X       |           |                  |  |

## SHERIFF'S DEPARTMENT AND EMERGENCY SERVICES

|  |   |   |  |  |  |
|--|---|---|--|--|--|
| Purchase and replace one patrol vehicle for Sheriff's Dept. (2018) | X |   |  |  |  |
| Purchase and replace one patrol vehicle for Sheriff's Dept. (2019) | X |   |  |  |  |
| Purchase and replace one patrol vehicle for Sheriff's Dept. (2020) | X |   |  |  |  |
| Purchase and replace one patrol vehicle for Sheriff's Dept. (2021) | X |   |  |  |  |
| Purchase and replace one patrol vehicle for Sheriff's Dept. (2022) | X |   |  |  |  |
| Purchase and perform remount of one ambulance Chassis.             | X |   |  |  |  |
| Purchase and perform remount of second ambulance chassis.          |   | X |  |  |  |
| Purchase and replace cardiac monitor/defibrillators.               | X |   |  |  |  |
| Purchase and replace Fire Engine (pumper).                         | X |   |  |  |  |

## TRANSPORTATION

| Activity/Project   | Status    |         |           |                  | Comments |
|--|-----------|---------|-----------|------------------|----------|
|  | Completed | Ongoing | Postponed | Not Accomplished |          |
| Work with DOT to upgrade and expand Hwy 43 to 4 lanes throughout the county. |           | X       |           |                  |          |

## LAND USE

|   |  |  |  |   |   |
|---|--|--|--|---|---|
| Create a special use or Planned Unit Development area to incorporate a Aqua Culture Aquaponics Plant. |  |  |  | X | The county did not get the funding for this project and decided not to move forward with creating a PUD area. |
|---|--|--|--|---|---|

## INTERGOVERNMENTAL COORDINATION PROJECTS

|  |  |   |  |   |  |
|--|--|---|--|---|--|
| Continue to work on an annexation agreement between the city & county.                                     |  |   |  | X | This activity is no longer a priority.   |
| Work with each other on targeted expansion of water & sewer facilities to keep development from sprawling. |  | X |  |   | This is considered an on-going policy and has been relocated to the Community Goals section of the plan. |

# City of Lincoln

## ECONOMIC DEVELOPMENT

| Activity/Project   | Status    |         |           |                  | Comments   |
|--|-----------|---------|-----------|------------------|--|
|  | Completed | Ongoing | Postponed | Not Accomplished |  |
| Continue renovation of City Hall including removing old wall paper, mudding and sanding the walls, and painting. |           |         | x         |                  | This activity was postponed due to budget constraints. |

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

|  |  |  |  |   |   |
|--|--|--|--|---|---|
| Purchase gas station as alternate entrance to Lincoln County Historical Park.  |  |  |  | X | Not a city project. This will not be in the 2023 CWP  |
| Refurbish historic gas station to provide an orientation/Visitor's Center with artisans store as entrance to Lincoln County Historical Park. |  |  |  | X | Not a city project. This will not be in the 2023 CWP. |

## TECHNOLOGY PROJECTS

|  |  |   |  |   |  |
|--|--|---|--|---|--|
| Develop upgraded website for Lincoln County.           |  | X |  |   | Lincoln County updated its website. The city plans to do the same in the 2023 CWP. |
| Purchase ESRI ArcGIS programs for County and City use. |  |   |  | X | This is not a priority. The city does not have staff to use ESRI ArcGIS programs.  |

## NATURAL AND CULTURAL RESOURCES

|   |   |  |  |  |  |
|---|---|--|--|--|--|
| Complete Phase III, Transportation Enhancement Streetscape project. | X |  |  |  |  |
|---|---|--|--|--|--|

## HOUSING

|   |  |  |  |   |                                 |
|---|--|--|--|---|---------------------------------|
| Develop new subdivisions of affordable housing in the \$100,000 to \$175,000 range. |  |  |  | X | This was a county-only project. |
|---|--|--|--|---|---------------------------------|

## HOUSING

| Activity/Project   | Status    |         |           |                  | Comments   |
|--|-----------|---------|-----------|------------------|--|
|  | Completed | Ongoing | Postponed | Not Accomplished |  |
| Work with subdivision homeowner's associations and developers to ensure infrastructure meets livability needs.                       |           |         |           | X                | County project not city project.   |
| Attract more rental housing.   |           |         |           | X                | Not activity recruiting developers.  |
| Reactivate the Lincoln Historic Preservation Commission (HPC) to establish downtown revitalization goals to include loft apartments. |           |         | X         |                  | This activity was postponed due to insufficient interested volunteers. The city will continue the attempt. |
| HPC to work with downtown building owners to develop loft apartments.  |           |         | X         |                  | The HPC was not reactivated.   |

## COMMUNITY FACILITIES

|  |   |   |  |  |                                       |
|--|---|---|--|--|---------------------------------------|
| Renovate Police Department.  | X |   |  |  |                                       |
| Purchase one patrol vehicle for Police Department.                                 |   | X |  |  |                                       |
| Expand the Wastewater Treatment Plant.   |   | X |  |  | The work will be completed in phases. |
| Construct sewer facilities in CDBG target area of Lincoln, Kings Way and Joan Way. | X |   |  |  |                                       |
| Replace aging sewer lines and other infrastructure in downtown area.               |   | X |  |  | Reworded in CWP.                      |

## COMMUNITY FACILITIES

| Activity/Project   | Status    |         |           |                  | Comments  |
|--|-----------|---------|-----------|------------------|---|
|  | Completed | Ongoing | Postponed | Not Accomplished |   |
| Purchase new HVAC for Fire Department.                                     |           | X       |           |                  |   |
| Purchase 10 new air pacs (SCBAs) for Fire Department at expiration dates.  |           | X       |           |                  | The work will be completed in phases.   |
| Purchase new HVAC for Community Club House.                                | X         |         |           |                  |   |
| Renovate Community Club House with new exterior doors and weatherproofing. | X         |         |           |                  |   |
| Develop small area parking plan for rear of buildings downtown.            |           |         |           | X                | The owner of the affected parcel is not interested in selling; so the city didn't move forward. |
| Apply for grant funding to implement parking plan.                         |           |         |           | X                | The owner of the affected parcel is not interested in selling; so the city didn't move forward. |

## LAND USE

|   |  |  |   |   |  |
|---|--|--|---|---|--|
| Create a PUD area to provide historic tourism for the Lincoln County Historical Park for Entertainment, Residential, Tourism, Signage, etc.   |  |  |   | X | This was a county-only project.                              |
| Amend subdivision regulations to require connection of pedestrian facilities to existing infrastructure where applicable.                     |  |  | X |   | This activity was postponed due to a lack of staff capacity. |
| Amend zoning ordinance to ease parking restrictions for residential uses in downtown areas to encourage loft style development in Lincolnton. |  |  | X |   | This activity was postponed due to a lack of staff capacity. |

## INTERGOVERNMENTAL COORDINATION PROJECTS

|  |  |   |  |   |  |
|--|--|---|--|---|--|
| Continue to work on annexation agreement between City & County   |  |   |  | X | Is not needed at this time.  |
| Work with each other on targeted expansion of water & sewer facilities to keep development from sprawling. |  | X |  |   | This is considered an on-going policy and has been relocated to the Community Goals section of the plan. |

## Implementation Plan

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# Community Work Program

The Community Work Program establishes activities that the county, city, and other partnering agencies 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 2023-2028 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)

# Lincoln County

## ECONOMIC DEVELOPMENT

| Activity/Project                                      | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | Responsible Party | Cost Estimate | Fund Source           |
|---|---------|---------|---------|---------|---------|-------------------|---------------|-----------------------|
|   |         |         |         |         |         |                   |               |                       |
| Recruit a 30-room hotel in a lakeside park.           |         | X       | X       | X       |         | LCDA COUNTY       | \$1 million   | Private Funds, Grants |
| Recruit a water access restaurant in a lakeside park. |         | X       | X       | X       |         | LCDA, COUNTY      | \$500,000     | Private Funds, Grants |
| Expand facade improvement grant program.              | X       |         |         |         |         | LCDA              | \$40K         | LCDA funds            |

## HOUSING

|   |   |   |   |   |  |        |          |  |
|---|---|---|---|---|--|--------|----------|--|
| Develop new subdivisions of affordable housing in the \$100,000 to \$175,000 range. |   | X |   | X |  | COUNTY | Variable | Staff Time, Private Funds              |
| Attract more rental housing.  | X |   | X |   |  | COUNTY | Variable | Staff Time, Private Funds, Grant Funds |

## COMMUNITY FACILITIES

| Activity/Project  | 2023-24   | 2024-25 | 2025-26 | 2026-27 | 2027-28 | Responsible Party | Cost Estimate | Fund Source                    |
|---|---|---------|---------|---------|---------|-------------------|---------------|--------------------------------|
|   | Build a new agricultural show arena at the Curry Colvin recreation complex. | X       |         |         |         |                   |               |                                |
| Apply for CDBG for water, sewer, flood and drainage, and roadway improvements in a CDBG eligible target area. | X   |         | X       |         | X       | COUNTY            | TBD           | CDBG, SPLOST, Grants           |
| Create promotional materials to promote new agricultural show arena.  | X   |         |         |         |         | Chamber/County    | TBD           | Staff Time                     |
| Build a second EMS substation in the north end of Lincoln County.   | X   |         |         |         |         | COUNTY            | \$600K        | Local Funds SPLOST             |
| Build a new e-911 center.   |   |         |         |         | X       | COUNTY            | TBD           | Local Funds SPLOST, FEMA, USDA |
| Purchase and perform remount of second ambulance chassis.   | X   |         |         |         |         | COUNTY            | \$50k         | Local Funds SPLOST             |
| Update recreation center gym seating.   | X   |         |         |         |         | COUNTY            | \$12-16K      | SPLOST                         |
| Add one paid firefighter per year.  | X   | X       | X       | X       |         | COUNTY            | \$60K         | Local Funds/ FEMA              |
| Seek to construct infrastructure throughout county.   | X   |         | X       |         | X       | COUNTY            | TBD           | CDBG, SPLOST, Grants           |

## TRANSPORTATION

|  |   |  |  |  |  |  |        |                |                            |
|--|---|--|--|--|--|--|--------|----------------|----------------------------|
| Work with DOT to upgrade and expand Hwy 43 to 4 lanes throughout the county. | X |  |  |  |  |  | COUNTY | \$3,683,444.31 | Local Funds<br>TSPLOST     |
| Create cross-street signs at intersections throughout county.                | X |  |  |  |  |  | COUNTY | \$25K          | Staff Time/<br>Local Funds |

## LAND USE

|  |   |   |   |  |  |  |        |            |             |
|--|---|---|---|--|--|--|--------|------------|-------------|
| Research tiny home ordinances and implement as applicable.       | X | X |   |  |  |  | COUNTY | Staff Time | Local Funds |
| Review and update permit/application and other development fees. | X | X |   |  |  |  | COUNTY | Staff Time | Local Funds |
| Create and adopt a nuisance ordinance.                           | X | X |   |  |  |  | COUNTY | Staff Time | Local Funds |
| Create and adopt a property maintenance ordinance.               |   | X | X |  |  |  | COUNTY | Staff Time | Local Funds |

## NATURAL AND CULTURAL RESOURCES

|   |   |   |   |   |   |  |                   |            |  |
|---|---|---|---|---|---|--|-------------------|------------|--|
| Rehab the historic Peter Lamar Tavern (now Chamber of Commerce building). | X | X | X | X | X |  | County/<br>CSRARC | \$ 500,000 | Federal, State,<br>and Local<br>Grants, DA |
|---|---|---|---|---|---|--|-------------------|------------|--|

# City of Lincolnton

## ECONOMIC DEVELOPMENT

| Activity/Project   |         |         |         |         |         | Responsible Party | Cost Estimate | Fund Source |
|--|---------|---------|---------|---------|---------|-------------------|---------------|-------------|
|  | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |                   |               |             |
| Continue renovation of City Hall including removing old wall paper, mudding and sanding the walls, and painting. | X       | X       |         |         |         | CITY              | \$3,000       | Local Funds |
| Create the City of Lincolnton website.   | X       | X       |         |         |         | CITY              | \$7,500       | Local Funds |

## NATURAL AND CULTURAL RESOURCES

|  |   |   |   |   |  |                                       |            |                                  |
|--|---|---|---|---|--|---------------------------------------|------------|----------------------------------|
| Develop historic marker for the Founder's Spring.            |   | X | X |   |  | CITY, EDA, HPC, GA Historical Society | \$5,000    | Grants                           |
| Reactivate Lincolnton Historic Preservation Commission.      | X | X |   |   |  | CSRARC                                | Staff Time | CLG Grants                       |
| Revise the facade grant program for downtown revitalization. | X | X | X | X |  | CSRARC                                | \$ 500,000 | Federal, State, and Local Grants |

## HOUSING

|   |   |   |   |   |   |      |          |                          |
|---|---|---|---|---|---|------|----------|--------------------------|
| Reactivate the Lincolnton Historic Preservation Commission (HPC) to establish downtown revitalization goals to include loft apartments. | X | X |   |   |   | CITY | NA       | Volunteer and Staff Time |
| HPC to work with downtown building owners to develop loft apartments.   |   |   | X | X | X | HPC  | Variable | HP Tax Incentives        |

## COMMUNITY FACILITIES

| Activity/Project  |         |         |         |         |         | Responsible Party | Cost Estimate | Fund Source                                       |
|---|---------|---------|---------|---------|---------|-------------------|---------------|---|
|   | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 |                   |               |   |
| Purchase one patrol vehicle for Police Department.  |         | X       |         | X       |         | CITY              | \$50,000      | Local Funds Grants                                |
| Expand the Wastewater Treatment Plant. Lift Station 5 SCADA installation.   | X       |         |         |         |         | CITY              | \$45,000      | SPLOST, GEFA, Local Funds, Recovery Funds, Grants |
| Expand the wastewater treatment plant, including bar screen replacement and RAS pump replacement.                   | X       |         |         |         |         | CITY              | \$270,000     | SPLOST, GEFA, Local Funds, Recovery Funds, Grants |
| Purchase new HVAC for the fire department.  |         |         | X       |         |         | CITY              | \$10,000      | Local Funds Grants                                |
| Purchase 10 new air pacs (SCBAs) for the fire department at expiration dates. (2 per year).                         | X       | X       | X       | X       | X       | CITY              | \$100,000     | Local Funds Grants                                |
| Exterior and yard improvements to community club house.   |         |         | X       |         |         | CITY              | \$4,500       | Local Funds                                       |
| Utilize sewer easements to create public walking trails.  |         | X       |         |         |         | CITY              | \$75K         | SPLOST  |
| Purchase a new firetruck.   | X       |         |         |         |         | CITY              | \$443,556.00  | SPLOST/USDA grant/loan                            |
| Apply for CDBG funds for water, sewer, flood and drainage, and roadway improvements in a CDBG eligible target area. | X       | X       | X       | X       | X       | CITY              | \$1,000,000   | CDBG  |

## LAND USE

|  |   |   |  |  |  |      |                         |             |
|--|---|---|--|--|--|------|-------------------------|-------------|
| Amend subdivision regulations to require connection of pedestrian facilities to existing infrastructure where applicable.                  | X | X |  |  |  | CITY | Staff Time /<br>CSRA RC | Local Funds |
| Amend zoning ordinance to ease parking restrictions for residential uses in downtown areas to encourage loft style development in Lincoln. | X | X |  |  |  | CITY | Staff Time /<br>CSRA RC | Local Funds |



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# Appendix A

## Existing Conditions

# General Demographics

## POPULATION

According to the U.S. Census Bureau’s Decennial Census, the population in Lincoln County in 2020 was 7,690, which was a decrease of 3.8% from the 2010 Census. The city of Lincolnton lost 5.5% over the same period, and had a population of 1,480 in 2020. Most citizens live in the unincorporated areas of Lincoln County. As of 2020, the median age was 47 in Lincoln County and 38.9 in the city of Lincolnton. According to the U.S. Census Bureau, over 73% of the counties in the U.S. experienced population decline in 2021. In 2020 55.5% experienced decline.

| Population     | 1990  | 2000  | 2010  | 2020  |
|----------------|-------|-------|-------|-------|
| Lincoln County | 7,442 | 8,348 | 7,996 | 7,690 |
| Lincolnton     | 1,476 | 1,595 | 1,566 | 1,480 |

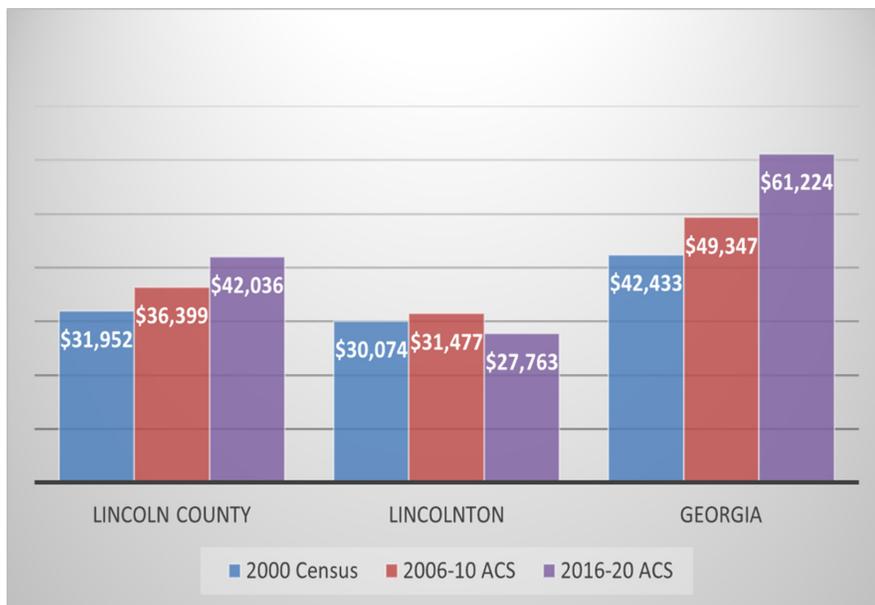
Source: U.S. Census Bureau 1990, 2000, 2010 Summary File (SF1), Decennial Census 2020 (P1)

## RACIAL & ETHNIC COMPOSITION

The two largest racial groups in Lincoln County are Caucasian/White at 67.6% and African-American/Black 27.5%, which combined, represent 95.1% of the population. The city of Lincolnton is similarly mixed with 54.5% Caucasian/White and 40.6% African-American Black population mix. There exists a small ethnic presence with Hispanic residents composing 1.2% of Lincoln County and 1.4% of the city of Lincolnton.

## INCOME

### Median Household Income



The U.S. Census Bureau gauges a geographic area’s income using Median Household Income (MHI). The MHI is meant to represent the average person living or working in a respective area. The MHI in Lincoln County has grown \$5,637 since the 2006-10 ACS to \$42,036. The city of Lincolnton has experienced a MHI decrease of \$3,714 in the same time period. In comparison, Lincoln County’s western neighbor, Wilkes County, has a lower MHI of \$36,486, despite having 500 more total households than Lincoln County.

## HOUSEHOLD TYPES

A household is defined by the U.S. Census Bureau as all the people who occupy a single housing unit, regardless of their relationship to one another. Family households have a householder and additional people who are related to the householder by marriage, birth, or adoption. Non-family households are those who live alone or share the housing unit with non-relatives (e.g. roommates or an unmarried partner).

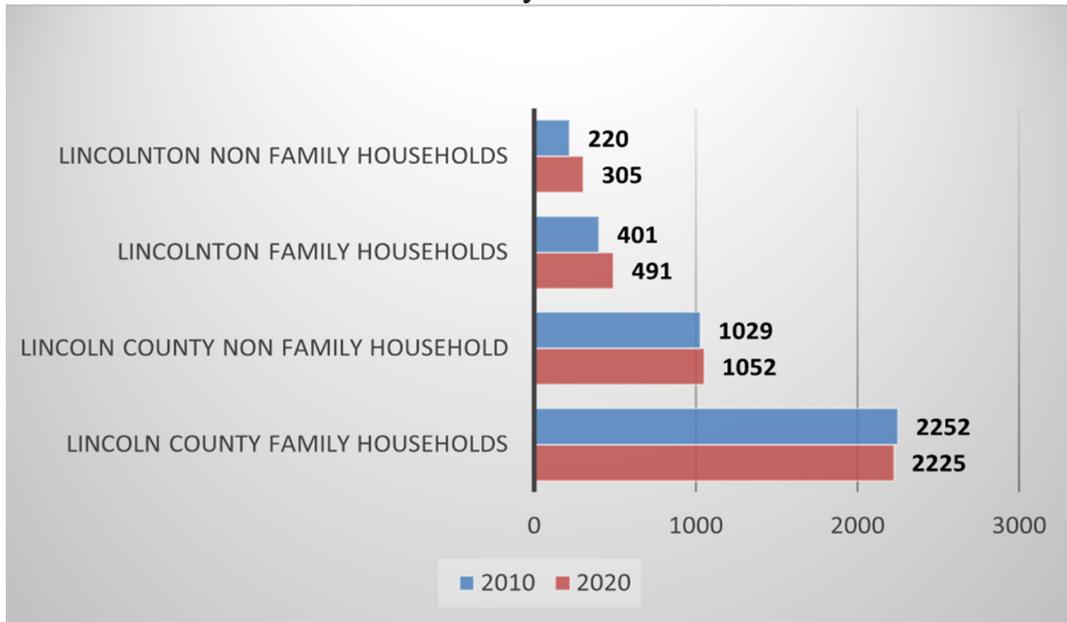
Lincoln County has experienced a decline in family households since 2010. Married couples with children under 18 have declined by 33%, while single female and single male households have increased. The city of Lincoln has increased in family households by 22.4%, but it has lost 14.5% in married couple households. Like Lincoln County, there has been an increase in single female and single male households in the city of Lincoln. Non-family households have increased by 2.2% in Lincoln County and 38.6% in the city of Lincoln since 2010.

The shift in household types is not exclusive to Lincoln County and the city of Lincoln, as a growing number of communities are being altered by shifting population groups. As with overall population loss, changing households require an evaluation of services and amenities to attract, retain, and support them.

**Total Households  
Lincoln County**

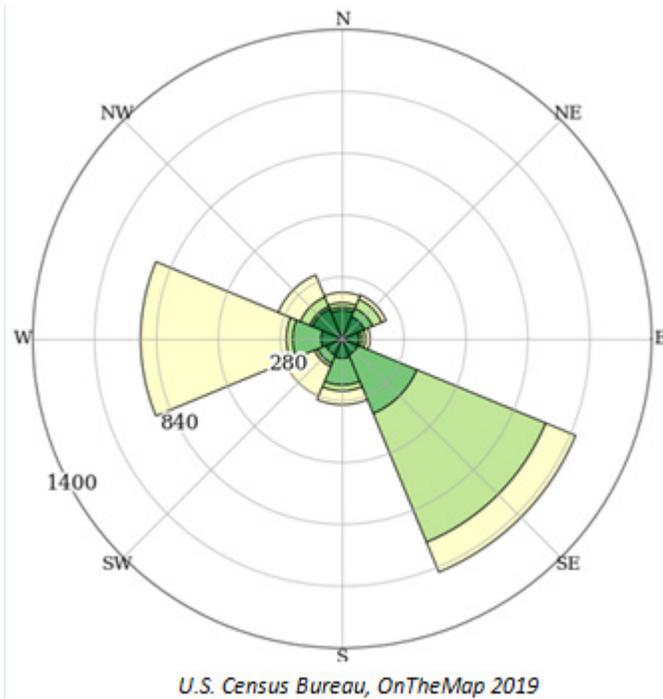
|                                  | 2010  | 2020  |
|----------------------------------|-------|-------|
| <b>Total Households</b>          | 3,281 | 3,277 |
| <b>Married-Couple Households</b> | 50.3% | 44.2% |
| <b>Non-Family Households</b>     | 31.4% | 32.1% |
| <b>Male-Headed Households</b>    | 4.2%  | 7.8%  |
| <b>Female Headed Households</b>  | 14.2% | 15.9% |

**Household Types  
Lincoln County and Lincoln**



# Economic Development

## Jobs By Distance/Direction 2019



- Less than 10 miles
- 10 to 24 miles
- 25 to 50 miles
- Greater than 50 miles

| Distance                     | 2019  |       |
|------------------------------|-------|-------|
|                              | Count | Share |
| <b>Total All Jobs</b>        | 3,497 | 100.0 |
| <b>Less than 10 miles</b>    | 802   | 22.9  |
| <b>10 to 24 miles</b>        | 658   | 18.8  |
| <b>25 to 50 miles</b>        | 831   | 23.8  |
| <b>Greater than 50 miles</b> | 1,206 | 34.5  |

The majority of the labor force works outside of Lincoln County. The direction and volume of traffic leaving Lincoln County for employment purposes is depicted in the radial diagram above. According to the American Community Survey, 41.7% of residents travel under 25 miles for work purposes. The residents that travel between 25 and 50 miles for work is 23.8%, while the remaining 34.5% travel over 50 miles away.

## LABOR FORCE PARTICIPATION

The table shown below indicates that while population over 16 has grown in Lincoln County between 2015 and 2020, the total number of people in the labor force has decreased. In addition, the number of unemployed citizens has been cut in half since 2015. These factors should increase the total of people in the labor force, except that the number of people no longer in the labor force has grown by almost 4% in the same time period. The decline of workers in the labor force is possibly attributable to an aging population that has reached retirement age and left the work force.

### Labor Force Participation In Lincoln County

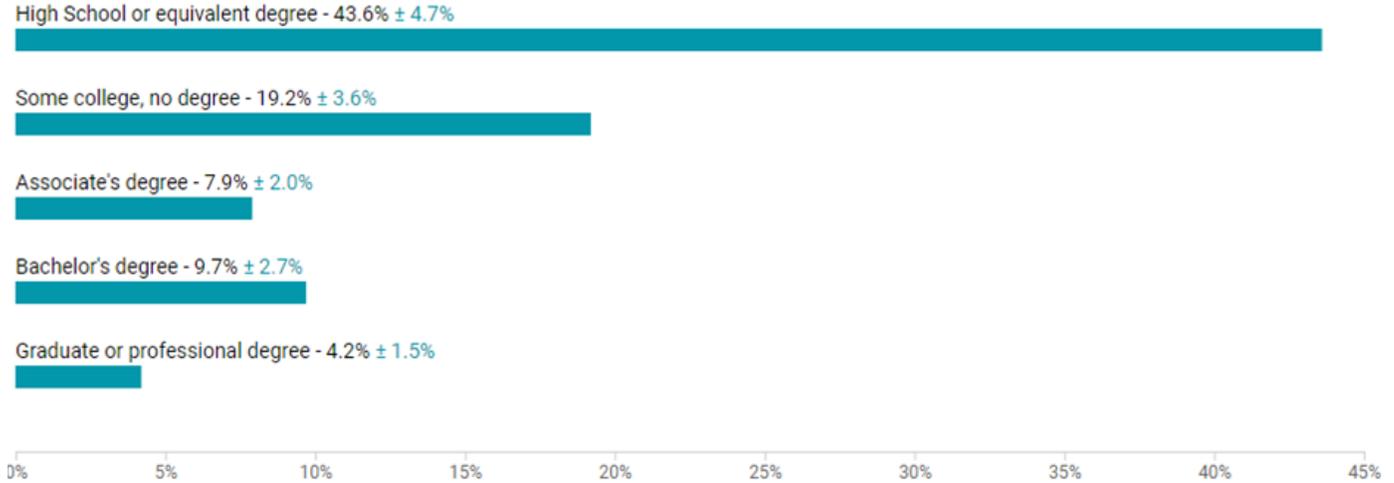
|                      | 2011-2015<br>ACS | Percent 16+<br>Population | 2016-2020<br>ACS | Margin Of<br>Error | Percent 16+<br>Population | Change | Percent<br>Change |
|----------------------|------------------|---------------------------|------------------|--------------------|---------------------------|--------|-------------------|
| Population 16+       | 6,381            | 100.0%                    | 6628             | +/-126             | 100.0%                    | 247    | 3.9%              |
| Total in Labor Force | 3,460            | 54.2%                     | 3358             | +/-217             | 50.7%                     | -102   | -2.9%             |
| Civilian Labor Force | 3,440            | 53.9%                     | 3358             | +/-217             | 50.7%                     | -82    | -2.4%             |
| Employed             | 3,121            | 48.9%                     | 3222             | +/-206             | 48.6%                     | 101    | 3.2%              |
| Unemployed           | 319              | 5.0%                      | 136              | +/-83              | 2.1%                      | -183   | -57.4%            |
| Armed Forces         | 20               | 0.3%                      | 0                | +/-0               | 0.0%                      | -20    | -100.0%           |
| Not in Labor Force   | 2,921            | 45.8%                     | 3270             | +/-253             | 49.3%                     | 349    | 11.9%             |

Source: U.S. Census Bureau, American Community Survey 2011-2015 & 2016-2020 (DP03)

## EDUCATIONAL ATTAINMENT

The 2020 ACS data indicates that 84.6% of Lincoln County’s population has an education that is either equivalent to high school or some other form of higher education; the state of Georgia average is 87.9%. In Lincoln County, these percentages can be further broken down by gender with males at 44.9% and females at 42.5%.

### County Educational Attainment (Population 25+)

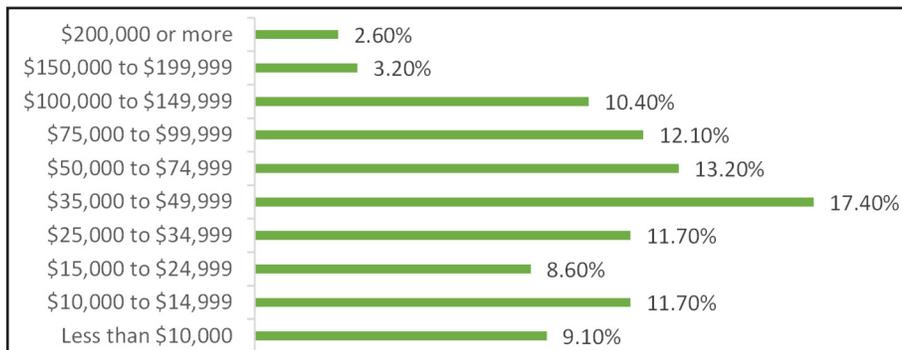


Source: 2020 ACS Survey (S1501)

## HOUSEHOLD INCOME DISTRIBUTION

The median household income in the county is \$42,036. Approximately 17% of Lincoln County households make \$35,000-\$49,999 per year. This is the largest group. However, 20.8% of households make less than \$15,000 per year. As many residents have left the community for work, worker retention and job creation (of high-paying jobs) are county priorities.

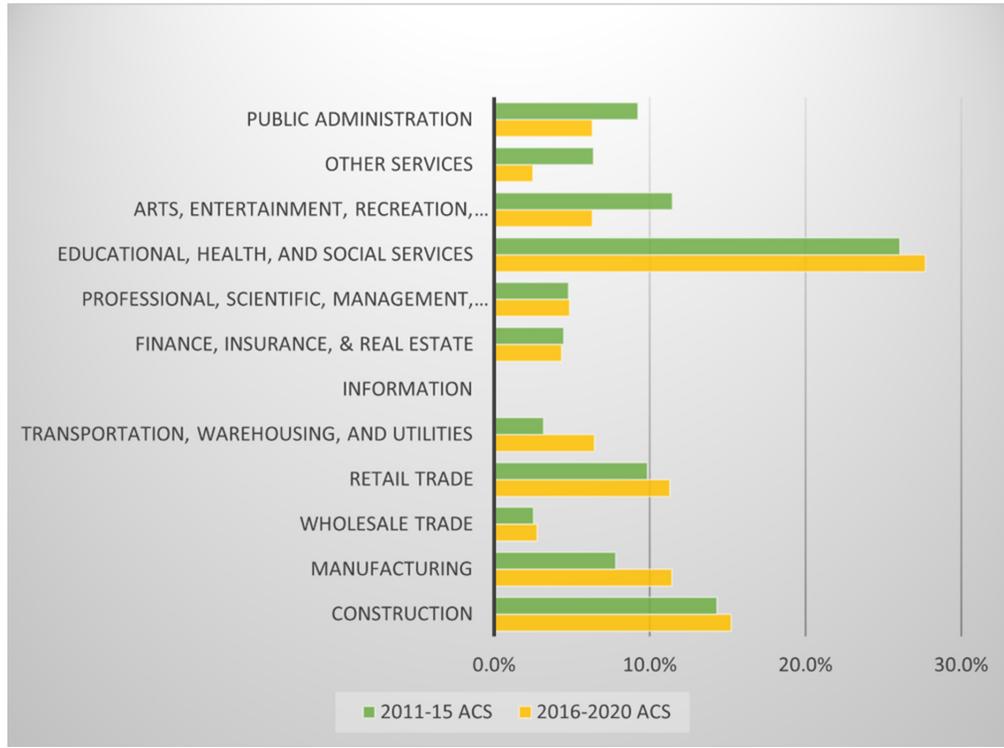
### Household Income Distribution: Lincoln County



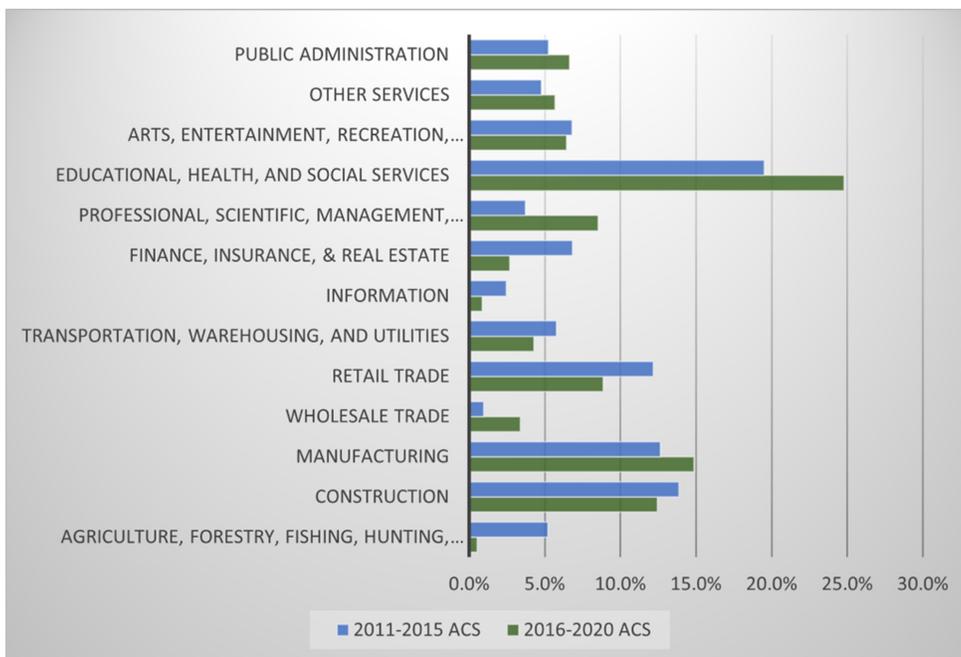
## EMPLOYMENT BY INDUSTRY

The data provided by the 2020 ACS indicates that over 27.7% of citizens in Lincoln County are employed in the Education, Health, and Social Services sectors. Between the 2015 and 2020 ACS the largest industry change was a 5.1% drop in the Arts, Entertainment, Recreation, Accommodation, and Food Service sector.

### Lincolnton Employment By Industry



### Lincoln County Employment By Industry



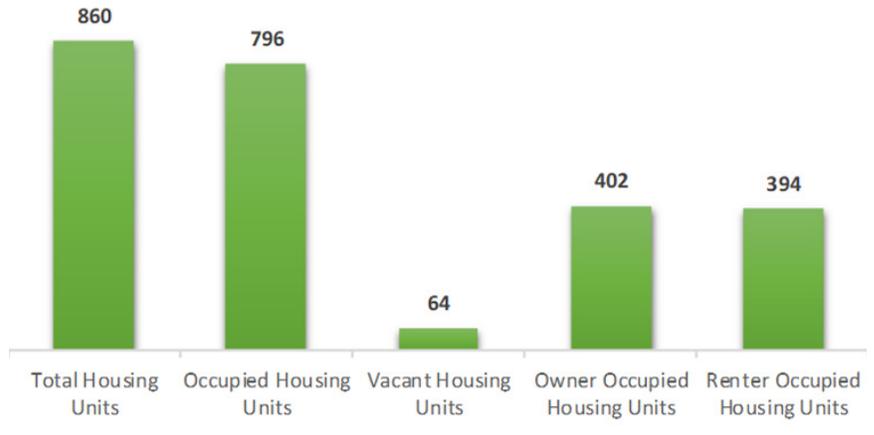
During the study period, Lincoln County increased its overall total employment numbers with only moderate changes across most industry sectors. There is a large portion of citizens throughout the county that work in the Education, Health, and Social Services sector. This sector increased in size by 5.3% between the 2015 and 2020 ACS to 24.8%. There was a decline of 4.7% in the Agriculture, Forestry, Fishing, Hunting, and Mining sectors during the same time period.

# Housing

## OCCUPANCY AND TENURE

The City of Lincoln has seen sustained growth in the number of housing units between 2011-2020. Total housing units increased by 18.7% during this time period. Of those, 7.4% of the total housing units were listed as vacant, and there was an increase in the number of renter-occupied housing units during the same time period.

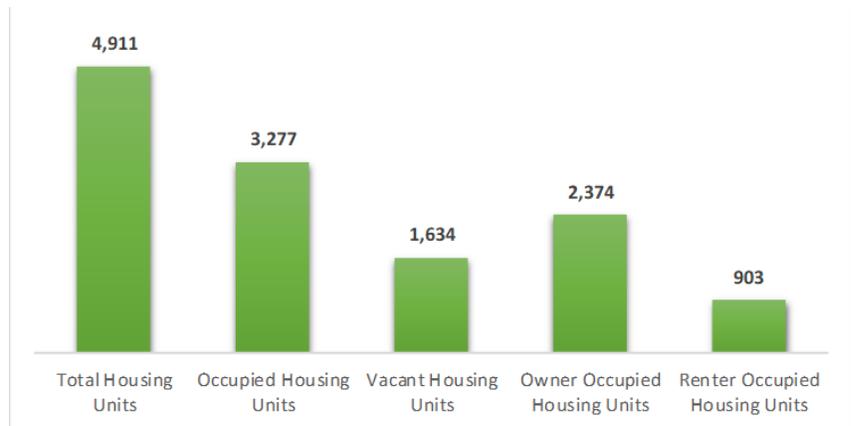
**City of Lincoln Housing Occupancy 2020**



Source: U.S. Census Bureau, ACS 2015 & 2020 (DP04)

The growth of housing units in Lincoln County between 2011-2020 was minimal, at only 2.5%. Occupied housing units dropped 4.5%, and owner-occupied housing units decreased by 8.8%. There was a 6.6% increase in renter-occupied units and a 16.6% increase in the number of vacant units between 2011-2020.

**Lincoln County Housing Occupancy 2020**

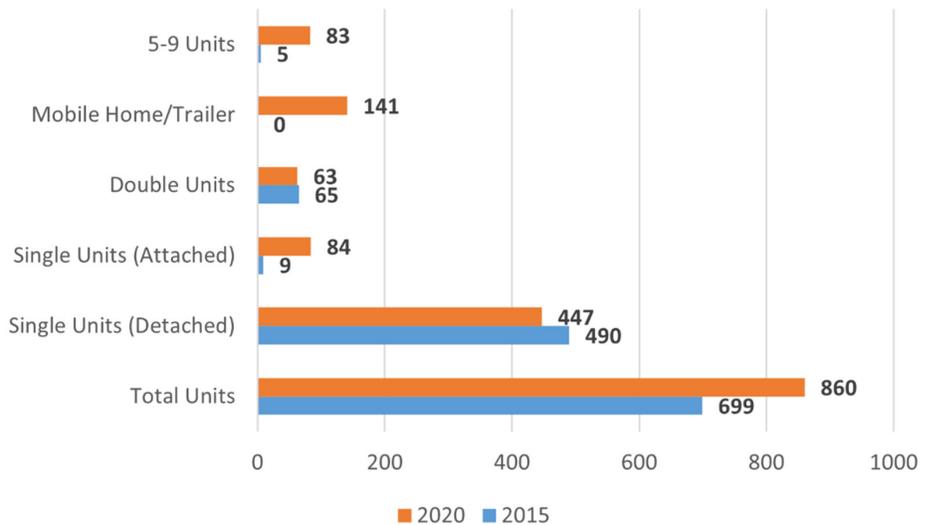


## HOUSING TYPE

### Lincolnton

When comparing the 2015 and 2020 ACS, Lincolnton made noticeable gains in the total number of housing units by growing 161 units to 860 in total. The most substantial gains were found in single units attached and mobile homes. Single units attached went from 9 to 84 and mobile homes grew from 0 to 141 within the 9 years from 2011 to 2020. It is noteworthy that housing units over 10 units in size decreased to zero between 2011 and 2020, but units ranging from 5 to 9 units in size increased from 5 to 83 for a whopping 1,560% increase.

## Lincolnton Housing Types 2015 & 2020

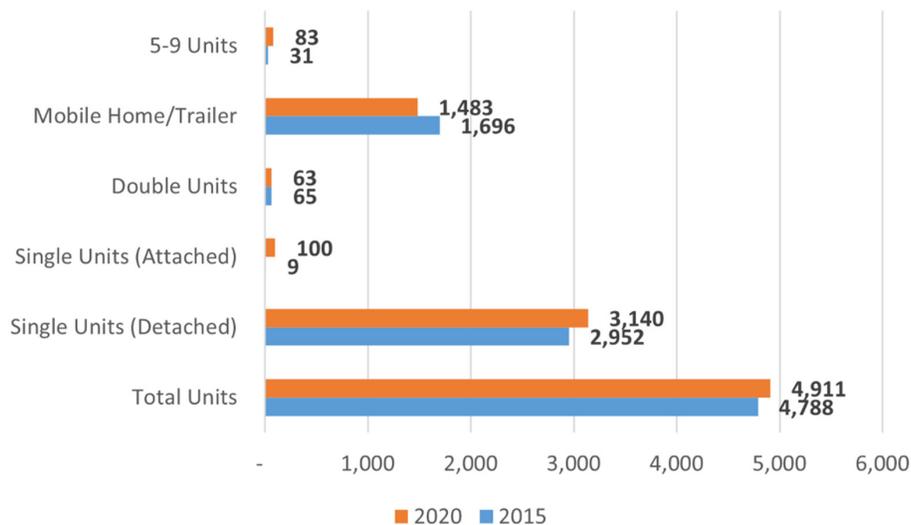


Source: 2015, 2020 ACS (DP04)

### Lincoln County

The county did not have the large housing unit growth that the city of Lincolnton did between 2011 to 2020. The number of housing units in the county grew only 2.6%, but the types of housing shifted greatly during those years. Mobile homes and multi-family housing units over 20 units in size were reduced drastically between 2011 and 2020. Housing units from 3-4 units in size grew from 23 to 42 and units between 5-9 units in size grew from 31 to 83. The largest shift in housing types occurred in single family attached homes. The 2015 ACS listed single family attached homes at a total of 9, but the 2020 ACS showed 100 units which indicated a 1,011% increase.

## Lincoln County Housing Types

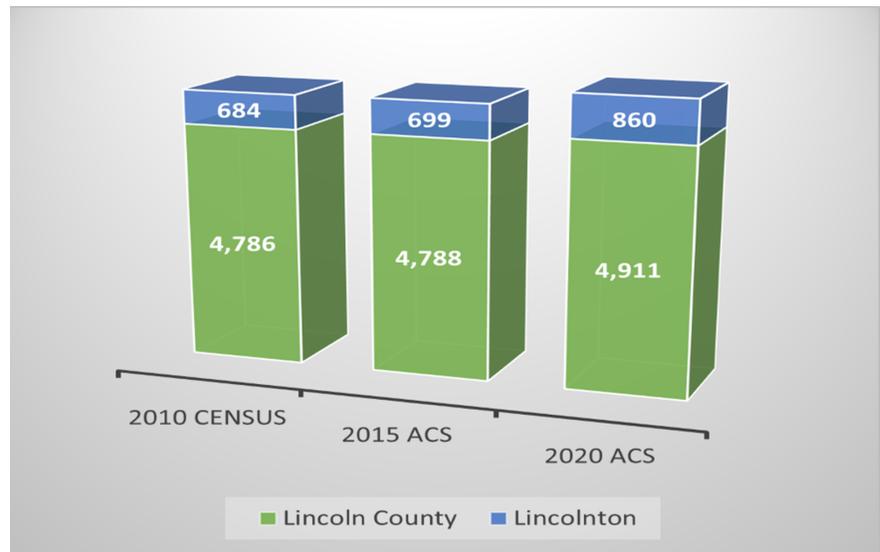


Source: 2015, 2020 ACS (DP04)

## NUMBER OF UNITS

ACS data obtained from the Census Bureau indicates that housing units increased at a greater rate in Lincolnton than in Lincoln County between 2010-2020. While there are significantly more housing units in Lincoln County, the largest percentage change in housing units occurred in the city of Lincolnton. Lincolnton grew significantly in mobile homes and multi-family units in the 5-9 unit range. In contrast, Lincoln County has reduced overall numbers of mobile homes and multi-family units throughout the county in the same time frame.

Number of Housing Units in Lincoln County & Lincolnton

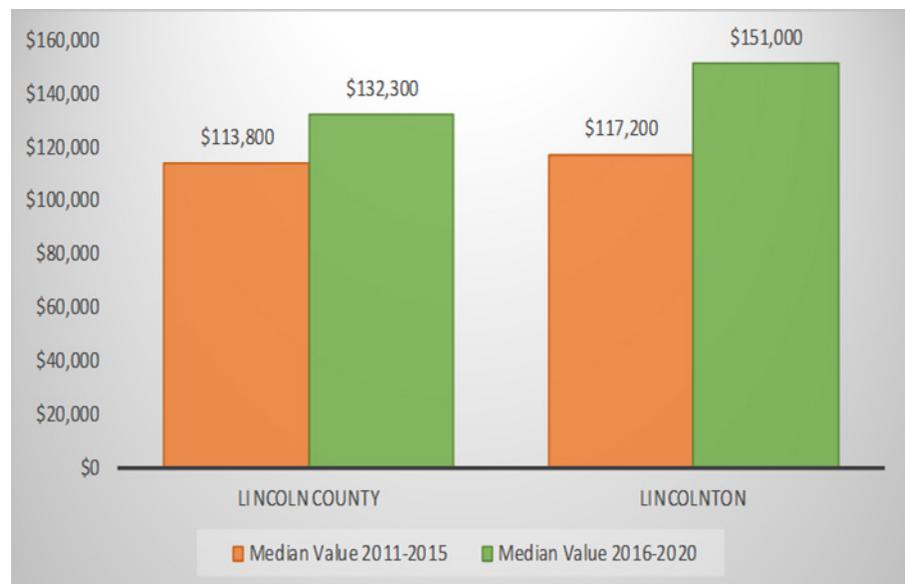


Source: 2010, 2015, 2020 ACS

## HOUSING COST

Median home values and median rent increased in both Lincoln County and the City of Lincolnton between 2011-2020. Median home values between 2011-2020 increased by 31.7% in Lincolnton and 16.3% in Lincoln County. Neither outpaced median home value growth in the state of Georgia in the same time frame, which stood at over 51.6%.

Median Home Value 2011-2020



Source: 2015, 2020 ACS

Not surprisingly, the cost of renting a home increased in both areas between 2011-2020. As of 2020, the median rent for Lincoln County and Lincolnton was as follows:

Lincoln County—\$ 712

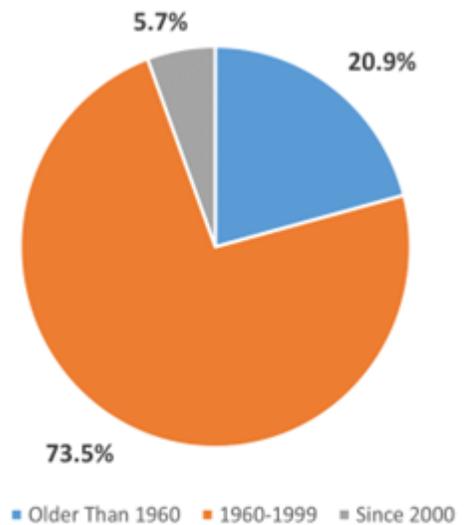
Lincolnton—\$ 628

## AGE OF HOUSING

### Lincolnton

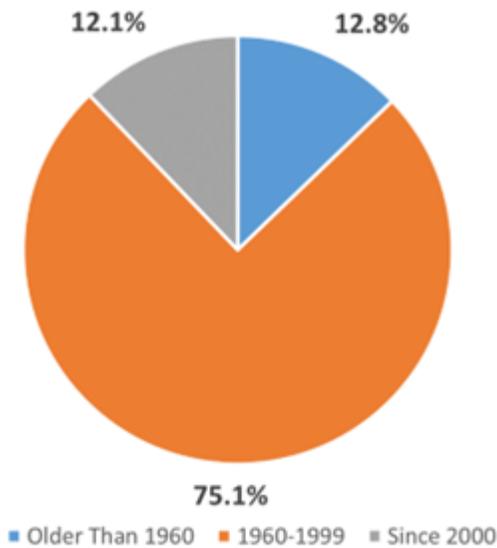
Homes built between 1960-1999 compose 73.5% of the housing units in Lincolnton. There have been 45 housing units built since 2000, which is only 5.7% of the total housing units in the city limits. There are 166 housing units in Lincolnton that were built prior to 1960, which compose the remaining 20.9% of the total housing units in the city.

### Age of Housing in Lincolnton



Source: ACS 2015, 2020 (S2504)

### Age of Housing in Lincoln County



Source: ACS 2015, 2020 (S2504)

### Lincoln County

Homes built between 1960-1999 compose 75.1% of the housing units in Lincoln County. The county has seen over 398 housing units built since 2000, which is only 12.1% of the total housing in the county. One-hundred fourteen new housing units have been built since 2014, but much of the county's charm is reflected in the older historic homes that serve as a testament to older times. Lincoln County has over 206 housing units that were built prior to 1939 and have historical significance to the community.

# Broadband Services

At present, Lincoln County and the city of Lincolnton have access to five internet service providers. The majority of the providers have data speeds that meet FCC broadband requirements. Citizens have access to fiber optic cable, satellite internet service, and limited wireless connectivity.

## Residential Internet Statistics for Lincolnton, GA

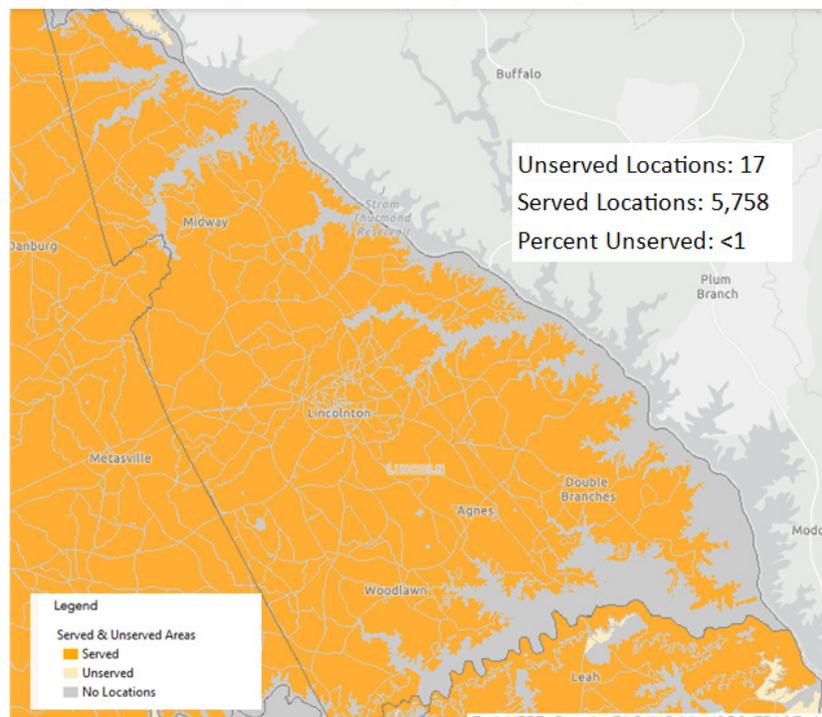
|                             |        |
|-----------------------------|--------|
| Internet Service Providers: | 2      |
| Plans Start From:           | \$50   |
| Top Download Speed:         | 1 Gbps |
| Fastest Connection Type:    | Fiber  |

| Provider               | Technology                        | Max Down (Mbps) | Max Up (Mbps) |
|------------------------|-----------------------------------|-----------------|---------------|
| Relyant/Dycom Holdings | Optical Carrier/Fiber to End User | 1,000           | 250           |
| Hughes Network Systems | Satellite                         | 25              | 3             |
| T-Mobile USA           | Terrestrial Fixed Wireless        | 25              | 3             |
| ViaSat                 | Satellite                         | 100             | 3             |
| VSAT Systems           | Satellite                         | 2               | 1.3           |

Source: U.S. Internet Service Providers FCC Form 477 as of 12/31/2020, Accessed 05/24/2022, <https://app.powerbigov.us>

The map below is the product of the Georgia Department of Community Affairs (DCA) broadband mapping. Almost all of Lincoln County is dark orange, which indicates an area served by broadband access. The statistics are based on the FCC's broadband definition of 25 Mbps down and 3 Mbps up and where the broadband service is available to 80% of locations within a census block. In addition, the map depicts access to broadband, not a subscription to broadband.

## Served and Unserved Broadband Areas Lincoln County



Source: Broadband.georgia.gov 2021

# Community Facilities

## WATER SUPPLY AND TREATMENT

The existing Lincoln County water system is located within the county limits, with water mains 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 Lincolnton at two different connection points. In addition, the County has six wells capable of yielding 160,000 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 has an overflow elevation of 675 ft, and is fed by a booster pump station on the west side of Lincolnton. 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, Savannah Bay, and Fishing Creek subdivisions. The systems are fed by a total of eight 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 2022 from the annual water audit was 121.6 MG (0.333 MGD). The proposed water system extension will create 0.009 MGD demand.

The existing water system has 1,575 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 1,495 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. Additional projects in 2022 replaced all city water meters, added automated meter reading capacity, and performed minor upgrades to the water plant. 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 pipelines 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 Lincolnton operates a Water Pollution Control Plant off Petersburg Road. The facility was expanded in 2018 as part of a \$7.4 million USDA funded project, and is now 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 Lincolnton 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.

## SOLID WASTE MANAGEMENT

Lincoln County has mandatory curbside garbage pickup 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 landfill.

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.

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 Lincoln Police Department, located on Ward Street, employs five 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 Lincoln 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.

LCOES 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.

## **LINCOLN COUNTY SENIOR CENTER**

The Lincoln Center, a multi-use facility which is the current home of the Senior Citizen Center, is located at 160 May Avenue in Lincolnton. Transportation is provided for Seniors to the Center and the return home. Hot nutritious lunches are served daily for Lincoln County Senior Citizens. Great care is taken to see that all meals are nutritionally well balanced to further contribute to the wellness of the seniors. Activities in the daily program for the Seniors include line dancing, bingo, etc. Lincoln County proposes to use CDBG funds to construct a new wing on the Walker T. Norman Gymnasium facility at 1972 Rowland-York Drive for the Senior Citizens Center. The Senior Citizens Center will be a 3,600 square-foot wing with a multi-purpose activity room, dining room, a kitchen, office space for staff, etc.

## **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.

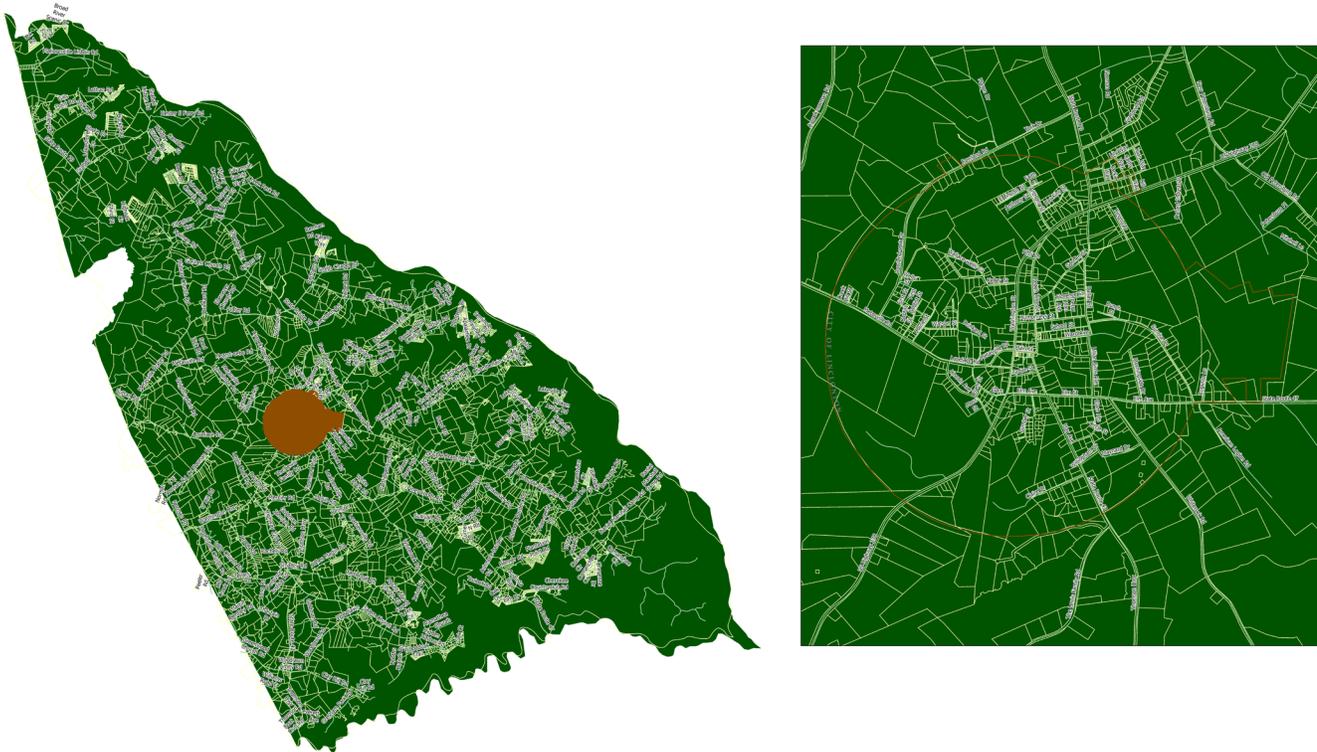


## ROAD SYSTEM AND TRANSPORTATION

Lincoln County and the City of Lincolnton contain 373 miles of road according to the Georgia Department of Transportation (GDOT), Mileage by Route and Road System Report 445 for 2022, in Figure 3.1. Lincoln County has 75 miles of state route and 280 miles of county roads. The City of Lincolnton 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 Lincolnton to Augusta, partial road widening has been accomplished by construction of intermittent passing lanes.

### 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. Lincoln County Elementary School, Lincoln County Middle School, and the Lincoln County High School.

According to data from the Georgia Department of Education, total enrollment in 2020 for all schools was 1,104. Elementary enrollment 531, Middle School Enrollment 268, and High School Enrollment was 305. Total enrollment in the school system for 2015 was 1,188 and 2010 was 1,237.

In 2021, the graduation rate of the Lincoln County High School was 66 of 74 students with a graduation rate of 89.2%

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 Clark's Hill Lake.



# Natural & Cultural Resources

## 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 of Historic Places.

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 Lincolnton 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 Lincolnton 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 Lincolnton Methodist Church, c. 1915, Gothic and vernacular mix, and Lincolnton Baptist Church, c. 1920, neoclassical. The Lincoln County Courthouse, c. 1915, neo-classical, 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

Natural resources in Lincoln County and City of Lincoln 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.

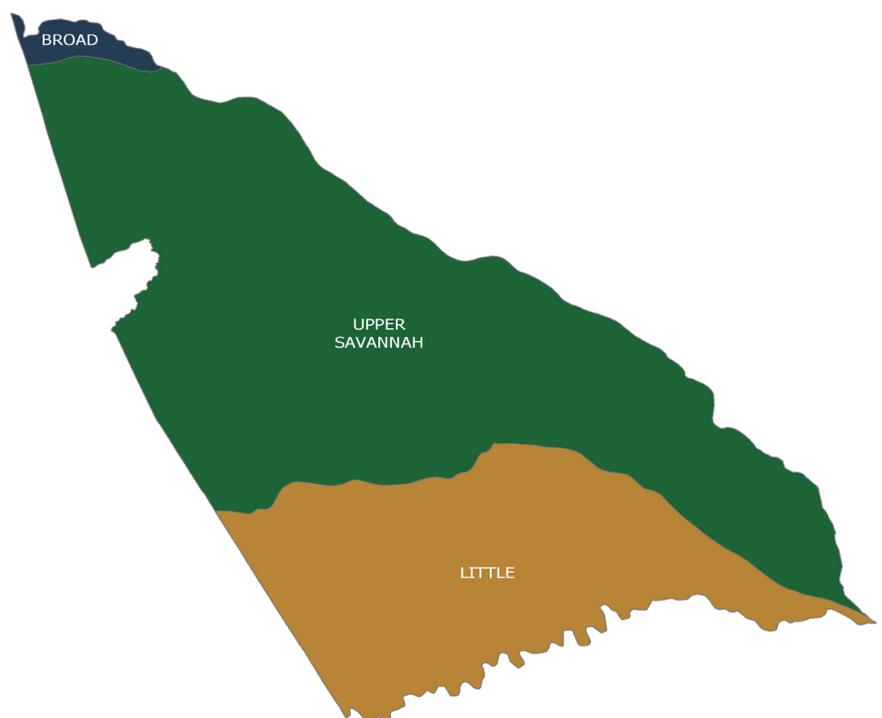
The naturally occurring water sources in Lincoln County and the City of Lincoln are watersheds, groundwater recharge areas, wetlands, floodplains. In order to provide residents with a potable water supply deep water wells have the water extracted, filtered, treated, and piped to households, businesses,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

## WATERSHEDS

Watersheds are 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

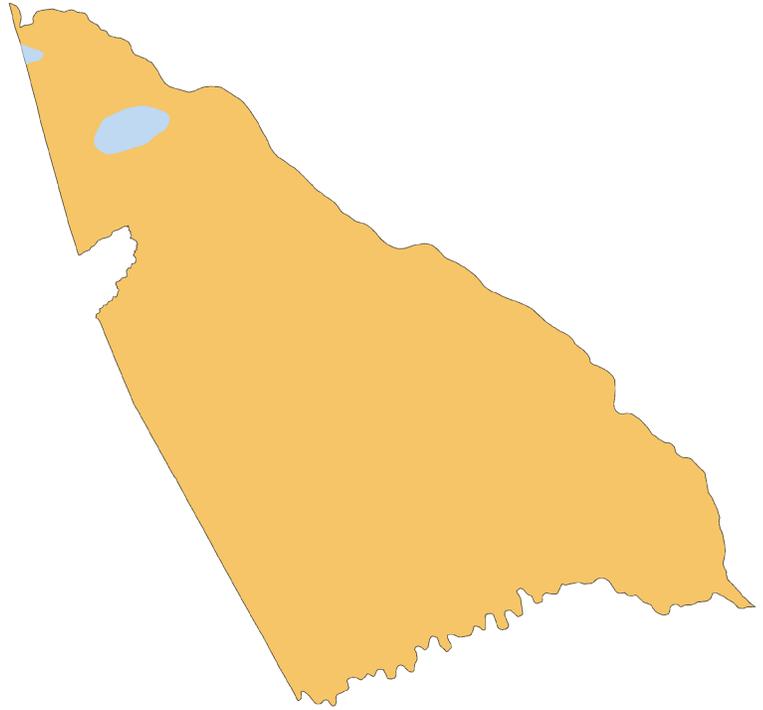
### Watersheds in Lincoln County



## GROUNDWATER RECHARGE AREAS

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 underground 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.

## Groundwater Recharge Areas in Lincoln County

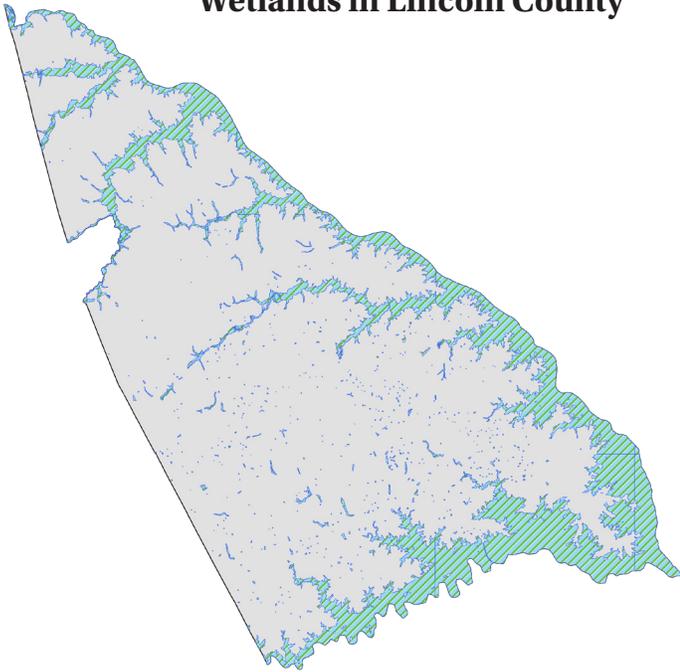


## WETLANDS

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, non-forested, forested, altered, and scrub/shrub.

## Wetlands in Lincoln County



## FLOODPLAINS

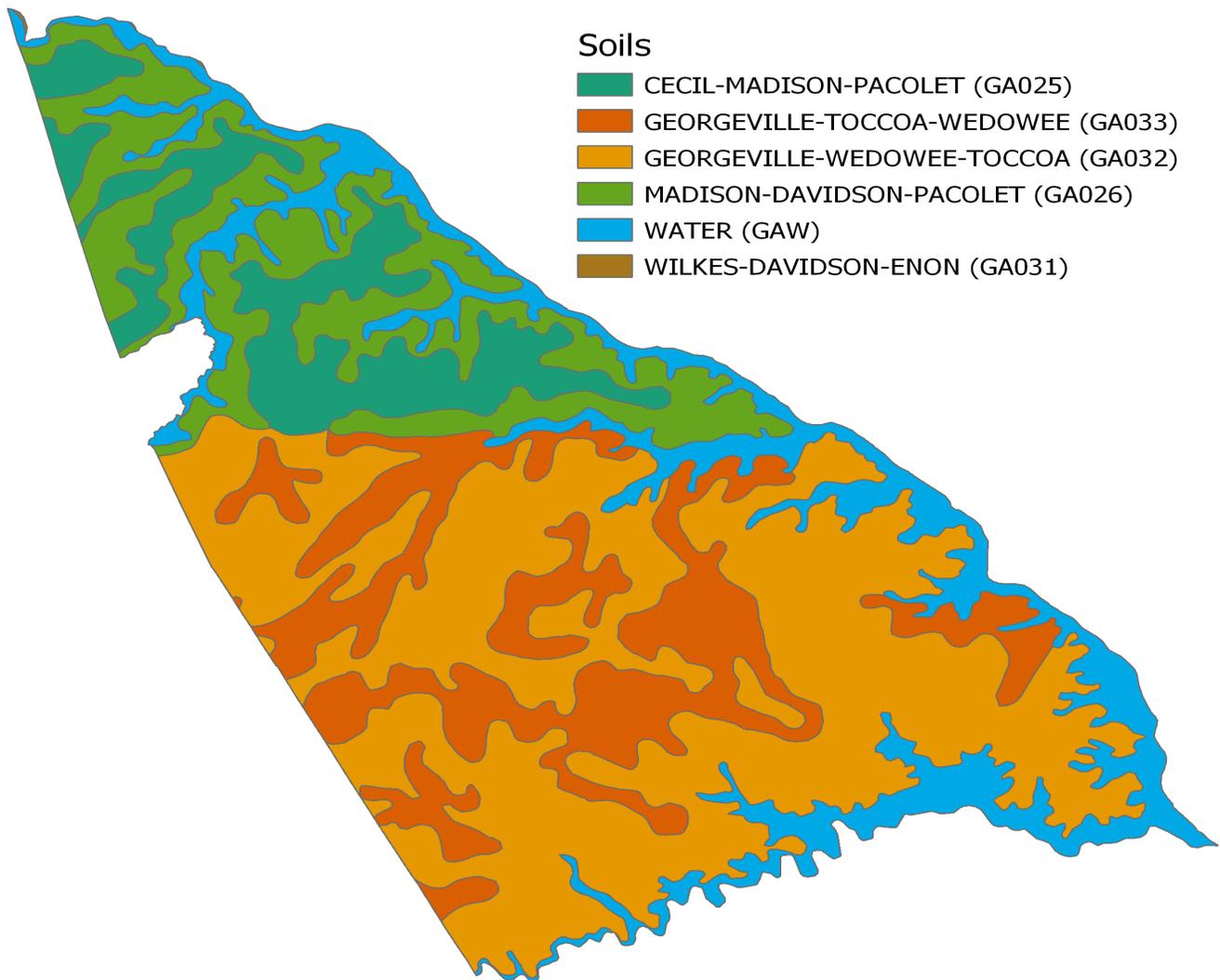
Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge.

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.

## SOILS

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.



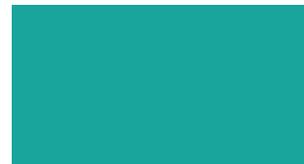
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# Appendix B

## PUBLIC INVOLVEMENT

This section of the plan include information on the following:

- Stakeholders
- Meetings
- Community Survey



# Stakeholder Committee

Walker Norman, Lincoln County Chairman  
Cooper Cliatt, Lincoln County Commission  
Robert Seymour, Lincoln County Public Works Director  
Stephanie Eicher, Lincoln County Planner  
Christine McNeese, Lincoln County Development Authority  
Alana Burke, Lincolnton City Council  
Martha Jo Austin, Lincolnton City Clerk  
Daravios Cullars - Lincoln County Family Connection  
Micheal McCombs - Mayor of Lincolnton

# EDITORIALS

## Tax Hikes and FBI Raids: Conservatives had better start showing

by Michael Ryan  
Michael Ryan is Executive Editor of and appears as a courtesy of the Heartlander. Mike is the former Editorial Page Editor of the Augusta Chronicle.

government, despite having only Vice President Kamala Harris as a tiebreaking edge in the Senate. And his tweet resonated all the more Monday night, after news broke that the Biden FBI, in a stunning

noted: "It's a total full-frontal assault. They're going after every single one of us. So we really need to start electing Republicans who know what time it is ... We have to not just bring these people to heel,

Gingrich. The GOP is the model of British PM Margaret Thatcher, who destroyed the moral legislation," Gingrich noted. "The Daily Signal Po

**Public Hearing Notice**  
**Initiation of Lincoln County Joint Comprehensive Plan**

Lincoln County and the City of Lincolnton will hold a joint public hearing on September 7, 2022 at 2:00p.m. in the Lincoln County Board of Commissioners conference room, located at 210 Humphrey Street, Lincolnton, GA. The purpose of this hearing is to announce the initiation of the new Lincoln County and City of Lincolnton joint comprehensive plan process by briefing members of the community on the process for plan development and opportunities for public participation, as well as gather general input. The Comprehensive Plan document establishes long-term goals and policies and a short-term work program by which the governments will manage future community growth and development. Residents wishing to comment or make suggestions should be in attendance.

**Contacts:**  
Sherry McKellar, County Clerk, Phone: (706) 359-4444  
Martha Jo Austin, City 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.

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2221, 164 TURBO DIESEL (20 MPG), PWR BUCKET SEATS, 18" ALLOYS, 8.4" SIRIUSXM, 33 GAL. FUEL, REAR HITCH, POWER PEDALS, FOG LIGHTS  
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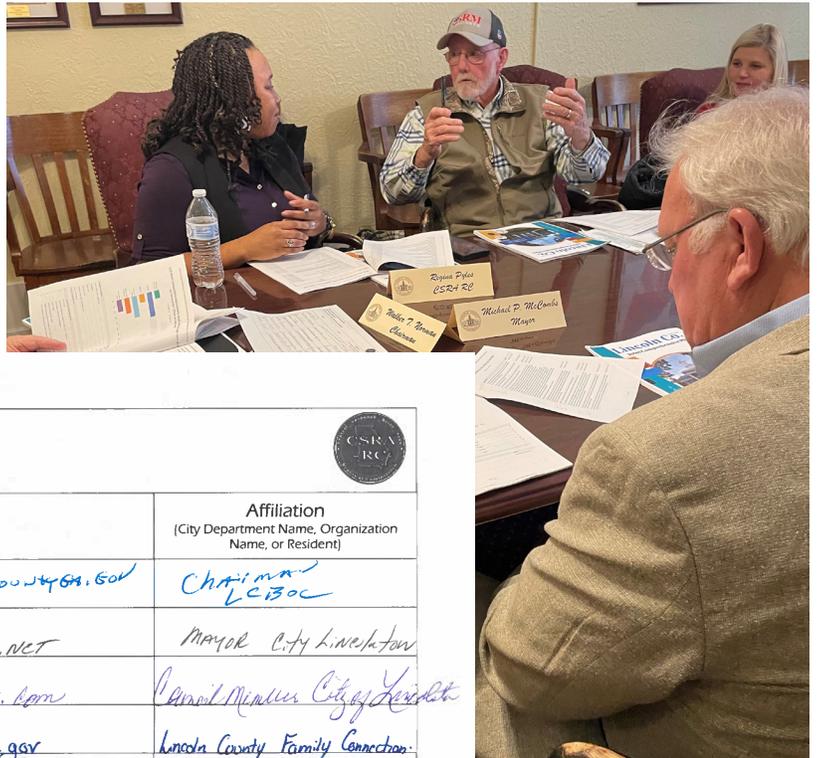
| Lincoln County Joint Comprehensive Plan<br>Public Hearing<br>September 7, 2022   2pm   Lincoln Co. Board of Commissioners Conference Room |                              |   |  |
|---|------------------------------|---|---|
| Name  | Email                        | Affiliation<br>(City Department Name, Organization Name, or Resident) |   |
| Niece D. Long   | nlong@csrarc.ga.gov          | CSRA RC   |   |
| Naggie Shaw   | maggiereciashaw@gmail.com    | Resident  |   |
| Shea Chamberlain  | silversufer8016@yahoo.com    | Resident  |   |
| Waiker T. Norman  | wnorman@lincolncountyga.gov  | Lincoln County  |   |
| Martha Jo Austin  | maustin@cityoflincolnton.com | City of Lincolnton  |   |
| Christine McNeese   | cmcneese@lincolncountyga.org | Lincoln Co. Development Auth.   |   |
| Stephanie Eicher  | Steicher@lincolncountyga.com | Lincoln County Planner  |   |
| Robert D. Seymour   | rseymour@lincolncountyga.com | Lincoln County PW   |   |
| Gregg Grant   | GreggGrant@gmail.com         | Resident  |   |



Lincoln County Joint Comprehensive Plan  
 Stakeholder Committee Meeting  
 September 27, 2022 | 10 am | Lincoln Co. Board of Commissioners Conference Room



| Name               | Email                          | Affiliation<br>(City Department Name, Organization Name, or Resident) |
|--------------------|--------------------------------|---|
| Parvian S. Collins | dcollars@lincolncountyga.com   | Lincoln County Family Connection                                      |
| Larry Hoolah       | —                              | City of Lincoln   |
| Mike McCull        | cmccull@nu-2.net               | City of Lincoln   |
| Robert Seymour     | rs Seymour@lincolncountyga.com | Lincoln County  |
| Stephanie Eiche    | Steicher@LincolnCountyga.gov   | Lincoln County  |
| Cooper Clatt       | cclatt@argenta-telephone.com   | Lincoln County  |
| Martha Jo Austin   | maustin@cityoflincolnton.com   | City of Lincoln   |
| WALKER NORMAN      | wnorman@lincolncountyga.gov    | Lincoln County  |
| CHRISTINE McNEESE  | cmneese@lincolncountyga.org    | LCDA  |
|                    |                                |   |



Lincoln County Joint Comprehensive Plan  
 Stakeholders Meeting #3  
 January 26, 2023 | 2pm | Lincoln Co. Courthouse



| Name               | Email                          | Affiliation<br>(City Department Name, Organization Name, or Resident) |
|--------------------|--------------------------------|---|
| Walter Flamm       | wflamm@lincolncountyga.gov     | Chairman LCBOC  |
| Michael P. McComb  | comins@du-z.net                | Mayor City Lincolnton   |
| Alexa J. Fisher    | alex@architecturalcity.com     | Parish Member City of Lincolnton                                      |
| Deborah S. Collins | dcollars@lincolncountyga.gov   | Lincoln County Family Connection                                      |
| CHRISTINE MCNEESE  | cmcneese@lincolncountyga.org   | Exec. Dir. LC Development Authority                                   |
| Robert Seymour     | rs Seymour@lincolncountyga.com | Public Works Director   |
| Stephanie Eichen   | Steicher@lincolncountyga.com   | Planner   |
| Martha Jo Austin   | maustin@cityoflincolnton.com   | City Clerk  |
| Cooper Clatt       | cclatt@augusta-telephone.com   | Commissioner  |



**Lincoln Co. Conservati...**

submissions, reissue a subsequent RFQ, terminate, restructure, or amend this procurement process at any time. Evaluation criteria contained herein shall be used in evaluating qualifications. The City may contact any consultant after receiving its submittal to seek clarification of any portion thereof. The City reserves the right to request additional information from any consultant if the City deems such information necessary to further evaluate the consultant's qualifications. In the event the City elects to negotiate a contract with a selected consultant, the City reserves the right to negotiate such terms and conditions of the contract, including, but not limited to scope, role, price, and staffing which may be in the best interests of the City.

All qualifications will be evaluated in terms of project approach, timing, experience, quality of work, and capacity of performance. Past performances on local government construction projects will be assessed in terms of timeliness, completing work within budget, and quality of work.

Interested parties are invited to secure a Request for Qualifications package by calling Nicee D. Long, Planning and Development Specialist, 706-651-7301 or emailing nlong@csrac.ga.gov.

Request for Qualifications are due no later than 4:30 PM, Monday, March 6, 2023. Proposals submitted by mail should be addressed: Nicee D. Long, CSRA Regional Commission, 3626 Walton Way Ext. Suite 300, Augusta, GA 30909. Request for Qualifications received after 4:30 p.m. on March 6, 2023 will not be considered.

The City of Lincolnton reserves the right to accept or reject any or all proposals. The City of Lincolnton is an Equal Opportunity Employer.

Mike McCombs  
Mayor



The public is invited to attend.

**SWCD to meet**

The Supervisors of the Lincoln County Soil and Water Conservation District will meet on Thursday, February 2, at 10:00 a.m. at Lincoln County Agricultural Building (UGA Extension), 2080 Rowland-York Drive, Lincolnton, GA 30817.

Please make plans to attend this important meeting.

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Lincolnton

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**9:30 a.m. to 5:30 p.m.**  
**or by appointment.**

**Public Hearing Notice**  
**Lincoln County Joint Comprehensive Plan**

Lincoln County and the City of Lincolnton will hold a joint public hearing on February 13, 2023 at 2:00p.m. in the Lincoln County Board of Commissioners conference room in the Lincoln County courthouse, located at 210 Humphrey Street, Lincolnton, GA. The purpose of this hearing is to brief the community on the contents of the Lincoln County Joint Comprehensive Plan and notify residents of when the plan will be submitted for review. Residents wishing to comment or make suggestions should be in attendance.

The draft plan is available digitally on the county website (<https://www.lincolncountyga.com/p-z-forms-and-documents>) and the CSRA Regional Commission's website (<https://csrac.ga.gov/planning-documents>) and in hard copy at Lincolnton city hall and Lincoln County courthouse.

Contacts:  
Sherry McKellar, County Clerk, Phone: (706) 359-4444  
Martha Jo Austin, City Clerk, Phone: (706) 359-3239

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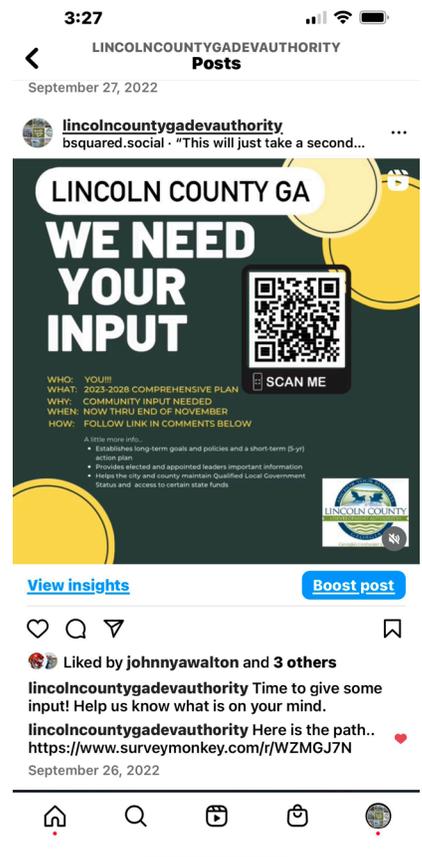
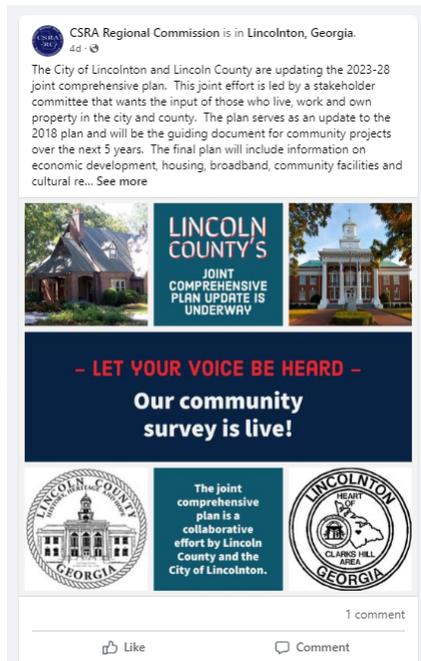
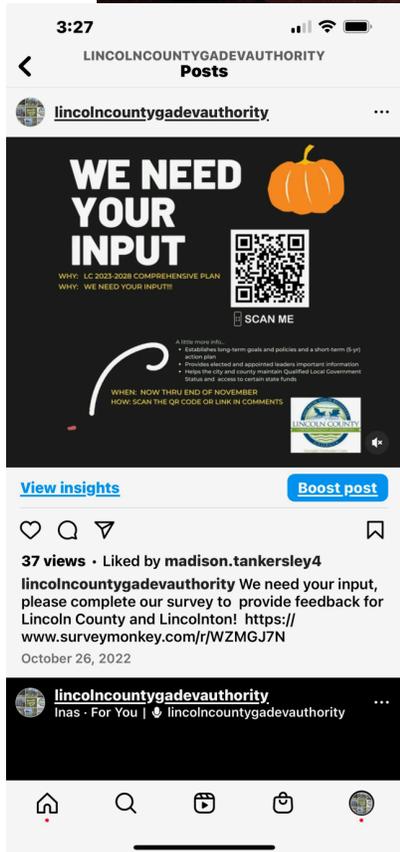
*Joint*  
**Lincolnton / Lincoln County Public Hearing**  
**Joint Comprehensive Plan**  
**February 13, 2023 - 2:00pm**  
**Sign-in Sheet**

1. Mike McCombs Mayor
2. Klara J. Burke Council Member
3. Larry Goshy City of Lincolnton
4. Robert D. Seepman Lincoln County
5. Christine McNeese Lincoln County Dev. Authority
6. Martha Jo Austin City of Lincolnton
7. Larry Collins Lincoln County
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_



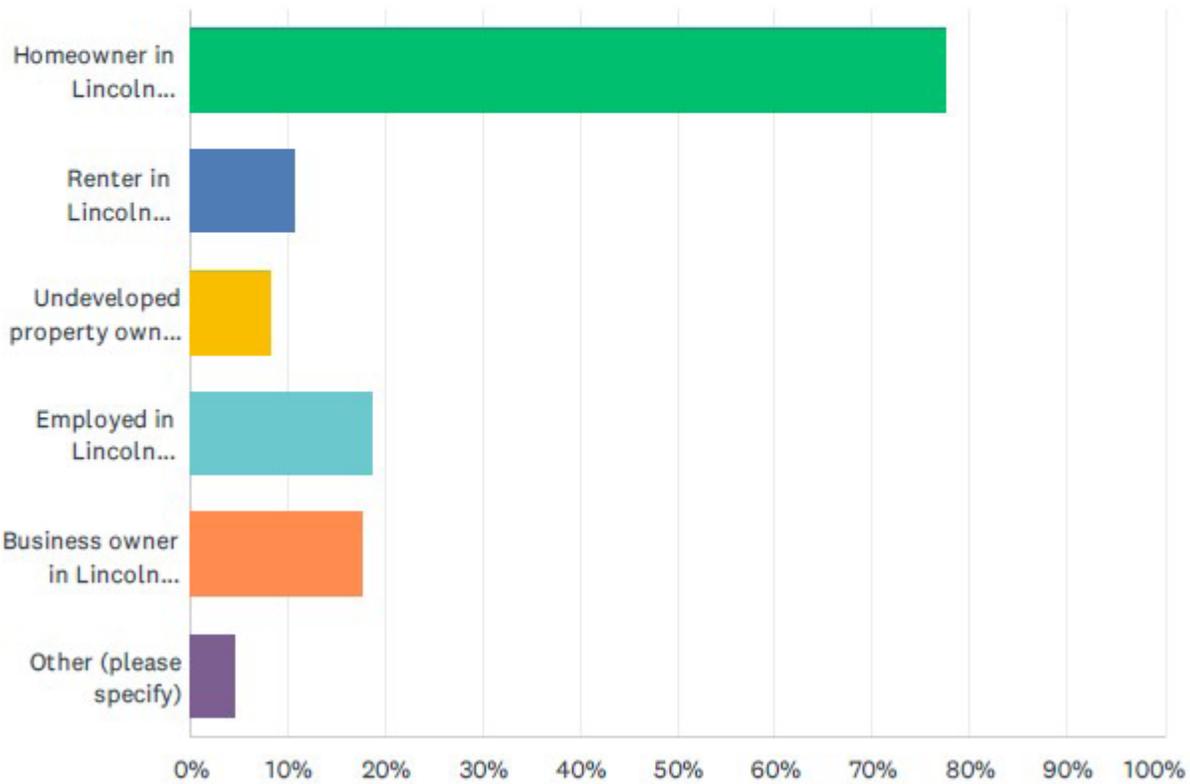
## Community Survey

The following are summary response charts of select questions from the community survey. Open-ended questions are not included herein, but those questions covered areas such as SWOT, redevelopment ideas, and general comments.



## Which of the following categories currently describes you? Check that apply.

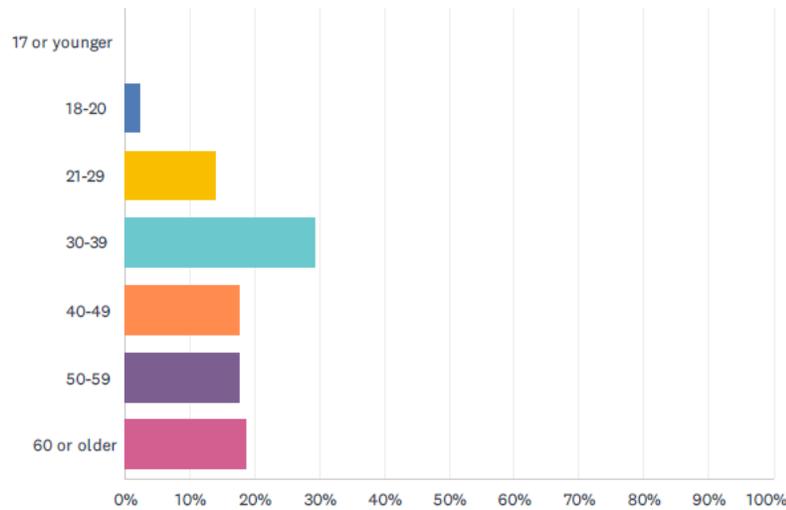
Answered: 85 Skipped: 0



| OTHER (PLEASE SPECIFY)      | DATE            |
|-----------------------------|-----------------|
| Retired/ now work from home | 11/22/2022 12:0 |
| Lease property              | 9/27/2022 12:40 |
| Live at home with parents   | 9/27/2022 11:07 |
| Live in Lincoln             | 9/27/2022 9:56  |

## Q2 What is your age?

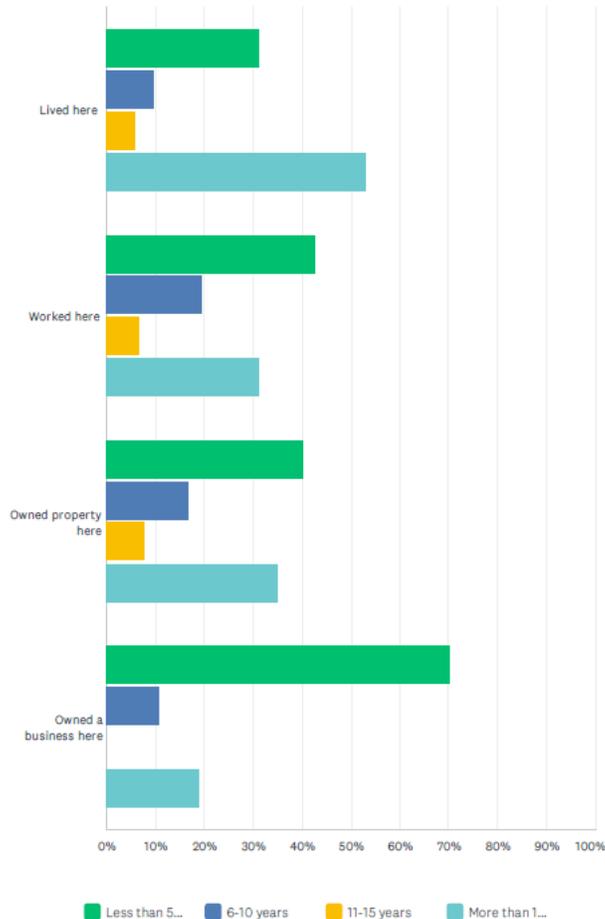
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Lincoln County and the city of Lincolnton Joint Comprehensive Plan 2023-2028 Community Survey

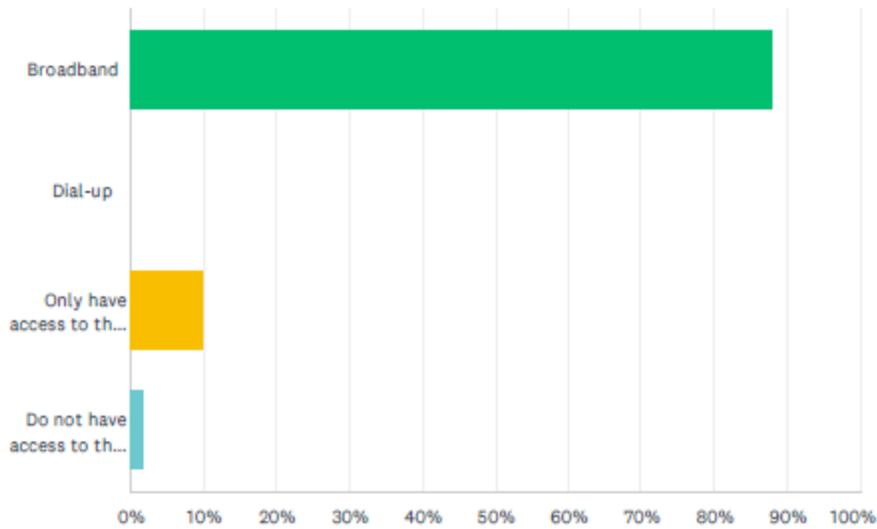
## Q3 How long have you lived, worked, or owned property in our community?

Lincoln County and the city of Lincolnton Joint Comprehensive Plan 2023-2028 Community Survey



### Q8 What type of internet access do you have at home?

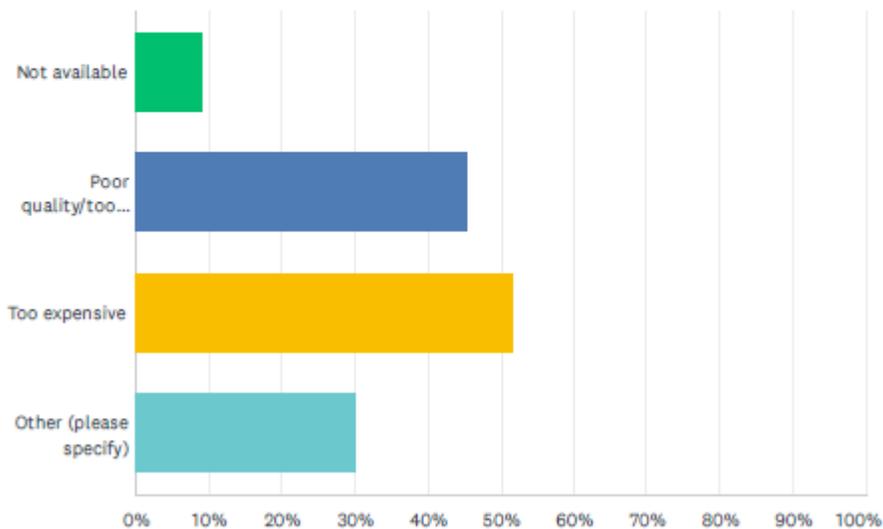
Answered: 50 Skipped: 35



Lincoln County and the city of Lincolnton Joint Comprehensive Plan 2023-2028 Community Survey

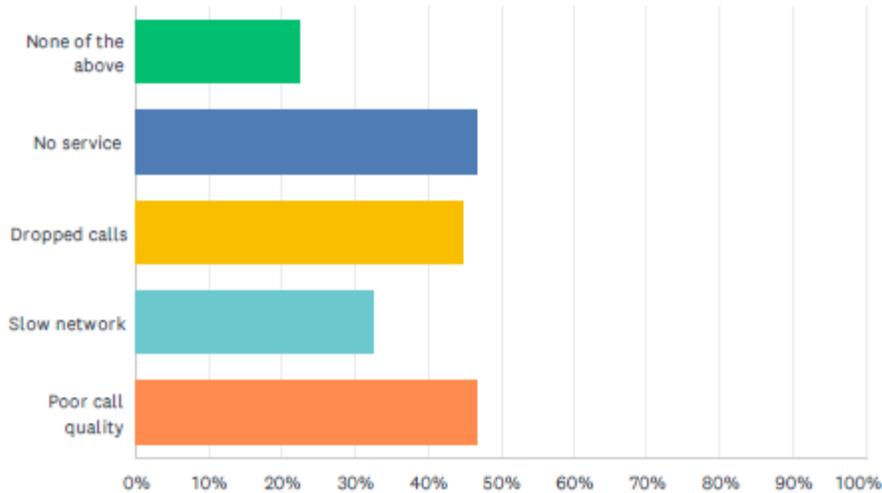
### Q9 What issues do you have with internet at home? Check all that apply.

Answered: 33 Skipped: 52



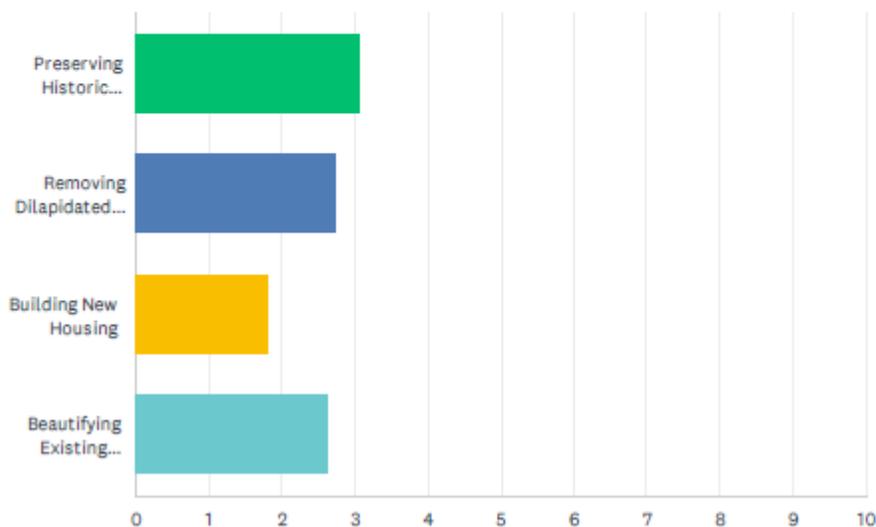
### Q10 What issues do you have with cell phone service at home? Check all that apply.

Answered: 49 Skipped: 36



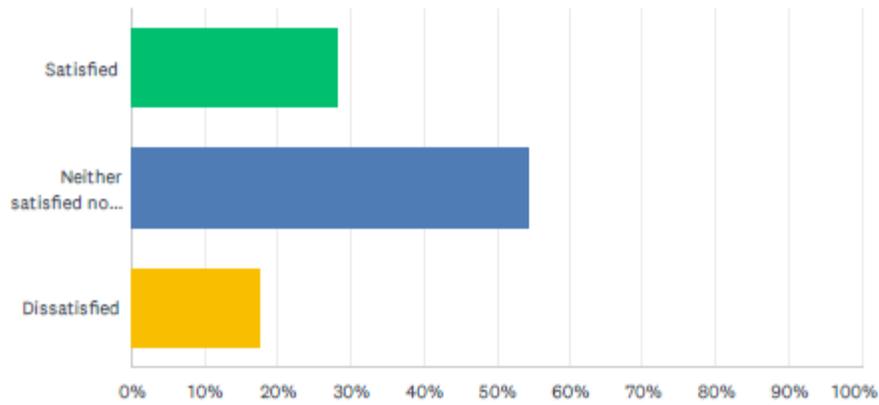
### Q11 Please rank the following housing topics based on their importance to you from 1 to 4 (with 1 being most important). Each answer option does require a number rank, and each number can only be used once.

Answered: 45 Skipped: 40



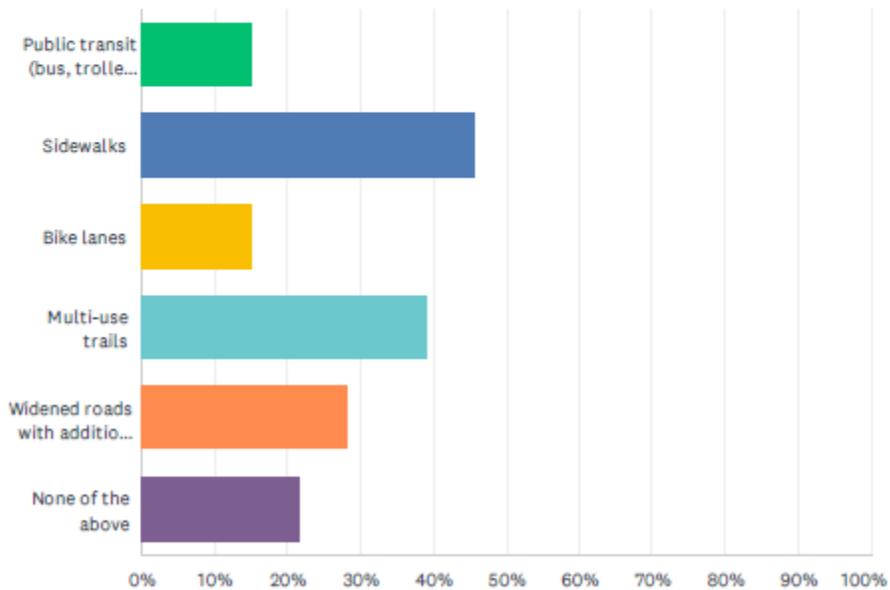
### Q12 How satisfied are you with the variety of housing in our community?

Answered: 46 Skipped: 39



### Q13 Which transportation improvements would you like to see more of in our community? Check all that apply.

Answered: 46 Skipped: 39



| # | OTHER (PLEASE SPECIFY)   | DATE               |
|---|--|--------------------|
| 1 | No issues  | 11/22/2022 9:06 PM |
| 2 | Less police harassing people for petty traffic violations  | 10/30/2022 7:38 PM |
| 3 | Good paved roads-not the aggregate   | 9/27/2022 10:18 PM |
| 4 | Better roads   | 9/27/2022 12:54 PM |
| 5 | Pave existing and dirt roads   | 9/27/2022 11:52 AM |
| 6 | Better Businesses and cell towers also more funding for LAW ENFORCEMENT!!!!!!!                   | 9/27/2022 9:33 AM  |
| 7 | I often see folks walking along roads outside of town in the dark- safety should be our priority | 9/27/2022 9:07 AM  |

20 / 33

### Lincoln County and the city of Lincolnton Joint Comprehensive Plan 2023-2028 Community Survey

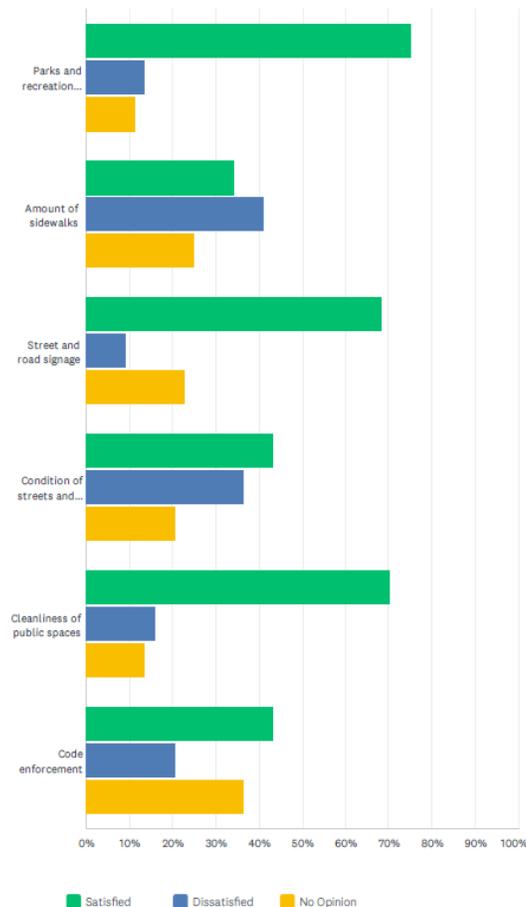
for those who do not have vehicles

|   |   |                   |
|---|---|-------------------|
| 8 | We are a rural community, I love it and want to see all roads maintained better | 9/27/2022 9:06 AM |
| 9 | Sidewalks need pressure washing.  | 9/27/2022 8:46 AM |

### Lincoln County and the city of Lincolnton Joint Comprehensive Plan 2023-2028 Community Survey

Q14 Please rate your level of satisfaction with each of the following public services or facilities.

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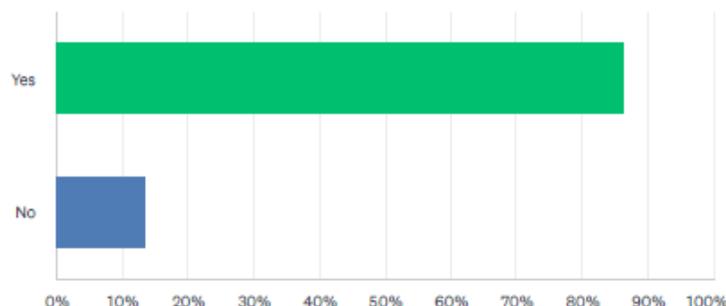
### Q15 If you answered "dissatisfied" to any of the items above, please list the item and let us know why.

Answered: 13 Skipped: 72

| #  | RESPONSES  | DATE                |
|----|--|---------------------|
| 1  | Sidewalks: There are areas even in town that need sidewalks because people walk on busy roads. Condition of streets: We have many dirt roads in the county that have large number of people living on them but they are not paved.   | 11/22/2022 12:16 AM |
| 2  | Parks and Rec. - we need more community parks and spaces.  | 10/31/2022 7:25 AM  |
| 3  | I live on one of the most historic streets in the city of Lincolnton and I have to push a stroller in the street because our sidewalks are awful. My children have to ride their bikes in the street because of the bumps.   | 9/28/2022 1:52 PM   |
| 4  | Sidewalks around the school and connecting LCES with the middle and high school as well as the recreation department. I've seen many kids walking in the street from the schools to the rec. Several streets need repaved. Would be nice to have nice roads esp the main roads. Not the aggregate  | 9/27/2022 10:18 PM  |
| 5  | We need more sidewalks and the sidewalks we have are in need of repair and limb removal.   | 9/27/2022 8:41 PM   |
| 6  | Not enough space....   | 9/27/2022 12:56 PM  |
| 7  | Currently live on dirt road. Not well maintained   | 9/27/2022 11:53 AM  |
| 8  | Cost to get use rec areas at the lake is crazy. Side walks in town are good but there are areas that need sidewalks like between Main Street and Hardee's.   | 9/27/2022 11:03 AM  |
| 9  | Listed earlier   | 9/27/2022 9:34 AM   |
| 10 | I do think Code Enforcement is important, but I don't want someone telling me what I can and cannot do on my farm/property   | 9/27/2022 9:10 AM   |
| 11 | While in town you should be able to walk everywhere by sidewalk.   | 9/26/2022 8:42 PM   |
| 12 | I don't like the outside look of many of the businesses downtown and I know that the Development Authority had money to do that and businesses still didn't fix them. I feel that there are buildings downtown that need to be cleaned up or made usable and they should be fine if they don't   | 9/26/2022 5:31 PM   |
| 13 | I feel there is a "minimalistic" approach to Parks and Recreation, amenities are limited, while some improvements, feel there could be more offerings across the county. There are limited sidewalks, and most are very narrow, not allowing side by side walking. We are seeing more golf carts being used in town, and more walkers, but they are limited in the paths that can be used, and there is a lack of public pavilions, and restrooms. | 9/26/2022 11:54 AM  |

### Q16 Do you use public facilities such as parks, trails, and ball fields?

Answered: 44 Skipped: 41



## Q17 Describe any activities you would like to do in our community but cannot.

Answered: 21 Skipped: 64

| #  | RESPONSES   | DATE                |
|----|---|---------------------|
| 1  | Bowling . Saturday market with local produce  | 11/22/2022 9:08 PM  |
| 2  | More festivals Movies Carnival/Fair   | 11/22/2022 9:55 AM  |
| 3  | Grocery shopping at a nice, well maintained grocery store.  | 11/22/2022 12:24 AM |
| 4  | N/a   | 10/31/2022 7:29 AM  |
| 5  | None at this time.  | 10/30/2022 3:33 PM  |
| 6  | Have more in county restaurants and a large, updated grocery store(s), for improved dining and shopping. Have a large farmers market at a central county location 2-4 weekends a month.               | 10/3/2022 8:32 PM   |
| 7  | I'd love to see more activities for the children in the community that aren't just Rec sports or school sports. Something like a gymnastics or dance class open up somewhere in the county!           | 9/29/2022 9:31 PM   |
| 8  | Buy groceries in a clean facility that isn't disgusting.  | 9/28/2022 1:54 PM   |
| 9  | 1) Shop at a fully stocked grocery store where the coolers are working and food is not spoiled.<br>2) concerts in the park or rec (other than gospel or bluegrass) even local artists would be great. | 9/27/2022 10:18 PM  |
| 10 | Shop for groceries. Dine in at different restaurants. Attend fall and spring festivals  | 9/27/2022 8:46 PM   |
| 11 | Volleyball, golf, need more things to do for younger kids   | 9/27/2022 2:32 PM   |
| 12 | Kind of silly question, unless it's not going to football games because lack of handrails at field.   | 9/27/2022 1:08 PM   |
| 13 | Well planned community events   | 9/27/2022 12:37 PM  |
| 14 | Movies, skating, bowling, etc   | 9/27/2022 11:04 AM  |
| 15 | Have better shopping areas and CELL SERVICE!!!!   | 9/27/2022 9:35 AM   |
| 16 | Grocery shop,   | 9/27/2022 9:11 AM   |
| 17 | More opportunities for children - gymnastics, etc   | 9/27/2022 8:26 AM   |
| 18 | Arts & Craft festival   | 9/26/2022 8:46 PM   |
| 19 | Some night life-- but we are working on it at the Legion. Yep some Putt-Putt golf or bowling alley or something for the kids to do  | 9/26/2022 5:37 PM   |
| 20 | Social opportunities outside of church  | 9/26/2022 3:13 PM   |
| 21 | A central location for meeting friends during the day for a picnic.   | 9/26/2022 1:31 PM   |

## Q18 Describe areas of our community in need of revitalization/improvement (e.g. a particular street, building, etc.) and what needs improving.

Answered: 25 Skipped: 60

| #  | RESPONSES  | DATE                |
|----|--|---------------------|
| 1  | Some of the buildings downtown need a fresh coat of paint and businesses in them.  | 11/22/2022 9:55 AM  |
| 2  | There are privately owned buildings around town ( Hwy 378, Main Street, Peachtree Street) that need new paint and new awnings.   | 11/22/2022 12:24 AM |
| 3  | Old jimtex building. Old hotel building and other buildings down town. We need to restore existing historic buildings and generate local owned and local serving business BEFORE any new growth needs to occur.  | 10/31/2022 7:29 AM  |
| 4  | The old school lot behind the stadium. Could be used as a farmers market. A small open pole barn to hold events such as a farmers market would be awesome. Along with a playground etc.  | 10/30/2022 8:07 PM  |
| 5  | It has been great to see improvements on buildings on Main St and Peachtree St. New awnings and signage and other improvements have been very well done. It would be wonderful to see this continue with other buildings in town.  | 10/30/2022 3:33 PM  |
| 6  | Keep encouraging new businesses in the abandoned businesses. Maybe convert some to flex offices with high speed, low cost internet, and advanced video conferencing, so people work there instead of their homes that have poor or slow internet.  | 10/3/2022 8:32 PM   |
| 7  | The grocery store. The elementary school. Also need more police presence in the parking lot of bell's as there is a gentlemen often panhandling for money.   | 9/29/2022 9:31 PM   |
| 8  | Some Main Street and peachtree street buildings look awful. B&J appliance, the clutter at Spratlin's, the 2 story building beside wengrows   | 9/28/2022 1:54 PM   |
| 9  | Goshen street has a wood building that is falling in with one of the front doors wide open for over a year. Lots of other areas with empty buildings some that are falling in. Could search for owner or auction off property  | 9/27/2022 10:18 PM  |
| 10 | B&J appliance IGA Spratlins on Main Street is an eyesore Huddle House Bells American Legion  | 9/27/2022 8:46 PM   |
| 11 | By chicken house need a playground for all these kids over here  | 9/27/2022 2:32 PM   |
| 12 | More help for people with mobility issues  | 9/27/2022 1:08 PM   |
| 13 | Downtown. Things not looking "junky".  | 9/27/2022 12:37 PM  |
| 14 | The whole town   | 9/27/2022 9:35 AM   |
| 15 | I wish the Pepsi Cola mural could be re-done. Another grocery store would be nice. Save the old buildings/structures (they are our history).   | 9/27/2022 9:15 AM   |
| 16 | There are some real rough patches with old falling apart trailers through out the county   | 9/27/2022 9:11 AM   |
| 17 | We need a reason for people to come to LC, particularly to areas like downtown, and spend an afternoon. There is nothing to drive that behavior. People visiting WMA and campsites are great, but if they would spend a morning downtown shopping, eating, watching football, etc, our community would be better for it. | 9/27/2022 9:10 AM   |
| 18 | Lincoln county is a great place to live. I appreciate how kind and caring the community has been to my children. The only improvement that I feel is needed is that the schools and sidewalks could benefit from pressure washing. Some spots are looking a little rough.  | 9/27/2022 8:50 AM   |
| 19 | downtown loft buildings  | 9/27/2022 8:26 AM   |

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|    |  |                   |
|----|--|-------------------|
| 20 | The grocery store option and restaurants.  | 9/26/2022 8:46 PM |
| 21 | Let's start with the Main Street downtown. The old hotel looks horrible. The front of the appliance shop looks terrible. The back of the appliance store looks nasty and dangerous. And this is not aimed at that particular business I like all those people. There's an empty building next to the dry cleaners why is it not available for somebody to use? They just let it sit there that's not good for downtown area-- that building down near the gas station in the fork that's just half a building that says Seafood on it or something needs torn down. Things like that we ought to have some kind of stipulations that force people to clean up and tear down buildings instead of letting them just sit there and rot | 9/26/2022 5:37 PM |
| 22 | Fair grounds. I see the American Legion has a nice area but it needs more support.   | 9/26/2022 4:19 PM |
| 23 | Almost all buildings downtown. Also the yellow gas station entering town as well as welcome signs.   | 9/26/2022 3:13 PM |
| 24 | DOWNTOWN...All of it   | 9/26/2022 3:12 PM |
| 25 | Downtown buildings that are vacant for many years, parking designated for business owners that doesnt take away from tourist and potential customers. Grocery store that is updated and clean with better offerings. Improved intersections with clarity. Blythe programs to remove dilapidated buildings in Lincoln on major road ways and in the county where they are hazardous. Peachtree Street, Main Street, US 378 and merge to Peachtree Street. Stop light at 378 and Goshen Street. Elm Street and N. Peachtree (coming in from McDuffie county).  | 9/26/2022 1:31 PM |

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Q19 List three small actions or activities our local governments could undertake to improve the quality of life in your neighborhood or the community as a whole.

Answered: 20 Skipped: 65

| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| 1              | 100.00%   | 20 |
| 2              | 90.00%    | 18 |
| 3              | 65.00%    | 13 |

| #  | 1  | DATE                |
|----|--|---------------------|
| 1  | Assistant. Internet to high property tax payers  | 11/22/2022 9:08 PM  |
| 2  | Push for more businesses to come here. Another fast food option, grocery store, and a small walmart, and Lincoln would be perfect. | 11/22/2022 9:55 AM  |
| 3  | Attract a better grocery store   | 11/22/2022 12:24 AM |
| 4  | Developed community parks in city limits and close proximity to town   | 10/31/2022 7:29 AM  |
| 5  | Get community events out there on social media.  | 10/30/2022 8:07 PM  |
| 6  | Crack down on drug dealers and worry less about traffic violations   | 10/30/2022 7:39 PM  |
| 7  | Nationally certified, fully staffed, fire stations with EMS personnel  | 10/3/2022 8:32 PM   |
| 8  | More police presence   | 9/29/2022 9:31 PM   |
| 9  | Bring in more businesses especially restaurants that stay open past 8pm during the week and weekends                               | 9/27/2022 10:18 PM  |
| 10 | See above  | 9/27/2022 1:08 PM   |
| 11 | Animal control   | 9/27/2022 11:04 AM  |
| 12 | More funding for law enforcement   | 9/27/2022 9:35 AM   |
| 13 | Support local businesses- specifically help them secure affordable space downtown.   | 9/27/2022 9:10 AM   |
| 14 | work with business owners to improve storefront downtown   | 9/27/2022 8:26 AM   |
| 15 | Force businesses to update store fronts  | 9/26/2022 8:46 PM   |
| 16 | Institute strict building codes  | 9/26/2022 5:37 PM   |
| 17 | Boat House for rowing Crew. It is a big activity that the area could gain some tourism.  | 9/26/2022 4:19 PM   |
| 18 | Cell service   | 9/26/2022 3:13 PM   |
| 19 | facade upgrades in town  | 9/26/2022 3:12 PM   |
| 20 | Community spaces & activities  | 9/26/2022 1:31 PM   |

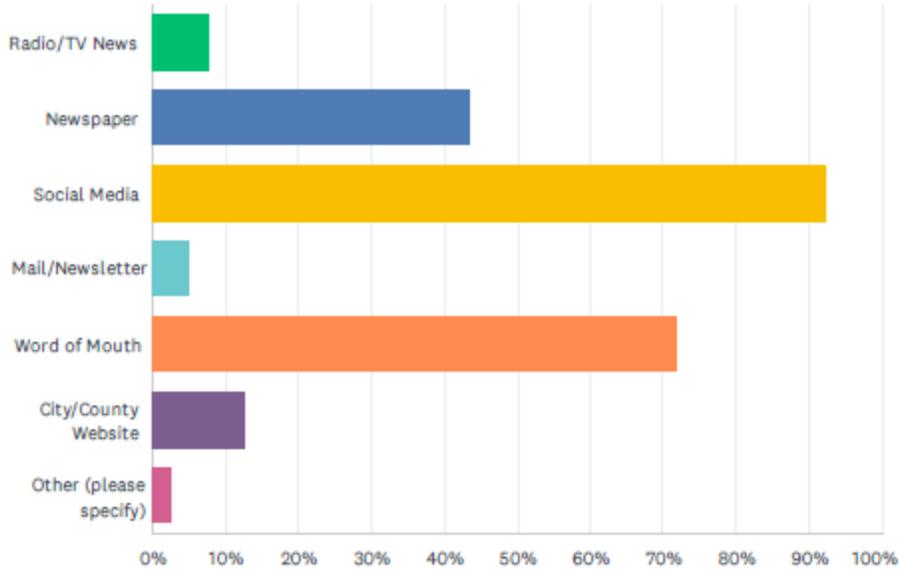
| # | 2   | DATE                |
|---|---|---------------------|
| 1 | Mail service to new neighborhoods and not community mailbox at front of neighborhood as I will still have to go to post office if a box larger than mailbox comes to my house | 11/22/2022 9:08 PM  |
| 2 | Pave more roads   | 11/22/2022 12:24 AM |
| 3 | Not let developers come into Lincoln County. That will ruin the small town atmosphere.  | 10/30/2022 8:07 PM  |

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|    |   |                     |
|----|---|---------------------|
| 4  | Eliminate city taxes  | 10/30/2022 7:39 PM  |
| 5  | Offer GA technical college or self improvement courses at the library   | 10/3/2022 8:32 PM   |
| 6  | More cell towers  | 9/29/2022 9:31 PM   |
| 7  | Work with grocery store owner to improve look and quality. Maybe a grant needs to be applied for?   | 9/27/2022 10:18 PM  |
| 8  | Help with taxes   | 9/27/2022 1:08 PM   |
| 9  | Somewhere for teens to hang out in town   | 9/27/2022 11:04 AM  |
| 10 | Cell towers   | 9/27/2022 9:35 AM   |
| 11 | Actually work the comprehensive plans that are made- I'm not sure which tasks out of the 2015ish one were actually accomplished and I'd be interested to know what % of goals are met | 9/27/2022 9:10 AM   |
| 12 | encourage upkeep of all property  | 9/27/2022 8:26 AM   |
| 13 | Add competition for grocery options   | 9/26/2022 8:46 PM   |
| 14 | Have serious violations for everyone not just certain people if there's a problem downtown with the building  | 9/26/2022 5:37 PM   |
| 15 | Pick a holiday and make it bigger and bigger every year.  | 9/26/2022 4:19 PM   |
| 16 | Welcome signage   | 9/26/2022 3:13 PM   |
| 17 | force building owners to do something with vacant property  | 9/26/2022 3:12 PM   |
| 18 | Create a Blythe program with fines for vacant dilapidated buildings   | 9/26/2022 1:31 PM   |
| #  | 3   | DATE                |
| 1  | Attract another chain restaurant  | 11/22/2022 12:24 AM |
| 2  | Cut property taxes  | 10/30/2022 8:07 PM  |
| 3  | Nice government housing out of the middle of town   | 10/30/2022 7:39 PM  |
| 4  | More opportunities for small business starters  | 9/29/2022 9:31 PM   |
| 5  | Several properties with vacant buildings some falling in. Gov workers could research owners and reach out to them about selling or auction properties                                 | 9/27/2022 10:18 PM  |
| 6  | Better grocery store  | 9/27/2022 1:08 PM   |
| 7  | Nice restaurants  | 9/27/2022 11:04 AM  |
| 8  | Things to do  | 9/27/2022 9:35 AM   |
| 9  | patrol lake areas where golf carts and children play for speed control  | 9/27/2022 8:26 AM   |
| 10 | Organize a general forced cleanup city and county that involves the owners and the people that rent the buildings   | 9/26/2022 5:37 PM   |
| 11 | Making people that own property in the downtown area maintain it  | 9/26/2022 3:13 PM   |
| 12 | encourage more small businesses to move here  | 9/26/2022 3:12 PM   |
| 13 | Create an ordinance requiring downtown business owners to park in places other than N Peachtree or Main street  | 9/26/2022 1:31 PM   |

### Q20 How do you typically find out about what's happening in our community? Check all that apply.

Answered: 39 Skipped: 46



| ANSWER CHOICES         | RESPONSES |
|------------------------|-----------|
| Radio/TV News          | 7.69% 3   |
| Newspaper              | 43.59% 17 |
| Social Media           | 92.31% 36 |
| Mail/Newsletter        | 5.13% 2   |
| Word of Mouth          | 71.79% 28 |
| City/County Website    | 12.82% 5  |
| Other (please specify) | 2.56% 1   |
| Total Respondents: 39  |           |

