

Joint Lincoln County Comprehensive Plan

2005 – 2025



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The county seat of Lincoln County is located in Lincolnton, the only municipality in the County. Lincolnton was selected in 1798 as a central location for the county courthouse and jail. Lincoln County has experienced significant change during the past three decades. Clarks Hill Lake has become a popular sports area for northeast Georgia, and particularly for the Augusta Metropolitan area. This factor, coupled with increasing manufacturing opportunities, has led to a steadily increasing rate of population growth and a dramatic change of image for Lincoln County.

Plan Setting

Originally part of Wilkes County, its neighbor to the west, Lincoln County was created on February 20, 1796 and named for General Benjamin Lincoln, who accepted the British surrender at Yorktown bringing to an end the Revolutionary War. Both the city and the county were named for General Benjamin Lincoln. Lincoln County was the twenty-fourth county created in Georgia.

There are numerous historic buildings in Lincoln County. It was the first county in Georgia to have a county-wide listing in the National Register of Historic Places. Over 160 historic buildings in Lincoln County are listed in the National Register. The courthouse in Lincoln County was constructed in 1915 and is listed on the National Register of Historic Places. Price's Store in Lincolnton, established 1897, is one of the oldest authentic general stores still in operation in Georgia.

Lincolnton, the governmental seat and commercial center of Lincoln County, was incorporated in December 19, 1817 and extends in a one-mile radius that originates at a Confederate Monument which marks the site of the original courthouse. Formerly serving as the agricultural and government service center for the county, Lincolnton is currently evolving into the recreational, tourism and manufacturing employment center for the Clarks Hill Lake Area.

Lincolnton is home to the 447-acre Elijah Clark State Park and Museum that contains many artifacts from the pre-Revolutionary War era. This park, which also offers boating and fishing activities, is where the Revolutionary War hero Elijah Clark and his wife are buried.

Lincolnton participates in the Better Hometown Program run by the Georgia Department of Community Affairs. This community development program is a public-private partnership intended to revitalize small communities with populations between 1,000 and 5,000. These cities have access to technical assistance and fiscal resources designed to stimulate downtown revitalization.

Why Plan?

Successful communities don't just happen; they must be continually shaped and guided. A community must actively manage its land use, infrastructure and resources, and respond to changing circumstances if it is to continue to meet the needs of its residents. Lincoln

County residents value the character and diversity of their jurisdictions, both incorporated and unincorporated, the strong sense of community, and the breadth of cultural and recreational opportunities available to them. Concern about economic development and jobs, public services, and education are issues that the city and county have been working on for years. Comprehensive planning, based on good data and public consultation, can help the community address each of these concerns.

WHAT IS THE COMPREHENSIVE PLAN?

The comprehensive plan is the official guiding document for the future of Lincoln County. It is designed to formulate a coordinated, long-term planning program for the city and county. It lays out a desired future, and guides how that future is to be achieved. It serves as a guide to both the public and private sector by providing a picture of how land will develop, how housing will be made available, how jobs will be attracted and retained, how open space and the environment will be protected, how public services and facilities will be provided, and how transportation facilities will be improved. Further, the Plan guides elected and appointed officials as they deliberate community development issues; and conveys policy and intended programs of action to residents. In short, the comprehensive plan is a unified document providing consistent policy direction.

The Plan is structured to be a dynamic document, subject to amendment when conditions within the city or county change significantly. Periodic updates are needed to ensure that the Plan continues to meet the needs of Lincoln County. The previous Lincoln County Comprehensive Plan was prepared in 1994. Many of the items recommended for implementation were completed or became irrelevant as years passed. This new plan addresses changes in the community since the last comprehensive plan.



How to Use the Comprehensive Plan

The Comprehensive Plan is not, in itself, an implementation tool, but rather a guide to action. It is intended to serve as a reference point for potential users. For example, the Planning Commission or City Council may use the Plan's policies to decide whether to approve a proposed rezoning of land. The Board of Education may use the plan to determine future student enrollment and corresponding facilities expansion. The Tax Assessors' Office may use the plan to estimate future digests.

A variety of planning documents such as land use regulation ordinances, scenic byway plans or any other documents intended to guide development in Lincoln County, should be used in conjunction with this Comprehensive Plan.

Unlike the above-mentioned sector or single issue planning documents, which only generally refer to issues such as transportation, economic development, parks and recreation, annexation, and community services, this Plan addresses and integrates these issues into one comprehensive document.



Planning Development Process

The comprehensive plan is in the product of extensive local government and citizen involvement through structured workshops and unstructured discussion sessions (Fig. 2).

Advisory Committee

Preparations for the comprehensive plan began with the creation of an Advisory Committee. The primary purpose of the committee was to oversee and assist in the process of drafting the comprehensive plan. The committee was composed of elected and appointed officials and residents from Lincoln County and the City of Lincolnton. The committee’s roles included communicating the concerns of interested groups regarding the development of the city and county, providing a forum for discussion of differing views; developing statements of the community’s vision and goals, and recommending goals, policies and implementation measures.

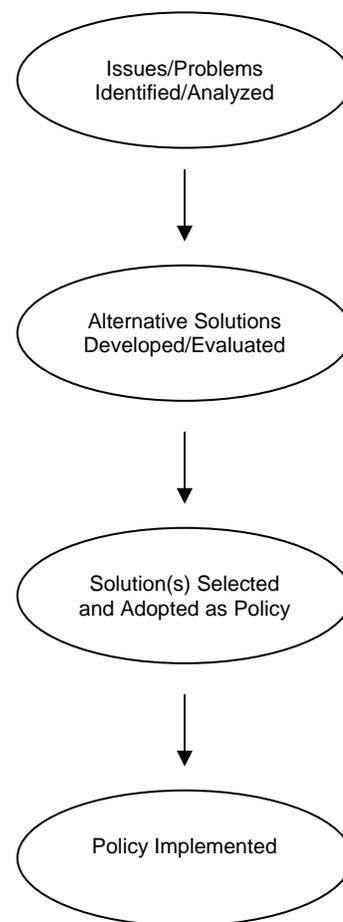
During the spring and summer of 2004, staff from the CSRA RDC collected background information about the planning area through historical research, site visits, and information gathered from local officials. The Advisory Committee then provided direction and guidance when discussing the various issues raised at public hearings and workshops. Specific plan chapters were then prepared for the various functional elements of the Plan.

Public Consultation

The plan’s development was subject to a comprehensive public involvement process. Public involvement serves to educate community leaders about planning issues and build constituency support, both necessary ingredients for any successful comprehensive plan. Each person at the table represents many others and offers insight on something overlooked by planners. By involving the public as a partner throughout the planning process, the message sent is that people’s ideas matter. And if a known and quantifiable effect on the plan is seen and people feel the plan is theirs, not just something imposed by a regional planning agency, they are likely to become advocates for its implementation.

To kick off the public consultation process, the CSRA RDC sent notices to community groups inviting area residents to a planning workshop held on July 27, 2004. The workshop was also promoted through the area with flyers, public service announcements and in the local newspaper. Many residents responded to this outreach effort and attended the workshops. All workshops were open to the public and participants were encouraged to take part in the discussion and policy formulations.

Figure I-2: Plan Development Process



During the public workshop, participants used the background information gathered by CSRA RDC staff in addition to their personal knowledge and experience of existing conditions to outline areas of concern and future goals for Lincoln County. Approximately fifteen (15) participants spent the evening examining issues relating to population, economic development, community facilities, housing, and natural resource.

Lincolnton-Lincoln County, "Where Man and Nature Walk Together." The natural beauty of Lincoln County is surpassed by none other in the "Classic South Region." The 400 miles of shoreline on the magnificent Savannah River and Clarks Hill Reservoir along with the rich green forest make Lincoln County a haven for recreation and leisure enthusiasts.

The people of Lincoln County are proud of their community and its rich heritage. Known as a friendly community, many are welcomed to share the way of life. The vision of this plan is to promote a community that maintains its small town values while managing growth to ensure an enriched quality of life for its citizens.

It is with this vision in mind, that this Comprehensive Plan Update has been developed.



INTRODUCTION

A community's population change constitutes an important part of the comprehensive planning process. Housing, economic development, public services, and land requirement projections are based on population characteristics. This chapter examines Lincoln County's population and discusses changes that have occurred.

When planning for the future, the location of Lincoln County and its interdependence with other geographic and economic regions is important. Future population dynamics are determined not only locally but also by activities in the larger region of which Lincoln is a part. To this end, it is essential, when necessary, to relate Lincoln to neighboring counties and the broader state picture.

A combination of recent data sources, including the United States 2000 Census Bureau, Georgia Department of Labor, Georgia Department of Education, and 2002 Woods & Poole Economics, Inc. are utilized to present the most effective use of population projections.

The methodology used in population projections greatly affects their outcome. The simplest and least time-consuming method is trend analysis of population change. This method utilizes past tendencies to make projections about the future. Cohort component analysis makes estimates based on three main factors affecting population change: birth rate, death rate, and migration. Neither method considers more comprehensive factors affecting population changes.

The Woods & Poole Economics, Inc. method is based on a large computer aggregation that contains historic census data and models population growth on natural increase and migration based on job creation. The model balances projections across the state and the nation so that changes in one region are reflected in another. The planning process requires that one population projection method be consistently used to determine plan requirements. Woods & Poole Economics (2002) projections will be used throughout the comprehensive plan.

Plan Setting

Lincolnton is the county seat and only incorporated city in Lincoln County. Located in the northern part of the 13-county Central Savannah River Area, Lincoln County is a triangular shaped county bounded on two sides by the J. Strom Thurmond Reservoir (formerly Clark Hill). Lincoln is bordered on the east by the Georgia-South Carolina State line, south by Columbia and McDuffie counties, west by Wilkes County, and north by Elbert County. Lincolnton is 40 miles northwest of Augusta and 55 miles east of Athens.

Historical Background

Historically, Lincoln County experienced a loss of population between 1930 and 1970 largely due to the area's declining agricultural sector. During this time, the County experienced a 25 percent decrease in population. Since 1970, the County has been experiencing a steady increase in population.



INVENTORY

Population since 1980

The 1980's was a period of heavy migration to Georgia from other states. Between 1980 and 2000, Georgia's population grew by 50 percent, an increase of 2,728,887 new residents.

Lincoln County and Lincolnton enjoyed little of the unprecedented growth. Between 1980 and 2000 total population in Lincoln County only increased from 6,719 to 8,353.

Since 1980, the county has seen a steady increase in population, with an average gain of 5.3 percent every five years. The period of 1990 to 1995 saw Georgia's peak population growth at 11.16 percent. Likewise, the national population grew by 6.25 percent during that era.

Table P-1
Lincoln County and City of Lincolnton Population, 1980-2025

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Lincoln County	6719	7023	7465	8029	8353	8549	8733	8927	9202	9455
Lincolnton	1406	1441	1476	1536	1595	1632	1665	1702	1753	1800

Source: Woods & Poole Economics, Inc.

Table P-2
Lincoln County and City of Lincolnton Population Change, 1985-2025

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Lincoln County	N/A	4.32%	5.92%	7.02%	3.88%	2.29%	2.11%	2.17%	2.99%	2.68%
Lincolnton	N/A	2.4%	2.4%	3.9%	3.7%	2.29%	2.11%	2.17%	2.99%	2.68%

N/A= Not Available

Source: Woods & Poole Economics, Inc.

The steady increase in Lincoln County's rate of growth is projected to remain around 2 percent through 2025 (Figs. P-1, P-2). Georgia's rate of annual growth will slip from 1.32 percent in 2005 to 1.23 percent in 2010. Long-term projections are not available for Lincolnton, but during the same period, the state will grow over 27 percent.

Households

The total number of households in Lincoln County increased 32.56 percent from 1980 to 2000 (Table P-3). Growth is expected to continue, with the total number of households increasing by 11.64 percent from 2000 to 2025. Average household size has declined from 3.05 in 1980 to 2.54 in 2000 (Table P-4). Size should remain stable through 2025.



Table P-3
Lincoln County and City of Lincolnton Total Households, 1980-2025

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Lincoln Co.	2202	2384	2718	2992	3265	3378	3482	3575	3644	3695
Lincolnton	510	547	583	572	561	580	598	614	639	648

N/A= Not Available Source: U.S. Bureau of the Census, Woods & Poole (2002) and CSRA RDC

Table P-4
Lincoln County and City of Lincolnton Average Household Size, 1980-2025

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Lincoln Co.	3.05	2.93	2.73	2.66	2.54	2.51	2.48	2.46	2.49	2.52
Lincolnton	2.74	2.93	2.5	2.66	2.54	2.51	2.48	2.46	2.49	2.52

Source: U.S. Bureau of the Census, Woods & Poole (2002) and CSRA RDC

Age

Table P-5 presents historical trends and projections in the age distribution of Lincoln County and Lincolnton residents. The age distribution of Lincoln County residents is changing, particularly among the middle age and elderly populations. Between 1980 and 2000, the 35-44 year old age group nearly doubled while the number of those under 35 remained stable, and those over 45 increased about 50 percent. In the long term, the 65 and over age group is expected to grow significantly. Seniors composed only 12 percent of the population in 1980, but will be 20.57 percent of the county by 2025.

Table P-5
Age Distribution, 1980-2025

Lincoln County

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Age 0-4	506	503	519	520	448	477	505	523	547	545
Age 5-14	1171	1102	1138	1185	1200	1067	995	1032	1097	1145
Age 15-24	1161	1119	1075	1039	992	1204	1222	1080	1020	1086
Age 25-34	942	1043	1081	1078	990	866	914	1084	1107	1017
Age 35-44	711	860	1037	1250	1303	1192	1138	1133	1232	1335
Age 45-54	692	704	803	1007	1228	1361	1314	1212	1161	1171
Age 55-64	730	756	748	822	973	1040	1204	1335	1290	1211
Age 65+	806	935	1064	1128	1219	1342	1441	1528	1748	1945



POPULATION

Lincolnton

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Age 0-4	112	106	99	102	104	110	117	122	128	127
Age 5-14	N/A	N/A	N/A	N/A	243	216	201	209	222	232
Age 15-24	N/A	N/A	N/A	N/A	212	257	261	231	218	232
Age 25-34	189	208	226	218	210	184	194	230	235	216
Age 35-44	126	167	208	225	242	263	251	250	271	294
Age 45-54	160	139	118	165	211	234	226	208	199	201
Age 55-64	160	153	145	141	137	146	170	188	182	171
Age 65+	222	239	256	237	218	240	258	273	313	348

N/A= Not Available

Source: U.S. Bureau of the Census, Woods & Poole (2002) and CSRA RDC

Race

According to the U.S. Bureau of the Census in 2000, the population of Lincoln County was comprised of 64.25% white, 34.37% black, 0.97% Hispanic, 0.20% Asian or Pacific Islander, and 0.37% Native American (Table P-6). The racial composition of Lincoln County has not varied in recent years, but is it expected to change significantly in the future although census data does not support this assumption.

In Lincolnton, the black population has increased from 34.65% to 41.96% between 1980 and 2000, while the white population has decreased from 64.78% to 56.48% (Table P-6). The city's Hispanic population has tripled since 1980, and while no race projections are available for Lincolnton, but according to the Census Bureau this trend is expected to continue through 2025.

Table P-6
Racial Composition, 1980-2000

Lincoln County

	1980	%	1985	%	1990	%	1995	%	2000	%
Black	2850	41.97	2846	39.89	2842	38.01	2913	36.29	2869	34.32
White	3854	56.75	4210	59.00	4566	61.08	4970	61.90	5368	64.22
Hispanic	85	1.25	71	1.0	56	0.75	102	1.27	81	0.97
Native	2	.03	3	.04	3	0.04	23	0.29	30	0.36
Asian & Pacific Isl.	0	0	5	.07	9	0.12	21	0.26	11	0.13

N/A= Not Available

Source: U.S. Bureau of the Census, Woods & Poole (2002) and CSRA RDC

City of Lincolnton

	1980	%	1985	%	1990	%	1995	%	2000	%
Black	489	34.65	528	36.44	567	38.18	620	40.10	673	41.96
White	914	64.78	912	62.94	909	61.21	908	58.73	906	56.48
Hispanic	6	0.43	8	.55	9	0.61	14	.91	18	1.12
Native	0	0	0	0	0	0	1	.07	1	0.06
Asian & Pacific Isl.	2	0.14	1	.07	0	0	3	.19	6	0.38

N/A= Not Available

Source: U.S. Bureau of the Census, and CSRA RDC



Education

The educational level of a community is often a determinant of economic development. The skill levels of residents in an area can be inferred from the level of education prevalent in the citizenry. Companies requiring skilled workers may look for areas with high rates of high school graduates while industries requiring highly-skilled workers may seek counties with large numbers of college graduates. The reverse is also true, with the county seeking to attract companies that are a good fit for the educational level of its citizens.

Education level is also important when evaluating a school system’s quality. If the number of high school dropouts is particularly high for a certain area, the school system could be in need of improvement. School system quality can also be a factor in determining quality of life for the citizens of an area. The better the school system, the better the quality of life will be perceived.

Educational Attainment

Lincoln County has improved its educational attainment level in the last 20 years. The number of high school graduates 25 yrs old or over increased from 26.71 percent in 1980 to 36.33 percent in 2000 (Table P-7). Over the same period, those with less than a 9th grade education fell from 30.35 percent to just 9.65 percent.

Table P-7

Lincolnton and Lincoln County Educational Attainment, 1980-2000

	Lincoln County			City of Lincolnton		
	1980	1990	2000	1980	1990	2000
Less than 9th grade	30.35%	18.14%	9.65%	NA	21.61%	12.18%
9th to 12th grade (no diploma)	28.60%	22.68%	19.33%	NA	28.86%	19.06%
High School Graduate	26.71%	34.53%	36.33%	NA	41.07%	34.38%
Some college (no degree)	7.13%	12.51%	20.89%	NA	18.93%	15.91%
Associate Degree	NA	3.99%	3.74%	NA	3.76%	3.93%
Bachelor’s Degree	7.26%	5.38%	6.24%	NA	8.59%	7.27%
Graduate or Professional Degree	NA	2.77%	3.82%	NA	5.10%	7.27%

Source: U.S. Bureau of the Census

N/A= Not Available



Figure P-1: Educational Attainment, 1980-2000

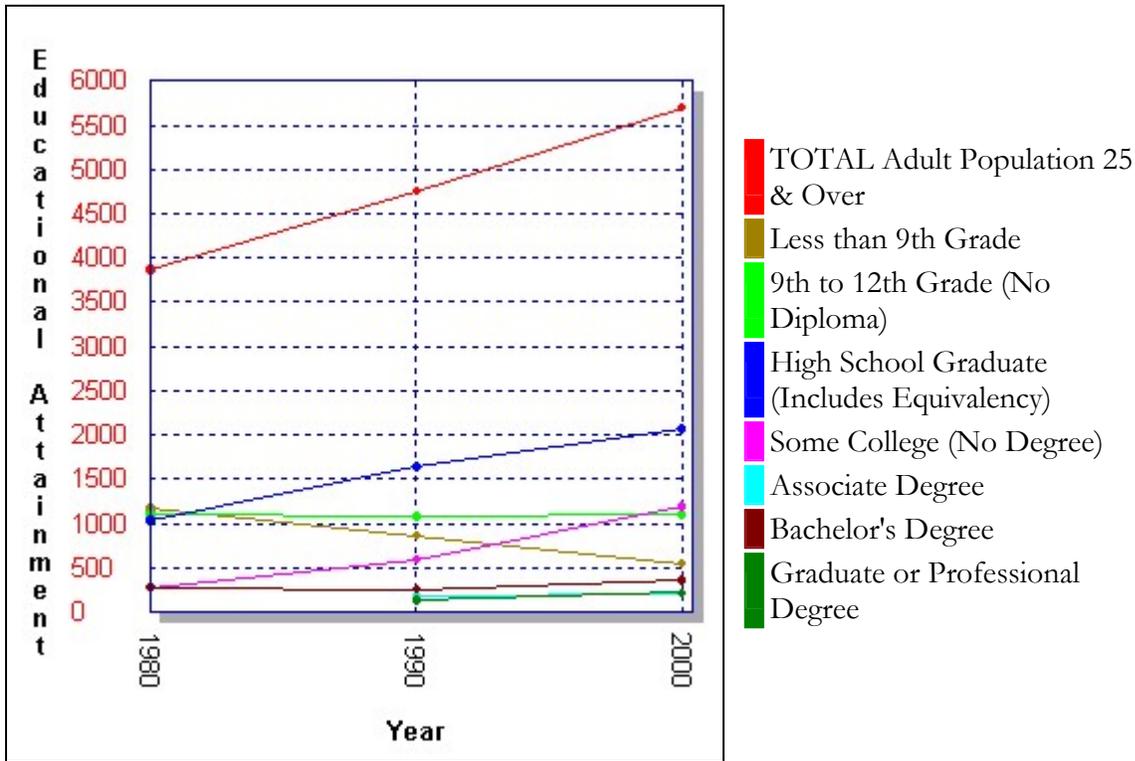
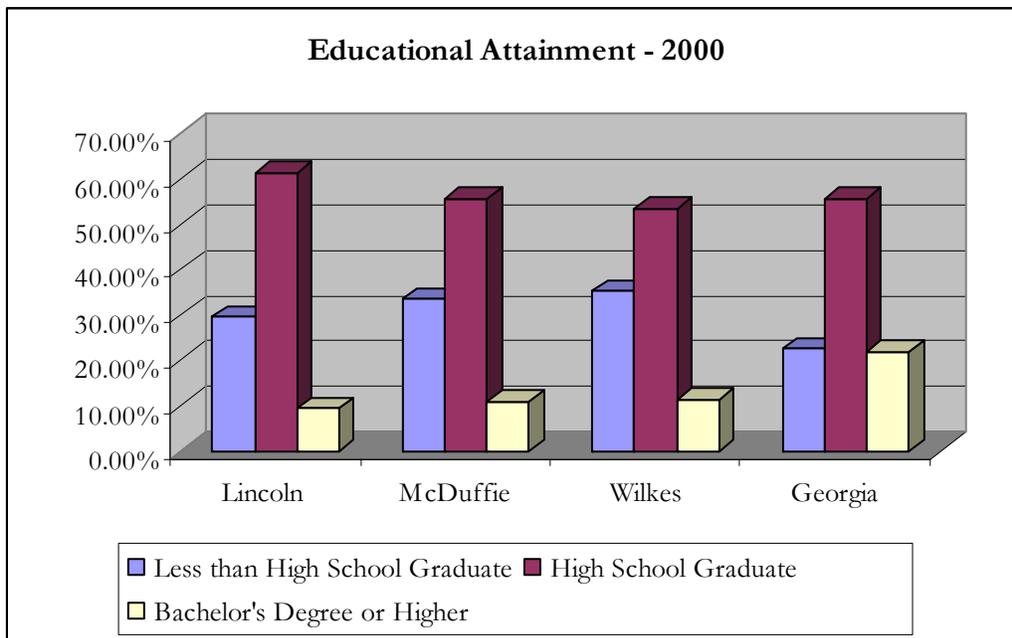
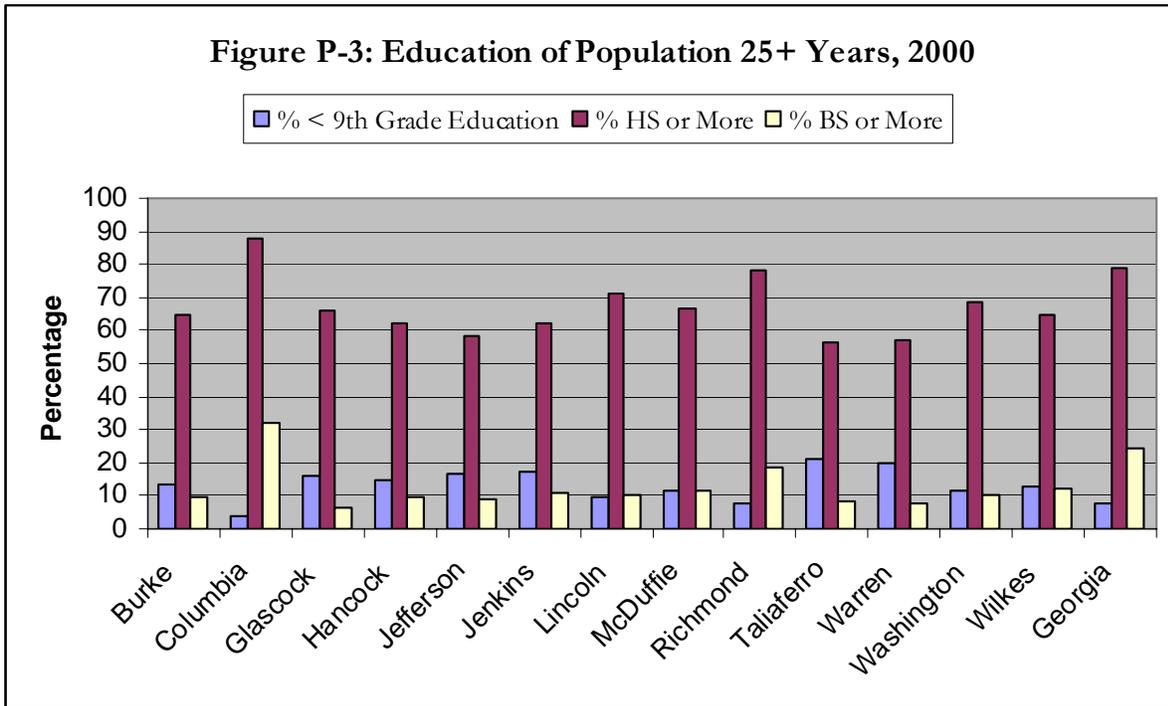


Figure P-2



The education level of the Lincoln County population is comparable to that of other rural counties in the CSRA as well as statewide figures (Fig. P-2). Out of the three counties represented, Lincoln has the lowest percentage of high school dropouts, and boasts the highest percentage of those completing high school or some college.





There has been an inconsistent fluctuation in the percentage of Lincoln County high school graduates attending Georgia public colleges and technical schools since 1995 (Table P-8).

Table P-8
High School Grads Attending Post-Secondary Education

Georgia Public Colleges

	1995	1996	1997	1998	1999	2000	2001
Lincoln County	16.4%	53.4%	26.9%	39.6%	32.00%	N/A	N/A
Georgia	35.0%	30.0%	30.2%	38.8%	37.5%	37.3%	36.1%

Georgia Public Tech Schools

	1995	1996	1997	1998	1999	2000	2001
Lincoln County	16.4%	6.8%	15.4%	6.60%	9.30%	15.3%	N/A
Georgia	5.4%	6.2%	7.1%	6.5%	6.4%	7.4%	8.8%

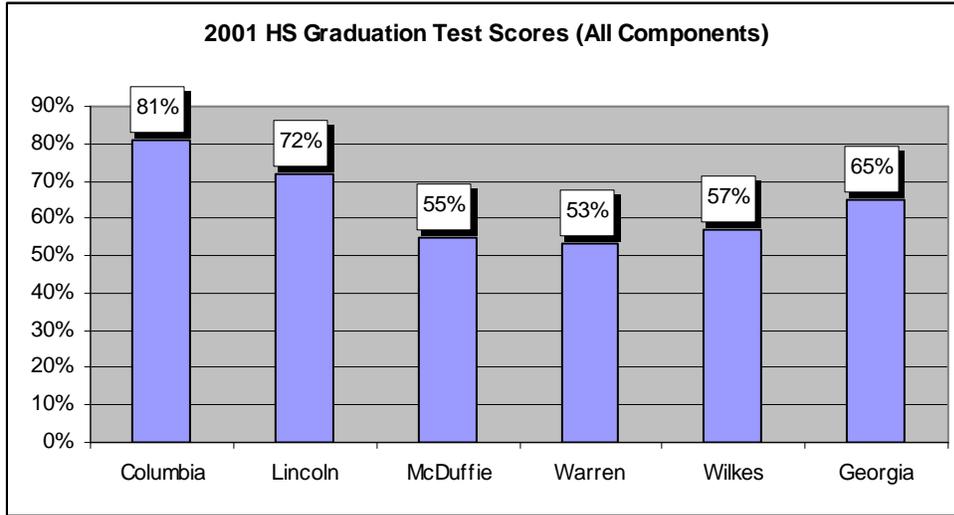
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Source: Georgia Department of Education

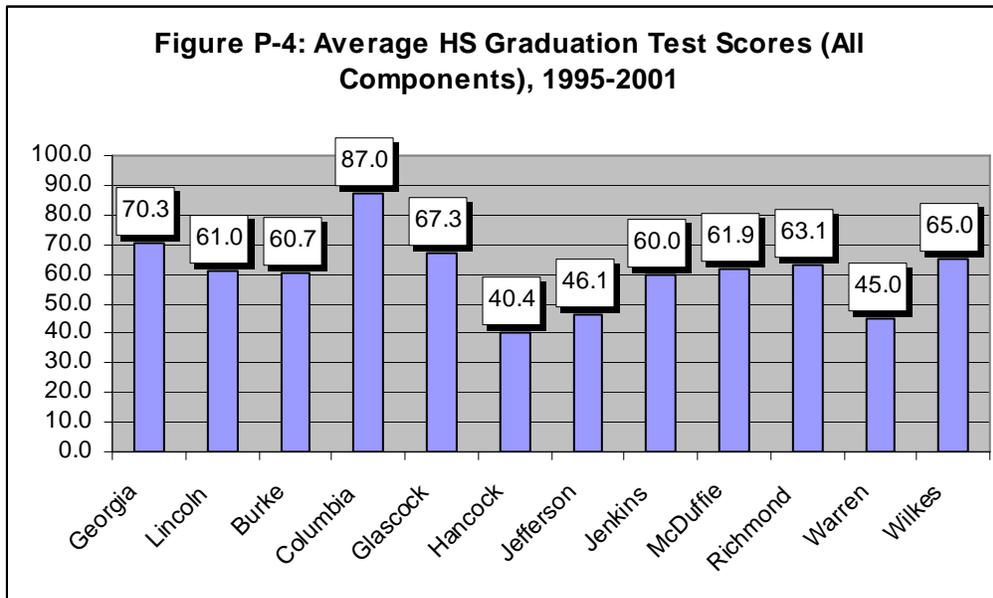


High School Graduation Test Scores

Lincoln County high school graduation test scores dropped from 74 percent to 55 percent from 1996 to 1997. Scores remained low until 2001, when they improved to 72 percent (Figure P-4). As of 2001, Lincoln’s test scores exceeded neighboring McDuffie, Warren and Wilkes Counties as well as the state.

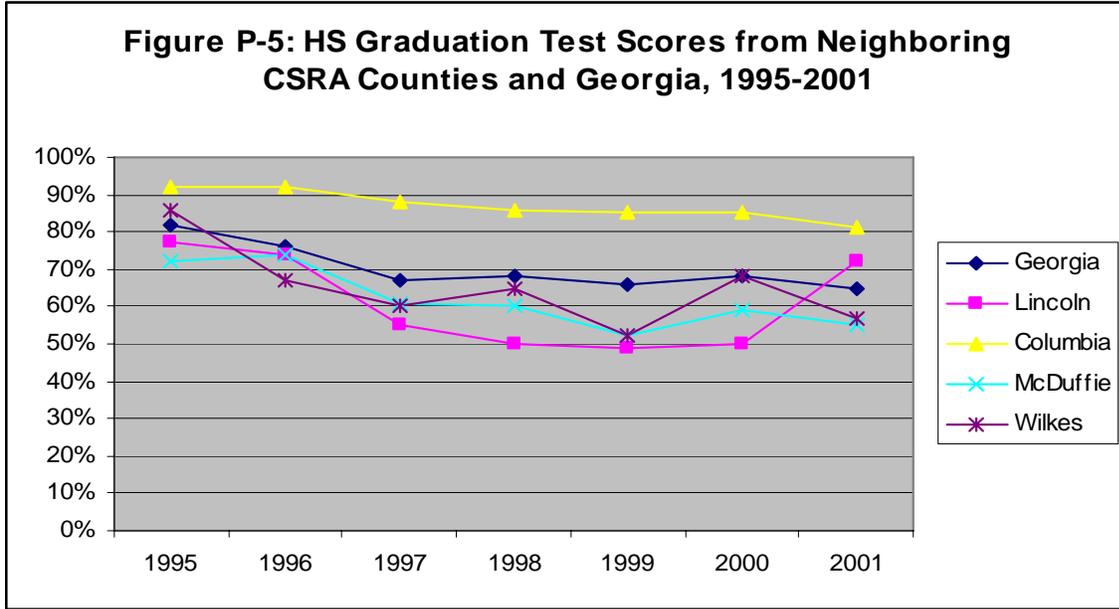


Source: Georgia Department of Education



Source: Georgia Department of Education

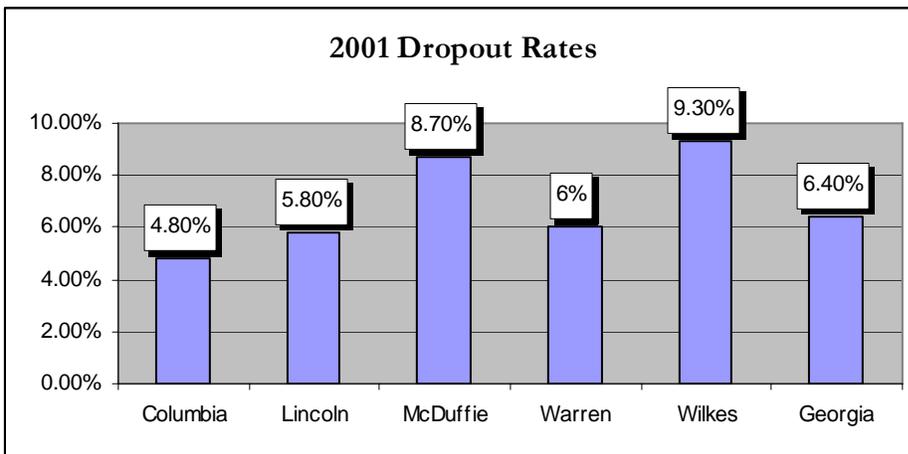




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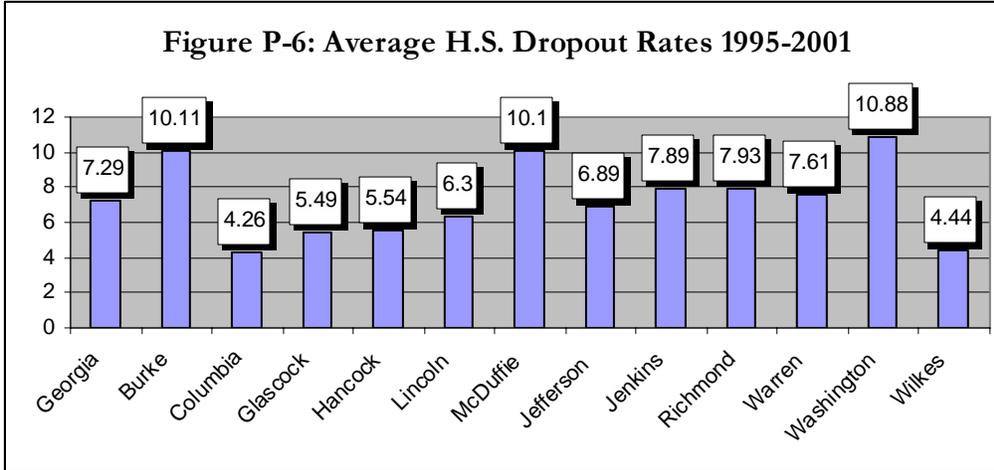
High School Drop Out Rate

The high school drop-out rate decreased throughout the 1990s, and then rose from 3.1 percent in 2000 to 5.9 percent in 2001. As of 2001, Lincoln County's drop-out rate was significantly lower than McDuffie County's 8.7 percent, Wilkes County's 9.3 percent, and Georgia's 6.4 percent rate.

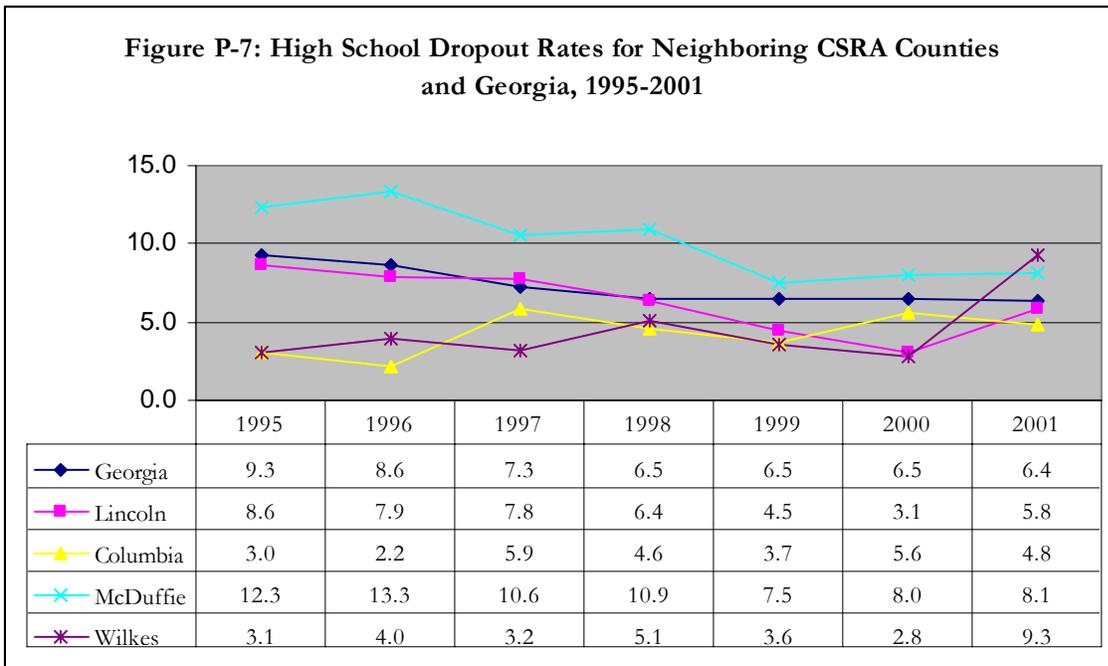


Source: Georgia Department of Education





Source: Georgia Department of Education



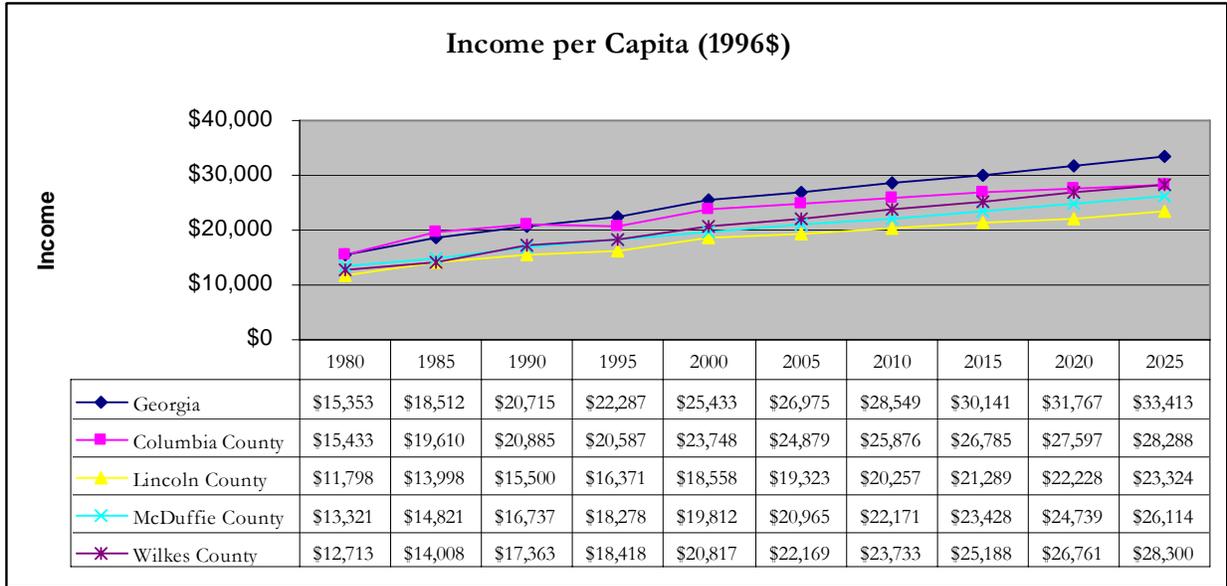
Source: Georgia Department of Education

Income

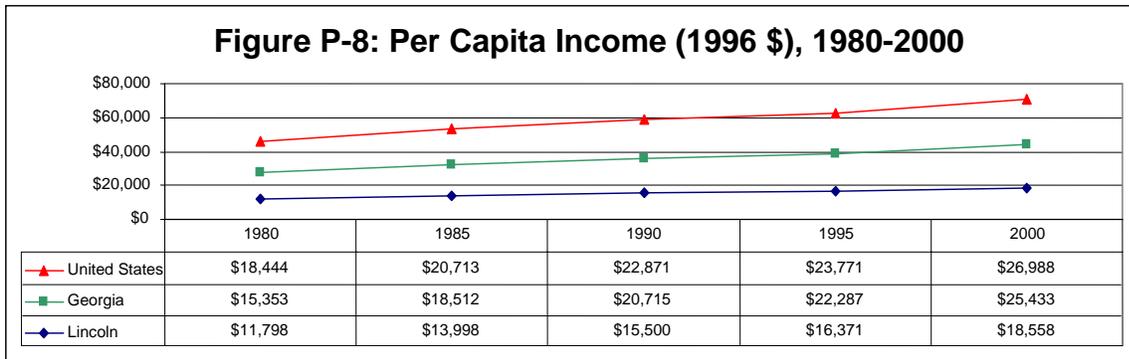
Per Capita and Median Household

In constant 1996 \$, per capita income has risen steadily in Lincoln County, from \$11,798 in 1980 to \$18,558 in 2000 (Fig. P-8). Per capita income is still significantly lower than the Georgia (\$25,433) and U.S. (\$26,988) averages. By 2025, per capita income is projected to reach \$23,324 in Lincoln, \$26,114 in McDuffie and \$28,300 in Wilkes.





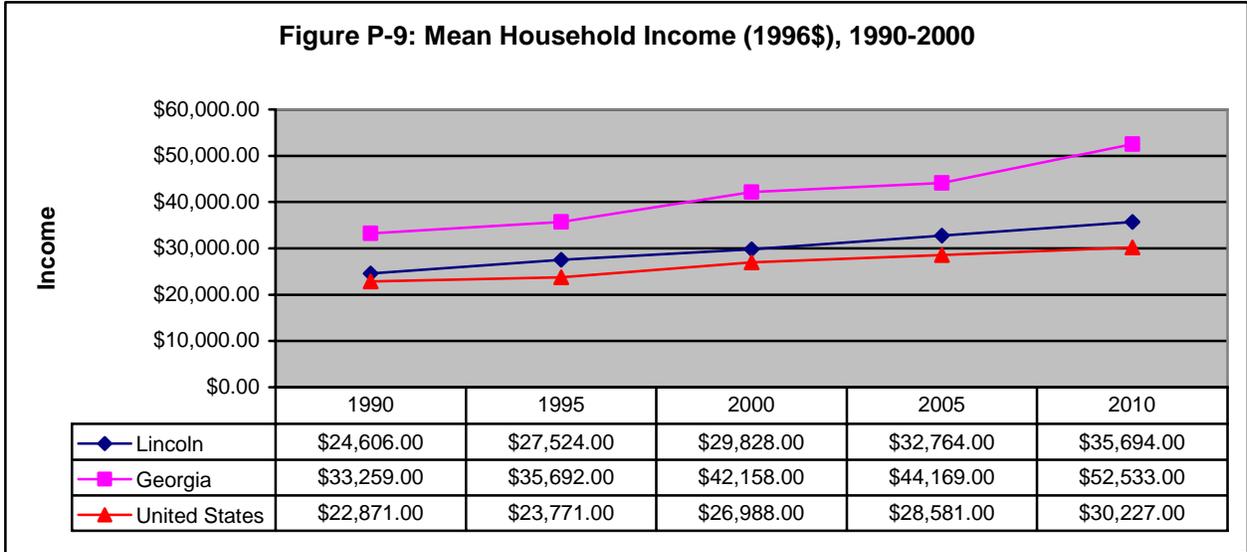
Source: US Bureau of the Census



Source: US Bureau of the Census

Lincoln’s average household income grew from \$24,606 to \$29,828 from 1990 to 2000, a 21.14 % increase (Fig. P-9). From 2000 to 2025, household income is expected to increase 49 percent to \$44,448. Lincoln is projected to be surpassed by McDuffie (\$47,419), Wilkes (\$45,613) and Georgia (\$59,049). McDuffie County median household income is expected to increase 35% from 2000 to 2025, while Wilkes County median household income is expected to increase 70% over the same time period, while the State of Georgia will increase 40%. Therefore, Lincoln County’s median household income is expected to grow 9% more than the State of Georgia and 14% more than McDuffie County.





Source: US Bureau of the Census

Table P-9

Average Household Income										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Lincoln (Current \$)	NA	NA	\$24,606	\$27,524	\$29,828	\$32,764	\$35,694	\$38,582	\$41,532	\$44,448
McDuffie (Current \$)	NA	NA	\$24,767	\$27,506	\$35,034	\$32,118	\$40,869	\$43,793	\$46,709	\$47,419
Wilkes (Current \$)	NA	NA	\$22,057	\$24,578	\$26,896	\$29,839	\$32,727	\$35,666	\$38,574	\$45,613
Georgia (Current \$)	NA	NA	\$33,259	\$35,692	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

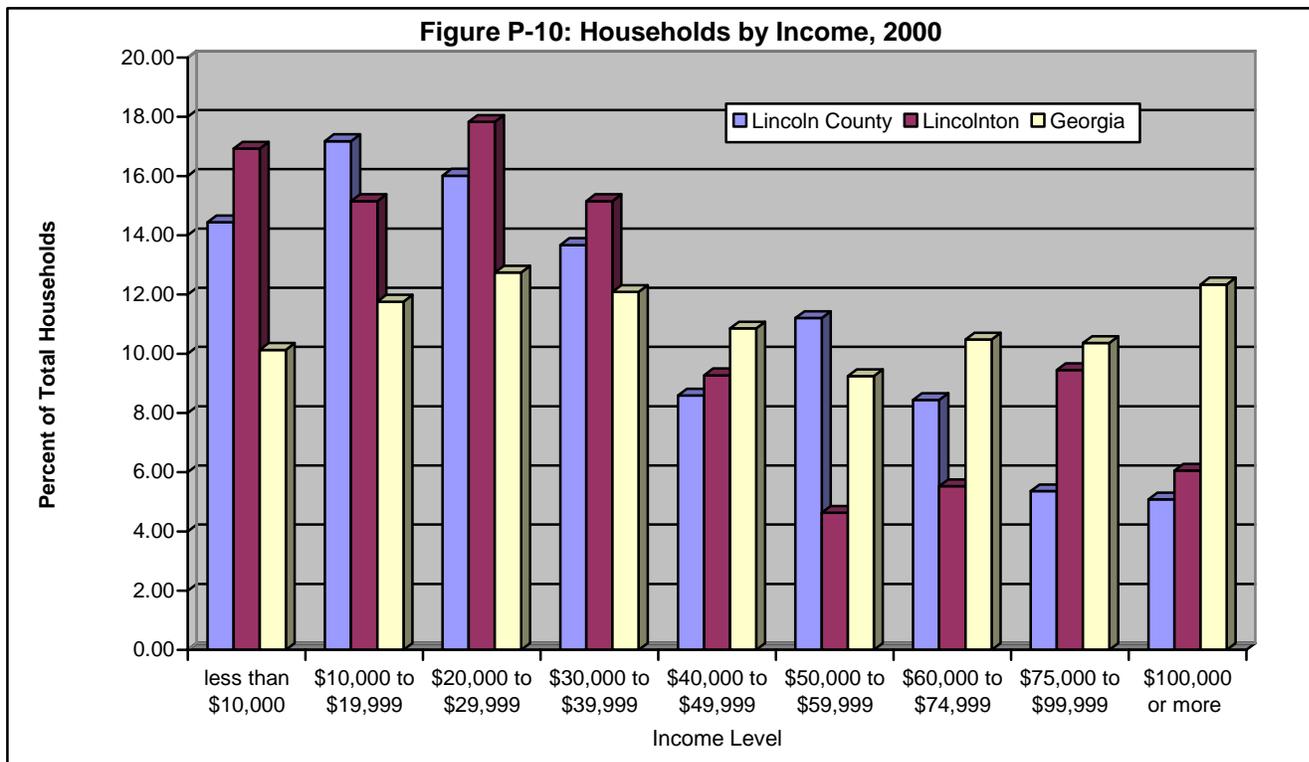
Source: Woods & Pool Economics, Inc.

Distribution of Household by Income

Since 1980, the middle class in Lincoln has grown significantly while the number of poor households has declined. In 1980, 84.95 percent of households earned less than \$30,000 (P-14). By 2000, the number fell to 47.63 percent. Also, households in the highest income range have increased. The percentage of households earning \$75,000 or more grew from 1.79 percent in 1980 to 10.44 percent in 2000.

Currently, the percentage of low to middle income households in Lincoln exceeds state-wide rates, while Lincoln’s percentage of upper income households is less than half that of Georgia (Fig. P-10). The highest percentage of households for Lincoln County is the \$10,000 to \$19,999 income range, while the highest percentage for Georgia is the \$20,000 to \$29,999 income range.





Source: US Bureau of the Census

In 2000, 12.4% of Lincoln County families fell below the poverty level, and 16.7% of those had children under the age of 18. These figures are higher than statewide poverty figures. In 2000, only 9.9% of the population of Georgia fell below the poverty level, while 13.9% of those had children under the age of 18.

Assessment

Population

Lincoln County and Lincolnton have both experienced population growth since 1980, increasing 24.32 percent and 11.85 percent respectively. This corresponds with significant population growth rates for the CSRA region, the state and the nation. Between 1980 and 2000, the CSRA population increased by 21.5 percent while the non-urbanized portions of the CSRA (excludes Richmond and Columbia Counties) increased by 7.2 percent. The majority of the growth of the entire CSRA came from Columbia County, as Richmond County only grew 10 percent over the same period. Lincoln County grew 17.12 percent faster than the non-urbanized counties of the CSRA and 14.32 percent faster than Richmond County. The state population increased by 50 percent while the U.S. population increased 25.1 percent during that same period. Lincoln County is on target with the U.S. growth rate.

Historical population records kept by Lincoln County indicate an even larger population than that reflected in Census data. Due to the rural nature of the county, the Census Bureau misses many



residents in their data gathering. Additionally, many seasonal residents are overlooked by the Census, therefore the historical population of Lincoln County is even larger than previously thought.

Furthermore, the 25-year population projection by Woods & Poole Economics, Inc. is too low for Lincoln County. The projection is based upon flawed historical population data and relies too heavily upon national trends rather than the unique local characteristics of Lincoln County. Additionally, Lincoln County Planning & Zoning Department documentation demonstrates an increase in new housing developments, subdivision of land and building permits issued, suggesting rapid growth that will only increase in the next 25 years. Also, Georgia Department of Education documentation demonstrates an increase in the number of teachers in Lincoln County from 45 in the 2001-2002 school year to 108 in 2003-2004, thus indicating a growing demand on County schools from the booming population. The projection also fails to note seasonal population attracted by J. Strom Thurmond Reservoir, which accounts for a growing segment of Lincoln County's wealthiest population. These wealthy seasonal residents probably consider themselves as residents of other counties, or even other states, not contributing to the overall per capita income of Lincoln County. As seasonal residents age, they are likely to retire at their vacation homes, thus an increase in population is expected that far surpasses the Woods & Poole projection.

Additionally, the proposed extension of Interstate Highway 3 will connect Savannah to Knoxville and cross Lincoln County, thus increasing accessibility and visibility of the County and precipitating growth. As a bedroom community of Columbia County, Lincoln County's growth will reflect Columbia County's rapid population increase over the next 25 years. In looking to the future, Lincoln County should expect a more rapid increase in population than the projection indicates.

Population growth usually correlates with a general increase in total employment. In Lincoln County, the total number of employment has increased from 2,238 in 1980 to 2,746 in 2000. The most significant growth occurred between 1985 and 1990, which is also when the second largest population increase occurred. The population is expected to continually increase, reaching 9,455 in 2025.

The total number of households for Lincoln County has increased since 1980, mirroring regional, state and national trends. However, the average household size has decreased since 1980, highlighting an increasing trend towards smaller family sizes. These trends are expected to continue, necessitating a corresponding increase in the housing supply to ensure housing meets the community's needs.

Age

Throughout Lincoln County and Lincolnton, middle aged and senior population groups accounted for most of the population growth since 1980, in line with CSRA, state and national trends. The young adult age group has steadily declined since 1980, while the other young age groups have remained fairly stable. In other parts of the CSRA, the state and the nation, younger age groups are growing in proportion to senior age groups, ensuring population growth across all age groups.

Through 2025, the 0 to 34 age group will slowly increase, while the 65+ age group will see a rapid growth. The 35 to 44 age group will hit a huge decline, then spend the next 20 years building back up. The 45 to 54 age group will steadily decline in the coming years. While the workforce will become younger, local governments will have to support an aging population that will increasingly



be dependent on non-wage sources of income. From a housing and community facilities perspective, future projects and planning need to take these demographic shifts into account.

Race

In Lincoln County, the percentage of residents by race has varied slightly since 1980. The black population has increased by only one percent, while the white population has increased by 17 percent since 1990. In the next 25 years, the white population is expected to increase four percent, while the black population is expected to increase 26 percent. Even with this sharp increase, the black population will remain at 38 percent, which was the same proportion of the population in 1990. Hispanic population in Lincoln County took a dip in 1990, but increased back to nearly one percent of the population in 2000, and will increase to just over two percent by 2025.

Table P-10

Lincoln County: Racial Composition Projections										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White Population	NA	NA	4,566	4,970	5,368	5,473	5,470	5,528	5,591	5,606
Black Population	NA	NA	2,831	2,913	2,863	2,939	3,101	3,225	3,396	3,605
Native American	NA	NA	3	23	30	32	32	30	26	29
Asian & Pacific Islander	NA	NA	9	21	11	11	14	14	17	14
Hispanic, any Race	85	101	56	102	81	94	116	130	172	201

Source: Woods & Poole Economics, Inc.

Table P-11

Lincoln County: Racial Composition Projections as % of Total Population									
Category	1990	1995	2000	2005	2010	2015	2020	2025	
White Population	61.17%	61.90%	64.26%	64.02%	62.64%	61.92%	60.76%	59.29%	
Black Population	37.92%	36.28%	34.28%	34.38%	35.51%	36.13%	36.91%	38.13%	
Native American	0.04%	0.29%	0.36%	0.37%	0.37%	0.34%	0.28%	0.31%	
Asian & Pacific Islander	0.12%	0.26%	0.13%	0.13%	0.16%	0.16%	0.18%	0.15%	
Hispanic, any Race	0.75%	1.27%	0.97%	1.10%	1.33%	1.46%	1.87%	2.13%	

Source: Woods & Poole Economics, Inc. and CSRA RDC calculations

Past, current and future race demographics in Lincoln County and Lincolnton mirror the state and national trends, which show a steady incline in the black and white populations. Although the Hispanic population is expected to grow tremendously over the next twenty years, accounting for 8.9 percent of the state’s population, and 19.2 percent of the nation’s population, it should just barely reach 2 percent in Lincoln County.

Education

Education Attainment

Education attainment in Lincoln County and Lincolnton has improved continually over the past twenty years and even exceeds neighboring jurisdictions. In 2000, 29.45 percent of the population over age 18 did not have high school diplomas, which is lower than the 33.52 percent of McDuffie County and the 35.26 percent of Wilkes County. However, only 22.61 percent of the state did not have high school diplomas in 2000. Percentages concerning post-secondary education remain



constant throughout Lincoln, McDuffie and Wilkes, reaching 9.38 percent, 10.93 percent, and 11.33 percent respectively, while 21.93% persons over 18 have a bachelor's degree or higher in the State of Georgia. This is twice the percentage than those in Lincoln County.

Lincoln County and Lincolnton have made progress over the past twenty years. The number of student's not completing high school has declined an average of 4.6 percent every ten year period since 1980. Lincoln County's current high school completion rate exceeds the state average by 6 percent, and this number is expected to increase over the next twenty years. Furthermore, Georgia Department of Education indicators for Lincoln County are inaccurate. Local education records demonstrate higher test scores and lower high school drop-out rates than those of the Georgia Department of Education. Local education records are more up to date than those included in the plan, and figures from 2000 are now obsolete and an inaccurate reflection of the high educational achievement standards of Lincoln County schools.

A similar pattern is seen in post secondary education. Since 1980, the number of Lincoln County residents with some or more college has been on the rise, and in 2000, a percentage of 60.96 was reached, exceeding the state average. However, the actual completion rate of college for residents of Lincoln County is less than half of the state's average.

Currently, 28.98 percent of Lincoln County students do not complete high school, and only 10.07 percent complete college. This means that 60.95 percent of the residents only have a high school diploma. Based on these local education attainment levels, the community may need to attract manufacturing, construction, or other service companies, which will allow residents with a high school diploma to participate in the local economy.

Test Scores, Drop-Out Rate and Post Secondary Education

Achievement test scores declined in Lincoln County between 1995 and 2000; however, between 2000 and 2001, an increase of 22 percent was seen, bringing the county's average back up to 72 percent. This increase is in contrast to neighboring counties and the state's average. McDuffie County saw a decline of 17 percent, and Wilkes County saw a decline of 29 percent. The state's average decreased 17 percent from 82 percent in 1995 to 65 percent in 2001.

High School drop-out rates in Lincoln County have declined from 8.6 percent in 1995 to 5.8 percent in 2001. Although the decrease is not as large as neighboring Warren and McDuffie counties, it is still lower than the state's average of 6.4 percent. If historic trends prove to be accurate, the rate of students dropping out will continue to decrease through 2025.

Public college attendance in Lincoln County has varied from year to year, with a high of 53.4 percent in 1996, and a low of 16.4 percent in 1995. A similar trend is seen at the state level since 1995, although statewide rates hover in the 30 percent range. Public tech school attendance has seen the same fluctuation, reaching its highest percentage of 16.4 in 1995, and hitting its lowest of 6.6 in 1998.



Income

Per capita income and mean household incomes have consistently risen. Since 1980, per capita income has risen 36.4 percent in Lincoln County versus 39.6 percent for the state. Current per capita income is only \$6,875 higher in Georgia. Since 1990, the mean household income for Lincoln County has increased 17.5 percent, compared to the state's increase of 21.11 percent. Current household income is \$12, 330 higher in the state.

Income differentials are generally explained by the lower cost of living in Lincoln County. The average weekly wage paid in Lincoln County is \$357, compared to the statewide average of \$629. Furthermore, median property values in Lincoln are less than one third of the state average, while rent is less than half of the state average. However, U.S. Census Bureau household income data does not take into account seasonal residential growth near J. Strom Thurmond Reservoir, which has attracted wealthier households than those reflected in Census data.



INTRODUCTION

Economic development is an ongoing and sustaining process, essential to planning for the future. Virtually all residents participate in the local economy in some way, whether they produce, sell, or consume the goods and services available. Development is also important to the revenue base of Lincoln County.

The purpose of the comprehensive plan's economic development section is to analyze past trends and current conditions in order to assess strengths and weaknesses in the local economy. Using information related to economic base, labor force, and economic development resources, this chapter will provide an in-depth look at the economic indicators that drive the Lincoln County economy.

Local Context

In today's economy, the ability to transport people, goods, and services in an efficient manner is critical. An effective multimodal transportation network that connects areas of the county to one another, areas of the region to one another, and the region to the rest of the world is a window of opportunity for Lincoln County. The county lies strategically near Augusta, Athens and Atlanta, and is hoping to benefit from the growth of these regional centers. The county has direct access to I-20, and access to I-85 and I-16 and I-95 via various State Routes and U.S Highways.

In addition to surface transportation facilities, Athens-Ben Epps Airport and Bush Field Regional Airport in nearby Augusta and offer daily direct flights to numerous southeastern and national cities while Hartsfield-Jackson Atlanta International Airport offers Lincoln passenger and cargo air to the world.

Lincoln has enjoyed very limited population growth in the past 20 years but greater growth is anticipated through 2025. This population growth will allow the county to strive towards attracting the type of residential, commercial and industrial growth that will best meet its overall goal of providing employment opportunities for all its residents, while still protecting the rural character of its jurisdiction.

Regional Context

Historically, agriculture was the major employer in Lincoln County with cotton as the primary money crop. Beginning in the 1920's, however, the agricultural economy declined and gave way to manufacturing and service oriented businesses. As the J. Strom Thurmond Reservoir developed into a popular recreation facility and visits to the lake and surrounding parks increased, the service and retail sectors of the economy also expanded.

Lincoln County is located along the Atlanta-Athens-Augusta triangle. Given its proximity to three major metropolitan areas, Lincoln County must be viewed within the larger regional context. During the past several decades the Atlanta, Athens and Augusta areas have experienced a boom in population, housing and jobs. An excellent transportation system,



relatively affordable housing market and sustained corporate relocation will continue to fuel these regions' growth through the early part of the 21st century. Lincoln County's proximity to these rapidly growing areas and continued state investment in roadway projects provide ample opportunities for Lincoln to share in the economic growth.

All three regions have developed diversified, expanding bases of industry that has fueled continuing growth. Services, manufacturing and retail trade are the leading employers in these areas. The regions also have an abundance of natural assets. The CSRA in particular is one of the world's largest suppliers of kaolin for ceramics and fillers. Timber companies make wood products ranging from paper to pulpwood to fine furniture and flooring. Textile firms across the regions manufacture apparel of all types. Firms in emerging technologies, such as telecommunications and environmental remediation, export throughout the nation and beyond.

As workforce development is an increasingly important key to economic development, the availability of nearby educational opportunities provides Lincoln County with a competitive advantage. Within a 90-mile radius, the county has access to some of the country's largest and most comprehensive universities in Athens and Atlanta. When combined with access to nearby technical colleges, these education strengths will allow Lincoln County to remain competitive in attracting new industry.

INVENTORY

Economic Base

According to the 2002 Woods and Poole Inc. Georgia State Profile, the following industries were present in Lincoln County:

- Farm Employment
- Agricultural Services, Other
- Construction
- Manufacturing
- Transport, Comm. & Public Utilities
- Wholesale Trade
- Retail Trade
- Finance, Insurance and Real Estate
- Services
- Federal Civilian Government
- Federal Military Government
- State and Local Government

There have been over 245 business licenses issued in the past year, with 55 new businesses opening during this same time. These businesses range in category from service companies, to construction companies, to restaurants and retail, to manufacturing companies.



Employment by Sector

Employment encompasses the total number of people employed by local businesses and industries, sole proprietors and the self-employed. This includes people living in surrounding areas coming to Lincoln County to work, but does not include residents of Lincoln who commute to jobs outside the County limits.

Table E-1 examines historic sector employment trends in Lincoln County from 1990 through 2025. Overall, total employment increased by 205 or 8.1 percent between 1990 and 2000. Manufacturing, the largest employment sector, fell by 36 percent. All other major sectors grew between 1990 and 2000; Services by 47 percent; state and local government by 34.2 percent; retail trade by 35.4 percent; and transportation, communication and public utilities by 152 percent. Total employment is projected to increase by 380 jobs or 13.8 percent from 2000 to 2025. Sectors growing the most by 2025 will be transportation, communication and public utilities (41.2 percent) and services (41.6 percent).

Table E-1								
Lincoln County: Total Employment by Sector; 1990-2025								
	1990	1995	2000	2005	2010	2015	2020	2025
Farm	228	220	222	208	196	186	179	173
Agricultural Services, Other	49	96	96	107	115	121	127	134
Mining	0	0	0	0	0	0	0	0
Construction	148	160	186	182	181	181	182	183
Manufacturing	946	863	606	572	560	556	556	559
Trans, Comm, & Public Utilities	62	94	156	168	181	195	208	221
Wholesale Trade	55	43	32	34	36	38	40	42
Retail Trade	285	367	386	404	420	437	454	473
Finance, Insurance, & Real Estate	64	80	113	117	120	124	130	137
Services	309	369	447	499	544	587	633	680
Federal Civilian Government	26	20	19	17	17	17	17	17
Federal Military Government	33	33	32	32	33	33	33	33
State & Local Government	336	408	451	455	460	464	469	474
Total	2,541	2,753	2,746	2,795	2,863	2,939	3,028	3,126

Table E-2 highlights the relative growth of each sector. Since 1990, manufacturing has been the largest employer, accounting for 22 percent of jobs in 2000. Lincoln’s economy will become increasingly diversified in the coming years, and the service sector is expected to emerge as the largest employer by 2025.

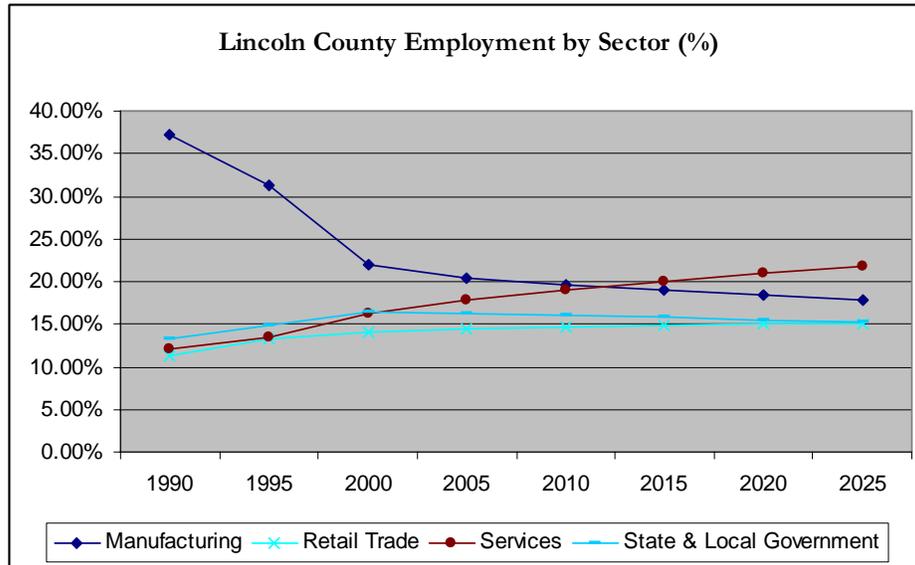


Table E-2

Lincoln County: Employment by Sector (%)								
Category	1990	1995	2000	2005	2010	2015	2020	2025
Farm	8.97%	7.99%	8.08%	7.44%	6.85%	6.33%	5.91%	5.53%
Agricultural Services, Other	1.93%	3.49%	3.50%	3.83%	4.02%	4.12%	4.19%	4.29%
Mining	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Construction	5.82%	5.81%	6.77%	6.51%	6.32%	6.16%	6.01%	5.85%
Manufacturing	37.23%	31.35%	22.07%	20.47%	19.56%	18.92%	18.36%	17.88%
Trans, Comm, & Public Utilities	2.44%	3.41%	5.68%	6.01%	6.32%	6.63%	6.87%	7.07%
Wholesale Trade	2.16%	1.56%	1.17%	1.22%	1.26%	1.29%	1.32%	1.34%
Retail Trade	11.22%	13.33%	14.06%	14.45%	14.67%	14.87%	14.99%	15.13%
Finance, Insurance, & Real Estate	2.52%	2.91%	4.12%	4.19%	4.19%	4.22%	4.29%	4.38%
Services	12.16%	13.40%	16.28%	17.85%	19.00%	19.97%	20.90%	21.75%
Federal Civilian Government	1.02%	0.73%	0.69%	0.61%	0.59%	0.58%	0.56%	0.54%
Federal Military Government	1.30%	1.20%	1.17%	1.14%	1.15%	1.12%	1.09%	1.06%
State & Local Government	13.22%	14.82%	16.42%	16.28%	16.07%	15.79%	15.49%	15.16%
Total	100.00%							

Source: Woods & Poole Economics, Inc.

Figure E-1



Major sector employment differences become apparent when comparing Lincoln County to neighboring counties, state and national trends. Lincoln is far more dependent on the manufacturing sector than McDuffie, Wilkes, Georgia and the U.S. (Fig E-2, Table E-3).



Manufacturing currently accounts for 22.07% of total employment in Lincoln, significantly more than the 12.63% rate for Georgia and 11.61% for the U.S. Regionally, the manufacturing sector accounts for a higher share of employment in Lincoln than McDuffie (18.42%), but just below Wilkes (29.36%).

Table E-3					
Percentage Employment by Sector, 2000					
	Lincoln	McDuffie	Wilkes	Georgia	USA
Farm	8.08%	5.04%	7.82%	1.39%	1.91%
Agricultural Services, Other	3.50%	1.64%	1.29%	1.13%	1.26%
Mining	0.00%	0.43%	0.28%	0.20%	0.48%
Construction	6.77%	9.35%	3.67%	6.10%	5.68%
Manufacturing	22.07%	18.42%	29.36%	12.63%	11.61%
Trans, Comm, & Public Utilities	5.68%	2.60%	4.84%	6.10%	4.88%
Wholesale Trade	1.17%	1.73%	3.20%	5.69%	4.58%
Retail Trade	14.06%	21.12%	12.52%	16.80%	16.37%
Finance, Insurance, & Real Estate	4.12%	4.71%	4.38%	7.12%	7.94%
Services	16.28%	19.45%	17.41%	28.63%	31.75%
Federal Civilian Government	0.69%	0.39%	0.67%	1.90%	1.68%
Federal Military Government	1.17%	1.32%	0.66%	1.93%	1.25%
State & Local Government	16.42%	13.80%	13.92%	10.39%	10.62%

Source: Woods & Poole Economics, Inc.

Manufacturing

Manufacturing employment in Lincoln County dropped from 946 jobs in 1990 to 606 jobs in 2000, a difference of 340 jobs. In 2000, there were 17 manufacturing companies, which employed 381 people in Lincoln County. The Lincoln County Industrial District was developed in order to attract manufacturers to the area. This industrial park which contains 96 acres of land is complete with water, sewer, electricity, and excellent highway access.

Small and large size firms developing a variety of products represent the manufacturing sector in Lincoln County. Key manufacturers include:

- | | |
|--------------------------------|---------------------------------------|
| F.D.B., Inc. – Hunting Apparel | Reed Ice & Cylinder Exchange Co. Inc. |
| H & H Industrial Maintenance | Several logging companies |
| Jimtex Yarns Division | Boat Dock companies |
| Top Grill LLC – Grills | |

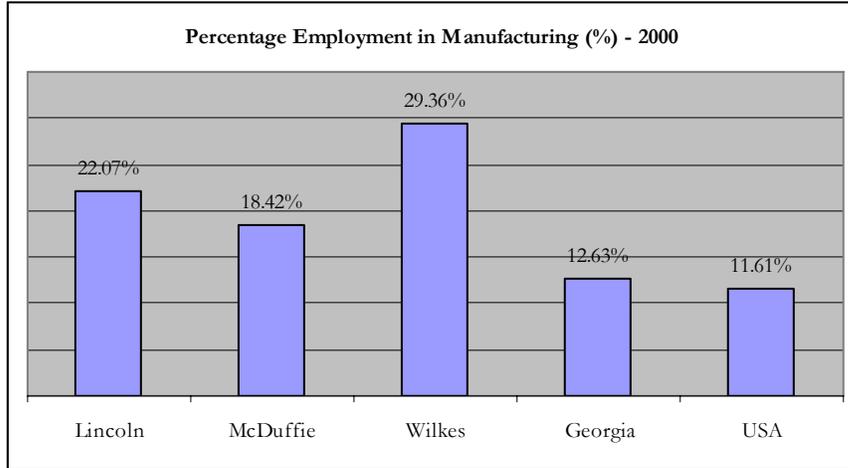
According to the Georgia Department of Labor, the five largest employers in Lincoln County in 2002 were:

- | | |
|--------------------------------|-----------------------|
| Lincoln County School District | Jimtex Yarns Division |
| Lincoln County Government | McWhorter Logging |
| Bells Food Market | Southern Line Service |
| Hardee’s | |



The relatively small manufacturing sector in Lincoln is evident (Fig E-2). At 22.07% of total employment, the sector accounts for less employment than neighboring Wilkes (29.36%), but is higher than neighboring McDuffie and almost double the Georgia (12.63%) and U.S. (11.61%) averages.

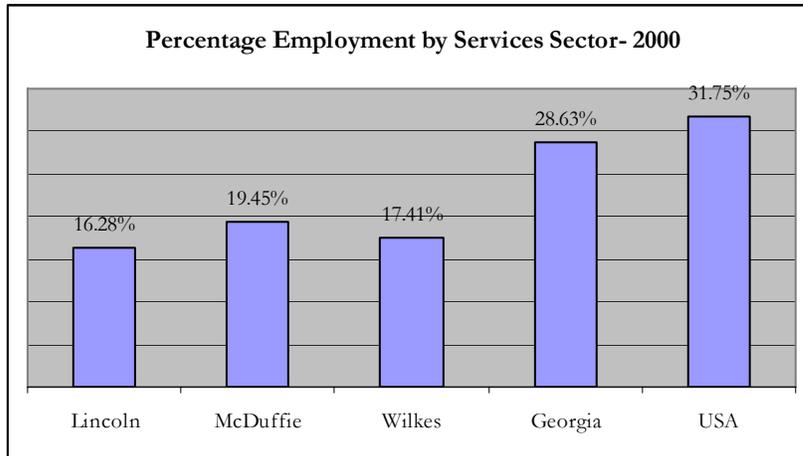
Figure E-2



Services

Lincoln’s service sector lags significantly behind the region and the state (Fig. E-3). The sector accounts for 16.28% of total employment, somewhat less than both neighboring McDuffie (19.45%) and Wilkes (17.41%) Counties and significantly less than the Georgia (28.63%) and U.S. (31.75%) averages.

Figure E-3



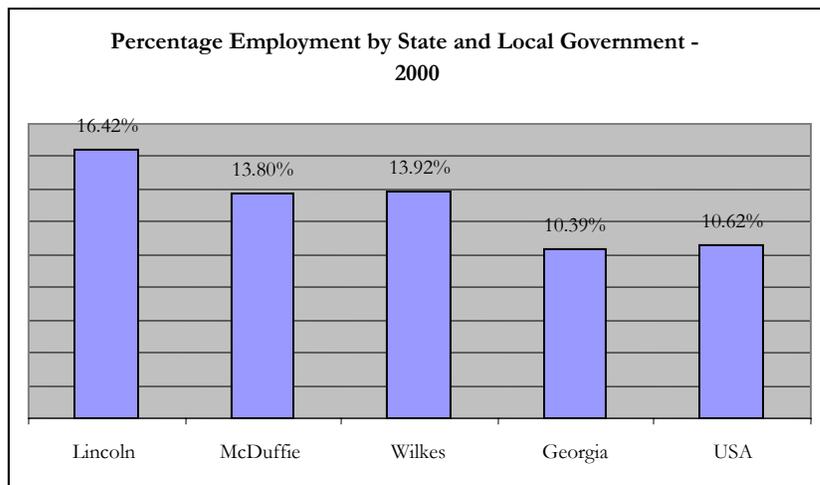
State & Local Government

State & local government accounts for almost a quarter of all sector employment in Lincoln County, a rate almost 3% higher than neighboring McDuffie and Wilkes Counties, as well as



almost 6% greater than the state and national averages (Fig. E-5). State & local government employment tends to be more stable and secure, thus reducing the county’s exposure to the more volatile manufacturing and service sectors.

Figure E-4



Sector Earnings

Sector earnings represent total wages, salaries and other earned income paid to persons working for businesses and industries in Lincoln County.

Manufacturing accounted for the largest share of sector earnings in 2000, with employees earning \$13.5 million or 25.48% of total earnings (Table E-4 & E-5). This represents a 17.6% decrease from 1990 but is expected to rebound to nearly the 1990 level at \$16.1 million by 2025. This would be an increase of 19% from 2000. Although manufacturing will account for the largest amount of earnings in 2025 at \$16.1 million, the largest growth in sector earnings will come from the services sector where earnings will increase by 103% between 2000 and 2025. The second highest rate of growth is expected to be in the agricultural services sector with growth of 74% and in the finance, insurance and real estate growth is expected to be 60%. These two sectors though will only make up 7% of total earnings. These trends reflect wages in these sectors rising considerably faster than their share of total employment. This reflects traditional higher salaries paid in these sectors.

Table E-4

Lincoln County: Earnings by Sector (1990 - 2025)								
Category	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$46,588,000	\$49,327,000	\$53,201,000	\$56,454,000	\$60,265,000	\$64,526,000	\$69,155,000	\$74,167,000
Farm (1996 \$)	\$2,775,000	\$1,771,000	\$1,813,000	\$1,900,000	\$1,992,000	\$2,100,000	\$2,225,000	\$2,372,000
Agricultural Services, Other (1996 \$)	\$819,000	\$1,340,000	\$1,546,000	\$1,821,000	\$2,032,000	\$2,238,000	\$2,454,000	\$2,689,000
Mining (1996 \$)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



E C O N O M I C D E V E L O P M E N T

Construction (1996 \$)	\$4,566,000	\$3,268,000	\$4,779,000	\$4,776,000	\$4,843,000	\$4,947,000	\$5,066,000	\$5,197,000
Manufacturing (1996 \$)	\$16,445,000	\$17,077,000	\$13,555,000	\$13,575,000	\$14,032,000	\$14,660,000	\$15,372,000	\$16,147,000
Trans, Comm, & Public Utilities (1996 \$)	\$1,837,000	\$3,537,000	\$5,550,000	\$6,159,000	\$6,840,000	\$7,572,000	\$8,323,000	\$9,076,000
Wholesale Trade (1996 \$)	\$1,086,000	\$950,000	\$652,000	\$700,000	\$754,000	\$817,000	\$887,000	\$966,000
Retail Trade (1996 \$)	\$4,503,000	\$3,900,000	\$4,406,000	\$4,705,000	\$4,999,000	\$5,305,000	\$5,630,000	\$5,980,000
Finance, Insurance, & Real Estate (1996 \$)	\$813,000	\$1,116,000	\$1,566,000	\$1,732,000	\$1,879,000	\$2,055,000	\$2,262,000	\$2,502,000
Services (1996 \$)	\$4,577,000	\$5,832,000	\$7,311,000	\$8,655,000	\$10,005,000	\$11,453,000	\$13,045,000	\$14,815,000
Federal Civilian Government (1996 \$)	\$1,192,000	\$1,084,000	\$907,000	\$869,000	\$870,000	\$887,000	\$909,000	\$934,000
Federal Military Government (1996 \$)	\$363,000	\$371,000	\$406,000	\$431,000	\$456,000	\$481,000	\$505,000	\$529,000
State & Local Government (1996 \$)	\$7,612,000	\$9,081,000	\$10,710,000	\$11,131,000	\$11,563,000	\$12,011,000	\$12,477,000	\$12,960,000

Source: Woods & Poole Economics, Inc.

Table E-5 provides percentage figures for sector earnings, allowing a comparison of relative growth rates in each sector. With the exception of services (+6.24%), most sectors will remain relatively unchanged in their share of sector earnings.

Table E-5

Lincoln County: Earnings by Sector (%) (1990 - 2025)								
Category	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 \$)	5.96%	3.59%	3.41%	3.37%	3.31%	3.25%	3.22%	3.20%
Agricultural Services, Other (1996 \$)	1.76%	2.72%	2.91%	3.23%	3.37%	3.47%	3.55%	3.63%
Mining (1996 \$)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Construction (1996 \$)	9.80%	6.63%	8.98%	8.46%	8.04%	7.67%	7.33%	7.01%
Manufacturing (1996 \$)	35.30%	34.62%	25.48%	24.05%	23.28%	22.72%	22.23%	21.77%
Trans, Comm, & Public Utilities (1996 \$)	3.94%	7.17%	10.43%	10.91%	11.35%	11.73%	12.04%	12.24%
Wholesale Trade (1996 \$)	2.33%	1.93%	1.23%	1.24%	1.25%	1.27%	1.28%	1.30%



Retail Trade (1996 \$)	9.67%	7.91%	8.28%	8.33%	8.30%	8.22%	8.14%	8.06%
Finance, Insurance, & Real Estate (1996 \$)	1.75%	2.26%	2.94%	3.07%	3.12%	3.18%	3.27%	3.37%
Services (1996 \$)	9.82%	11.82%	13.74%	15.33%	16.60%	17.75%	18.86%	19.98%
Federal Civilian Government (1996 \$)	2.56%	2.20%	1.70%	1.54%	1.44%	1.37%	1.31%	1.26%
Federal Military Government (1996 \$)	0.78%	0.75%	0.76%	0.76%	0.76%	0.75%	0.73%	0.71%
State & Local Government (1996 \$)	16.34%	18.41%	20.13%	19.72%	19.19%	18.61%	18.04%	17.47%

Source: Woods & Poole Economics, Inc.

Table E-6 highlights current sector earnings for Lincoln County and Georgia. This table illustrates that Lincoln County is more reliant on manufacturing with a quarter of its earnings in 2000 coming from manufacturing. The county is almost as reliant on state & local government sector earnings with over 20% coming from that sector. Almost half of the county’s earnings come from these two sectors, while the state’s earnings are more diversified over all of the sectors, except for the services sector. Lincoln County is much less reliant on the services sector than is the state, with the state’s largest percentage of earnings coming from the services sector at 26.77% while the county’s percentage of earnings from the services sector is only 13.74%. Estimates of future growth illustrate that this percentage will rise in Lincoln County.

Table E-6		
Percentage Earnings by Sector, 2000		
Lincoln County, Georgia		
	Lincoln	Georgia
Farm	3.41%	0.98%
Agricultural Services, Other	2.91%	0.59%
Mining	0.00%	0.27%
Construction	8.98%	6.00%
Manufacturing	25.48%	14.86%
Trans, Comm, & Public Utilities	10.43%	9.89%
Wholesale Trade	1.23%	8.44%
Retail Trade	8.28%	8.99%
Finance, Insurance, & Real Estate	2.94%	7.57%
Services	13.74%	26.77%
Federal Civilian Government	1.70%	3.39%
Federal Military Government	0.76%	2.06%
State & Local Government	20.13%	10.18%
Total	100%	100%

Source: Woods & Poole Economics, Inc.



Wages

In 1999, the average weekly wage paid in Lincoln County was \$357, significantly lower than the state average of \$629. Average weekly wages paid by sector range from a low of \$212 in retail trade to a high of \$584 in finance, insurance, and real estate. Historically, these sectors have always been at higher and lower ends of the wage scale. State average wages in similar sectors are significantly higher than they are in Lincoln County.

	1990		1995		1999	
	Lincoln	Georgia	Lincoln	Georgia	Lincoln	Georgia
All Industries	\$258	\$424	\$307	\$509	\$357	\$629
Agri, Forestry, Fishing	N/A	\$276	\$288	\$322	N/A	\$390
Mining	N/A	\$589	N/A	\$734	N/A	\$866
Construction	\$272	\$434	\$260	\$508	N/A	\$623
Manufacturing	\$245	\$450	\$311	\$555	\$363	\$684
Trans, Comm, & Public Utilities	\$370	\$603	\$435	\$737	\$418	\$895
Wholesale Trade	\$280	\$603	\$328	\$729	N/A	\$932
Retail Trade	\$176	\$236	\$170	\$275	\$212	\$335
Finance, Insurance, & Real Estate	\$343	\$544	N/A	\$693	\$584	\$900
Services	\$215	\$414	\$323	\$501	\$357	\$611
Federal Government	N/A	\$543	N/A	\$666	N/A	\$808
State Government	\$382	\$451	N/A	\$493	N/A	\$579
Local Government	N/A	\$387	\$300	\$440	N/A	\$523

Source: U.S. Bureau of Labor Statistics

Sources of Personal Income

Sources of personal income indicate how a community receives income. The Georgia Department of Community Affairs (DCA), with the assistance of Woods & Poole Economics, has developed categories of personal income, which include:

- 1) *Wage and Salary* -Total income earned as compensation for working or rendering services;
- 2) *Other Labor Income* -Total employer contributions to private pension or worker's compensation funds;
- 3) *Proprietor's Income* - Total profits earned from partnerships and sole proprietorships;
- 4) *Dividends-Investments-Rent-Interest Payments and Interest Income* - Total income from investments and rental property; and



- 5) *Transfer Payments* - Total income from payments by government, including social security, unemployment insurance, food stamps, and veterans benefits, among others.

Associated with these figures is a Residence Adjustment Category, which measures the net amount of personal income of residents of the county that is earned outside the county. When the number is positive, as in Lincoln County (Table E-8), it means the amount of income earned outside the county by Lincoln residents is greater than the amount of income earned in Lincoln by non-residents.

Table E-8

Lincoln County: Personal Income by Type (\$1,000s)								
Category	1990	1995	2000	2005	2010	2015	2020	2025
Wages & Salaries (1996 \$)	\$29,221	\$33,129	\$34,661	\$37,021	\$39,706	\$42,689	\$45,919	\$49,407
Other Labor Income (1996 \$)	\$4,508	\$5,051	\$4,172	\$4,400	\$4,658	\$4,944	\$5,250	\$5,575
Proprietors Income (1996 \$)	\$12,859	\$11,147	\$14,368	\$15,033	\$15,901	\$16,893	\$17,986	\$19,185
Dividends, Interest, & Rent (1996 \$)	\$15,918	\$17,295	\$23,526	\$25,305	\$27,169	\$29,110	\$31,120	\$33,188
Transfer Payments to Persons (1996 \$)	\$19,766	\$27,780	\$30,763	\$33,993	\$37,676	\$41,860	\$46,616	\$52,030
Less: Social Ins. Contributions (1996 \$)	\$2,713	\$3,177	\$3,206	\$3,544	\$3,939	\$4,369	\$4,826	\$5,309
Residence Adjustment (1996 \$)	\$36,150	\$40,219	\$50,729	\$52,982	\$55,735	\$58,918	\$62,478	\$66,454
Total (1996 \$)	\$115,709	\$131,444	\$155,013	\$165,190	\$176,906	\$190,045	\$204,543	\$220,530

Source: Woods & Poole Economics, Inc.

In 2000, wages and salaries accounted for the largest source of personal income at \$34.6 million (22%), followed by transfer payments to persons at \$30.7 million (19.8%) and dividends, interest and rent at \$23.5 million (15.18%). On the lower end of the scale, social insurance contributions and other labor income accounted for \$3,206,000 (2.07%) and \$4,172,000 (2.69%) respectively.

On average, all sources of personal income are expected to remain steady, with transfer payments to persons rising the most at almost 4%.

Comparing with state average figures, Lincoln is much more dependent on transfer payments and much less dependent on wages & salaries (Table E-9). In 2000, transfer payments accounted for 19.85% compared to 11.13% for the Georgia average. Wages & salaries currently account for 22.36% in Lincoln and 61.18% in Georgia. This trend is projected to continue through 2025 with wages & salaries accounting for five times less than the state average. These differences do not take into effect the residence adjustment, or high amount of income earned outside of the county which is 32.73%.



Table E-9

Personal Income by Type %, 2000-2025

	1990		1995		2000		2005	
	Lincoln	Georgia	Lincoln	Georgia	Lincoln	Georgia	Lincoln	Georgia
Wages & Salaries	25.25%	60.36%	25.20%	59.07%	22.36%	61.18%	22.41%	61.09%
Other Labor Income	3.90%	8.68%	3.84%	8.63%	2.69%	6.84%	2.66%	6.71%
Proprietors Income	11.11%	7.11%	8.48%	7.96%	9.27%	8.65%	9.10%	8.52%
Dividends, Interest, & Rent	13.76%	17.34%	13.16%	16.31%	15.18%	16.80%	15.32%	16.76%
Transfer Payments to Persons	17.08%	10.94%	21.13%	12.62%	19.85%	11.13%	20.58%	11.25%
Less: Social Ins. Contributions	2.34%	4.33%	2.42%	4.45%	2.07%	4.49%	2.15%	4.67%
Residence Adjustment	31.24%	-0.10%	30.60%	-0.15%	32.73%	-0.11%	32.07%	0.33%

	2010		2015		2020		2025	
	Lincoln	Georgia	Lincoln	Georgia	Lincoln	Georgia	Lincoln	Georgia
Wages & Salaries	22.44%	61.00%	22.46%	60.94%	22.45%	60.92%	22.40%	60.92%
Other Labor Income	2.63%	6.60%	2.60%	6.48%	2.57%	6.38%	2.53%	6.28%
Proprietors Income	8.99%	8.43%	8.89%	8.34%	8.79%	8.26%	8.70%	8.19%
Dividends, Interest, & Rent	15.36%	16.70%	15.32%	16.61%	15.21%	16.49%	15.05%	16.34%
Transfer Payments to Persons	21.30%	11.43%	22.03%	11.66%	22.79%	11.93%	23.59%	12.25%
Less: Social Ins. Contributions	2.23%	4.86%	2.30%	5.04%	2.36%	5.19%	2.41%	5.33%
Residence Adjustment	31.51%	0.70%	31.00%	1.00%	30.55%	1.21%	30.13%	1.35%

Source: Woods & Pool Economics, Inc.

Lincoln County’s residence adjustment will continue to be positive through 2025. This suggests a continuing trend of Lincoln residents earning more income outside the county than income being earned in Lincoln County by non-residents. The state residence adjustment has remained steady since 1990 and is projected to increase to 1.35% by 2025, indicating that a higher number of Georgia residents will earn income outside the state. Lincoln residents’ high rate of personal income earned outside the county suggests a limited availability of jobs in the county and the excellent employment opportunities available in adjacent counties.

Major Economic Activities

The Lincoln County Development Authority is the primary entity to attract and provide available locations and opportunities for commercial and industrial development. The Development Authority, along with the Chamber of Commerce, is also responsible for the retention and growth of existing industries and applying for grants.

Just before 2000, Criders Poultry, an employer of over 300 people burned down and closed. Mayfair Mills, a textile plant, then closed its doors, causing the loss of over 100 jobs; FDB, Inc. then had a major reduction in employees, causing the loss of nearly 75 people. After all was said and done, and other businesses closed during the same timeframe, there were over 600 jobs lost in Lincoln County. It was quite devastating to the local economy. This had a huge impact on the unemployment rate. In 1998, although not low, the unemployment rate



was 7%, in 1999 the rate was 10.9%, and in 2000 the rate was 9.4%. The County has seen some recovery, as the unemployment rate has recently remained between 6-7% (2004).

The major employers in the county are various logging companies which include Aycock Logging, Ashmore Enterprises, and Henderson Logging just to name a few, Reed Ice & Cylinder Exchange Company, Jimtex Yarns, two boat dock companies, and the newest business coming to Lincoln County, Top Grill, LLC., which manufactures high end grills as well as patio furniture and accessories.

Special and Unique Economic Activities

Lincoln has capitalized on its rural character and succeeded in creating a niche market with high potential. Lincoln County is very fortunate to have many recreational activities available for tourism. Natural resources are available to only select counties in the state and natural resources cannot normally be purchased or brought into the area to enhance the economy. Bass fishing tournaments, hunting, fishing, camping, and other outdoor recreational activities are available in Lincoln County, year-round.

Lincoln County residents value their rich history and thrive on tourist attractions. The Lincoln County Historical Society has developed a four-acre park which features dated operational farm equipment, mills, and even an old log cabin. There are many historic resources in the county available for touring. Key historical sites are:

- | | |
|----------------------------------|--------------------------|
| Lamar Blanchard House | Founders Spring |
| Chennault Plantation | Sears House |
| Elijah Clark State Park & Museum | Presbyterian Church |
| Lincoln County Court House | Price’s General Store |
| Lincoln County Historical Park | Mulberry School & Church |
| Amity School | |

Positioned on Clarks Hill Lake and the Savannah River, Lincoln County is well-equipped with tourist attractions. The four-hundred miles of shoreline creates a superb atmosphere for hunting, boating, fishing, swimming and hiking.

To further enhance tourism and benefit from being located on the lake, Lincoln County has completed preliminary plans and specifications for a Resort Conference Facility. This state of the art facility would be located on the lake and have 175 rooms, restaurants, indoor and outdoor pool, courtesy dock, walking trails along with a lakeside golf course. This facility would bring in numerous conferences and special events to help showcase the Lincoln County area and the beautiful lake and state park. This plan is being aggressively marketed by the Development Authority and by both the City and the County. The opportunity is available and the County would love to take advantage of it.



Labor Force

This section includes an inventory and assessment of Lincoln County’s labor force. Work force characteristics include occupation, employment status and commuting patterns.

Employment by Occupation

Precision production, craft, & repair are the top-ranked occupations in Lincoln County, employing a combined 542 residents or 16% of total employment, followed by professional and technical specialty occupations (522 employees, 15.5%), and machine operators, assemblers and inspectors (507 employees, 15%) (Table E-10 and E-11). Farming, fishing & forestry accounted for the smallest occupation grouping at 58 employees. Between 1990 and 2000, the fastest growing occupations were professional & technical specialty (+122%), and sales (+44%). Farming, fishing & forestry (-64%) occupations posted the most significant decline.

Table E-10

Employment by Occupation								
Category	Lincoln County		City of Lincolnton		Georgia		USA	
	1990	2000	1990	2000	1990	2000	1990	2000
Executive, Administrative and Managerial (not Farm)	223	282	55	53	378,984	538,647	115,452,905	129,721,512
Professional and Technical Specialty	235	522	63	136	383,012	717,312	14,227,916	17,448,038
Technicians & Related Support	73	NA	8	NA	110,766	NA	16,287,187	26,198,693
Sales	253	365	86	45	379,746	446,876	4,251,007	NA
Clerical and Administrative Support	367	396	99	73	494,823	581,364	13,606,870	14,592,699
Private Household Services	20	NA	8	NA	15,882	NA	18,769,526	20,028,691
Protective Services	24	NA	2	NA	52,596	NA	520,183	NA
Service Occupations (not Protective & Household)	305	362	74	75	302,084	444,077	1,981,723	NA
Farming, Fishing and Forestry	162	58	30	8	68,111	24,489	12,746,927	15,575,101
Precision Production, Craft, and Repair	542	546	67	99	366,819	346,326	2,835,950	951,810
Machine Operators, Assemblers & Inspectors	486	507	89	49	262,930	415,849	13,077,829	11,008,625
Transportation & Material Moving	260	276	38	56	142,189	254,652	7,886,595	12,256,138
Handlers, Equipment Cleaners, helpers & Laborers	201	NA	27	NA	134,115	NA	4,715,847	7,959,871
TOTAL All Occupations	3151	3314	646	594	3,092,057	3,769,592	226,360,465	255,741,178

Source: U.S. Bureau of the Census

Table E-11 compares Lincoln County to state and national averages. The top occupation groupings in Lincoln include precision production, craft, & repair followed by professional and technical specialty occupations and machine operators, assemblers and inspectors. Combined, these occupations accounted for 47.6% of total occupation in 2000, compared to 38.5% in Georgia and 29.7% in the U.S. In most cases, the gap is wider in 2000 than 1990, suggesting that the trend will continue in the future. At the other end of the scale, executive, administrative and managerial occupations, professional and technical specialty, and clerical



and administrative support are all approximately 4% lower than the state and national averages.

Table E-11

EMPLOYMENT BY OCCUPATION (%)								
Category	1990				2000			
	City of Lincolnton	Lincoln County	Georgia	USA	City of Lincolnton	Lincoln County	Georgia	USA
Executive, Administrative and Managerial (not Farm)	8.51%	7.08%	12.26%	12.32%	8.27%	8.35%	14.03%	13.45%
Professional and Technical Specialty	9.75%	7.46%	12.39%	14.11%	21.22%	15.46%	18.68%	20.20%
Technicians & Related Support	1.24%	2.32%	3.58%	3.68%	NA	NA	NA	NA
Sales	13.31%	8.03%	12.28%	11.79%	7.02%	10.81%	11.64%	11.25%
Clerical and Administrative Support	15.33%	11.65%	16.00%	16.26%	11.39%	11.73%	15.14%	15.44%
Private Household Services	1.24%	0.63%	0.51%	0.45%	NA	NA	NA	NA
Protective Services	0.31%	0.76%	1.70%	1.72%	NA	NA	NA	NA
Service Occupations (not Protective & Household)	11.46%	9.68%	9.77%	11.04%	11.70%	10.72%	11.57%	12.01%
Farming, Fishing and Forestry	4.64%	5.14%	2.20%	2.46%	1.25%	1.72%	0.64%	0.73%
Precision Production, Craft, and Repair	10.37%	17.20%	11.86%	11.33%	15.44%	16.17%	9.02%	8.49%
Machine Operators, Assemblers & Inspectors	13.78%	15.42%	8.50%	6.83%	7.64%	15.01%	10.83%	9.45%
Transportation & Material Moving	5.88%	8.25%	4.60%	4.08%	8.74%	8.17%	6.63%	6.14%
Handlers, Equipment Cleaners, helpers & Laborers	4.18%	6.38%	4.34%	3.94%	NA	NA	NA	NA

Source: U.S. Bureau of the Census

Employment Status

There are significantly fewer Lincoln County residents in the labor force than the state and national average (Table E-12). In 2000, the total number of Lincoln residents in the labor force was 51.2%, significantly lower than the state (66%) and U.S. (63.9%) averages. Between 1990 and 2000, the total number of people in the labor force has declined nationwide by 1.36%. In Lincoln that decline was still minimal at 4.14%.

Lincoln’s male population is more likely to be in the labor force than the female population (Table E-12). In 2000, 57.12% of males were in the labor force compared to 46.15% of females, a difference of 10.97%. Historically, unemployment rates among males have been comparable to unemployment rates of females in Lincoln County. In 2000, however, the unemployment rate for the female population was almost double that of the male population. This 2.54% gap is significantly wider than the state and national average.



Table E-12

Labor Force Participation								
	1990				2000			
	Lincoln #	Lincoln %	Georgia %	U.S.A %	Lincoln #	Lincoln %	Georgia	U.S.A
TOTAL Males and Females	5699	100.00%	100.00%	100.00%	6565	100.00%	100.00%	100.00%
In Labor Force	3337	58.55%	67.89%	65.28%	3637	51.28%	66.07%	63.92%
Civilian Labor Force	3318	58.22%	66.41%	64.39%	3592	51.28%	65.00%	63.39%
Civilian Employed	3151	55.29%	62.60%	60.34%	3377	46.27%	61.43%	59.73%
Civilian Unemployed	167	2.93%	3.80%	4.05%	215	5.01%	3.57%	3.66%
In Armed Forces	19	0.33%	1.48%	0.89%	45	0%	1.07%	0.53%
Not in Labor Force	2362	41.45%	32.11%	34.72%	2928	48.72%	33.93%	36.08%
TOTAL Males	2714	100.00%	100.00%	100.00%	3191	100.00%	100.00%	100.00%
Male In Labor Force	1823	67.17%	76.65%	74.48%	1916	57.12%	73.11%	70.75%
Male Civilian Labor Force	1804	66.47%	73.87%	72.82%	1878	57.12%	71.20%	69.81%
Male Civilian Employed	1732	63.82%	70.07%	68.18%	1793	53.46%	67.65%	65.81%
Male Civilian Unemployed	72	2.65%	3.80%	4.63%	85	3.66%	3.55%	3.99%
Male In Armed Forces	19	0.70%	2.78%	1.66%	38	0.00%	1.91%	0.94%
Male Not in Labor Force	891	32.83%	23.35%	25.52%	1275	42.88%	26.89%	29.25%
TOTAL Females	2985	100.00%	100.00%	100.00%	3374	100.00%	100.00%	100.00%
Female In Labor Force	1514	50.72%	59.88%	56.79%	1721	46.15%	59.43%	57.54%
Female Civilian Labor Force	1514	50.72%	59.59%	56.60%	1714	46.15%	59.15%	57.39%
Female Civilian Employed	1419	47.54%	55.78%	53.10%	1584	39.95%	55.57%	54.04%
Female Civilian Unemployed	95	3.18%	3.81%	3.51%	130	6.20%	3.59%	3.35%
Female In Armed Forces	0	0.00%	0.29%	0.19%	7	0.00%	0.28%	0.15%
Female Not in Labor Force	1471	49.28%	40.12%	43.21%	1653	53.85%	40.57%	42.46%

Source: U.S. Bureau of the Census

Unemployment

In 2000, Lincoln County had one of the highest unemployment rates in the CSRA. While varying over the past 10 years, Lincoln has had higher unemployment rates than its neighboring counties, except for McDuffie County (Table E-13, E-14). There are a six years that McDuffie’s unemployment rate is actually higher than Lincoln’s. In the early nineties, Lincoln County’s unemployment rate was lower or nearly the same as the state and national averages. But as the middle nineties came, that trend changed and Lincoln County’s unemployment rate has consistently been higher than the state and national averages. (Figure E-5). Recently though, the unemployment rate has continued to be much higher than the neighboring counties, as well as higher than the state and national rates.



Table E-13

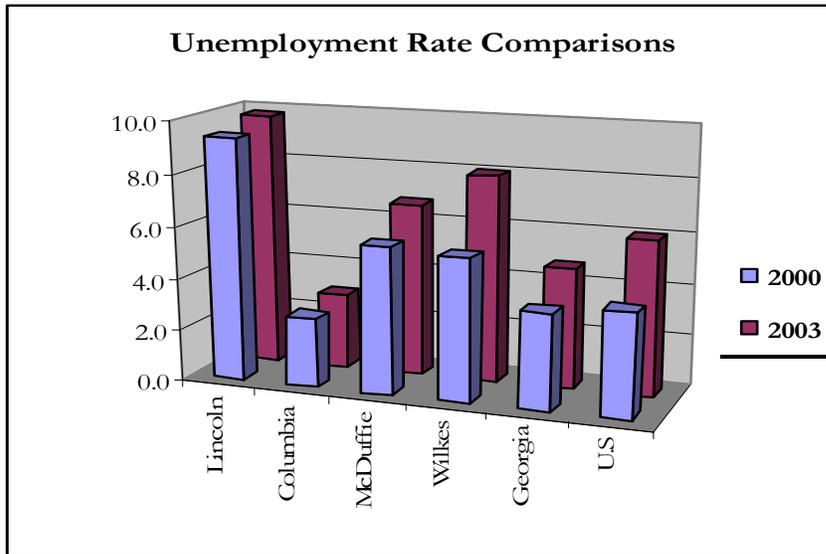
Labor Force Data - 2000 Averages						
	Lincoln	Columbia	McDuffie	Wilkes	Georgia	U.S.A
Labor Force	3,103	45,105	9,699	5,486	4,173,274	140,863,000
Employed	2,811	43,868	9,149	5,182	4,018,876	135,208,000
Unemployed	292	1,237	550	304	154,398	5,655,000
Unemployment Rate	9.4%	2.7%	5.7%	5.5%	3.7%	4.0%

Source: Bureau of Labor Statistics

Labor Force Data - 2003 Averages						
	Lincoln	Columbia	McDuffie	Wilkes	Georgia	U.S
Labor Force	2,589	46,609	9,779	4,967	4,414,000	146,510,000
Employed	2,334	45,276	9,119	4,569	4,207,000	137,736,000
Unemployed	255	1,333	660	398	207,000	87,740,000
Unemployment Rate	9.8%	2.9%	6.7%	8.0%	4.7%	6.0%

Source: Bureau of Labor Statistics

Figure E-4

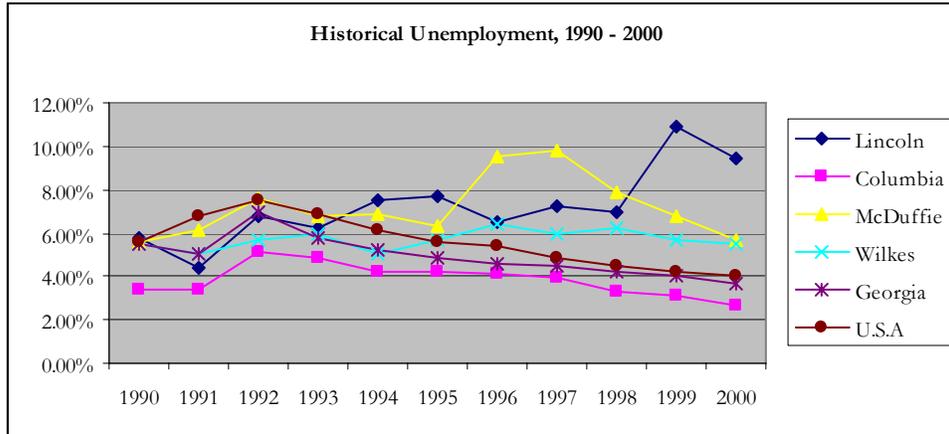


Historical Unemployment, 1990-2000											
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Lincoln	5.80%	4.40%	6.80%	6.20%	7.50%	7.70%	6.50%	7.20%	7.00%	10.90%	9.40%
Columbia	3.40%	3.40%	5.10%	4.90%	4.20%	4.20%	4.10%	3.90%	3.30%	3.10%	2.70%
McDuffie	5.60%	6.10%	7.60%	6.80%	6.90%	6.30%	9.50%	9.80%	7.90%	6.80%	5.70%
Wilkes	5.50%	5.00%	5.70%	6.00%	5.00%	5.70%	6.40%	6.00%	6.20%	5.70%	5.50%
Georgia	5.50%	5.00%	7.00%	5.80%	5.20%	4.90%	4.60%	4.50%	4.20%	4.00%	3.70%
U.S.A	5.60%	6.80%	7.50%	6.90%	6.10%	5.60%	5.40%	4.90%	4.50%	4.20%	4.00%

Source: Georgia Department of Labor



Figure E-6



Commuting Patterns

In 2000, 47.7% of Lincoln residents worked in the county, a decline of 3.6% from 1990. The decline from 1990 suggests that there is either insufficient employment for residents in

Lincoln County Residents	1990	%	2000	%
Worked in Lincoln County	1,405	51.3%	1,403	47.7%
Worked outside Lincoln County	1,332	48.7%	1,540	52.3%

Source: U.S. Bureau of the Census

the county or that there a mismatch between residents' skills and local businesses needs. The current rate of residents working outside of the county in which they live is significantly lower in neighboring Wilkes (21.6%) and McDuffie (36.3%), but even higher in Columbia County (63.3%). There are 25.3% of Lincoln residents who are employed in neighboring Wilkes, Columbia, and McDuffie Counties (Table E-16).

County Where Employed	Employed Residents of Lincoln County		County of Residence	Persons Working in Lincoln County	
	Number	% of Total		Number	% of Total
Lincoln	1,403	41.5%	Lincoln	1,403	82.5%
Richmond	462	13.7%	Wilkes	169	9.9%
Wilkes	348	10.3%	Columbia	31	1.8%
Columbia	282	8.4%	McCormick, SC	31	1.8%
McDuffie	222	6.6%	McDuffie	30	1.8%
McCormick, SC	221	6.5%	Richmond	20	1.2%
Elbert	91	2.7%	Houston	7	0.4%
Aiken, SC	60	1.8%	Carroll	5	0.3%
Other	288	8.5%	Other	5	0.3%
Total Residents:	3,377	100.0%	Total Residents:	1,701	100.0%

Source: US Census Bureau - 2000 County-To-County Worker Flow Files



Economic Development Resources

Economic Development Agencies

Effective economic development programs are a group effort, involving not only local governments but also cooperation and resources from other potential partners operating at various levels. These include:

- **Lincoln County Development Authority and Chamber of Commerce**

The Lincoln County Development Authority and Chamber of Commerce are actively involved in promoting commercial and industrial development, tourism, and improving the quality of life for Lincoln County residents. To encourage business development in the county, both of these organizations work closely with Georgia Power, the Georgia Electric Membership Corporation, the Georgia Department of Economic Development, and the CSRA Regional Development Center to further economic development in the city and county.

- **The CSRA Unified Development Authority**

The CSRA UDA is a joint development authority whose purpose is to promote the economic development of the CSRA and to encourage cooperation among economic development organizations within the member counties. The UDA provides its members with such services as local/regional planning, state and federal grant support, small business loans, information services and strategic planning.

- **CSRA Unified Development Council**

The CSRA UDC is a council of the Chambers of Commerce and other economic development organizations whose purpose is to offer a forum of discussion and problem-solving for economic development professionals throughout the CSRA, who jointly pursue economic marketing, professional training and enrichment, and other special projects.

- **Better Hometown Committee**

The Better Hometown Program (Georgia's small-town Main Street Program) and the Classic Main Street Program are self-help community development programs designed to improve a downtown's quality of life. Each designated city receives technical assistance and resources, which assist the local community in their efforts to build a stronger local economy through revitalization of the downtown area.

- **Georgia Power Company, Economic Development Division**

Georgia Power is the oldest economic development organization in Georgia and has a development division whose primary role is to attract businesses to the state. Georgia

Power's primary local contact for economic development issues is generally the Chamber of Commerce. Georgia Power's Community Development Department also serves as a clearinghouse for local governments to identify matching grants and other programs to plant trees and provide infrastructure such as fire hydrants or water and sewer.

- **Georgia Department of Economic Development (GDEcD)**

The Georgian Department of Economic Development (GDEcD) is a state-funded agency mandated to serve as the agent for all local governments in Georgia. GDEcD's primary purpose is to assist potential businesses considering locating in Georgia by identifying optimal locations for their operational needs. GDEcD has working relationships with the utility companies, rail systems, banks, universities and many other agencies with resources to facilitate economic development.

Resource Programs and Tools

- **Georgia Business Expansion Support Act**

In 1994, the State passed legislation for tax credits against state income taxes to encourage economic development. Some programs are targeted to specific industry groups (industry, tourism, and research and development) while others apply to all sectors. For instance, tax credits for retraining employees or providing childcare are available to all businesses.

Job and investment tax credits are available to targeted industry groups at different levels, depending on the economic development needs of an area. The following is a brief description of potential programs:

Job Tax Credit: Applies to businesses engaged in manufacturing, warehousing and distribution, processing, tourism, and research and development. (Includes all businesses for the bottom forty counties).

Investment Tax Credit: Allows a corporation or person, which has operated an existing manufacturing facility in the state for the previous three years, to obtain a credit against income tax liability.

Retraining Tax Credit: Employers who provide retraining for employees are eligible for a tax credit equal to 25% of the costs of retraining per full-time student up to \$500.

Child Care Credit: Employers who provide or sponsor childcare for employees are eligible for a tax credit of up to 50% of the direct cost of operation. The credit cannot exceed more than 50% of the taxpayer's total state income tax liability for that taxable year.

Manufacturing Machinery Sales Tax Exemption: Provides for exemption from sales and use tax for manufacturing equipment.

Primary Material Handling Sales Tax Exemption: Provides for exemption from sales and use tax on purchases of primary material handling equipment which is used directly for the handling and movement of tangible personal property in a new or expanding warehouse or distribution facility, when such new facility or expansion is worth \$10 million or more.

Electricity Exemption: Electricity purchased for the direct use in manufacturing a product is exempt from sales taxes when the total cost of the electricity makes up 50% or more of all the materials used in making the product. It allows full exemption on the sales tax and is available for new and existing firms.

Job Tax Credit Tier (JTC) Relative ranking of Georgia counties into tiers based on certain economic factors as required by the Georgia Job Tax Credit Law. The Job Tax Credit (JTC) program provides a tax credit on Georgia income taxes for eligible businesses that create new jobs in counties or “less-developed” census tract areas. Job creation requirements and the credit amount are determined by a county’s annual ranking based on a combination of economic indicators: unemployment rate, per capita income, poverty rate, and average manufacturing wage. Lincoln County’s Job Tax Credit Tier is Tier 1.

Financing Mechanisms

- **Community Improvement Districts**

The Georgia Constitution provides for a special tax districts referred to as Community Improvement Districts (CIDs). This type of district can be created only upon the petition of property owners themselves, and is managed by a board that includes representatives of the property owners and the local government. Under a CID, only nonresidential property is subject to the special tax, and funds must be used only for certain public facilities such as roads and water and sewer utilities. Funds can be used for both capital and operating expenditures, and the special nature of the Act allows the basis of taxation to be the development density or impact of a property as well as its assessed value. The Act also allows debt financing without referendum since a majority of the property owners (who must own at least 75% of the properties by value) must request the CID designation. A major advantage of CIDs is that debt does not affect a local government’s debt limit.

- **Enterprise Zone**

Under Urban Enterprise Zones (UEZ), specific areas are delineated where deteriorating physical or market conditions have resulted in little or no investment in property improvements and development. Within an UEZ, if a property owner renovates or develops a site, the local government’s property taxes can be frozen at the pre-improvement level for a specified time period, before rising in annual steps to full value taxation at the end of the period. This approach is useful in encouraging investment that would otherwise not occur, and in eventually increasing the tax base where taxes would otherwise continue to decline through depreciation.

- **Tax Increment Financing**

Tax Increment Financing allows property taxes to rise as sites are developed or improved, but directs some or all of the increase over and above the pre-improvement tax level into public facilities that have been built to support an area's revitalization. In effect, the local government assumes the risk through the provision of public improvements up front, and then pays itself back through the higher tax collection increment while assuring that pre-improvement tax collections continue to go into the general fund. Once improvements are paid for, all taxes will revert to the general fund. This is useful in carefully controlled revitalization efforts for deteriorating areas, where future renovations and development can be reasonably anticipated but are dependent on general improvements to the area.

- **Development Impact Fees**

Fair and reasonable development impact fees can be a useful tool in encouraging economic development when the development community recognizes that adequate public facilities are important to attract buyers and tenants to their developments. This maintains the long-range health of a community and, therefore, the continued ability of development to be a profitable enterprise.

Education and Training Opportunities

Augusta Technical College

Augusta Technical College is a two-year public technical college serving a five county district in East Georgia – Burke, Columbia, Lincoln, McDuffie, and Richmond counties. The College is proud of its role in developing choices for individuals to use in career planning and development. The college is committed to its mission to serve the citizens of the Central Savannah River Area.

The College has been the community leader in providing quality technical education programs for more than 40 years. This places Augusta Technical College in the position of making positive contributions to the lives of area citizens and to the economic growth and development of the service area. The main campus of Augusta Technical College is located approximately 40 miles south of Lincoln County, but the Thomson/McDuffie Campus is only 20 miles from Lincoln County and provides an excellent vocational education to Lincoln County residents.

The Georgia Department of Technical and Adult Education has developed curriculum standards with the direct involvement of business and industry. These standards serve as the industry-validated specifications for each program of study and allow Augusta Technical College to offer its business partners this guarantee:

"If one of our graduates, who was educated under a standard program, and his or her employer agrees that the employee is deficient in one or more competencies as defined in the standards, Augusta Technical College will retrain that employee at no instructional cost to employee or employer."

Augusta Technical College offers these three programs to further economic development in Lincoln County:

CADTEC: The Center for Advanced Technology (CADTEC) was founded in 1983 for the purpose of delivering innovative technologies to area industry. CADTEC has evolved into an award-winning technology transfer center, which presents industry with the potential to be on the cutting edge of technological progress and to get a “headstart” on competition. CADTEC offers a wide variety of customized training for business and industry using state-of-the-art training devices and techniques. Customized training can be arranged depending upon the customer’s needs. From job analysis and skill assessment through training on industrial level hardware and software, CADTEC offers businesses the ability to train all or a portion of their workforce at a reasonable cost.

Quick Start Training: Quick Start is the Georgia Department of Technical and Adult Education's statewide training arm for new and expanding industries in Georgia. Developed as an incentive for companies to locate in Georgia, the Quick Start program is 100 percent state funded. All training services are available at no cost to client companies. Created by state statute in 1967 to provide job-specific training for Georgians to enter the workforce in the state's new and expanding industries, Quick Start has trained over 150,000 new workers for over 1900 Georgia businesses and industries.

Adult Basic Education: Classes are offered in General Educational Development (GED) preparation, English Literacy Program (ELP), family literacy, and workplace literacy. These classes are offered during the day and evening at numerous locations throughout the Augusta Technical College five-county service area in Burke, Columbia, Lincoln, McDuffie, and Richmond counties. Classes are held in Lincoln County at the Lincoln County Public Library.

ASSESSMENT

Current and Historic Employment

Total employment in Lincoln County has increased more than 8 percent over the past decade. While the actual percentage change is expected to decrease, employment will slowly grow through 2025. The manufacturing sector has fluctuated since 1990, but continues to be the largest sector of employment, accounting for 37 percent of total employment. However, over the next twenty years, manufacturing is expected to decrease, and eventually level off with retail trade, services, and state and local government. Each of these sectors will bring in an average 17 percent of total employment. The decline in the relative importance of manufacturing and corresponding increase in services mirrors a statewide trend underway since 1990. Over 28.6 percent of the Georgia population is employed in the service sector, up from 23.7 percent in 1990, and less than 13 percent of the statewide economy is manufacturing-based.

In addition to manufacturing, farm, construction and wholesale trade have declined also. However, the decrease only totaled 5.34 percent over the last decade. With the exception of the above mentioned sectors, all other areas of employment in Lincoln County have seen an increase over the past decade. This trend of growth is expected to continue through 2025.

Statewide, total growth in employment was 31.6 percent from 1990-2000. All sectors experienced an increase except farm (-9.3%), mining (-10.1%), and federal government (-10.4%). The fastest growth rates were in retail trade (34.6%), FIRE (41.2%) and services (58.7%). Together, these sectors accounted for 70.6 percent of the state's 1,169,360 new jobs since 1990. These figures illustrate the shift to a more knowledge-based economy.

While growth in employment in Lincoln County has not been drastic over the past decade, an increase was there, none-the-less. Perhaps this trend is due to Lincoln County residents' desire to preserve their historical past and encourage tourism throughout the area. By preserving their heritage and promoting tourism, residents have unknowingly increased the service and retail sectors by 82.4 percent since 1990.

Projected Employment

Lincoln County will experience most of its job growth in the service sector. Between 2000 and 2025, this sector is projected to increase by 233 total jobs. This trend mirrors the statewide growth for employment in this sector. Retail trade and TCP are also expected to experience growth, with a combined increase of 152 jobs through 2025. The continual decline in manufacturing and farm is in line with statewide averages and projections through 2025. Manufacturing is expected to decrease by almost 50 percent in Lincoln County between 2000 and 2025, and the same is expected for the state. These jobs should be made up for in other sectors, such as the growing service sector. Lincoln County will adjust to the changing economic climate as other cities, counties and states have done.

Earnings

Sector earnings in Lincoln County are relatively consistent with sector employment. More than half of the sectors of employment have seen a decrease since 1990, with an actual percentage of 16.67. Of the sectors which experienced an increase, TCP ranked highest, growing by 6.49 percent between 1990 and 2000. Total amount of growth during this time frame was 16.54 percent. The service sector appears to be in line with employment trends. In 2000, this sector accounted for 12.16 percent of total employment, and 13.74 percent of total earnings. The most dramatic difference is seen in manufacturing where the sector accounted for 37.23 percent of total employment in 2000, and only 25.48 percent of total earnings. A similar trend is seen in TCP, where the sector accounts for 2.44 percent of total employment, and 10.43 percent of total earnings.

Current statewide earnings also appear to be in line with employment trends. Manufacturing accounted for 14.6 percent of earnings and 12.6 percent of total employment in 2000. Similarly, services accounted for 26.7 percent of earnings and 28.6 percent of total employment.

The earnings-employment imbalance occurring in Lincoln County does not appear to be a great problem. Most of the sectors earnings' are in line with total employment averages. However, earnings for the service jobs of farming and manufacturing are significantly lower than the actual percentage of employment. This shows that these sectors do not earn as much as other sectors, even though they employ a combined total of 46 percent of all workers. Perhaps this is the reason for the projected decline over the next twenty years. The opposite is seen in TCP and State and Local government. These two sectors only account for 15 percent of total employment, but bring in over 30 percent of all earnings. This trend shows that Lincoln County is losing the lower-paying service jobs, while gaining higher-paying manufacturing jobs.

Wages

In 1999, the average weekly wage paid in Lincoln County was \$357, significantly lower than the state's average of \$629. That is a 48% increase since 1990 for state wages, as compared to a 38% increase for Lincoln County. In specific sectors, Lincoln County wages are only 46% of state average wages in Transportation, Communication and Public Utilities and only 53% of state average wages in manufacturing. This means that for every dollar employees make throughout the state, Lincoln County employees only make 46¢ in transportation and 53¢ in manufacturing. Although wages are considerably lower than they are throughout the state, the wages are sufficient for the cost of living in Lincoln County because of the rural nature of the County, lower property taxes and lower housings costs.

Residents of Lincoln County received total government transfer payments amounting to \$3,376 per capita in 1999, compared with \$3,302 per capita statewide. Transfer payments include retirement and disability insurance benefit payments, medical benefits, unemployment insurance benefits, and veteran's benefits payments.

U.S. Census Bureau household income data seems to be inaccurate, as residential growth near J. Strom Thurmond Reservoir is not taken into consideration in the bureau numbers and projections. The lake has attracted numerous, wealthier households than those reflected in Census data. Household income will continue to rise as an increasing number of wealthy seasonal residents retire in Lincoln County. As the neighboring Columbia County continues to grow in population and wealth, these growth patterns will continue to reflect onto Lincoln County. Columbia County is one of the top ten wealthiest counties in the state, and that wealth will be shared in neighboring Lincoln County because of its beautiful proximity to the lake and numerous opportunities for growth.

Sources of Personal Income

Wages and salaries make up 22% of the personal income of Lincoln County residents. This proportion will remain steady over the next twenty-five years. This proportion is only a third of what the State of Georgia proportion of wages and salaries is, steady around 60% through the planning period. This signifies that Lincoln County residents are less reliant on industry in the county and are more reliant on incomes earned outside of the county or in retirement.

Approximately 20% of personal income in Lincoln County is transfer payments, a rate nearly two times the state average. Since 1990, transfer payments have outpaced all other sources of

personal income with just over 2% growth, but dividends, interest and rent are close behind in growth with just less than 2% growth. In 2000, wages accounted for 22.4% of all income, significantly below the state average of 61.1%. This reflects two key demographics in the county. First, Lincoln County has an above-average older population. In 2000, 14.6% of the Lincoln County population was 65+ years old, significantly higher than the state average of 9.6%. By 2025, 20.6% of Lincoln County residents will be over the age of 65. This is a growth rate of 60%! Transfer payments and dividends could also be indicative of an aging population receiving social security and dividend income.

A relatively high rate of transfer payments means that many residents are on fixed-incomes and affected disproportionately by increases in housing. Transfer payments are typically indexed to inflation. As such, Lincoln County residents on transfer payments have been able to afford rents, which declined since 1990, but it is doubtful that transfer payments have kept pace with home values that have increased by over 42.3% in the past decade alone.

Receipts of transfer payments will increase by 18.8% through 2025 and close to a quarter of Lincoln County residents will be receiving transfer payments. This can be attributed to a growing aging population. Furthermore, household size is projected to decrease while the county's total population will rise, indicating that demand for new units will increase. The next section will examine housing more closely but unless housing unit increases keep pace with these demographic shifts, residents dependent on transfer payments will be more vulnerable to rising housing costs should the demand for housing increase.

The residence adjustment factor has risen slightly from 31.24% in 1990 to 32.73% in 2000, indicating that a higher relative share of Lincoln County residents continue to work outside of the county. During that same time, commuting patterns show a slight increase in Lincoln County residents commuting to work in neighboring jurisdictions from 48.7% to 52.3%. This means that over half of the residents in Lincoln County who work, work outside of the county.

Major Economic Activities

There was great devastation caused by the burning of Crider's Poultry and the closing of other plants in the late 1990's and early 2000's resulting in the loss of over 600 jobs. The Development Authority has continued to work hard to bring in new businesses to the area, whether they are industrial or not. Some new small businesses have moved into the county and are helping provide jobs for local residents, such as Top Grill, LLC, but businesses are slow to come because of the county's lack of natural gas, lack of a railroad, and lack of infrastructure in the county.

The County focuses on the positive aspects of their community such as the close proximity to Athens, Atlanta and Augusta which are all business hubs of the south as well as the close proximity to other neighboring communities that have economic assets and provide jobs to Lincoln County residents. Lincoln County could very well identify as a supplier or warehousing area for the region because of their location. The Development Authority and the local governments are also very responsive to small businesses locating in the area. Small

businesses may have fewer employees, but many small businesses will bring more businesses and multiply the job base. The other positive thing about small businesses is that if one closes, it does not have as devastating effect on the local area as does a large employer. Lincoln County is doing a much better job diversifying the major economic activities.

Special and Unique Economic Activities

The County also focuses on the abundant recreation and tourism opportunities in the county by marketing sport fishing, hunting, hiking, and boating, among many other activities to attract tourism. These major economic activities are unique to Lincoln County because of the lake access and local state park.

Because there are currently only 70 beds in hotels in Lincolnton and Lincoln County, there has been a big push to bring in the Resort Conference Center on the lake. This resort has been marketed heavily as it could expand the tourism component exponentially adding to the economic development of the area. The lake and its possibilities to bring in more and more tourism is a major economic opportunity for Lincoln County.

The impact of tourism on the natural resources of Lincoln County is an impact that can be mediated by continued growth management and the continued expansion of water and sewer infrastructure. Lincoln County is working hard on preparing for future growth to diminish any negative impacts growth could bring to the City and County.

Labor Force

Employment by Occupation

In Lincoln County, the highest growth within an occupational group was in the Professional and Technical Specialty. This category of workers grew, from 1990 to 2000, 122%, rising from 235 jobs to 522 jobs. Large growth in this occupational group happened in the City of Lincolnton (116%) and in the state of Georgia (87%). The national growth rate in that grouping was 23%. Although such high growth occurred in the Professional and Technical Specialty, the highest number of jobs remains in the Precision Production, Craft and Repair. This occupational grouping remained steady in Lincoln County over the 10 year period between 1990 and 2000 with 546 jobs in 2000. In the City of Lincolnton though, that occupational grouping grew 48%, increasing from 67 jobs to 99 jobs. This job category is second in proportion of jobs only to the 136 jobs in the Professional and Technical Specialty in the City of Lincolnton. In the State of Georgia, the highest growth job category was the Professional and Technical Specialty category, growing at 87% and having the highest number of jobs in the state at over 717,000. The highest growth category nationally was Handlers, Equipment Cleaners, Helpers and Laborers, growing at 69% but the most jobs were in the white collar category of Executive, Administrative and Managerial job category with just under 130 million jobs.

The greatest decline in an occupational category in Lincoln County came in the Farming, Fishing and Forestry category. The decline was -64%, going from 162 jobs to 58 jobs. This

category has the lowest proportion of jobs. The City also had the sharpest decline in the occupational category, decreasing from 30 jobs to 8 jobs which is a rate of -74% decline. Strangely enough, the nation saw an increase of 22% in this job category although the category has less than a 1% proportion of all jobs in the nation. This category though does not contain the lowest number of jobs throughout the nation. There are fewer Clerical and Administrative jobs and much fewer Precision Production, Craft and repair jobs. The greatest decline in jobs occurred in the Precision Production category, declining -66%. The number of jobs in this category was just under 3 million in 1990, but in 2000 there were fewer than 100,000 jobs in this category. This category of jobs in the city rose 48%, with jobs increasing from 67 to 99 jobs in the city, while in the county, the number of jobs remained steady at 546. These Precision Production jobs make up 16% of the total jobs in Lincoln County, 15% of jobs in Lincolnton, 9% of jobs in Georgia, and only 8.5% of jobs in the nation. This is the only occupational category that the city and county have a higher proportion of jobs than the state and nation.

There are a couple other occupational categories that the City and County are lagging behind the state and nation. One lagging occupational category is the Executive, Administrative and Managerial category. The city and county each have a proportion of 8% of jobs in that category, while the state and nation have a 14% proportion of jobs in that category. This is important in that these jobs most often pay the most money. Another lagging occupational category is the Clerical and Administrative Services which the City and County have 11.5% of jobs in that category while the state and nation have 15.2% of jobs in that category. This can be attributed to the other lagging category. Without higher level managerial and executive type jobs, secretarial positions will not be needed.

As the service sector continues to grow at a rate of 47% at the state level, it can be seen that occupations in the service sector will continue to grow in Lincoln County. With the addition of the Resort Conference Center, service sector positions in Lincoln County could grow exponentially. As housing continues to increase, the service sector will also grow. It is expected that this occupational category will be the largest in the next ten years.

Employment Status

The workforce in Lincoln County actually shrank over the period from 1990 to 2000, from 58.5% to 51.3% while the Georgia workforce declined a bit to 66%, as did the American workforce to 64%. This lower percentage in Lincoln County can be attributed to an aging population along with the high unemployment rate. Conversely, in 2000, 49% of Lincoln County residents were not in the workforce as compared with 34% of Georgia residents and 36% of American residents. This could be attributed to stay at home parents, the aging population, and workers who lost confidence in the job search and are no longer considered a part of the labor force.

There is a greater percentage of men in the labor force than women, 57% of men and only 46% of women in the labor force in Lincoln County. The percentage of men in the labor force did decrease 10% from 1990 to 2000. While there are 57% of Lincoln County men in the workforce, there are 73% of Georgia men and 71% of men in the national workforce.



This is a 15% deficiency in male workforce participants in Lincoln County. Again, this can be attributed to the aging population and workers who have stopped looking for work.

As for the women in Lincoln County in 1990, 51% of them were in the workforce. This amount decreased 5% to 46% of women in the workforce in 2000. This is compared to 59% of women in the workforce in the State of Georgia and 57% in the United States. This is a difference of about 12%. This can be attributed to the higher number of women who stay home with the children in Lincoln County, as well as the aging population that does not work.

Unemployment

In 1990, Lincoln County's unemployment rate was a considerable 5.8%. Over a period of ten years, that rate increased 3.6% to 9.4%. The increase in the unemployment rate was higher than the unemployment rate in Columbia County where the rate in 1990 was 3.4%. This rate even decreased further by 2000 to an incredible 2.7%. Although sporadic, over the same ten year period, McDuffie County's unemployment rate was at 5.6% in 1990 and only rose to 5.7% in 2000. Neighboring Wilkes County remained in the 5-6% range, but started and ended the decade with a rate of 5.5%. The State of Georgia began the decade with a 5.5% unemployment rate and ended the 10-year period with a 3.7% rate, a decrease of 1.8%. The nation's rate was comparable to the state of Georgia's over the years. In 1990, the national unemployment rate was 5.6% and by the year 2000, that rate had decreased 1.6% to 4.0%. It can be seen that Lincoln County's unemployment rate is the only rate that increased considerably over the ten year period, while the neighboring counties, state and nation stayed relatively the same or decreased.

In 2003, Lincoln County and all neighboring counties, the state and nation had increases in their unemployment rates from the 2000 unemployment rates. The largest increase came in Wilkes County, as their unemployment rate increased to 8.0%. Even with all of the increases, Lincoln County continued to have the highest unemployment rate in the area with 9.8% in 2003.

The negative unemployment trend has continued for many years in Lincoln County and seems to be continuing, while neighboring counties are combating unemployment. The county will continue to work to increase the economic base by alleviating the unemployment problem in the county.

Commuting Patterns

The commuting patterns of working Lincoln County residents indicate that more people work outside of the county than work in the county. The percentage of residents who work outside of Lincoln County has increased 3.6% from 1990 to 2000, to 52.3%. The residence adjustment indicator of 32.73% in 2000, which shows the percentage of personal income earned outside of the county, is even higher than actual wages and salaries earned in the county in 2000, which was 22.36%. Lincoln County is considered a bedroom community and the residents take great pride in that description.



People who live and work in Lincoln County make up 82.5% of the total persons who work in Lincoln County. Nearly 10% of people who work in Lincoln County live in Wilkes County, while 82.5% of people who work in Lincoln County also live in Lincoln County. Of the total working residents of Lincoln County, 41.5% of them work in Lincoln County, 13.7% work in Richmond County, and 10.3% of them work in Wilkes County. These percentages show that there are few persons working in Lincoln County who are not also residents of Lincoln County. Only 17.5% of people who work in Lincoln County do not live there, which makes up just less than 300 jobs. There are over 1,974 jobs outside of Lincoln County where Lincoln County residents work. This leaves 1,403 jobs in the County for Lincoln County residents. There are 571 more jobs outside of the county for people who live in Lincoln County. An increase in this number of jobs within the county, could make up for this difference in jobs outside of the county, but there is no way to tell what type of jobs would be needed to keep the Lincoln County residents employed in their home county. It may also be a preference of people to live in Lincoln County because of its high standard of living, while working in a neighboring county. This would also support the bedroom community scenario of Lincoln County.

Economic Development Agencies

The Lincoln County Development Authority and Chamber of Commerce promote the city and the county for economic development purposes. Coordination with Georgia Power, Georgia Department of Economic Development, and the CSRA Regional Development Center ensures that multiple agencies are assisting in those efforts. Existing support programs and tools are sufficient for the county's continued economic development. However, the county will need to pursue marketing and development efforts more aggressively. In particular, the county should supplement existing agencies assistance with its own programs. The regional agencies are responsible for multiple jurisdictions. As such, they are incapable of meeting all of Lincoln County's development needs. More resources need to be made available to the Development Authority.

Lincoln County residents have exceptional access to education, job training and workforce development opportunities. In a rapidly changing economy where the opening or closing of a single plant can drastically change the community's economic base, local officials will need to monitor these programs more closely and coordinate extensively with area schools and technical colleges, as well as appropriate workforce development authorities.

In economic development planning, an important question is how much growth is desired. Not all residents agree on the definition of growth or even whether growth is a good idea. For some, Lincoln County should strive to become a highly developed, major trade and tourism center. For others, keeping the small town charm is why they live in Lincoln County and development should be limited. However, most agree that the Lincoln County economy is under performing and needs to expand. Those who argue in favor of keeping Lincoln County a small rural community acknowledge that the continued exodus of jobs will only hurt the county and themselves in the long run.

Economic Development Programs and Tools

Economic Development programs and tools are used to recruit industries, strengthen businesses and stimulate the economy. For Lincolnton and Lincoln County, some programs are more effective than others. Job tax and investment credits, and manufacturing machinery sales tax exemptions are clearly effective as they relate directly to the types of industries in the community and provide incentives for existing industries to continue and expand their operations. These programs have been used effectively in the past and will continue to be used. The electricity exemption is less important as there are few industries in Lincoln County where electricity accounts for 50% or more of all materials used in manufacturing products.

Incentives provided to industrial recruits through the Georgia Business Expansion Act provide good incentives for development but these incentives are offered statewide. As such, Lincoln County and the municipalities enjoy no competitive advantage. Lincoln County is continuing to expand water and sewer infrastructure needed to attract prospects, but is at a slight disadvantage as natural gas is not available. The various One Georgia programs provide funding for site development and infrastructure, and are vital resources needed by the county to remain competitive in recruiting industry. The One Georgia programs have provided over \$1 million in funding for the county with infrastructure improvements.

Programs and tools for economic development revolve around incentives offered to recruit industry. Tax abatement has become an important policy in rural economic development statewide. The local government forgoes either full or part of taxes for the benefit of having jobs in the community, which in turn supports related businesses and industries. This is an important tool that needs to be used. The sheer number of jurisdictions offering this incentive in other parts of the state means that Lincoln County need to offer it as well. In short, a combination of economic development tools and programs, along with local tax incentives and state funding for infrastructure will provide incentives to draw industry to Lincolnton and Lincoln County.

Community improvement districts, enterprise communities, and tax increment financing and impact fees are all important and useful economic growth tools that Lincolnton and Lincoln County can use to develop or redevelop the downtown. However, not all of these tools are effective. Development impact fees, for example, are useful when demand for development is high and local governments have the luxury of negotiating. In Lincolnton and Lincoln County the current economic realities are not conducive to development impact fees. Similarly, community improvement districts are useful when businesses absorb the extra cost. The struggling downtown of Lincolnton would not benefit from this tool. To date Lincolnton has relied on state and federal funds, and the efforts of private citizens and civic groups associated with the Main Street and National Register for Historic Preservation programs to revitalize the downtown area. This approach has been highly successful and should continue.

Entrepreneurship is actively encouraged by the Chamber of Commerce, which provides training and support. Chamber members receive periodic training from a variety of sources, including the Georgia Entrepreneur and Small Business Coordinating Network, an alliance

of representatives from state agencies and academic outreach units involved in entrepreneurship.

Educational and Training Opportunities

The growth of technical schools around the state has continued into the Lincoln County area as the local technical college has expanded their main campus, Augusta Technical College in Augusta, to two other satellite campuses with one located in nearby Thomson, McDuffie County. The Technical College not only provides excellent technical training for demand occupations and local business and industry, but also provides employee training specifically for employers to help fill their needs. The technical schools have been strong supporters of economic development in the rural areas and have the necessary resources to provide assistance to industries, manufacturers, businesses, employees and future employees to assist in providing a well-trained workforce.

GOALS AND IMPLEMENTATION

Economic Development is an ongoing and sustaining process, essential to planning for the future. Everyone participates in the local economy in some way, whether they produce, sell or consume the goods and services available. Development is also important to the revenue base of Lincoln County. Economic development programs and tools are used to recruit industries, strengthen businesses and stimulate the economy.

Goal 1: Attract New Businesses

- a. Increase water and sewer capacity countywide
- b. Market county to suppliers of larger regional industries
- c. Market industrial park to manufacturing industry

Goal 2: Retain and Expand Existing Industry

- a. Offer incentives to existing industries for expansions and job creation
- b. Provide information for business resources

Goal 3: Increase Tourism

- a. Build Lake Resort/Conference Center and Golf Course
- b. Sponsor and/or promote festivals and activities that attract tourists
- c. Work to improve transportation corridors throughout Lincoln County

Goal 4: Leadership Programs

- a. Sponsor and/or promote both youth and adult leadership programs



INTRODUCTION

The housing element is an important part of the overall comprehensive plan as housing accounts for a significant share of the tax base in Lincoln County and is vital its livelihood and future development.

The purpose of examining Lincoln County’s housing characteristics is to:

- Determine the county’s future housing needs in conjunction with population projections and community goals and policies.
- Assess any local housing problems such as substandard housing, over development, infrastructure availability etc.
- Assess whether an adequate, affordable and varied supply of housing is available.
- Develop a plan for managing future housing development.

Planning Context

Historically, the approach to housing issues taken by Lincoln County has been to allow market forces to determine demand and supply. While Lincoln is not a provider or developer of housing, adopted ordinances and other regulations have an impact on land availability, development sites, and housing types.

Current Housing Stock

In 2000, there were 4514 total housing units in Lincoln County, an increase of 1,470 or 48% from 1980 (Table H-1). Approximately 61 percent of the current housing stock is stick-built, with mobile homes or trailers accounting for 38 percent. Between 1980 and 1990, the percentage of mobile homes or trailers almost doubled, increasing from 17 percent to 33 percent. Between 1990 and 2000, the percentage of mobile homes or trailers increased only 5 percent, from 33 percent to 38 percent. During that same period, the number of stick-built units declined from 66 percent to 61 percent.

Table H-1

Lincoln County: Types of Housing							
Category	1980		1990		2000		% change
	Number	%	Number	%	Number	%	
Single Units (detached)	2364	78%	2463	64%	2658	59%	12%
Single Units (attached)	12	0%	18	0%	23	1%	92%
Double Units	72	2%	42	1%	45	1%	-38%
3 to 9 Units	73	2%	27	1%	30	1%	-59%
10 to 19 Units	2	0%	8	0%	4	0%	100%
20 to 49 Units	0	0%	0	0%	9	0%	0%
50 or more Units	0	0%	0	0%	0	0%	0%
Mobile Home or Trailer	521	17%	1275	33%	1724	38%	231%
All Other	0	0%	37	3%	21	0%	0%
TOTAL Housing Units	3044	100%	3870	100%	4514	100%	48%

Source: U.S. Bureau of the Census



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In the City of Lincolnton, in 2000, the number of housing units was 656, with 86 percent of homes being stick built homes and 14 percent of homes being mobile homes or trailers. That number has more than doubled since 1980, increasing 51 or 6 percent over twenty years to a total of 94 mobile homes or trailers. The increase from 1990 to 2000 was only a 3 percent increase, showing that mobile home and trailer growth is slowing in both the city and the county.

Table H-2

City of Lincolnton: Types of Housing							
Category	1980		1990		2000		% change
	Number	%	Number	%	Number	%	
Single Units (detached)	460	84%	470	75%	474	72%	3%
Single Units (attached)	4	1%	10	2%	2	0%	-50%
Double Units	34	6%	36	6%	43	7%	21%
3 to 9 Units	7	1%	27	4%	30	5%	328%
10 to 19 Units	2	0%	8	1%	4	1%	100%
20 to 49 Units	0	0%	0	0%	9	1%	900%
50 or more Units	0	0%	0	0%	0	0%	0%
Mobile Home or Trailer	43	8%	66	11%	94	14%	119%
All Other	0	0%	6	9%	0	0%	0%
TOTAL Housing Units	550	100%	623	100%	656	100%	19%

Source: U.S. Bureau of the Census

Age of Housing Stock

Lincoln County's housing stock is average in age. Over 67 percent of the total housing supply was built since 1970 (Table H-3). Similarly, over 68 percent of homes statewide were built during the same period. The percentage of older homes also mirrors the state in all categories except homes built prior to 1940, which constitutes 8.64 percent of Lincoln's housing compared to 5.88 percent of Georgia housing.

Housing Stock by Age								
Year	Lincoln County		City of Lincolnton		CSRA		Georgia	
	Total	%	Total	%	Total	%	Total	%
1939 or earlier	281	8.64%	104	16.91%	13,350	7.50%	172,014	5.70%
1940 to 1959	352	10.83%	129	20.98%	26,654	14.90%	384,397	12.70%
1960 to 1969	439	13.50%	77	12.52%	24,345	13.60%	376,827	12.50%
1970 to 1979	771	23.72%	135	21.95%	36,810	20.60%	558,943	18.50%
1980 to 1989	529	16.27%	93	15.12%	37,533	21.00%	669,953	22.80%
1990 to 1994	406	12.49%	38	6.18%	18,484	10.30%	348,006	11.50%
1995 to 1998	366	11.26%	39	6.34%	16,778	9.40%	387,634	12.80%
1999 to 2000	107	3.29%	0	0.00%	4,612	2.60%	108,607	3.60%
Total	3,251	100.00%	615	100.00%	178,566	100.00%	3,006,369	100.00%

Source: U.S. Bureau of the Census - 2000



Condition of Housing Stock

Tables H-4 and H-5 highlight housing conditions. Plumbing facilities are a good indicator to determine the quantity of substandard housing. The amount of homes lacking plumbing facilities in Lincoln County fell from 7.11 percent in 1990 to 3.21 percent in 2000. The substandard housing rate for Lincoln County is significantly higher than the CSRA (1.53 percent) and the state (0.90 percent) averages.

Table H-4								
Condition of Housing Units, 1980-2000								
	Lincoln County						CSRA	Georgia
	1980		1990		2000		2000	2000
<i>Facilities</i>	Number	%	Number	%	Number	%	%	%
Complete Plumbing Facilities	NA	NA	3595	92.89%	4369	96.79%	98.47%	99.10%
Lacking Plumbing Facilities	327	NA	275	7.11%	145	3.21%	1.53%	0.90%
Total	NA	NA	3870	100.00%	4514	100.00%	100.00%	100.00%

source: US Census Bureau

Table H-5								
Condition of Housing Units, 1980-2000								
	City of Lincolnton						CSRA%	Georgia%
	1980		1990		2000		2000	2000
<i>Facilities</i>	Number	%	Number	%	Number	%		
Complete Plumbing Facilities	513	93.27%	603	96.79%	653	99.24%	98.47%	99.10%
Lacking Plumbing Facilities	37	6.73%	20	3.21%	3	0.46%	1.53%	0.90%
Total	550	100.00%	623	100.00%	658	100.00%	100.00%	100.00%

Source: US Census Bureau

Owner and Renter Units

A housing unit is occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration or if the occupants are only temporarily absent; that is, away on vacation or business. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

A housing unit is owner occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. The owner or co-owner must live in the unit. The unit is also considered owned with a mortgage if it is built on leased land and there is a mortgage on the unit. All occupied housing units that are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

Lincoln County has a total housing supply of 4,514, and 58.88 percent or 2658 units are owner-occupied, an increase of 2.78 percent from 1990 (Table H-6). According to the census, the county has a substantial number of vacant units, but local officials tend to disagree with this number. In 2000, 1,263 units (27.98 percent) were vacant, a decrease of 2.2 percent from 1990. In the city, only 6.24 percent of the housing units were vacant in 2000. While the overall percentage of vacant units



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in Lincoln County is triple that of the CSRA and state averages, the percentage of owner occupied units are nearly the same as the CSRA and the state at 59%, 61%, and 62% respectively. The renter vacancy rate is significantly lower, nearly half of the CSRA and state rates, indicating a unit shortage. Due of the rural nature of Lincoln County, the owner to renter ratio is much higher than the CSRA and state averages.

Table H-6

Occupancy Characteristics							
Category	Lincoln County					CSRA	Georgia
	1980	1990		2000		2000	2000
	Number	Number	%	Number	%	%	%
Housing Units Vacant	NA	1168	30.18%	1263	27.98%	10.87%	8.39%
Housing Units Owner Occupied	1706	2171	56.10%	2658	58.88%	60.72%	61.83%
Housing Units Renter Occupied	479	531	13.72%	593	13.14%	28.41%	29.78%
TOTAL Housing Units Built	NA	3870	100%	4514	100%	100%	100%
Owner to Renter Ratio of Vacancy	NA	NA	NA	2.03	NA	1.21	0.51
Owner Vacancy Rate	NA	NA	NA	2.24	NA	2.27	1.9
Renter Vacancy Rate	NA	NA	NA	4.82	NA	8.02	8.2

Source: U.S. Bureau of the Census

Table H-7

Occupancy Characteristics							
Category	City of Lincolnton					CSRA	Georgia
	1980	1990		2000		2000	2000
	Number	Number	%	Number	%	%	%
Vacant	NA	43	6.90%	41	6.24%	10.87%	8.39%
Owner Occupied	372	375	60.19%	391	59.51%	60.72%	61.83%
Renter Occupied	138	205	32.91%	224	34.09%	28.41%	29.78%
TOTAL Households	NA	623	100.00%	657	100.00%	100%	100%
Owner/Renter Ratio	NA	NA	NA	0.56	NA	1.16	0.15
Owner Vacancy Rate	NA	NA	NA	1.26	NA	2.19%	0.51%
Renter Vacancy Rate	NA	NA	NA	3.86	NA	7.98%	8.46%

Source: U.S. Bureau of the Census

Vacant units are subdivided according to their housing market classification as follows: For rent, for sale only, rented or sold; not occupied, for seasonal, recreational, or occasional use, for migrant workers, and other vacant. The homeowner vacancy rate is the proportion of the homeowner housing inventory that is vacant for sale. It is computed by dividing the number of vacant units for sale only by the sum of the owner-occupied units and vacant units that are for sale only, and then multiplying by 100. On the other hand, the rental vacancy rate is the proportion of the rental inventory that is vacant for rent. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent, and then multiplying by 100.



Seasonal, Recreational or Occasional Use Units

These are vacant units used or intended for use only in certain seasons, for weekends, or other occasional use throughout the year. Seasonal units include those used for summer or winter sports or recreation, such as beach cottages and hunting cabins. Seasonal units also may include quarters for such workers as herders and loggers. Interval ownership units, sometimes called shared-ownership or time-sharing condominiums, also are included in this category.

A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place.

Table H-8

Lincoln County - Seasonal (Occasional Use) Housing

	Total Housing Units	Occupied Housing Units	Vacant Housing Units				Vacancy Rate	
			Total	For Sale Only	For Rent	Seasonal, Recreational or Occasional Use	Homeowner	Rental
Georgia	3,281,737	3,006,369	275,368	38,440	86,905	50,064	1.9%	8.2%
Lincoln County	4,514	3,251	1,263	50	41	948	1.8%	6.4%

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H1, H3, H4, and H5.

Table H-9

VACANT HOUSING UNIT TYPES		
Type	Number	Percent
Single Family, detached	551	43.6
Mobile home	692	54.8
Boat, RV, van, etc.	8	0.6
Other	12	1.0
Total	1,263	100%

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H6, H23, H26, H31, H34, H36, H41, H42, H47, H48, H50, and H51.

The proportion of vacant units (or conversely, the occupancy rate) in an area is another way to gauge the economic health of a community. Areas with a large number of vacant units are likely to have suffered population losses and may have trouble attracting new residents due to lack of job opportunities, high crime rates, or poor schools.

The presence or absence of vacant housing suggests different things, depending on the nature of the vacant units. The presence of vacant homes designed for everyday use is a reflection of the desirability of a community as a place to live and/or work. By contrast, the presence of vacant homes designed for seasonal or occasional use suggests that the community has significant recreational, resort, or retirement activity. Therefore, examining housing vacancy rates would be prudent to look at these two components—the vacancy rate for non-seasonal reasons and the seasonal vacancy rate.



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J. Strom Thurmond Dam and Lake’s recreation program is also a national leader with 13 campgrounds and six 6 major day use areas. It is the largest Army Corps of Engineers Lake east of the Mississippi River and also has the 5th largest shoreline management program in the nation. The lake consistently ranks in the top 10 most visited Corps projects in the nation with upward of six million visitors annually.

Housing Values

The current median residential property value in Lincoln County is \$67,200, an increase of 168.8 percent since 1980 (Table H-5) While housing values have risen at a higher percentage rate since 1990 in Lincoln (48 percent) than the CSRA (31.3 percent) and state (41.4 percent) averages, current values are still lower than the CSRA average of \$73,500 and state average of \$100,600.

The Department of Community Affairs (DCA) Housing Finance Division compiles home sales trends across the state. Based on all 64 units sold in 2000, DCA found the median sale price of an existing single-family unit in Lincoln County to be \$80,955.

Cost of Housing, 1980-2000													
	City of Lincolnton			Lincoln County			CSRA			Georgia			
<i>Value</i>	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	
Median Property	\$25,900	\$47,700	\$73,300	\$25,000	\$45,400	\$67,200	N/A	\$55,999	\$73,500	\$23,100	\$71,278	\$100,600	
Median Rent	\$53	\$244	\$214	\$50	\$159	\$202	N/A	\$277	\$364	\$153	\$365	\$505	

Source: U.S. Bureau of the Census

Median monthly rents have increase steadily in Lincoln. Between 1990 and 2000, median rents increased from \$277 to \$364, or 31%, while median rents in the CSRA and Georgia have risen by 31.4% and 38.3% respectively. Increases in rent are normally associated with supply. With Lincoln’s renter vacancy rate at 0.15%, monthly rents should continue to rise.

ASSESSMENT

Housing Stock

In the past two decades, the total number of housing units in Lincoln County has increased over 48%. While the housing growth rate was below the state average of 63%, the statewide population increased along with new housing growth. During that same period, the population rose from 24.3% in Lincoln County and rose 13.4% in Lincolnton. With the population increase, average household size decreased from 3.05 to 2.54 in the county and from 2.74 to 2.66 in the city. These changes brought about a corresponding 48% increase in households across the county and but only a 10% increase in the number of new households in the city. Housing availability has been steady, but is barely keeping up with county and city growth.

Approximately 62% of the current housing supply is stick built single-family units, with manufactured homes or trailers accounting for 38%. Since 1980, there has been a shift in the county’s housing types. Single family units that were the dominant form of housing units in the



1980s decreasing in total proportion of housing from 83% to 62% of total housing, but still increasing in numbers from 2,523 to 2,769 stick built homes. The number of mobile homes has increased 231% over the last 20 years, but this is not really indicative of the recent past. In 1990, the number of mobile homes or trailers had more than doubled from 521 to 1,275 units, which was an increase of 145%. Conversely, in 2000, the number of mobile homes and trailers had increased from 1,275 to 1,724 units, which was only an increase of 35%. In effect, the number of mobile homes and trailers going up in Lincoln County and Lincolnton is decreasing at a drastic rate due to land use and zoning regulations that have been strictly enforced in the County.

In 2000, the housing stock was made up of 38% mobile homes or trailers, but the County does not foresee this number increasing over the next twenty years. The number of mobile homes will continue to decrease and thus be a less significant portion of the overall housing stock in Lincoln County. As single-wide mobile homes continue to not be allowed in the county and the current stock of mobile homes will be slowly taken out of the housing stock due to dilapidation, vacancy, or building code violations, the number of mobile homes will decrease significantly in the future.

Similar land use and zoning regulations are being enforced within the city limits as well. In 1980, there were 43 mobile homes or trailers that made up 8% of the housing stock in Lincolnton. This number increased 53% by 1990, with mobile homes increasing to 66 or 11% of the total housing stock in Lincolnton. By the year 2000 came, the number of mobile homes had increased again to 94 or 42% over ten years making mobile homes and trailers a 14% portion of the total housing stock in Lincolnton. This is a total increase of 119% over a twenty year period, but the growth of manufactured homes is slowing down in Lincolnton and the City expects the number to diminish over the next twenty years.

Since 1980, the number of multi-unit housing has consistently been a very tiny portion of the total housing stock in Lincoln County with the number of multi-unit housing actually decreasing over a 20 year period. Multi-unit housing is usually provided for lower income individuals and families as well as senior citizens or elderly residents. This type of housing is severely lacking in the county. As population and other types of housing increase, multi-unit housings should increase in a similar trend. This is not happening, thus the county does not have adequate housing for a growing aging population.

A number of causes explain these housing trends. The decrease in mobile home units is directly related to income and housing affordability. While the median value of a home in Lincoln County is \$67,200 and \$73,300 in Lincolnton, mobile homes values rarely exceed \$33,000. Countywide income levels highlight the increasing popularity of mobile housing. Approximately 12% of the countywide population falls below the poverty line and per capita and average household incomes are significantly below the state average. Finally, over 14% of Lincoln County households and 17% of households in Lincolnton earn less than \$10,000 per year. In short, mobile home units are partly a response to housing affordability issues. As the percentage of households that make above \$35,000 continues to grow as it has over the past twenty years, the demand for mobile homes will also decrease. In 1980, only 8.46% of Lincoln County's household incomes were above \$35,000. In 2000, 46.07% of the County's household income is above \$35,000. This significant change in income levels will have a definite impact on the types of housing people living in and moving to Lincoln County will need.

For the local community, there are primarily two issues related to mobile home ownership. First, mobile homes do not provide sufficient revenue to offset the cost of infrastructure provided. Second, it is widely accepted that stick-built units encourage community stability because it limits mobility and increases a homeowner's financial stake in the community.

Overall, the range of local housing types is not sufficiently diversified, and should be better diversified. The dominant housing type remains to be stick built single family units, although these units are a smaller proportion of the total housing stock. The increase in housing has come in the form of single family units. Trends in income and population show that a more diverse housing stock is needed in the county. Although mostly affordable and public housing units are usually associated with multi-family units, this does not always prove to be true and can also be diversified to attract various incomes and ages of the population who prefer to live in an apartment home type community with no yard upkeep. These people tend to be the older population or even younger, small families who work out of the county and do not have time to care for large yards and homes. Multi-family homes, whether they are duplex, triplex, or multiple units will provide more diversity in housing choices.

Age and Condition of Housing Stock

In general, the housing stock in Lincoln County and the City of Lincolnton is older than the CSRA and state averages. Less than 5.7% of Georgia homes and 7.5% of the CSRA homes were built prior to 1939, less than Lincoln County (8.64%), and significantly less than Lincolnton (16.91%). This difference can be attributed to the great historic past of the area and the importance of southern heritage and ancestry.

Over 43.3% of Lincoln County's housing supply was constructed after 1980, slightly higher than 27.6% in Lincolnton, 43.3% for the CSRA and 50.0% for the state. The largest decade of housing construction in Lincoln County occurred during the 1990s, when 27% of the housing units were built, which is the same percentage of homes built occurred for the State of Georgia. The largest decade of housing construction in the City of Lincolnton occurred during the 1970s, when over 21% of the housing units were built.

Overall, the condition of the housing stock is adequate throughout the county and the municipalities and very comparable to regional and state levels. The lack of complete plumbing facilities in the county has declined from approximately 8.5% in 1980 to 3.21% in 2000, and is slightly higher than the CSRA (1.5%) and statewide (0.9%) averages. Rates in the City of Lincolnton are even smaller than the county average with only 0.46% of housing units that lack plumbing. Housing conditions have improved drastically since 1980, primarily because of the phasing out of older units, increased care by homeowners because of the increase in incomes, and the increased regulations of zoning and land use imposed by the city and county over recent years.

The municipal housing stock, while older, has been aided by the preservation efforts of homeowners. None of the historic districts are at risk of dilapidated structures. There are some concentrated areas of substandard housing throughout the city and county that needs to be addressed.

Income and Housing Adequacy

Increases in housing costs most generally correlate with increases in income to ensure that affordable housing options are available to the entire population. The cost of living in Lincoln County and the City of Lincolnton is significantly lower than the CSRA and state average because of the rural nature of the county and the absence of large-scale development. The wages and earnings of residents as a whole have continually risen since the 1980s. While local wages are low compared to the state average, the cost of purchasing a home or renting in Lincoln County and the City of Lincolnton is well below the state average.

Low-income groups are normally more concerned with housing affordability because their choices are fewer. Approximately 15.3% of Lincoln County residents fall below the poverty line and over 14.4% of households earn less than \$10,000 per year. The number of households earning less than \$29,999/year in household income far exceeds mid-income ranges, particularly in the City of Lincolnton. The presence of multi-family, subsidized in Lincolnton currently house a small share of low-income residents. Low incomes are offset only by the lower cost of living.

The community’s non-resident workforce’s housing needs is more complicated to quantify because of the assumption that they wish to reside in Lincoln County. The idea behind the statewide objective of “to make it possible for all who work in the community to also live in the community” relates primarily to communities in which the non-resident workforce commutes to areas where the cost of housing is unaffordable, not to rural jurisdictions where housing cost differentials are minimal from one county to the other. Only 47.7% of Lincoln County’s workforce resides in the County, while non-resident commuters come from at least eight other counties, notably Richmond County (13.7%) and Wilkes County (10.3%). Since over half of Lincoln County working residents work outside of the county, Lincoln County is considered to be a “bedroom community” which is noted to be a great place to live.

Assessment of Owner and Renter Units

Homeownership trends are reflected in the owner-to-renter ratio. In the CSRA, there are 1.2 owners for every renter. Statewide, the ratio has increased from 0.32 to 0.51 over the past ten years. In Lincoln County, the owner-to-renter ratio is 2.03, which is a much higher percentage of owner-occupied units than the state of Georgia or the CSRA. This may be due to the more rural nature of the county. The City of Lincolnton is more comparable to the state ratio, with a 0.56 owner-to-renter ratio.

Homeownership trends vary throughout the region. In the CSRA, homeownership has increased gradually since 1980, from 65.1% to 68.4% in 2000. This mirrors a statewide trend towards increased homeownership. Statewide, homeownership increased from 60.4% to 67.5% in the past two decades. In Lincoln County, the home ownership rate has remained flat, increasing by just 2% since 1980.

The percentage of vacant housing units throughout Lincoln County is higher than both the CSRA and state average, according to the U.S. Census Bureau. In 2000, 28% of the housing units in Lincoln County were vacant, slightly below the 30% posted in 1990. In 2000, the percentage of vacant housing units in the CSRA was 10.9% and was 9.2% statewide. The percentage of vacant



housing units in Lincoln County was a more manageable 6.2% slightly lower from 6.9% in 1990, lower than the CSRA and statewide percentages.

The homeowner vacancy rate is the proportion of the homeowner housing inventory that is vacant for sale. It is computed by dividing the number of vacant units for sale only by the sum of the owner-occupied units and vacant units that are for sale only, and then multiplying by 100.

The owner vacancy rate in Lincoln County is 2.24%, significantly lower than the CSRA and state averages.

The renter vacancy rate is the proportion of the rental inventory that is vacant for rent. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent, and then multiplying by 100. The renter vacancy rate in Lincoln County is a low 6.4% as compared to the CSRA (8.0%) and state (8.4%) averages. In the City of Lincoln County, the renter vacancy rate is an even lower 3.86%. Since 5% is a desired rate for rental unit availability, this low renter vacancy rate suggests more units are needed and will be needed in light of projected increases in new households through 2025.

Seasonal or Occasional-Use Units

There are a growing number of occasional-use units in Lincoln County that are located along the lake. The Planning Advisory Group was adamant when stating that although the homes at the lake may be second homes; these should in no way be considered “seasonal” units, and thus vacant. A seasonal home is one that is designed for habitation during the six months from April through September, such as a summer home in Florida for a resident of a northern, cold-weather state. The homes on the lake in Lincoln County are homes that are used occasionally as second homes to spend the weekends or evenings away from the hustle and bustle of the city. These homes are used when spending the weekend boating, fishing, hunting, or relaxing with family. Because of the year-round above average temperatures in Georgia, these activities can be enjoyed year-round, not just during the summer.

J. Strom Thurmond Dam and Lake’s recreation program is a national leader with 13 campgrounds and six 6 major day use areas. It is the largest Army Corps of Engineers Lake east of the Mississippi River and also has the 5th largest shoreline management program in the nation.. The lake consistently ranks in the top 10 most visited Corps projects in the nation with upward of six million visitors annually.

The occasional-use home in Lincoln County has contributed to the high vacancy rate of 28%. Of this rate, the U.S. Bureau of the Census states that 75.1% of these vacant homes are occasional use. Due to the rural nature of the county, the Census Bureau misses many residents in their data gathering. Additionally, many seasonal occasional residents are overlooked by the Census since they are only in the homes less than a quarter of the time.

Housing Costs

The median property value in Lincoln County is \$67,200 with a somewhat higher value in Lincoln County (\$73,300). Median property values countywide are slightly below the CSRA average of \$73,500, and significantly lower than the state average of \$100,600. Since 1980, the median value of a

home in Lincoln County increased by 169%, while the City's median property value increased by 183%. These increases are comparable to the CSRA, but are only half as large as the increases in median property values statewide over the same period.

Median monthly rents in Lincoln County are \$202, in line with Lincolnton at \$214, but well below median rents found in the CSRA (\$364) and statewide (\$505). In the past 20 years, median rents increased 304% in Lincoln County which is at a rate almost two times faster than the increase in median property value. This can be attributed to the low renter vacancy rate. There just are not very many apartments or houses in Lincoln County and Lincolnton to rent. Low supply will always drive up the cost of rent. Rental properties in Lincoln County are definitely a need for those who cannot afford a home, do not want to purchase a home, or are living in Lincoln County temporarily.

The supply of affordable housing for the resident and nonresident commuting populations is not readily available. Although property values and rents are affordable to even the lowest paid workers, vacancy rates are too low to ensure an adequate supply.

In general, housing costs are presently very affordable in Lincoln County, but as the population increases over the next twenty years and housing is not available, the high demand and low supply of housing will drive up the cost. To ensure that Lincoln County is going to continue to be a quality place to live, Lincoln County and Lincolnton should consider how to provide more affordable homes to those coming to live in the community.

There is plenty of land in Lincoln County to purchase, and people have been purchasing land and building their own homes. The cost of land is rising along with the cost of building a home in the area, but low to middle income individuals, young couples, or senior citizens may not desire to build their own homes, or be able to, but their desire to live in Lincoln County is present. To attract young couples and senior citizens to the area, there must be affordable, appealing housing units for them to purchase or rent.

Future Demand

The forecast of future housing demand is based primarily on the projected population and economic trends established in previous sections of this chapter and the plan. Currently, the majority of the county and city's housing inventory is single-family units with a small percentage of multi-family, and an increasing percentage of mobile homes and trailers.

At a rate of 1.8%, the owner vacancy rate in Lincoln County is well below CSRA and state averages and highlights a future housing shortage. As the total population and the total number of households is projected to increase through 2025, the fastest growing demographic during the planning period is the 65+ age groups at an increase of 60%. For City and County planning purposes, senior citizens have different needs and wants. There has to be available housing for the seniors. The number of younger age groups, particularly those of children-raising age, will continue to remain steady. Therefore resulting in similar household sizes through 2025. Given these demographic shifts, and assuming the owner-renter ratio remains constant over the planning period, the result will be a net shortage of available owner units and a renter vacancy rate that will quickly approach zero.

Employment base remains a significant consideration in planning for housing. The workforce is projected to increase by 14% through 2025, representing hundreds of potential new residents.

HOUSING

Without an adequate supply of housing units, Lincoln County and Lincolnton will not succeed in housing the projected workforce and will struggle to attract new commercial and industrial employers. Currently, close to 17.5% of Lincoln County jobs are held by non-residents. Most commuters are from adjacent Wilkes, Columbia, and McCormick Counties. These workers tend to work in highly specialized manufacturing and public administration occupations. The county and city need to view these workers as potential homeowners and support housing policies that will encourage commuters to reside in the county. In addition, since such a high percentage of Lincoln County residents work outside of the county (58.5%) it is evident that Lincoln County and Lincolnton are desirable places to live and those job markets in neighboring counties such as Columbia County where job growth is skyrocketing, Lincoln County will become an even more desirable place to live as housing becomes more and more expensive in Columbia County.

Median incomes will continue to rise in Lincoln County and Lincolnton. This rise is particularly evident in household income, which is projected to reach \$49,407 by 2025. Current incomes are adequate to afford median-priced homes within the county and the city. While projections for household income distribution are unavailable, two trends suggest overall income increases in middle-income and high-income groups. First, median incomes are rising at relatively high rates. Second, sector earnings indicate that the fastest growing employment sectors in the local economy will also be the highest paid.

Table H-10 provides housing needs projections through 2025. Projections were computed by factoring anticipated population and household growth, household size, the vacancy rate, the county's economic development policies, and the assumption that 25% of the out-of county workforce will reside in the county.

Table H-10

Lincoln County and Lincolnton Housing Needs Projections											
	Total Units	New Units		Single-Family	New Units		Multi-Family	New Units		Mobile Homes	New Units
Lincoln County											
2000	4493	N/A		2681	N/A		88	N/A		1724	N/A
2005	4609	116		2750	69		91	3		1768	44
2010	4832	223		2883	133		96	5		1853	85
2015	5151	319		3073	190		103	7		1975	122
2020	5542	391		3306	233		111	8		2125	150
2025	5987	445		3572	266		120	9		2295	170
	Total Units	New Units		Single-Family	New Units		Multi-Family	New Units		Mobile Homes	New Units
Lincolnton											
2000	656	N/A		476	N/A		86	N/A		94	N/A
2005	678	22		489	13		87	1		102	8
2010	721	43		515	26		88	1		118	16
2015	783	62		552	37		89	1		142	24
2020	873	90		606	54		91	2		176	34
2025	975	102		666	60		93	2		216	40



N/A = Not Applicable

Source: U.S. Bureau of the Census and CSRA RDC Computations

GOALS AND IMPLEMENTATION

All goals, objectives, and policies apply to Lincoln County and the City of Lincolnton unless otherwise noted.

Goal 1 - Increase housing stock for low-income residents

- Encourage development of rental units, including duplexes, apartments, plus modular housing through land use regulation.

Goal 2 - Increase housing stock for middle-income residents

- Encourage development of duplexes and modular housing through land use regulation.
- Work with developers to encourage housing development.

Goal 3 - Increase housing stock for senior citizens

- Encourage development of duplexes and apartments through land use regulation.
- Work with developers to encourage housing development.

Goal 4 - Continue to improve the adequacy of the current housing stock and the future housing stock.

- Encourage water and sewer tap on as opposed to wells and septic tanks.
- Continue to extend water and sewer into the county.
- Continue to provide and enforce land use and zoning regulations.
- Ensure that all housing meets minimum federal housing standards.
- Avoid scattered, non-contiguous residential development patterns and promote clustered residential development.
- Adopt ordinances to help remove dilapidated stock.
- Preserve and enhance historic homes.



INTRODUCTION

The availability and location of community facilities and services plays an important role in shaping the future growth of the county. One of the major impediments, or facilitators, of growth is the existence of community infrastructure. We have come to expect our local governments to provide us with a certain level of service and as growth increases so do the demands for services. Many of the initiatives discussed in the economic development, housing, and land use sections of the plan rely on the expansion or construction of additional community facilities and services for their successful implementation. This chapter inventories the existing infrastructure throughout the county and identifies needs related to accommodating future growth.

Purpose

The purpose of this section is to examine the inventories of existing facilities and services and to determine how adequately they are serving the existing population. Based on this assessment, future needs can be quantified relating to the expected population growth. The section attempts to illustrate the linkages between growth and the availability of community facilities and services. Increasing populations experience a demand for new infrastructure in the form of roads, water, sewer, schools, and public protection. This increased demand, combined with the requirements for periodic maintenance and expansion of existing facilities, creates an increasing financial burden on local governments and ultimately on the individual taxpayers. The comprehensive plan's intent is to carefully coordinate future infrastructure expansion with each section of the plan to provide for the orderly growth of the community.

Organization

The Georgia Department of Community affairs has created a set of minimum standards for local comprehensive planning that provides the information to be presented in each element of the plan. The community Facilities and Services element consists of the following:

- Transportation
- Water Supply and Treatment
- Sewerage System and Wastewater Treatment
- Solid Waste Management
- Public Safety
- Hospitals and Other Public Health Facilities
- Recreation
- General Government
- Educational Facilities
- Libraries and Other Cultural Facilities

Each of these sections will be inventoried and assessed according to the level of service that they provide to current residents. The needs, goals and policies identified will form the basis of the strategies included in the Implementation Schedule.

Transportation

One of the most important considerations for land use planning is the condition and extent of the transportation system. Development decisions are often based upon several factors related to the movement of goods and people. For example, residential uses tend to locate on less-traveled local streets, while commercial development is found along highways and major streets with higher levels of traffic. This section will analyze highways, local roads, vehicle traffic counts, and proximity of air and rail service.

Lincolnton is serviced by US 378 from Washington, Georgia in the west and McCormick, South Carolina in the northeast, and by GA 47 from the major population centers of Augusta and Richmond and Columbia counties. In addition, GA 43, GA 79, and GA 220 provide access into Lincolnton from surrounding counties. While no Interstate highways pass through Lincoln County, access to I-20, 22 miles to the south of Lincolnton, is provided by GA 43 to US 78 to the Thomson Exit. Signs along I-20 have recently been added to the existing exit signs which indicate access to Lincolnton via this route.

The construction of future highways to Lincolnton is somewhat of a question. The proposed multi-lane Economic Development Highway System, which with adequate funding, the Georgia Department of Transportation plans to have in place by the year 2010, is designed to stimulate industrial development by improving access to all of Georgia. Unfortunately, the current plans for the system do not pass through Lincoln County. Therefore, the city of Lincolnton, as well as Lincoln County, must overcome this lack of multi-lane access, and develop alternate strategies to attract people and businesses to the area. For example, recreation and tourism oriented travel to J. Strom Thurmond Reservoir facilities have long relied upon the two-lane roadways. With the continued popularity of this recreation area, existing highways should be maintained and improved to attract this traffic into the city of Lincolnton for shopping, dining, and other forms of tourism dollars.

An efficient transportation network is a key element in determining Lincoln County's ability to develop. Adequate transportation facilities are necessary both for the transport of people and goods and services. The efficiency of the network has a direct impact on land use through its ability to disperse increased traffic levels as a function of residential, commercial, and industrial development.

Existing Road Network

Roadways are classified by the U.S. Department of Transportation based on their function within the local highway network. Each major classification category is defined as follows:

1. Principal Arterials: These roads, which include interstates and rural freeways, serve substantial regional, statewide or interstate trips; connect most urban areas of 25,000 or more and virtually all urban areas of 50,000 or more; and provide an integrated network without stub connections except where geography dictates otherwise.

2. Minor Arterials: These roads form a rural network that links other cities, larger towns, and other traffic generators, capable of attracting travel over similarly long distances; links all developed areas of the state; and serve corridors with trip lengths and travel density greater than those predominantly

served by rural collector or local systems. Minor arterials constitute routes whose design should be expected to provide for relatively high overall travel speeds, with minimum interference to through movement.

3. Major Collectors: These roads primarily serve the county rather than regional or state traffic. Consequently, more moderate speeds are typical. They serve any county seat or larger town not on an arterial route, and other traffic generators of equivalent intra county importance; link the latter places with nearby larger towns or cities, arterials and freeways; and serve the more important intra county travel corridors.

4. Minor Collectors: These roads also serve county-wide traffic and collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road; provide service to smaller communities; and link the locally important traffic with more significant generators.

U.S. 378 and GA highways 43, 47, 79, and 220 all intersect a portion of the county and are the primary arterials in Lincoln County. Most of the roadway network is rural, with only a handful of urban roads in Lincolnton.

Table C-1 identifies the total mileage and paved roadways of each local jurisdiction. Most of the network is in the unincorporated area. Lincolnton includes smaller, mostly paved roads. By contrast, approximately 43% of the county road network is unpaved.

Table C-1: Lincoln County and Municipalities Road Network

Jurisdiction	Mileage	Paved
Lincoln County		
State Routes	74.75	74.75
County Roads	258.13	147.18
City Streets	11.75	11.35
Other Public	0.53	0.53
Total	345.16	233.81
Lincolnton		
State Routes	4.15	4.15
County Roads	2.59	1.94
City Streets	11.23	10.71
Total	17.97	16.74

Source: Office of Transportation Data, Georgia Department of Transportation, 2003

Level of Service

The quality of service provided by the road network requires quantitative and qualitative measures of operational efficiency. The primary method of analysis is to determine the Level of Service (LOS) of the major thoroughfares within the network. According to the Highway Capacity Manual, LOS is a measure describing operational conditions of a roadway in terms of average speed, travel time, maneuverability, and traffic interruptions. Table C-2 identifies six LOS categories, ranging from A to F, each describing the operating conditions associated with them.



Table C-2: Level of Service Classification

Level of Service	Operating Conditions
A	Free flow, minimum delay at signalized intersections.
B	Occasional short delays that may require waiting through one red light.
C	Stable flow with intermittent delays at signalized intersections (typical design level). Backups may develop behind turning vehicles.
D	Approaching unstable flow and may require waiting through two or more red lights.
E	Unstable flow. Roadway is operating at capacity with high levels of congestion that may result in lengthy delays.
F	Forced flow through jammed intersections. Excessive delays resulting in extremely high levels of congestion

The LOS indicates the roadway conditions during the peak hour of traffic. It is calculated by determining the ratio of traffic volume to roadway capacity for segments of individual roadways based on accumulated flow from collector roads within the traffic shed. The typical design level of a road represents an operational LOS C. This indicates that roads are designed to adequately handle 65% of the traffic capacity while maintaining a stable flow of traffic.

The entire traffic network in Lincoln County is operating at an adequate level of service of C or better, with the majority of roadways operating at LOS A. According to the latest traffic count data provided by the Georgia Department of Transportation (2002) the heaviest traveled roads in the county are U.S. 378 (3,300 Average Annual Daily Traffic) and GA Highway 47 (3,100 AADT). With the exception of SR 43 between Lincolnton and Thomson (1,600 to 2,800 AADT), all other roadways carry less than 2,000 AADT.

Traffic levels have increased slightly over the past five years according to the DOT 1997-2002 Annual Average Daily Trips (AADT) with the largest increases found in and around Lincolnton. Lincolnton’s role as the county’s major employment center, combined with the access to arterial state routes, increases the amount of daily vehicle trips into and through the city.

Pedestrian and Bicycle Facilities

There is currently no comprehensive sidewalk inventory for Lincoln County and Lincolnton. There are no known sidewalks in the unincorporated area. Lincolnton has a sidewalk network, which includes both the downtown area and adjacent residential areas. The CSRA RDC is in the process of conducting a region-wide inventory of pedestrian facilities, including sidewalks and curb ramps. When complete, the inventory will assist in future planning efforts.

Outside of Elijah Clarke State Park, there are no bicycle facilities in Lincoln County and the municipalities. No State Bicycle Routes pass through Lincoln County.



Signalization and Signage

The only signalized intersections and significant traffic signage in Lincoln County are located within the City of Lincolnton, along State Highways. These corridors handle significant traffic volumes and represent the city's main commercial corridors. Signalization is essential at these intersections to provide an orderly flow of traffic in and out of the various commercial establishments.

Bridges

There are numerous bridges scattered throughout Lincoln County. The county's state highways contain bridges that are maintained by the Georgia Department of Transportation. Bridges located along county roads are maintained by Lincoln County.

Public Transportation

Lincoln County Transit (LCT) provides public transportation for county residents. Services include transporting residents to and from destinations for shopping, work, school, personal appointments, and recreational opportunities within and outside the county. LCT currently has 2 mini vans (one 2002 and one 2003) and is awaiting the delivery of a third: both are 12-seaters and one is wheel chair equipped. Approximately 1,500 monthly trips are provided to county residents.

Railroads

There are no rail lines in Lincoln County.

Port Facilities and Aviation

Lincoln County does not contain any port or aviation facilities. The nearest local airport is 20 miles away in McDuffie County while the nearest commercial air service is in Augusta, 45 miles away. Atlanta-Hartsfield International Airport, located in Atlanta approximately 130 miles from Lincolnton, provides major commercial airline service. The ports of Savannah (185 miles) and Charleston (230 miles) provide port facilities.

Transportation Assessment

Road Network and LOS

Roadways drive the Lincoln County economy and are considered significant as much for their economic development function as for local transport needs. At just over 43%, the county has an unacceptably high percentage of unpaved roads. Neither current nor future needs are being met with so many unpaved roads. While some roads in very low density have always been and will continue remain dirt roads, the county will need to implement projects prioritized through the years. Over



95% of roads within Lincolnton are paved. No major problem areas were identified and current needs are being met. At current levels of service, future needs will also be met.

Lincolnton's relatively higher traffic levels are not only a result of its concentration of population and housing but also its importance as the county's commercial center. As noted in the Economic Development chapter, Lincolnton is the main source of employment opportunities in the county, as well as attracting employees from outside of the county. As economic development continues in and around the city, and the amount of jobs increases traffic, impacts on the urban thoroughfare network can be expected to worsen.

In order to better assess the impacts of land use on the transportation network and to identify potential implementation measures to mitigate those impacts a detailed thoroughfare study and plan is needed. A thoroughfare plan can provide a much more precise assessment and identify specific needs for implementation.

Pedestrian and Bicycle

Overall, there is lack of pedestrian and bicycle facilities in the county. Most of the sidewalk system in Lincolnton is over 30 years old. The CSRA RDC is currently in the process of developing a bicycle and pedestrian plan for the 13-county CSRA area. A complete inventory and assessment as well as recommendations will be completed by 2005. In 2001, Lincoln County was awarded Transportation Enhancement funds to complete streetscape work along the city's historic district. The city should continue applying for TE grants to complete much needed pedestrian projects.

No bicycle routes have been identified within the county or Lincolnton. The regional bicycle and pedestrian plan will include recommendations for bicycle routes, including facilities along the proposed scenic byway route. In addition to identifying an internal network, the plan will examine ways to link local bicycle networks with the state system, thus providing residents with alternative transportation modes.

Bridges and Signalization

The adequacy of the overall road network is dependent on bridge maintenance and the adequacy of signalized intersections to maintain a steady traffic flow. The county continues to monitor the condition of bridges and repair them on an as needed basis. There are two planned improvement bridge and signalization projects included in the GDOT State Transportation Improvement Program (for years 2004-2006): (1) bridge replacement along U.S. 378 at Savannah River and (2) intersection improvements along SR 47 at Elam Heights & Lillian Sims in Lincolnton.

The level of service (LOS) of the signalized intersections is directly correlated to the level of service of the road segments that they control. Currently, all signalized intersections in Lincolnton are operating at a LOS C or better.

Public Transportation

LCT is currently able to meet current and future demand for public transportation. Like all public transit providers, fleet replacement and maintenance should be monitored to ensure effective budgeting.



Water Supply and Treatment

In judging the adequacy of water resources for development, the factors to be considered are source, quantity, and quality. The water supply for Lincoln County is provided by groundwater which provides 0.30 million gallons per day. The source for Lincoln County's water is the J. Strom Thurmond Reservoir with City withdrawals at 0.36 million gallons per day. The City of Lincoln County operates a municipal water treatment plant located on the Soap Creek tributary of the reservoir. Lincoln County operates its own water distribution system and purchases treated water from the City of Lincoln County.

Lincoln County water lines presently cover 76 miles of 2" – 12" water lines. This year (2004) 55 more miles of 2" – 12" water lines will be added. These waterlines will distribute water to 40% of county residents in the unincorporated area, while the other 60% rely on their own well water. There are currently 945 customers, but with the distribution expansion, there will be an additional 484 customers, for a total of 1,429 customers in the county. The county water system is fairly new at just under 10 years old.

In the county there is currently one 300,000 gallon tank and with the current expansion, there will be two water storage tanks added with a total storage capacity of 900,000 gallons. Groundwater is currently withdrawn from four different wells that pump 75-90 gallons of water per minute. Water is treated at the pump and then distributed. The county currently purchases 50% of the water and withdrawals and treats 50%. Once the additional customers are added, the county will purchase 75% of the water from Lincoln County, and withdrawal and treat only 25% of the water. The average daily water consumption in Lincoln County is approximately 300,000 gpd, and 350,000 gpd is the maximum daily consumption.

In early 2005, the new water treatment plant in the City of Lincoln County will come on line. This plant will enable the city to treat nearly 2 million gallons of water per day. Currently, the present plant has a total treatment capacity of 630,000 gallons per day with 400,000 gallons of water treated daily. The major water facilities expansion will allow the city plant to treat and store additional water to help serve the new customers in the county. Currently, the 600 gallons per minute are pumped out of the well, but once the new well goes online, it will pump 1,200 gallons per minute. This will increase the pressure through all of the lines throughout the city and county. Additionally, the City will have a total storage capacity of approximately 1.2 million gallons. The city will continue to use the current clear well, but the new clear well will add 500,000 gallons of capacity. The water system will be able to pump twice as much water in half the time once the total expansion of the system is complete. With the expansion of the water plant and storage capacity, there is not just minimal maintenance and repair on the water distribution lines. Many lines are replaced and or patched since the lines are over 40 years old. The City has approximately 900 customers and the water system is over 40 years old. The J. Strom Thurmond Reservoir is the primary source of water for the City of Lincoln County.

Assessment:

According to the foregoing analysis, current water treatment capacity is adequate to meet the demand during the planning period. Consumption patterns are subject to change, and the availability of public water service certainly influences location of new development. The City



water treatment plant recently underwent an expansion, which was financed through both the city and county. The expansion of the water treatment plant tripled its capacity from .62 mgd to 2.0 mgd. This expansion will provide sufficient capacity for needs of the City and the County for 40 years. Over 40 percent of the county is served by city water. Neighboring counties are nowhere near covering 40 percent of their counties with public water and are still relying on individual wells.

The expansion of the system will add increased pressure to the lines. The pump will double its output, from 600 gpm to 1,200 gpm. This added pressure will significantly affect the old water distribution lines throughout the city. Since the county lines are all within 15 years old, these lines will not be adversely affected and the added pressure will be highly beneficial to county water customers. The City should consider replacing and upgrading the water distribution lines in the city to prevent emergency breaks, leaks, and continual problems with the water lines.

The current storage capacity is sufficient for the average daily uses for the City and the County, the maximum daily consumption scenario assumes 525,000 gpd. Considering the maximum daily consumption scenario, the City and County will have adequate storage capacity.

According to the Georgia Environmental Protection Branch of the Georgia Department of Natural Resources, water quality of the Savannah River Basin is very good in most reaches, including the J. Strom Thurmond Reservoir area. Levels of measured criteria were all found to be within acceptable standards for recreation and drinking water use.

Wastewater Treatment

Lincolnton operates wastewater treatment facilities within the city limits. This facility employs both a primary and secondary treatment process. Present capacity of the wastewater treatment plant is 500,000 gpd, although present consumption is approximately 250,000 gpd. The system serves nearly 900 customers, and also serves 29 customers located in the non-incorporated area of Lincoln County. Eight miles of sewer lines are being extended into the unincorporated area of Lincoln County to serve residents there as well.

Assessment

The County does not operate a public sewerage system but is pursuing sewer service for the county . Across the state, regional watershed studies and TMDL implementation plans have increasingly identified septic tanks as an increasing non-point source pollutant. The abundance of septic tanks in unincorporated areas has increased dramatically over the past twenty years as suburban development has outpaced urban development. The number and location of all of the septic tanks in the county is not precisely known, but the number of households not using a public sewerage system would indicate that there are approximately 4,485 individual septic systems (according to the number of households in Lincoln County). This estimate illustrates the large number of unmonitored septic systems in the county, which should be cleaned out every 3-5 years to ensure proper operation. Currently there are no regulations in place to monitor the maintenance of septic systems so once a problem occurs; it is generally too late to prevent contaminants from entering the ground and surface water. The Lincoln County Health Department does monitor and enforce any problems after there is a spill or problem with a septic tank. The oversight program has been supported by citizens in the county.



Lincolnton's sewer system has undergone a major expansion over the last ten years at the cost of approximately \$1,348,000. The expansion will serve the city's needs for 40 years. Even with the population and housing growth projected through the planning period, the oxidation ponds should be adequate to meet the existing and projected needs of the city. Lincolnton has the capacity to treat sewerage and wastewater at over double the current demand levels. Although the treatment plant has been expanded and updated, the sewer lines are the original lines and are cracking and need replaced and rehabilitated. The City should consider beginning the rehabilitation of sewer lines to prevent spills and other environmental problems.

Solid Waste Disposal

Lincoln County provides curbside pickup of solid waste for residents residing in the unincorporated areas of the county. This pickup service is provided by a private hauler who contracts directly with residents in the unincorporated areas. The private hauler takes the county's municipal solid waste to a solid waste facility located in Wilkes County, Georgia.

Utilizing city employees, the City of Lincolnton provides curbside pickup of municipal solid waste for its residents. The city uses two trucks for this purpose, two rear load Ford F800 garbage trucks, a 1986 and a 1998. The customers in the city use plastic polycarts for disposal. Commercial and industrial customers receive service two to three times a week. Municipal solid waste collected by the city is hauled to the Columbia County landfill in Columbia County, Georgia.

The City of Lincolnton provides curbside pickup of leaves, limbs, and other yard debris for its residents. There are currently no such programs in operation in the unincorporated areas of the County. The City of Lincolnton also provides recycling of cardboard, newspaper, and aluminum cans. These items are collected by city crews, and kept in the city until the recycling company comes to pick them up.

A county-wide mulching operation would decrease the amount of waste being land filled. On the other hand, county officials have noted that the volume of the yard/organic waste does not demand a mulching operation as a reduction technique.

Assessment:

Several private haulers are currently being contracted throughout the county for curbside pick-up. Private haulers will not service customers that are secluded or on a dirt road. This contracted collection works in areas of the county where the population is denser, but the northern part of the county is sparsely populated and lacking adequate collection service. These areas do not get serviced. These residents must then take their waste to the Lincoln County transfer station or they burn it or they illegally dispose of it on the roadside. The county commission has seen this as a viable problem that needs to be addressed.

To relieve the sparsely populated areas of the burden of disposing of trash illegally or harmfully, the County is considering a change to the current solid waste collection system to ensure the proper, legal disposal of solid waste in the county. With the population of Lincoln County expected to experience growth during the planning period, the county is pursuing contracting with one solid waste company to collect and haul the waste to a landfill. This way, all of the residents of the county will have solid waste collection at the curb and will thus reduce illegal dumping or burning. It will



also enable the county to reduce the cost burden on the citizens, as a large contract will decrease the per household cost. A county-wide contract will also cover trash collection in the northern part of the county, thus serving 100 percent of the county with solid waste collection. Contracting with one solid waste collector and hauler will also relieve the county from hauling trash from the transfer station to the Wilkes County transfer station. Not only does a county employee have to haul the solid waste two times a week, but this is done using a county trash truck which is old and needs to be replaced. Contracting out this service will relieve the county of this burden as well.

The city solid waste collection system has provided city residents with adequate service for many years. The equipment and personnel has been adequate as well. The City does not foresee a big change in the way the service is provided and will continue to maintain and upgrade the equipment as needed over the planning period.

The county and the city will monitor the useful life capacities of the facilities where municipal solid waste is taken. In the event a change in locations is needed, new arrangements with other nearby solid waste handling facilities will be negotiated in time to make a smooth transition to the new location. Through this process, both the county and the city will be able to adequately address the 10-year disposal capacity of solid waste originating in their respective jurisdictions.

The county will adopt a solid waste plan along with this comprehensive plan. Please refer to the Joint Solid Waste Plan for further information and details concerning this subject.

Fire Protection

Lincoln County currently contracts with each of the fire departments for fire protection. There are six independent fire departments: two in Lincolnton and four serving the unincorporated portion of the County. These six volunteer fire department are described below.

- a. Beulah Volunteer Fire Department
 - approximately 10-15 volunteers
 - some support staff
 - one station
 - two fire knockers
 - no special equipment
 - insurance rating = 9/10

- b. Loco Volunteer Fire Department
 - approximately 10-15 volunteers
 - some support staff
 - one station located on SR 220 near SR 43
 - sub-station on Lovelace Rd.
 - three fire knockers
 - no special equipment
 - insurance rating = 9/10

- c. Martins Crossroads Volunteer Fire Department
 - approximately 10-15 volunteers



- some support staff
 - one station located on Double Branches Road
 - share sub-station with Midway on Hwy. 220E
 - two fire knockers, one older pumper
 - no special equipment
 - insurance rating = 7/9
- d. Midway Volunteer Fire Department
- approximately 5-10 volunteers
 - some support staff
 - one station located on SR 79
 - share sub-station with Martins Crossroads on Hwy. 220E
 - two fire knockers
 - no special equipment
 - insurance rating = 9/10
- e. Lincoln County EOA Volunteer Fire Department
- approximately 10-15 volunteers
 - some support staff
 - one station located behind the courthouse
 - two fire trucks and emergency vehicles
 - no special equipment
 - insurance rating = 9/10
- f. Lincolnton Volunteer Fire Department
- no full time firefighters
 - approximately 10-12 volunteers
 - no support staff
 - fire station on Peachtree Street in Lincolnton
 - Three vehicles; one engine, one utility truck, one front pumper (not used)
 - no special equipment
 - insurance rating = 7

Assessment:

The fire service for the County and the City is adequate at the current time; however, as the population increases and as equipment ages, improvements are needed. Areas that are not served by the public water system should be considered for the installation of dry hydrants. The County continues to expand the public water distribution and is initiating an improvement program to help reduce Lincolnton's fire insurance rating from 7 to 4. This reduction can also be accomplished by scheduling the purchase of a new truck, new equipment and hiring a full-time firefighter. As the population grows, these activities will need to be pursued more aggressively.



Emergency Medical Services

Lincoln County Emergency Medical Service (EMS) provides ambulance and rescue services throughout Lincoln County. Since Lincoln County presently has no hospital, patients are transported out of the County to hospitals in Elbert, McDuffie, Richmond and Wilkes Counties.

Lincoln County EMS is housed directly behind the county courthouse in its own building. There are three bays that hold 6 emergency vehicles. Lincoln County EMS presently operates three ambulances: two type I Advanced Life Support Units and one type II Basic Life Support Unit. The EMS staff consists of six full-time paramedics, two part-time paramedics and three full-time EMT's and two part-time EMT's and the Director. The department has four ambulances to serve the entire county. The office and department cover 4,000 square feet of space. The EMS also owns a rescue boat for emergencies on the lake.

Assessment:

Lincoln County EMS currently provides adequate emergency services to the County. The County has been proactive in providing sufficient resources for the maintenance and regular upgrade of the ambulances and continued training of the EMS staff. This is very important since the County does not have a hospital. The EMS has been quite effective though throughout the county.

Public Safety

Countywide law enforcement is provided by the Lincoln County Sheriff's Department. Housed adjacent to the Lincoln County Courthouse, the Sheriff's department has a staff of 1 full-time Chief Deputy/Investigator, seven full-time deputies and two part-time deputies. In addition to the Sheriff, the County has one Chief Jailer, eight full-time jailers, five dispatchers, two cooks, one secretary and one records clerk.

The Sheriff's department has a fleet of nine cars dated from 1993-2004 as well as a pick-up truck. Only two of the cars are less than three years old. The cars have high mileage, and many years of service.

Lincoln County presently operates a jail with an 83 prisoner capacity. This state of the art facility, which was financed through a local option sales tax, is designed to hold 48 minimum, 10 medium, and 8 maximum security prisoners. Additionally, the jail can accommodate up to 24 females, with two bays exclusively for females. Capacity varies as to the types of prisoners in the facility and the needs of the jurisdictions that use the facility. There are numerous jurisdictions outside of Lincoln County that use the jail.

There is 16,424 square feet of building space which includes 6,500 sq. ft for inmate housing, 3,000 sq. ft. for office space, and 6,724 sq. ft. for kitchen, storage and communications.

The police department staff of the City of Lincoln is made up of the police chief and four full-time officers and is located in the back of City Hall With a fleet of three cars, the department uses two Ford Crown Victorias, 2000 and 2004 and one 1994 Ford Taurus. The police department has jurisdiction only within the city limits, and have no police powers in the county. Conversely, the



County Sheriff has jurisdiction in the unincorporated area in the county and has police powers within the city.

Assessment:

The County Sheriff's Department has some inadequacies, but still provides excellent service to the citizens of Lincoln County. The vehicles have high mileage and should be replaced on a rotating basis to ensure deputy and citizen safety. As the population continues to grow new deputies will be needed as well. There is also only one investigator for the entire county. As the population continues to grow, the county should consider hiring another investigator to help cover the territory. The space for records storage is rapidly filling up and the space needs to be expanded. Office space could also be expanded. The jail is a great resource for the county as over five other counties use the facility to house their inmates. The Lincoln County jail will meet the needs of the County throughout the planning period, as well as provide revenues from the housing of prisoners from neighboring jurisdictions.

The city has adequate equipment, personnel and space to meet the City's current policing needs. However, equipment must be continually maintained and upgraded, and additional officers may be necessary as Lincoln County and Lincolnton continue to grow.

General Government

Lincoln County's administrative offices are housed in the historic Lincoln County Courthouse on Humphreys Street in Lincolnton. This two story structure has 11,096 square feet, and the annex provides an additional 4,224 square feet of space for the County's administrative staff. The County has 70 full-time employees and 37 part-time employees working in 30 departments.

In addition to the Courthouse, a complex of recently constructed public buildings at the corner of Peachtree Street and Humphreys Street house the Library, Department of Family and Children's Services, and Health Department. The Lincoln Center, a multi-use facility which is the permanent home of the Senior Citizen Center and the Industrial Development Authority, is located on May Avenue in Lincolnton. The Planning and Zoning Department and Water Department are located in a house next door to the County Courthouse. This house was recently renovated for this office space. The Lincoln County Road Department is housed in a recently constructed 4,000 square foot shop on Old Petersburg Road.

Assessment:

Lincoln County government facilities are sufficient for the current use; however, new office space is needed and is in the long range plan of the county. The courthouse will be expanded to house county office space and to ensure a technologically savvy government for the people. Government services have increased and technology has advanced. More room is needed to house computer equipment and accessories as the county continues to upgrade its information technology. Many departments have grown along with the population increase in an effort to plan for future growth. Expanding the current County Courthouse is feasible to fulfill the capacity requirements of the county in the next ten years. The Lincolnton government facilities are adequate for current and expected future use.



Recreation and Parks

Lincoln County is fortunate to be located in the heart of the J. Strom Thurmond Reservoir area. The 70,000 acre reservoir has over 400 miles of shoreline in Lincoln County alone. Each year, thousands of visitors and Lincoln County residents alike enjoy boating, fishing, camping and other activities in and around the lake. Elijah Clark State Park is located in the County seven miles northeast of Lincolnton. Additionally, the Army Corps of Engineers operates seven parks at or near the lake and Lincoln County operates one park at the lake.

On the western shores of Clarks Hill Lake is the 447-acre Elijah Clark State Park. A renovated and furnished log cabin museum displays furniture, utensils and tools circa 1780. Weekend tours of the log cabin make this park an educational treat for visitors. Fishermen especially enjoy the park's location on Clarks Hill Lake, the largest man-made lake east of the Mississippi River. Guided fishing trips and boat rentals are available. This state park also features: camping (both tents and trailer sites), fully equipped cottages, picnic areas, beaches, beach pavilion, playgrounds, miniature golf course, and areas for hiking and bike riding.

Bussey Point is a 2,545 acre multiple use recreational area located in Lincoln County. Abundant wildlife, and over nine miles of trails through a natural forest setting make this an ideal location for the recreational enthusiast who enjoys hiking, biking, horseback riding, picnicking and primitive camping. There is an observation tower to enjoy bird watching or the abundant wildlife that roam the area.

In addition to the state and regional parks listed above, Lincoln County operates the 20.1 acre Curry Colvin Recreation Complex. This facility contains 4 baseball fields, 1 softball field, 2 tennis courts, 1 basketball court, a swimming pool, and a soccer field with a walking track. All of the fields are lighted as well. Lincoln County has proposed the construction of a gymnasium at Colvin Recreation Center and the acquisition of 26 more acres of land. Lincoln County also boasts the Rocky Branch Golf Club, which is a challenging 18-hole par 72 golf course open to the public.

Assessment:

Lincoln County's existing outdoor recreational facilities are excellent, but indoor recreational activities are severely lacking. There is no indoor gym to be used for basketball, volleyball, or even aerobics. A gymnasium could also house an indoor walking track and stationary bicycles and elliptical machines. This would be an excellent addition to the County's current repertoire of facilities. As the population of Lincoln County continues to age, a gymnasium of this type would be an excellent resource to provide low-impact fitness activities for the aging population as well as other adults and youngsters.

More office space for the recreation department should also be provided. There is currently a small building located at Colvin Park being used as the office space for the recreation staff. This building needs to be improved and enlarged. A new gymnasium could house the recreation staff, giving them more room to plan and carry-out recreation activities. Additionally, the new gymnasium could house a weight room and other activity room.

With respect to total park acreage, it should be noted that the County's State and Corps of Engineers parks are available to local residents. Thus the local park acreage seems excessive. There are no local parks located in the City or in the County. Local parks are parks within a community and children and adults can walk to for enjoyment. These parks usually contain a playground. Local parks are an inadequacy. An additional basketball court and a recreational building should also be considered.

Schools

Lincoln County Elementary School serves students from pre-kindergarten through fifth grade. The recently renovated school is a recipient of the prestigious School Bell Award and the coveted Georgia School of Excellence Award. Academics are the strong focal points of our elementary school. The school has two computer labs as well as computers in each classroom. Kindergarten students utilize the Writing to Read lab; all other levels use in-class computers for instruction. The instructional program includes full time physical education instructors, art and music teachers, and a full time speech therapist.

Lincoln County Middle School and Lincoln County High School are located on the same campus. A foreign language lab enables the department to utilize up-to-date technology. Computers are utilized in the language arts areas of English, writing, and journalism. Also, with the technology lab in the high school, students are given the opportunity to simulate through different computer modules allowing them to experience various computer careers. The Lincoln County High School was selected as a National School of Excellence.

Lincoln County High School, with 419 students, is housed in five buildings on its 24 acre School Street campus. The main building was constructed in 1935 and the three of the buildings were constructed in the 1950's. However, these buildings have all been renovated and updated during the 1980's. The vocational building was built in 1976.

Lincoln County Elementary School, with 626 students is housed in one permanent and several modular building on its 21 acre Rowland-York Road campus. The building was constructed in 1955 and is currently undergoing extensive renovation and expansion as a result of a \$3.5 million program approved in 1989.

Lincoln County Public School System Enrollment by School				
School	FY2004	FY2003	FY2002	FY2001
Lincoln County Elementary School	626	668	692	639
Lincoln County Middle School	353	357	354	362
Lincoln County High School	419	405	465	458
Total	1,398	1430	1511	1459

source: GA Dept. of Education



Assessment

Upon completion of ongoing construction projects, existing school facilities should be adequate for the near future. However, given Lincoln County's current average of 1.85 students per household and the projected increase in the number of Lincoln County households during the planning period, a new school will have to be considered. Assuming a 6 and 3 percent decrease the number of school children per household, respectively, there would be 1000 over 1900 additional students by the year 2011. In addition, the middle and high schools are considered to be historic buildings. New schools with higher capacity for more students as well as the information technology infrastructure will be needed in the near future. It has been difficult implementing computer technology in the historic buildings to educate kids in the present times.

Libraries and Other Cultural Facilities

The Lincoln County Library is housed in a modern 8,000 square foot building near the intersection of Peachtree Street and Humphreys Street in Lincolnton. Annual circulation is 14,250, including adult and juvenile materials. There is an average of 2,900 patrons per month, with an average of 5,400 checkouts per month. There is a very high use of this library, which demonstrates the high value the community has placed on it.

The library is staffed by one full time librarian and two part-time librarians. There are currently 18 computers that are squeezed into the available space, but will be moved into the new addition specifically for the computers. These computers are very important and are used heavily by the community. One of the part-time librarians spends her time on updating and keeping the computers running, which leaves a small staff to run the other activities of the library. Other activities of the library are few since the staff is so small.

The Lincoln Center, the Club House, Grove-May House Museum, Lincoln County High School Auditorium, the Wright House and the Louis Family Pavilion are other cultural resources enjoyed in Lincoln County. These resources are discussed in greater detail in the Cultural Resources section of this plan.

Assessment:

The library possesses approximately 14,000 volumes, which is equal to 1.65 volumes per capita. The Georgia Public Library System has adopted standardized recommendations for libraries based on the population size they are serving. For communities under 20,000 the basic level of service is 4 volumes per capita. Based on this standard, the Lincoln County Library is operating below acceptable standards.

The library facility itself is in excellent condition and is well maintained. The space available for various collections is already cramped for the current population and the growth that is projected. There is a need for a one-room expansion to include the growing interest in genealogy research which may create some space for other collections. If not, the library facility itself also needs to be expanded to provide more space for the current inventory.



The library will be expanding by adding on a computer room to accommodate the growing popularity and the growing number of computers. As computers play an even bigger role in job searches, job applications, research, and communication, the computer stations at the library have become even more important to the library patrons. The computers at the library maintain internet connections for patrons to access the internet. These computer services are very important to the aging population that will not own a computer or for those who cannot afford to have a computer at home.

The library receives funds from the state each year based upon a per capita formula, not based on use. This amounts to only \$2,900 per year (2004). The county also funds the library and is a big supporter of the library as it is considered a huge community asset.

Hospitals and Other Public Health Facilities

There are presently no hospitals located within Lincoln County. However, Lincoln County residents are located within about 25 minutes of community hospitals in McDuffie and Wilkes Counties and regional medical facilities in Augusta.

In 1999, the number of physicians in the county per 10,000 persons was 2.4, compared to the state average of 19.3. This ratio is quite low for county residents, but understanding that 52 percent of the working population of Lincoln County works outside of the county, many doctors may practice outside of the county while living in Lincoln County. In addition, since such a large percentage of people work outside of the county, these people may also seek medical assistance in the counties in which they work.

The Lincoln County Health Department is located on North Peachtree Street in Lincolnton and provides general health services, special health needs, and community health planning.

Assessment:

Adequate medical care is within a reasonable distance from Lincoln County. However, given the distance to the nearest hospital, it is crucial that Lincoln County maintain its Emergency Medical Services, both for emergencies and transport to medical centers.

GOALS AND IMPLEMENTATION

All goals, objectives, and policies apply to Lincoln County and the City of Lincolnton unless otherwise noted.

Transportation

Goal 1: Upgrade and expand existing transportation facilities, as needed, to accommodate future growth in the most efficient manner.



- Pave dirt roads
- Request funds from GDOT to pave high priority roads.

Goal 2: Improve the mobility of pedestrians and bicyclists throughout the county.

- Encourage sidewalks as part of new development.
- Encourage GDOT to add bike lanes and sidewalks as part of resurfacing or new construction in appropriate areas along state highways.

Water Supply and Treatment

Goal 1: Provide service to citizens in the most efficient and cost effective manner possible.

- Invest in new infrastructure as needed to ensure the continued provision of an adequate level of service.
- Replace and renovate water and sewer lines.

Goal 2: Provide water service to areas of the county currently underserved.

- Extend water infrastructure into the county

Goal 3: Coordinate new development with the availability of adequate water service.

- Maximize the use of existing infrastructure for water service.

Goal 4: Become recognized as a designated WaterFirst community.

- Protect valuable water resources for both environmental and economic benefits today and tomorrow
- Pursue and reward environmental excellence beyond what is required by law in the management and protection of water resources

Sewerage System and Wastewater Treatment

Goal 1: Provide service to citizens in the most efficient and cost effective manner possible.

- Maximize the use of existing infrastructure for sanitary sewer service.

Goal 2: Provide sewer service to areas of the County where economically feasible.

Goal 3: Consider developing monitoring and maintenance regulations for septic tank systems.

Solid Waste Management

Goal 1: Provide service to citizens in the most efficient and cost effective manner possible.

- Continue to maintain and purchase solid waste equipment needed to properly operate solid waste collection efforts.
- Continue to identify viable collection efforts and implement efficiency programs when feasible.
- Evaluate collection efforts periodically to determine if changes are needed or if new collection mechanisms are feasible.

Goal 2: Ensure the city and county meet regulatory requirements and can continue to support and facilitate effective solid waste handling programs.

- Increase education and awareness of recycling programs and opportunities for paper and organic waste materials



- Encourage waste reduction programs.
- Participate in the Scrap Tire Cleanup Program to clean up and eliminate scrap tires within the county.
- Participate in the Keep Georgia Beautiful Campaign.
- Participate in ACCG and GMA's programs designed to provide local officials the opportunity to record public service announcements about environmental issues.
- Work with the State's Recycling Coordinator to identify viable recycling projects in the county in coming years.

General Government Goals

Goal 1: Provide adequate space, equipment, and technology to elected officials and staff.

- Continue upgrading IT infrastructure in all government buildings.
- Expand County offices
- Pursue funding for the construction/expansion of a larger and more modern County office within 10 years

Public Safety

Goal 1: Continue investing in the public safety agencies to maintain an adequate level of service.

- Continue to maintain all Fire Stations.
- Purchase and maintain fire and EMS equipment and vehicles
- Purchase law enforcement equipment for County Sheriff
- Replace law enforcement vehicles for County Sheriff.

Goal 2: Provide services to citizens in the most efficient and cost effective manner possible.

- Coordinate water and transportation infrastructure improvements with fire protection agencies to ensure that adequate fire protection can be maintained in all new developments.

Recreation Facilities

Goal 1: Provide services to citizens in the most efficient and cost effective manner possible.

- Expand recreational facilities.
- Build new gymnasium at recreation facility
- Purchase additional land for new city park
- Coordinate public park expansion with local law enforcement agencies to ensure that they are adequately protected

Hospitals and Other Public Health Facilities

Goal 1: Continue to support public and private health care providers ensuring that all of the county's needs are capably met, including all special needs communities



- Increase senior citizen services
- Create plan to meet the needs of the growing elderly population
- Assist the expansion of health facilities to meet the county's projected growth in the senior population

Educational Facilities

Goal 1: Coordinate facility expansion based on future population projections and local land use planning.

- Facilitate school board participation in the development review process to ensure that adequate educational facilities exist to accommodate future growth
- Coordinate the location of future school sites with local governments ensuring the compatibility of adjacent land uses

Goal 2: Maximize the use of existing school facilities

- Pursue dual enrollment classes for the technical schools and Lincoln County High School

Goal 3: Build new elementary, middle, and high schools

- Pursue funding for the construction of larger and more modern schools within 10 years.

Libraries and Other Cultural Facilities

Goal 1: Continued support of the public library system and other cultural facilities to ensure adequate service is provided to existing and future populations.

- Expand building for genealogy department
- Build a new County library
- Pursue funding for the construction of a larger and more modern library within 10 years
- Continue to provide financial and human resource support to the Library to meet identified needs

Goal 2: Continue to support the preservation and enhancement of cultural facilities throughout the county.

- Pursue funding for development of the Resort Conference Center.



Introduction

The natural and cultural resources element of the comprehensive plan provides local governments the opportunity to inventory their natural, environmentally sensitive, historic, archeological and cultural resources; to assess current and future needs to manage these resources; and to develop goals, policies and strategies for their appropriate use, preservation and protection.

Respect for the environment is one of the most important objectives of any planning effort. While growth and development offer economic advantages, the amount of land, water, and air placed on the earth is finite. Unplanned growth not only causes traffic congestion, non-compatible land uses, and places undue burden upon government services, but endangers the air quality, water quality, parks and open space, sensitive farmland, and historical sites. The impacts of land use decisions upon the environment must be carefully evaluated.

A portion of the 15,000 acre Clark Hill Wildlife Management Area is located in the southernmost corner of Lincoln County. Additionally, the Fishing Creek Public Hunting Area is located approximately seven miles northwest of the City of Lincolnton. These natural areas should be protected against adjacent land uses which are detrimental to them through zoning, as well as cooperative efforts with Wilkes County.

The importance of the J. Strom Thurmond Reservoir to the state of Georgia, the CSRA, and Lincoln County has already been highlighted throughout this plan. Limitations as to the density and use of land bordering the lake is strictly enforced by the U.S. Army Corps of Engineers. The rapid development of primary and vacation homes along the lake will lead to an increased demand for commercial shops and convenience services. In an attempt to compensate for the lack of high density development along the shores of Thurmond Reservoir, the county should provide for and plan areas for these types of land uses and has through land use planning and zoning.

The existing physical conditions influence land development decisions and policies, and must be carefully examined in the preparation of the Future Land Use Map. This section will detail these important characteristics and assess the impact of each upon the present and future physical development of Lincoln County.

Lincoln County covers an area of 211.1 square miles in East Central Georgia. With a population of 8,348 residents, the county's population density is 40 people per square mile, significantly below the state average of 122. This highlights the rural density of the area. The primary natural resource in the county is forested land, which accounts for 85% of the county's land use. The county's location within the state provides for a variety of landscapes, rivers, rolling hills, and prime agricultural land. Residents recognize the importance and fragility of their resources and encourage best management practices.

Water Resources

As in other jurisdictions throughout the state, water is a fragile resource. Lincoln County residents recognize the importance of protecting and ensuring clean and safe drinking water. Maintaining high standards for water quality results in public health benefits that are advantageous to all Georgians. Land-disturbing activities associated with development can increase erosion and sedimentation, and storm water runoff and industrial uses that involve hazardous waste pose a potential risk of contamination to nearby public drinking water supplies. Given the significance of



water resources, it is important to ensure that best management practices are in place to guide future development.

As part of the requirements of the Georgia Department of Community Affairs' Minimum Planning Standards, communities must comply with minimum land and water resource standards established by the Georgia Department of Natural Resources (DNR). Commonly referred to as "Part 5 Minimum environmental Standards", these statewide standards were developed by DNR pursuant to Code Section 12-2-8 and address three basic concerns:

- Aquifer Recharge Areas
- Water Supply Watersheds
- Wetlands

To comply with Part 5 Standards for each category of resources, communities must:

- Identify and inventory any occurrences of these resources within their jurisdiction.
- Determine whether appropriate protective regulations that are at least as stringent as those imposed by DNR are in place.
- Determine whether additional regulations are needed to meet or exceed the minimum DNR standards.

Public Water Supply Sources

Currently, the City of Lincolnton operates one surface water intake station. The intake is located on the Thurmond Reservoir in northeastern Lincoln County. The entire lake and watershed is managed by the U.S. Army Corps of Engineers. Therefore, watershed protection is incumbent on the Corps. No other water supply watersheds are located in Lincoln County. Should other intakes be considered, the County or City will comply with all required buffers and setbacks.

Lincoln County and Lincolnton currently enjoy a high level of water quality within the County. In order to preserve the existing level of water quality in the county, and to reduce any future costs of maintaining adequate water quality and/or meeting water quality standards, no development shall be located within wetlands, water supply watersheds or floodplains within Lincoln County.

Assessment

Lincoln County draws most of its public water supply from the J. Strom Thurmond Reservoir which is protected and regulated by the U.S. Army Corps of Engineers. Further, no part of Lincoln County lies within a public water supply watershed. Therefore, the aforementioned buffer requirements and impervious surface limitations are not necessary in the County or the City.

Water Supply Watersheds

Water supply watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. There are many different factors that determine the volume of water in a stream or other body of water. These factors include amount of precipitation, land cover, slope, soil type, and capacity and speed of absorption into the soil. Any water that is not



absorbed by the soil, detained on the surface by lakes or ponds, or used by vegetation, runs off of the land as overflow, or surface run-off. Water that is later released by the soil adds to this overflow to produce what is known as total run-off. As run-off flows to areas of lower elevation, it collects in drainage areas, the boundaries of which form watersheds. Run-off from these watersheds flows into streams which serve as outlets for water in the watersheds.

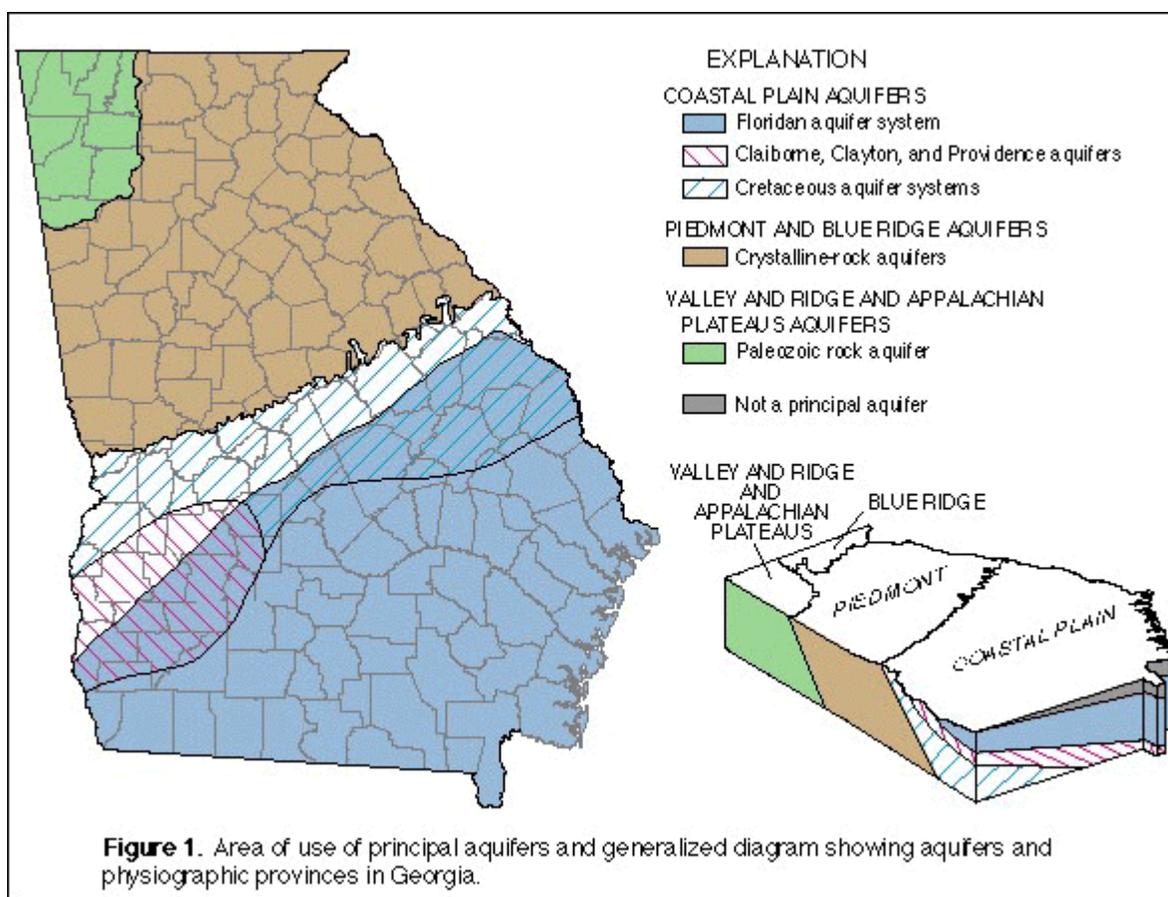
The removal of vegetation and the introduction of paving for roads, parking lots, etc. increase the total run-off on a site which in turn increases erosion, flooding, and sedimentation of water sources. To protect drinking water supplies downstream, DNR has established buffer requirements and impervious surface limitations to be applied to certain watersheds. The following are recommendations for water supply watersheds that are less than 100 square miles and include a reservoir:

- 150 foot buffer around the reservoir
- 100 foot buffer on each side of perennial streams within a 7 mile radius of the reservoir boundary
- 50 foot buffer on each side of the perennial stream outside the 7 mile radius
- 150-foot setback on each side of the perennial stream within a 7-mile radius of the reservoir boundary
- 75 foot setback on each side of the perennial stream outside the 7 mile radius
- Impervious surfaces may not cover more than 25% of the total land area in the watershed

Assessment

No part of Lincoln County lies within a public water supply watershed. Therefore, the aforementioned buffer requirements and impervious surface limitations are not necessary in the County or the City.





Groundwater Recharge Areas

Recharge is the process by which precipitation infiltrates soil and rock to add to the volume of water stored in pores and other openings within them. Aquifers are soils or rocks that yield water to wells. Infiltration and recharge takes place in virtually all soils to some degree. The rate or amount of recharge varies however depending on geologic conditions of the area.

The rural, non-system water supply in Lincoln County comes from ground water sources. Lincoln County is served by the Cretaceous aquifer system. This system is primarily a system of sand and gravel that supplies the majority of the east central Georgia’s groundwater.

The Georgia Department of Natural Resources has mapped all of the recharge areas in the state which are likely to have the greatest vulnerability to pollution of groundwater from surface and near surface activities of man. Development in these areas should be limited to very low impact development in which little to no area is covered with impervious surfaces such as roads, parking lots and building pads. The sub-surface integrity of these areas should also be maintained by avoiding development that may contaminate water supplies (i.e. landfills).

Recharge is the process by which precipitation infiltrates soil and rock to add to the volume of water stored in pores and other openings within them. Aquifers are soils or rocks that yield water to wells. Infiltration and recharge takes place in virtually all soils to some degree. The rate or amount of recharge varies however depending on geologic conditions of the area.



The Georgia Department of Natural Resources has mapped all of the recharge areas in the state which are likely to have the greatest vulnerability to pollution of groundwater from surface and near surface activities of man. The attached map geographically displays the locations of the major aquifer recharge areas within the boundaries of Lincoln County.

Lincoln County lies just north of the fall line and thus is located within the Piedmont geologic province. Significant aquifer recharge areas in this province are characterized by thick soils and low slopes. Map 3 indicates that Lincoln County has two significant aquifer recharge areas. These relatively small areas are located in the extreme northwestern portion of the County near the Chennault community.

Pollution from sources located in the recharge areas has the potential not only of polluting ground water in the immediate vicinity of the site, but of eventually affecting a substantial portion of the aquifer down gradient. Because flow rates are relatively slow in most of the aquifers, the effects of pollution may not appear for years in wells distant from the recharge zone.

Assessment:

Development in these areas should be limited to low impact development in which limited area is covered with impervious surfaces such as roads, parking lots and building pads. The sub-surface integrity of these areas should also be maintained by avoiding development that may contaminate water supplies (i.e. landfills). For a detailed listing of these development criteria, please refer to the Rules of Georgia Department of Natural Resources Environmental Protection Division, Chapter 391-316, Section 391-3-16-.02 entitled "Criteria for Protection of Groundwater Recharge Areas".

The area in Lincoln County in and around aquifer recharge areas is predicted to remain undeveloped. The County also recently zoned this area agriculture, forestry, and residential. Because of the low level of development in the aquifer recharge area, Lincoln County Health Department's regulations for septic tanks and lot sizes will adequately protect the County's groundwater during the planning period.

Wetlands

Freshwater wetlands are defined by federal law as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Some examples of wetlands include marshes, swamps, bogs and similar areas. Under natural conditions wetlands help to maintain and enhance water quality by filtering out sediments and other non-point source pollutants from adjacent land uses. In addition to this, they store water and provide habitat for a variety of plant and animal species.

Land uses in wetland areas should be limited to low impact uses such as timber production and harvesting, wildlife and fisheries management, wastewater treatment, and recreation. These land uses as well as others are covered in more detail under Section 404 of the Federal Clean Water Act.

The attached wetlands map locates wetlands present in Lincoln County. This map is based upon the location of soil associations which contain many of the characteristics found in a wetland environment. Wetlands are identified north and northwest of the City of Lincolnton. Land uses in



wetland areas should be limited to low impact uses such as timber production and harvesting, wildlife and fisheries management, wastewater treatment, and recreation.

Assessment:

The current and proposed future land uses in this area are agriculture or forestry. In May of 1994, Lincoln County also adopted a county-wide zoning ordinance which designates the identified wetland area as residential/agriculture. This designation will help mitigate pollution or contamination of wetlands in the County.

Wetlands in Lincoln County will also be protected under Section 404 of the Federal Clean Water Act. Section 404 prohibits the discharge of dredging or fill material into the water bodies or wetlands of the United States unless a permit is granted. The U.S. Army Corps of Engineers administers this program. They determine if a Section 404 Permit should be issued by analyzing the project's impact on the wetland.

Enforcement of the Clean Water Act and the County's zoning ordinance will be used to protect wetlands in Lincoln County and the City of Lincoln.

Protected Mountains

There are no protected mountains in Lincoln County and the City of Lincoln.

Protected Rivers

According to the Department of Natural Resources, no rivers require special protection in Lincoln County.

Coastal Resources

There are no coastal resources in Lincoln County and the City of Lincoln.

Flood Plains

Flooding is defined as the temporary covering of soil with water from overflowing streams and by run-off from adjacent slopes. Water left standing after a rainfall, however, is not considered flooding, nor is water in swamps. Flooding is characterized in terms which describe the frequency and duration of the flood and the time of year that the flood occurs.

Development within floodplain areas is discouraged with the exception of very low impact such as recreational facilities (i.e. trails, open fields, etc.). With this type of land use, the floodplains are utilized without disturbing the natural cycles of the floodplain.

Floodplains serve 3 major purposes: Natural water storage and conveyance, water quality maintenance, and groundwater recharge. These 3 purposes are greatly inhibited when floodplains are misused or abused through improper and unsuitable land development. For example, if floodplains are filled in order to construct a building, then valuable water storage areas and recharge areas are lost thus causing unnecessary flooding in previously dry areas.

Assessment:

Lincoln County nor Lincoln is currently mapped by the Federal Emergency Management Agency. Efforts should be made to have the County and the City mapped so that floodplains can



be protected from development. Carefully monitored development in these areas is essential to guarantee both the functional integrity of the floodplains and the safety, health, and property of all Lincoln County citizens. The County and the City should also participate in NFIP to make flood insurance available to residents.

Soil Types

According to the United States Department of Agriculture's Natural Resources Conservation Service, Georgia is divided into seven different soil profile areas. A soil profile is a succession of soil layers or horizons of varying thickness and physical-chemical properties. Lincoln County is located in the Southern Piedmont. The soils are developed primarily from residuum of igneous and metamorphic rock. They mainly consist of slightly to severely eroded sandy loam and clay loam which range in color from dark gray to brown and red. Subsurface horizons are predominantly sandy clay loams to clays which are often of mottled red, yellow, and gray colors. Most of the soils are well-drained and all are acid. The Cecil, Appling, Durham, Colfas, and Worsham drainage soils catena is the most prevalent soil of the area, comprising more than 50% of the upland soil. Davidson, Mecklenburg, and Iredell soils are the most highly weathered and have the deepest solum of the soils in the Southern Piedmont. Wichham and Altavista soils are found on alluvial terraces.

Southern Piedmont - 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 has remained largely undeveloped. Through shifts in population, employment and technologies, the county will change and evolve. It is therefore important to understand the soil types present in the county, as some are more suitable for development than others. These include:

When soil erosion does occur, the eroded soil is usually deposited in natural and manmade water channels. This results in excessive sedimentation which is the greatest source of non-point source pollution. The State of Georgia addresses this problem through the Erosion and Sedimentation Act. Lincoln County has a Soil Erosion Control Ordinance, as does the City of Lincolnton. Both jurisdictions adopted the ordinance July 1, 1988 according to the Summary Report of the Environmental Protection Division. Therefore, the County regulates erosion production activities in the unincorporated areas, whereas the City regulates such activities in Lincolnton.

Assessment:

Lincoln County and the City of Lincolnton should continue to enforce their respective soil erosion control ordinances. Soils present are, for the most part, adequate for both farming and urban development uses. Currently, Lincoln County and Lincolnton depend on the county health department for issuing septic tank permits where public water is not available. Although this has not yet caused a serious problem for residents, proper site selection for new development and monitoring of permitting is essential.

There has been no need by Lincoln County and the municipalities to restrict or manage development in areas that have poor soil qualities. Unless major growth occurs, there is no need to have development restrictions based on soil.



Steep Slopes

Slopes in Lincoln County range from nearly level in the low lying floodplain areas to around 20 percent along the side slopes of some ridgelines.

Assessment:

Due to the small amount of steep slopes in relation to developable land in Lincoln County, no governmental actions are expected during the planning period.

Prime Agricultural and Forest Land

Prime farmland is defined as available land that is best suited for producing food and fiber. It has the soil quality, growing season, and moisture supply necessary to produce sustained yields of crops.

In Georgia, almost 8 million acres are classified as prime. Because this land is often prime for urban development as well, approximately 25,000 acres are converted annually to nonagricultural uses. By the year 2000, with continued population and economic growth, as many as a half million acres, or 6.5 percent of the state's prime farmland, may be lost to nonagricultural uses.

The attached farmland map locates the prime farmland within Lincoln County and categorizes it based on the percent of the land classified as prime. While the exact acreage of prime farmland in Lincoln County is not available, this map indicates that there are no major concentrations of prime farmland in Lincoln County.

As of 1997, there were an estimated 105,268 acres of timber in Lincoln County. This represents about 78.9 percent of the County's total 125,222 acres. Of the county's total timberland acreage, 44,100 acres (42 percent) are individually owned, 27,000 acres (26 percent) are owned by industry, 24,100 acres (23 percent) are federally owned, and 9,900 acres (9 percent) are corporate owned. The major timber types in Lincoln County are Loblolly Shortleaf (51.9 percent), Oak-Pine (28.0 percent), Oak-Hickory (21.9 percent), and Oak-Gum (3.3 percent).

Assessment:

Prime Agricultural and Forest Land areas include those valued for agricultural or forestry production that may warrant special management practices. Many Georgia communities depend on agriculture and forestry as a crucial part of the local economy. Often farmland exists in areas experiencing such high population growth that it becomes economically infeasible to continue farming, resulting in loss of agricultural property and open space. Likewise, uncut timberland provides an aesthetic value to a community, which deserves protection. Land-use regulation and innovative implementation strategies can help protect productive farmland and timberland from transitioning to other uses.

A significant portion of the Lincoln County's economy is dependent on agricultural services and forestry. As one of its main resources and economic bases, Lincoln County should continue to protect these land resources. The county's projected development will impact its total acreage of farmland and forestland. The County should continue work with both the Georgia Forestry Commission and its rural fire departments to protect its forest resources. Additionally, the County should, through its policies, encourage the replanting of harvested timberland.



With regard to the County's limited amount of prime farmland, the County's preferential tax provision should provide adequate protection for farmland during the planning period.

Plant and Animal Habitats

Plant and Animal Habitats include areas that support rare or endangered plants and/or animals. Protected species means those species of plant and animal life that the Department of Natural Resources has designated and made subject to the "Wildlife Preservation Act" and "Endangered Species Act".

The Georgia Department of Natural Resources inventoried endangered and threatened plants and animals in the Lincoln County Area. "US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected. "GA" indicates Georgia protected species. The following is a list of the species that were found in Lincoln County:

Special Concern Animals, Plants and Natural Communities Located in Lincoln County		
Animals		
Name	Scientific Name	Status
Whitefin Shiner	· <i>Cyprinella nivea</i>	
Bald Eagle	· <i>Haliaeetus leucocephalus</i>	US
Sandbar Shiner	· <i>Notropis szepticus</i>	GA
Plants		
Schwerin Indigo-bush	· <i>Amorpha schwerinii</i>	
Shoals Spiderlily	· <i>Hymenocallis coronaria</i>	GA
Carolina Birdfoot-trefoil	· <i>Lotus belleri</i>	
Natural Communities		
No natural communities listed in Lincoln county.		

Source: Georgia Department of Natural Resources - Wildlife Resources Division

Assessment

Lincoln County should be aware of areas with endangered or threatened species. Development and growth within the county will continue to be controlled through proper land use and code enforcement. Development has not, nor is it anticipated that it will, impact these plant and animal resources.

Major Park, Recreation and Conservation Areas

Lincoln County has over 400 miles of shoreline which borders Thurmond Lake. It is no surprise that fishing is so popular with the lake brimming with largemouth, white, striped, and hybrid bass, crappie, bluegill, catfish, and a limited supply of brown and rainbow trout. Thurmond Lake attracts a variety of sports competitions such as bass tournaments, that offer participation either as a



spectator or participant, and several crappie tournaments. In addition to fishing, many also enjoy relaxing on the shores, sunbathing, or swimming, boating, and skiing. After a day of enjoying the lake, many enjoy camping at Elijah Clark State Park or Soap Creek Marina, or one of the Corps of Engineers Recreation Parks.

On the western shores of Thurmond Lake is the 447-acre Elijah Clark State Park. It honors the Georgia Revolutionary War hero and frontiersman who led pioneers against the British. His victory at Kettle Creek in the "Hornet's Nest" of Wilkes County was the turning point for the war in the South. It gave new hope to the cause of freedom and encouraged others in the area to continue the fight. A renovated and furnished log cabin museum displays furniture, utensils and tools circa 1780. Visitors can also view the graves of Clark and his wife Hannah. Weekend tours of the log cabin make this park an educational treat for visitors. Fishermen will especially enjoy the park's location on Thurmond Lake, the largest man-made lake east of the Mississippi River. Guided fishing trips and boat rentals are available. This state park also features: camping (both tents and trailer sites), fully equipped cottages, picnic areas, beaches, beach pavilion, playgrounds, miniature golf course, and areas for hiking and bike riding. Elijah Clark State Park is located on Highway 378.

Bussey Point is a 2,545 acre multiple use recreational area located in Lincoln County. Abundant wildlife, and over nine miles of trails through a natural forest setting make this an ideal location for the recreational enthusiast who enjoys hiking, biking, horseback riding, picnicking and primitive camping. There is an observation tower to enjoy bird watching or the abundant wildlife that roam the area.

Assessment

The park, recreation and conservation areas are the main tourist attractions in Lincoln County and their value should not be overlooked or taken for granted. The city and county should continue to protect the areas from pollution and inappropriate development that does not acclimate to the natural surroundings. Land development codes and zoning protections will help protect these very valuable resources. The natural and historic resources of the area attract numerous tourists and add a great economic opportunity that most other counties do not have. These opportunities should continue to be highlighted, as well as protected.

Scenic Views and Sites

Other than the historic sites listed in the historical resources section below, no scenic views or sites have been identified in Lincoln County.

Assessment

Lincoln County residents stress the importance of promoting their natural and historical landscape. Having more signage and information about these sites may attract more interest in the area, as long as the signage is in accordance with local sign ordinances and conform to the areas around them.



INTRODUCTION

The natural environment and historic resources are valuable assets to all of Georgia's cities and counties. These resources are also vulnerable to man's actions, and at the same time, they can constrain the way in which land is developed. By developing an inventory of historic and natural resources, as well as defining some goals for the maintenance and preservation of these resources, the county can continue to grow and prosper without losing the natural and historic character valued by its citizens.

Historic Overview

Lincoln County was created on February 20, 1796 as Georgia's twenty-fourth county. The new county was named after American Revolutionary War leader General Benjamin Lincoln, who accepted surrender of the British at Yorktown. Lincoln County has primarily always been rural. Initial white exploration and settlement of these lands began after they were ceded to the British by the Cherokee and Creek Indians in 1773. The pace and extent of settlement was relatively consistent throughout the county from 1773 to 1880, when the county seat town of Lincolnton (incorporated 1817) began a more rapid period of development that peaked in the early 1920s. This boom period was highlighted by the opening of the timber industry in Lincoln County in 1915 and the railroad's arrival in Lincolnton from 1917-1932. Most of the remainder of the county continued a moderate development pattern from the late 1800s until the early 1920s, when a combination of factors led to a sharp population decline in the entire county with the exception of Lincolnton. The county seat grew only marginally between 1930 and the mid-1940s, when a second period of moderate growth was initiated.

Today the majority of Lincoln County consists of farmland in cultivation or in use as pasture as well as wooded areas either owned by timber companies or uninhabited. The creation of Clarks Hill Lake and more recent redevelopment of the timber industry have combined to significantly reduce the number of Lincoln County's historic resources in certain areas, and a fairly high number of existing resources are at present unoccupied or abandoned and in danger of falling victim to demolition by neglect. The integrity of the county's resources is quite high, primarily due to a lack of development pressure until recent years. (NRHP, Multiple Property Form)

National Register of Historic Places

The National Register of Historic Places (NRHP) is the nation's list of historic buildings, structures, sites, objects and districts worthy of recognition and preservation. Currently, there are 10 NRHP-listed resources in Lincoln County.

There are numerous historic buildings in Lincoln County. It was the first county in Georgia to have a county-wide listing in the National Register of Historic Places. Over 170 historic buildings in Lincoln County are listed in the National Register.

Amity School, Clay Hill Road, west of junction with SR 43, Lincolnton

Chennault House, NE of Danburg at junction of SR44 and GA79, Danburg

Double Branches Historic District, Double Branches Road, Lincolnton

Lamar Blanchard House, N. Washington and Ward Streets, Lincolnton

Lincoln County Courthouse, Courthouse Square, Lincolnton

Lincolnton Historic District, roughly along Washington, Peachtree, Goshen and Elm Streets, Lincolnton

Lincolnton Presbyterian Church and Cemetery, N. Washington St., Lincolnton

Matthews House, N. Washington St., Lincolnton

Simmons-Cullars House, Junction GA79 and CR 25, Lincolnton

Woodlawn Historic District, Junction of Salem Church and Woodlawn-Amity Roads, Lincolnton

Residential Inventory

Pinson House, circa 1790, Stagecoach House, near Double Branches Baptist Church

Blalock-Wright House, owner, the Mildred Estes Fortson Foundation

Price House, Victorian, in Double Branches Historic District (NR listed)

In Lincolnton Historic District (NR listed):

Sears-Roebuck House

Nash-Sales-Lawson House

Shell Door House, next to the Lincoln Center

Groves-May House

Rhodes House

Albea House

Holly Ho, Hollingshead-Hogan House

Spratlin House

Norman House (Rees Funeral Home)

Dallas House

Carvin-McGee-Arthur House

Glaze-Rankin-Jordan House

Ashmore House

Burch House

L.G. Greene House

The Channault and Matthews Houses, NR listed, in the northern rural section of Lincoln County, two remaining antebellum houses, are almost mirror images of each other. These are in private ownership and are well maintained.



The Simmons-Cullars House, built 1826, NR listed, and located on the Goshen Road, burned in the late 1990s. The owners chose to reconstruct the house. A significant number of 10 outbuildings are included in the nomination. The outbuildings mostly date to 1905 but reflect the variety of agricultural and self-sufficient living activities that took place on the farm headquartered at the main house.

The Blalock-Wright House, circa 1790, is one of the oldest houses in Lincoln County near the city limits. A group of preservation-minded citizens purchased the house and want to preserve it through a private non-profit, the Mildred Estes Fortson Foundation. The house was built as a two room house and added onto about 1850. It is completely intact and should be one of the houses preserved in the county. The UGA School of the Environment, Historic Preservation graduate class, prepared an historic structures report of the house and its tenant house.

The houses in the Lincolnton Historic District, NR listed, consist for the most part of one- and two-story, wood-framed houses constructed from circa 1848 through the 1940s. One of the most interesting high style residences is the Sears, Roebuck and Company, “Modern Home No. 124” built in 1911, that was mail ordered, pieces shipped by train and assembled from a kit.

The Double Branches Historic District, NR listed, is a rural linear community with 14 contributing buildings. The houses range from very simple dwellings to elaborate Folk Victorian style residences. The c. 1840 Freeman-Bussey House is a two-story Plantation Plain building with a raised basement and enclosed, full front porch. The Robert Jennings Price House is a 19th century, two-story house located at the south end of the district. The Bussey-May-Moss-Peeler-Tankersley House is a late-19th century gabled-ell cottage on land that was once part of a fairly large plantation. The house has 11 outbuildings. The John Marshall Price House is another prominent residential structure located at the north end of the district. Built in 1907, the structure features a Georgian floor plan with four rooms and a central hallway on each floor. There are three significant outbuildings on this property.

The Woodlawn Historic District, NR listed, is a rural crossroads community with 16 contributing buildings, located in the southwest section of Lincoln County. The area developed around the turn-of-the-century and contains residential buildings that are all wood-framed, one- and two-story structures representing a variety of house types such as the gabled-ell, saltbox, and Georgian cottage. A few wood-framed outbuildings remain and include well houses, barns, smokehouses, and garages.

Residential Assessment (NRHP, Multiple Property Form)

The historic residential buildings in Lincoln County are primarily simple vernacular houses, with the majority dating from around 1880 to 1940. Few antebellum residential buildings remain. The majority of vernacular houses are devoid of ornamentation, although a small number of high style houses are found scattered throughout the rural sections of the county and several dozen Victorian-era high style houses are located in Lincolnton. The most common styles are Craftsman, Greek Revival and Queen Anne.



Rural residential structures are found both in the county's several unincorporated communities and standing alone in agricultural settings. Most were built with local weatherboard and were constructed by their original occupants or builders. Several house types are very common throughout the county: the Georgian Cottage, Gabled Ell Cottage, Central Hall, Bungalow and Hall-Parlor. Because of the decline of agricultural activity many of these rural dwellings are presently unoccupied. Many of the abandoned properties in rural sections of the county are in danger of severe deterioration unless steps can be taken toward their stabilization.

Commercial Inventory

Price's Store, in Double Branches Historic District (NR listed)

Loveless Lumber Mill, Lincolnton

Harper's General Store, Woodlawn

Entire Downtown Lincolnton Commercial Area (NR listed):

Lincoln Journal Office

Anderson Building

Ice House

Bank of Lincoln County, 1910

Marcine Powell's building

Farmer's Hardware in the Bufford Hardware building

Badcock Furniture

Coca Cola Building

The Lamar-Blanchard House, NR listed, circa 1828, was constructed as a tavern for Lincolnton by town founder Peter Lamar. This building is currently used as the Chamber of Commerce and Economic Development Authority offices. It is owned by Lincoln County.

The Lincolnton Historic District, NR listed, is significant for its historic central business district. Because most of the commercial buildings were built in a 30-year period, they developed near the courthouse as a crossroads community. Three significant commercial buildings in Lincolnton are the two-story brick Anderson & Sons Building with the name in the plaque of the façade; the Blanchard Hotel, constructed in 1941, in the Streamline Moderne style; and a 1930s gas station, of the "house with canopy" type located next to the Peter Lamar Cemetery.

Double Branches Historic District, NR listed, has two commercial stores located at the main crossroads of Ross Reese Road and Double Branches Road. The buildings were constructed from 1895 to 1905. The Moss Store is a one-story, L-shaped frame structure. Price's Store, still in operation, is a two-story, gabled-front structure.

The Woodlawn Historic District, NR-listed, has the Woodlawn Store and is located at the crossroads of Salem Church Road and Woodlawn-Amity Road. The building is a one-story, wood-framed, gabled-front structure constructed circa 1907.

Commercial Assessment

Simple weatherboard community general stores were the first historic commercial buildings to be built in Lincoln County. All of these have been lost, the last general store demolished by the owner in the early 1990s.

More substantial and elaborate commercial buildings are located in Lincolnton, mostly dating from 1910 up to 1942. These are the only historic brick commercial buildings in the county and point to Lincolnton's prosperity shortly after the beginning of the 20th century. The buildings remain fairly constant in the one-story, one-part, commercial block type.

All of these commercial buildings are in a variety of conditions. Private owners should be encouraged to preserve these locally significant structures using such tax incentives as the rehabilitated investment tax credit and the Georgia property tax abatement for those structures listed in the National Register.

Industrial Inventory

Jimtex Yarns Factory, textile mill
Loveless Lumber Mill

Industrial Assessment

During the height of Lincoln County's prosperity, circa 1880-1925, a newspaper and the railroad came to the county. The Washington and Lincolnton Railroad reached Lincolnton in 1917, and the timber business benefited greatly thorough the 1920s. By the late 1920s, the county was stripped of its virgin timber. Today all that remains are the Lincolnton offices of the Lovelace Lumber Company and the W. T. Cullers Lumber Company.

Institutional Inventory

Amity School, NR listed
Salem Baptist Church
Bethany Fellowship Hall
Bethany United Methodist Church
Lincoln County Elementary and High Schools

From 1912-1920, three institutional buildings were built in the Lincolnton Historic District, NR-listed, during Lincolnton's greatest period of growth, the Lincoln County Courthouse, the Lincolnton Methodist Church, and the Lincolnton Baptist Church. The Lincoln County Courthouse was designed in the Neoclassical Style by G. Lloyd Preacher, with architect Willis Irvin assisting. A fourth institutional building, the Women's Club building located along Washington Street was constructed in 1935 as a Works Progress Administration (WPA) project.

The Double Branches Historic District is significant in African-American history for the C.M.E. Mulberry Church and cemetery, the Mulberry School, and the Masonic Lodge which represent major institutions serving the African-American community in Double Branches since the early 20th Century.

The Amity School was constructed circa 1902-1904 in the southwestern corner of Lincoln County, a quarter mile west of the intersection of SR 43 and SR220. It is a large two-story frame building, rectangular in shape with four symmetrical facades.

Institutional Assessment

The Lincoln County Courthouse has undergone major restoration efforts conducted by the county. Thorough research was completed and the exterior and interior have been restored. The exterior column capitals were replicated from the original molds, and the interior courtroom has been restored meticulously.

In the Woodlawn Historic District such rural African-American landmark buildings are rare in Georgia, although many once existed, relatively few remain. Even more unusual is the way these landmarks are grouped together in the district. Together they provide important evidence of the county's historic African-American settlement.

The Amity School is owned by a community association of people who use and want to preserve the building. In Lincoln County and the CSRA region, this school building is the only one individually listed in the NR, and the only two-story school building in use in good condition.

Rural Inventory

Elijah Park State Park Cabin, Reconstruction of Pioneer Cabin from the 1950s
Agricultural Outbuildings

Rural Assessment

Agricultural Outbuildings in Lincoln County date from circa 1773-1941. They are predominantly simple, utilitarian structures totally devoid of ornamentation. Most exhibit the utilization of local building materials, craftsmanship and construction techniques. Agricultural outbuildings are very evenly distributed over most of the county and range in condition from deteriorated to very good. Many, however, are in quite poor condition and will probably be lost during the next 10 to 20 years without stabilization efforts. It is not uncommon to find as many as eight or ten frame outbuildings at one farm site, ranging in size from large barns to well houses and very small sheds.

Lincoln County has two rural historic districts, both NR-listed, the Woodlawn Historic District, a crossroads community, and the Double Branches Historic District, a linear community.

Archaeological Inventory

Family Cemeteries on Prater Road/H 79
Peter Lamar Cemetery, Lincolnton
Leathersville Tannery
Lamar Spring, Lincolnton (built Lincolnton surrounding)

Archaeological Assessment

The Peter Lamar Cemetery is NR-listed in the Lincolnton Historic District. This cemetery is important to the community's history because Lamar was one of Lincolnton's founders.

Rural family cemeteries are located throughout the entire county. Often citizens neglect the cemeteries and they become forgotten and overgrown. The family cemeteries on Prater Road are well maintained.

Although not proven, Leathersville may be the site of Georgia's first tannery. In future investigations, the tannery site would make a good excavation.

Assessment of Current Programs and Future Cultural Resource Needs

Lincoln County has made much progress with historic preservation programs and the preservation of its historic resources. Beginning in 1989, funding through grants and local monies have put the basic structure of preservation programs into place for public use.

Lincoln County has an updated (1990s) historic resources survey with 581 historic properties, a figure estimated to be at least 95 percent of the total number of historic properties in Lincoln County. In Lincoln County 420 historic properties were inventoried and in the city 161 were inventoried. Utilization of this survey provided for an accurate understanding of the range and extent of historic resources in Lincoln County.

Lincoln County has a NRHP, Multiple Property Documentation Form approved in 1993 by the National Park Service. This document is known as a historic context statement that discusses the architecture within the context of the history of the county. The development of Lincoln County is discussed from 1773 to 1941 with themes of exploration and settlement, community planning and development, agriculture, architecture, commerce, and industry.

Lincoln County was the first county in Georgia to have a countywide National Register of Historic Places nomination with ten NRHP nominations. There are a mere 50 properties in the rural areas of the county that have not had the required NR nomination forms completed. When this is completed, every eligible historic property will be NR listed. The Multiple Property Documentation Form makes this job much easier for documentation of any historic property in the county.

The City of Lincolnton has adopted a historic preservation ordinance, applied and received the Certified Local Government designation, and has an active historic preservation commission (HPC). Currently, the Lincolnton HPC is having professional design guidelines completed citywide to include both commercial and residential historic resources. One major program to consider would be the adoption of a locally designated district so that the Lincolnton HPC could begin mandatory rather than voluntary design review for external changes to historic properties.

With the National Register of Historic Places listings in place, the city and county should encourage citizens to utilize the federal and state tax incentives for historic buildings.

Indeed, in the new millennium, the City of Lincolnton held a historic preservation tax seminar with the DNR, Historic Preservation Division, to educate citizens about the tax incentives. The Lincolnton HPC can be contacted through the City for more information on the tax incentives.

In the 1990s, Lincoln County thoroughly researched and restored the Lincoln County Courthouse (see institutional resources). Other historic government buildings are the present City Hall building and fire department in the old City Hall building. These structures are well maintained.

The City of Lincolnton is a Better Home Town Community designated by the Georgia Department of Community Affairs. The city has a Design Committee that supported the recent revitalization of the streetscape through Department of Transportation, Transportation Enhancement Funds.

The Lincoln County Historical Society operates a historic complex named the Lincoln County Historical Park. They have moved historic buildings into the Park such as a smoke house, Griswold cotton gin, log cabin, and saw mill. A large open air pavilion has been built for celebrations such as an annual fundraiser, Pioneer Day. The pavilion is named for the bluegrass singers, the Lewis Family, who donated funds for the building.

The Blalock Wright House is another important historic resource that the Mildred Estes Fortson Foundation is preserving. It is hoped that this unique resource will be open to the public on a regular schedule in the future.

Another preservation support group is the Kettle Creek Chapter of the Daughters of the American Revolution. In the past, they have sponsored historic preservation projects such as markers.

When the NRHP nominations were completed, a driving tour brochure was printed. The Chamber of Commerce has recently tried to have another driving tour brochure printed. This would enhance the tourism aspect of promoting all of the many and varied historic properties in the county. In the driving tour, the Jefferson Davis Trail signs indicating the path of the lost Confederate gold and the Blue Star Highway sponsored by the Garden Club of Georgia could be mentioned.

Lincoln County has applied for scenic byway designation. The scenic byway would promote tourism and encourage visitors to drive through the county and see the natural beauty and historic properties.

GOALS AND IMPLEMENTATION

All goals and policies apply to Lincoln County and the City of Lincolnton unless otherwise noted.

Goal 1: Preserve and protect natural and cultural resources.

To address this goal, Lincoln County and the City of Lincolnton will need to:

- ➔ Nominate eligible remaining historic properties to the National Register
- ➔ Adopt ordinances for locally designated districts for design review
- ➔ Prioritize historic resources for preservation and enhancement
- ➔ Preserve and enhance historic districts
- ➔ Create a driving tour brochure to promote tourism
- ➔ Partner efforts with preservation groups
- ➔ Offer financial incentives to rehabilitate facades of historic commercial buildings



Vision Statement

Lincoln County and the City of Lincolnton recognize the importance of land use planning and will promote the orderly development of land to accommodate growth.

INTRODUCTION

Land use and development patterns are the result of interaction between demographic trends, economic circumstances and social attitudes. Technological changes in areas such as transportation and construction, and the availability and cost of land, water, and energy also influence existing development patterns.

The purpose of the Land Use element is to ensure that the distribution of land uses meets the future economic, social, physical and environmental needs of Lincolnton and Lincoln County. The Future Land Use map can assist local governments in making development decisions that complement long-term goals established throughout this plan and avoid the emergence of inefficient development patterns.

Overall, the county remains a rural area and has not experienced the suburban growth seen elsewhere in neighboring Columbia County, but will likely see greater growth because of its neighbor's growth. This chapter links other elements of the plan to create a vision for the future of Lincoln County and the City of Lincolnton, and provide direction for managing anticipated growth.

Historical Development

Lincoln County traces its history back to the period of pre-white settlement when it was part of a large region occupied by the Cherokee and Creek Indians. White settlement began in the 1770s, when the lands that now comprise Lincoln County were contained within Wilkes County. In 1796, Lincoln County was created as Georgia's 24th county.

For nearly a century, Lincoln County developed slowly but steadily, while the county's only incorporated town, Lincolnton, remained a small trading community as the seat of county government. Subsistence farming was the way of life for most people during the early years with tobacco the most important cash crop, but in the 1820s cotton became dominant and brought changes and further growth. Large plantations developed during this time. Cotton remained important until the 1920s, when the arrival of the boll weevil completely altered agricultural patterns. The timber industry had been developing in Lincoln County since about 1915 and helped offset the economic losses caused by the boll weevil, but by the late 1920s most of the county's timber was gone and the industry virtually came to a halt.

For most of the 19th century, several unincorporated Lincoln County communities, particularly Double Branches, Goshen, and Leathersville, functioned as marketing and service centers for the various sections of the county. Lincolnton, the county seat, was not the central market town and remained a very small community, recording only 70 residents as late as 1880. With the establishment of the county's first newspaper in 1882, *The Lincolnton News*, and false rumors that the Augusta and Chattanooga Railroad would pass through the town, the excitement enlivened business activity. The county's timber industry was centered in Lincolnton during its



brief period of intense activity, and in 1917 the Washington and Lincolnton Railroad reached the town and greatly contributed to prosperous times. In 1932, with a faltering economy and unprofitable railroad, the railroad was taken out of service. In the 1920s, developments including the creation of Clarks Hill Lake and the revival of the timber industry, gave hope to the county's future economy.

Existing Land Use

The current land use map was generated using categories from the tax assessor's database in Lincoln County and is mapped by parcel. The parcels were mapped in 2002 using 2002 aerial photography and existing tax maps with best-fit methodology. The parcels were then linked by parcel number to the tax assessor database which includes a land use category. These categories were not an exact match and all parcels were reviewed and corrected as necessary. The following land use categories are used for the current land use map:

Residential. The predominant use of land within the residential category is for single-family and multi-family dwelling unit organized into general categories of net densities. The Residential category, which includes only residential subdivisions, encompasses 13,948 acres of the county and 913 acres in the city. This number, however, is somewhat misleading in the sense that a significant number of Lincoln County's residents live in sparsely scattered homes in rural agricultural and forested areas.

Commercial. This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use on one building or grouped together in a shopping center or office building. Commercial land encompasses about 378 acres of the county and is concentrated primarily at locations just outside the city limits of Lincolnton, particularly along State Route 47 south. Commercial property encompasses 97 acres or 5 percent of the city's land.

Although the City of Lincolnton is commercial and the 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. Specifically, new commercial development should be clustered at major intersections to avoid traffic congestion. Further, the quality of commercial uses should be monitored through building codes and land development regulations.

Industrial. This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity. Industrial land use in the county is about 44 acres and is largely confined to the industrial area east of the City of Lincolnton between State Routes 43 and 47. Future industrial development should locate in this area to take advantage of the utilities and access provided to the existing industrial sites. Fortunately, the Lincoln County Industrial Park is located in this area, and does provide these advantages. The City of Lincolnton currently has 2 acres designated as industrial and is projected to see only a small increase by the year 2025.



Public/Institutional. This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. The balance of the developed land use is categorized as Institutional and Public. The total land in this category is 461 acres and includes public buildings, schools, and churches. Most of this acreage is found within the city limits of Lincoln. There are 252 acres in Lincoln that make up public and institutional land use.

Transportation/Communication/Utilities. This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses. Lincoln County's two private airports comprise the majority of the 557 acres land in this category. The City of Lincoln currently has 2 acres of land in this category and is expected to realize a small increase in the future as the population grows.

Park/Recreation/Conservation. This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses. Of the 24,147 acres classified under this category, approximately 22,000 are owned by the U.S. Army Corps of Engineers, 1,700 are part of the two wildlife management areas, and 447 comprise the Elijah Clark State Park. Land Use in this category should remain constant during the planning period.

The City of Lincoln has added park land in the past years. The requirement is 10 acres of parkland per 1000 people. Currently, Lincoln has 19 acres designated as park land. The city found this important even though there are so many opportunities for city residents to make use of the over abundant county park land. Even with a current population of 1,595 and a projected population of 1,900, the City currently meets this requirement and will meet the requirement in year 2025.

Agriculture. This category is for land dedicated to agriculture, farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) or other similar rural uses such as pastureland not in commercial use. The County is made up of 12,688 acres (8 percent) of land classified as Agriculture. As the county has grown and will grow and the demand for residential land near the lake increases, this is one of the areas that will be tapped for this growing sector. This land area is more than adequate for the projected land demands for Lincoln County through the year 2025 and beyond. Lincoln contains 271 acres (14 percent) of agricultural land use. This is expected to remain constant for the projected time period.

Forestry. This category is for land dedicated to commercial timber or pulpwood harvesting or other similar rural uses such as woodlands not in commercial use. The majority of the County (77,934 acres or 49 percent) can be classified as Forestry. However, as the county grows and demand for land increases, this is one of the areas that will be tapped for the growing residential sector, as well as for commercial land uses. This land area is more than adequate for the projected land demands for Lincoln County through the year 2025 and beyond. Lincoln contains 348 acres (18 percent) of forestry land use.



LAND USE

Table L-1 displays current land uses in Lincoln County and the City of Lincolnton and provides percentage breakdowns for all current land use classifications. Current Land Use maps are also attached.

Table L-1 Land Use	Current Land Use			
	Lincoln County		Lincolnton	
	<i>Acres</i>	<i>%</i>	<i>Acres</i>	<i>%</i>
Residential	13,948	8.79%	913	47.95%
Commercial	378	0.24%	97	5.09%
Industrial	44	0.03%	2	0.11%
Public/Institutional	461	0.29%	252	13.24%
TCU	557	0.35%	2	0.11%
PRC	24,147	15.21%	19	1.00%
Water - Lake Thurmond	28,603	18.02%	0	0.00%
Agricultural	12,688	7.99%	271	14.23%
Forestry	77,934	49.09%	348	18.28%
Total	158,760	100.00%	1,904	100.00%
Source: Lincoln County Tax Assessors Office				

The county's predominant land use is forestry, which accounts for 49 percent of total land use. Park, Recreation, and Conservation is the next highest land use category in the county with 52,750 acres. This acreage makes up over 33 percent of the total land use in the county, but also is one of the most important and economically vital land uses in the county. Although 28,603 acres of that total is water, which makes up Lake Thurmond, this natural resource provides a huge recreational resource for the County, allowing for a huge economic impact of tourism. The 24,147 acres of land designated as park is mainly the Army Corps of Engineers land that is located around the perimeter of the lake, provided for conservation and park space.

The land use patterns have changed little since the last comprehensive plan update, but the focus of land use for the future is changing greatly. The focus of Lincoln County's growth is on the natural resources; the lake area. The area adjacent to the Army Corps of Engineers property, is being developed into residential subdivisions. Agricultural and forestry land located in this area will eventually decrease, and residential uses will increase. Commercial land will increase once residential subdivisions are established and the demand for local goods and services increases.

Lincolnton has a very different land use pattern. In Lincolnton, almost 48 percent of land use is residential and just over five percent commercial, highlighting more intense uses and a larger concentration of population and commerce. Nevertheless, the relative high rate of undeveloped land is apparent as forestry accounts for close to 20 percent of land use in Lincolnton and close to 50 percent in the unincorporated county. This reflects traditionally low growth rates in the municipalities.



Assessment

Historical Factors

The timber industry again will prosper in Lincoln County as 49 percent of the land in the county is forestry. As the value of land increases for residential development, owners of forestry and timberland will sell the timber, adding to the decrease of the forestry category of land use, and increasing the residential and commercial uses.

The lake is a huge tourist attraction as the weather and outdoor recreational activities are very popular in this part of the country. As tourists visit and people continue to move into the county to be close to the lake and close to neighboring commercial centers, such as Columbia County, forestry and agriculture land uses will decline.

Land Use Patterns and Infrastructure Improvements

Certain types of infrastructure, such as water, sewer, and transportation influence where and how much development occurs. To date, water and sewer availability has ensured that most commercial and industrial development has occurred in proximity Lincolnton, but as the county expands their water lines to serve the entire county, commercial development can follow. The sewer lines are expanding out in the county, but only enough to serve areas close enough to the current lines. Residential development, on the other hand, has not been subject to this limitation. As noted in the Housing section, the growth of housing in the unincorporated areas is due to the availability of septic tanks. The recreational activities provide an incentive for businesses, as well as residents, to locate away from more dense municipalities.

The Community Facilities section highlights areas around Lincolnton where potential large-scale development threatens to outpace infrastructure capacity. It should be noted that the threat is not immediate, and the lack of such development will not add stress to the existing water and sewer systems, but the City and County should work together to plan for the possibility.

Blighted Areas

In general, Lincoln County and Lincolnton have very few and isolated blighted areas. These areas are concentrated, for the most part, in the downtown areas of Lincolnton and are limited to business districts experiencing loss of retail and offices uses. While there are buildings falling into disrepair due to abandonment, these buildings are isolated and, particularly in Lincolnton, there is an active downtown that shows strong signs of recovering from past losses. Due to the efforts of the Chamber of Commerce and Development Authority, Lincoln County and the municipalities have been successful in recruiting businesses and industry to fill abandoned or vacated industrial buildings.

Residential areas where dwelling units are in a marked state of deterioration or dilapidation are also limited to concentrated areas within the city. While there are dwelling units in the unincorporated areas of the county that are deteriorating or dilapidated, they are scattered and not noticeable in any discernable area. Due to the efforts of aggressive zoning ordinances and enforcement in the County and the City, substandard, deteriorated housing is on the decline, especially since there are zoning regulations not allowing mobile homes and requiring manufactured housing to meet specifications set forth in the ordinance.



As stated previously, the only area shifting the land use is the area surrounding the lake, which is adjacent to the Army Corps of Engineers property. This property is being purchased and developed into residential subdivisions. Land here is increasing in price because of the sheer demand as it is located in such a beautiful area near the lake. Growth in neighboring Columbia County is so rapid, that the growth is moving to Lincoln County. The bedroom community is working to fill the demand for housing.

Environmentally Sensitive and Locally Valued land

Environmentally sensitive areas are in need of protection. To the extent possible, the County and municipalities should attempt to encourage development away from the Upper Savannah, Broad River, and Little River Watersheds, groundwater recharge areas, wetlands, floodplains, and primary agricultural lands. There are significant land parcels outside these environmentally sensitive areas to develop. Even with the county's aggressive economic policy related to tourism and residential growth, there are plenty to locations in proximity to the lake and around the county, as well as the city of Lincolnton that do not impact environmentally sensitive areas.

Cultural resources are highly valued by residents of Lincoln County and Lincolnton. The Lincoln County Historical Society was chartered in 1982 and is devoted to the study and promotion of Lincoln County's history as well as the preservation of its historic resources. One of the society's primary projects has been the creation of a four-acre historical park, located on Lumber Street in Lincolnton. Beyond the attachment of residents to sites considered historic for decades, the county is continuing to grow its historic-based tourism as an economic development strategy. Future development should not impact these resources.

Future Land Use

The challenge to the Board of Commissioners and the Mayor and City Council is to adopt plans and policies today which will guide growth in a manner that leads to orderly development. The Future Land Use Plan provides the principles for laying out the strategy leading to a high-quality, well-planned community. Table L-2 projects the amount of land that will be required for each of the various land uses through the year 2025. These projections were derived by taking the existing ratio of land acreage per population for each category, and multiplying by the County's or the City's projected population for the year 2025. This methodology was applied for each land use category. The additional acreage requirements for each category can be expected to come from the Agricultural or Forestry Category.

To ensure that adequate land is dedicated to each land use according to future needs, acreage must be projected throughout the planning period to ensure the future land use map reflects anticipated development and growth. To achieve accuracy, the Per Capita Use Rate method is used. This method extrapolates the rate of population per acre for each land use and calculates the projected acreage requirements based on the estimates established in the population element.

Table L-2 displays future land uses in Lincoln County and Lincolnton and provides percentage breakdowns for all current land use classifications. Future land use maps using the same classifications are attached.



Table L-2 Land Use	Future Land Use			
	Lincoln County		Lincolnton	
	<i>Acres</i>	<i>%</i>	<i>Acres</i>	<i>%</i>
Residential	17,790	11.21%	942	49.47%
Commercial	430	0.27%	110	5.78%
Industrial	48	0.03%	2	0.11%
Public/Institutional	461	0.29%	252	13.24%
TCU	557	0.35%	2	0.11%
PRC	24,147	15.21%	23	1.21%
Water - Lake Thurmond	28,603	18.02%	0	0.00%
Agricultural	12,686	7.99%	271	14.23%
Forestry	74,038	46.64%	302	15.86%
Total	158,760	100.00%	1,904	100.00%
Source: CSRA Regional Development Center				

Lincoln County

Approximately 3,896 acres of forestry land use will be needed to accommodate growth in other land uses. The land is currently classified as forestry due to its primary use for timber production per state agreements permitting timber activity on large tracts of land. By 2024, the acreage of this land use will decline by 5% to 46.64% of total land use. The largest increase in land use growth share will occur in Residential, which is projected to grow by 3,842 acres, or a 27.5% increase. This significantly large change in land use reflects the conversion of currently classified forestry land to residential use.

This reflects an assumption, based on housing projections contained in the Housing section, of approximately 0.3 dwelling units per acre. The density assumption is supported by the distribution of housing. Current trends indicate that typical residential densities in the unincorporated areas are approximately 1 dwelling unit per 3 acres and between 0.2 to 0.75 dwelling units per acre in the municipalities. Applying those ratios to projected housing location yields the 0.3 figure.

Commercial land use is projected to increase by 52 acres to 430 acres. The acreage was projected by utilizing the Per Capita Use Rate method based on population change. The projection yields a land use intensity of approximately 22 persons per acre.

Other land use changes are relatively minor, reflecting to projected slow pace of economic growth. Adjusted to reflect the county’s economic goal of steady residential and tourism growth and a current industrial park that is not occupied, there are only approximately four additional acres needed to accommodate industrial growth through the planning period. The projection yields a land use density of approximately 98 persons per acre. Other land use classifications are projected to remain steady over the planning period.

Natural and cultural resources account for over half of Lincoln County’s acreage. The need to protect these resources is paramount. As noted, the city and the county should attempt to encourage development away from the watersheds, groundwater recharge areas, wetlands, floodplains, and primary agricultural lands. There are significant land parcels outside these environmentally sensitive areas to develop. Population and housing growth rates may be significant, but the county has already



zoned the areas for future residential properties to be developed. Even with the county's aggressive economic policy related to tourism growth, there are plenty to locations in the city and the county that do not impact environmentally sensitive areas.

City of Lincolnton

In the City of Lincolnton, approximately 46 acres of forestry land use will be needed to accommodate growth in other land uses. By 2024, the acreage of this land use will decline by 13% to 15.86% of total land use. The largest increase in land use growth share will occur in Residential, which is projected to grow by 29 acres, or a 3% increase. This change in land use reflects the conversion of currently classified forestry land to residential use.

Commercial land use is projected to increase by 13 acres to 110 acres. The acreage was projected by utilizing the Per Capita Use Rate method based on population change. The projection yields a land use intensity of approximately 16 persons per acre. Parks, Recreational, and Conservation land use category will also increase four acres or 21 %. This increase reflects the city's goal to increase its city park space for local residents. Other land use classifications are projected to remain steady over the planning period.

Future Land Use Map

The Future Land Use map is an important tool used in implementing the Comprehensive Plan. The map does not represent an exact pattern of development but identifies appropriate areas of opportunity for each land use category to accommodate the projected growth. The land use percentages table, Table L-2, shows the different acreage and percentage breakdowns of land uses shown on the map. Please note that these are estimates. The Forestry and Agriculture land uses are broken down by acreage and percentage as well, but are illustrated on the map as combined since there are numerous farms and agricultural areas mixed in with the forestry land use.

Throughout the planning horizon, real estate markets and the availability of infrastructure and services will determine the exact location and timing of development. The map is intended as a guideline for elected officials and local government staff in making development decisions. As local economics and demographics change over time, so too should the Future Land Use map. It requires periodic monitoring to ensure that development decisions are being made using the most accurate illustration of the desired future growth patterns.

Areas within the Community Proposed to Receive Particular Types of Growth

Current undeveloped areas of forestry which are located near the lake and the Army Corps of Engineers property have been targeted as residential development areas and there are already several subdivisions being planned. Along these same lines, to further cater to these residential areas, there will be small commercial areas sprouting up along the large intersections throughout the east side of the county.

Areas Likely to be Annexed

There are no plans for annexation during the planning period, however there is some future residential expansion around the southern part and along the western border of Lincolnton. Lincoln County and the City of Lincolnton do not have an existing annexation agreement in place, but there is a need for an existing agreement to avoid any potential annexation issues in the future.



Timing and Sequencing of Infrastructure Improvements

All of the households in Lincoln County are already served with city water and sewer. Out in the unincorporated county, there are currently 945 water customers, but with the distribution expansion, there will be an additional 484 water customers, for a total of 1,429 water customers in the county. There are only 29 sewer customers located in the non-incorporated area of Lincoln County. Eight miles of sewer lines are being extended into the unincorporated area of Lincoln County to serve additional county customers as well. These infrastructure projects are currently ongoing and will be complete within the next five years. The water expansion will allow for some current and new residential consumers to tap on to the new water lines, but the sewer will serve only current residents who are currently served by septic tanks. These projects will not affect the land use as the expansion areas are already zoned residential, as the county has been actively planning for growth in the county for a number of years.

Areas identified as Critical and Sensitive Areas Subject to Natural Hazards

Water quantity and quality were identified as the most important natural resources issues throughout the planning process. Development regulations for impaired watersheds, groundwater recharge areas with high susceptibility to pollution, water supply watersheds, and along Lake Thurmond need to be continually updated. Currently, the county has adopted the minimum required environmental protection ordinances. New land use regulations should include these minimum requirements as well as more stringent requirements for the most critical and sensitive areas.

Areas of Cultural, Historic, or Archeological Interest

There is currently no review mechanism other than national historic property legislation to evaluate negative effects of potential projects. Since many projects do not involve the use of federal funds, not all historic properties are subject to such comprehensive review. Apart from the NRHP-listed historic properties, the Lincoln County historic downtown district, as well as historic structures in the unincorporated areas, will need to be incorporated in land use regulations such as historic preservation guidelines.

Goals and Policies

The following goals apply to Lincoln County and the City of Lincoln County unless otherwise noted:

Goal 1: Develop orderly and compatible land uses.

- Accommodate additional residential, commercial, and industrial designated areas.
- Encourage infill housing and the revitalization of older neighborhoods.
- Coordinate all new development with other elements in the Comprehensive Plan.
- Continue to follow and enforce existing land use and subdivision regulations.

Goal 2: Minimize negative impacts associated with new development on environmentally sensitive areas.

- Maintain water quality through the protection of environmentally sensitive lands.

Goal 3: Coordinate new development with public facilities.



- Invest in facilities construction and expansion and services in areas designated for growth.
- Base project approval decisions on the ability of the existing or planned public facilities to accommodate increased use.



INTRODUCTION

The Intergovernmental Coordination Element provides local governments an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities that can impact success implementation of the local comprehensive plan. This section also provides an assessment of the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community, and to articulate goals and formulate a strategy for effective implementation of community policies and objectives.

Adjacent Local Governments

Relationship to the Comprehensive Plan: Lincoln County and the City of Lincolnton participated in and developed a joint comprehensive plan in 1994 and are continuing this tradition of cooperation in the 2004 joint comprehensive plan update. An advisory committee was established with representatives from each city council, county commission, as well as employees and citizens from the city and county. Public hearings were also held jointly with most city councilpersons and county commissioners in attendance.

Existing Coordination Mechanisms: Lincoln County and the City of Lincolnton have a formal SPLOST agreement outlining the use of tax revenues for each jurisdiction, tax appropriations for each type of project allowed under the agreement, as well as distribution breakdowns by jurisdiction and project type. The city and county also have a formal annexation agreement outlining the process required and circumstances necessary for an annexation to occur. Other coordinated efforts include water services, cemeteries, tax collection, magistrate court, tax assessor, clerk of court and the extension service. The county commission and city council meet informally each year to discuss coordination efforts.

School Boards

Relationship to the Comprehensive Plan: A representative from the school board served on the comprehensive plan advisory committee. The school board consults the comprehensive plan for data and direction when applying for school funding grants.

Existing Coordination Mechanisms: Lincoln County, the City of Lincolnton, and the Lincoln County Board of Education jointly pay the operating costs of the Lincoln County library. There is also a coordinated effort between Lincoln County local governments and the school board to provide recreational opportunities. The governmental recreation departments coordinate with the school system to share athletic facilities. In addition, the school board and the county have combined their information technology services, sharing web-space as well as server space. The school board already had the technology and the knowledge, so the county partnered with the school board to assist in providing information to the public.



Independent Special Districts

There are no independent special districts in Lincoln County and the City, except for the local Historic District.

Industrial Development Authorities

Relationship to the Comprehensive Plan: Representatives from the Development Authority and the Chamber of Commerce served on the comprehensive plan advisory committee. The development authority refers to the comprehensive plan for data, guidance, and implementation purposes. As a result, the comprehensive plan is a document this organization will use to develop future projects.

Existing Coordination Mechanisms: The Lincoln County Development Authority and Chamber of Commerce are housed in the same building and jointly employ staff. While this is an informal coordination mechanism, the staffing needs are small enough for this structure to serve both organizations. More formal coordination mechanisms exist between the Development Authority and the Chamber as they each provide separate but similar services. The Authority represents the City of Lincoln and Lincoln County.

Utility Companies

Relationship to the Comprehensive Plan: Two utility companies provide service to customers in Lincoln County and the City of Lincoln. Georgia Power provides service to all of the Georgia, including Lincoln County. Rayle Electric Membership Corporation is a member-owned electric cooperative which provides electrical power to the rural areas of all or parts of ten northeast Georgia counties including Wilkes, Oglethorpe, Lincoln, Taliaferro, Greene, Hancock, Morgan, Oconee, Madison, and Athens-Clarke counties.

Wilkes Telephone & Electric Company (Wilkes Telephone) is an independent telephone company serving 874 square miles of east Georgia including Wilkes, Lincoln, Taliaferro and parts of Oglethorpe and Greene counties. Wilkes Telephone utilizes state of the art, all digital technology. Fiber optic cables interconnect all of Wilkes Telephone's remote switching centers throughout the counties and a 622 Mbps self healing Sonet ring serve the operating territory. Wilkes Telephone also provides local internet dial-up services, and cell phone service.

Cellular telephone service is provided by VIA, which is a subsidiary of Wilkes Telephone. Verizon Wireless also provides cellular phone service to Lincoln County.

Cable television and high speed cable internet service is provided by Galaxy Cablevision and Comcast. Cable. Galaxy Cablevision provides service to a portion of Lincoln County while Comcast Cable provides service to the entire county.

Existing Coordination Mechanisms: Although no formal process for coordinating activities is in place, the county and city clerk within their jurisdictions have primary responsibility for coordination.

Service Delivery Strategy

The Service Delivery Strategy identifies several agreements between local governments within Lincoln County and the City of Lincolnton. Cooperation in carrying out these agreements is generally managed at the staff level on a day-to-day basis. They include agreements:

- Between Lincoln County and the City of Lincolnton for the county to provide fire services outside the incorporated area and the city to provide fire services for the incorporated area. All fire departments are under a mutual aid agreement with one another and all fire departments are covered under the OES.
- Between Lincoln County and the City of Lincolnton to provide housing City and County inmates in Lincoln County facilities.
- Between Lincoln County and the City of Lincolnton for the county to provide public works assistance.
- Between Lincoln County and the City of Lincolnton for rescue services.
- Between Lincoln County and the City of Lincolnton to provide water in the respective jurisdictions.

Governor's Greenspace Program

Lincoln County and the City of Lincolnton do not qualify for Greenspace grants and therefore have not participated in the Governor's Greenspace Program. Counties become eligible to participate in the Program if they (1) have attained a population not less than 60,000 pursuant to the U.S. decennial census of 1990 or later or (2) have experienced average population growth of at least 800 persons per year as measured between the 1990 (or later) decennial census and the most recent U.S. estimate of population. A city is eligible to participate in a cooperative program with the county if it lies within an eligible county.

Coastal Management

Lincoln County and the City of Lincolnton are not located within a coastal management zone.

Appalachian Regional Commission

Lincoln County and the City of Lincolnton are not located within the Appalachian Regional Commission.

Water Planning Districts

Lincoln County and the City of Lincolnton are not located within a state designated water-planning district.

Transportation Requirements for Non-Attainment Areas

Lincoln County and the City of Lincolnton are not located within a non-attainment area.

ASSESSMENT**Land Use Conflicts at Jurisdictional Borders**

Existing coordination mechanisms are important both regionally and within jurisdictions. Lincoln County and neighboring counties do not have any land use conflicts at jurisdictional borders due to the lack of development at or near their respective boundaries. However, there are no formal mechanisms in place to ensure future conflicts can be resolved. Both the Savannah River Parkway and the Fall Line Freeway, part of the Governor's Road Improvement Program (GRIP) to provide four-lane highway access to most Georgia communities, has the potential to alter traffic patterns given Lincoln County's proximity to these major highway projects. One of the primary purposes of GRIP is to encourage development in the state's smaller communities. Historically, major highway projects have encouraged development in scattered areas, primarily commercial development as a response to increases in traffic, that have the potential to conflict with Lincoln County's agricultural land use patterns. The CSRA RDC currently serves as an *ad hoc* forum to resolve such issues but formal agreements among counties will be needed.

Lincoln County and the City of Lincolnton have land use regulations in place and both have a code enforcement division. Currently, Lincolnton has available developable land within its jurisdiction, primarily in the outer ring to the north and south. Projections for Lincolnton highlight population and household growth over the next twenty years. However, one of the economic development objectives pursued by the county and municipalities is to locate industrial development in proximity to available infrastructure. Economic development planning is therefore tied to the infrastructure capacity of both the city and the county. Since residential development is Lincolnton's primary need for land, this has the potential to cause land use conflicts in areas adjacent to Lincolnton's boundaries. Coordination with Lincolnton is continually needed to ensure that land use conflicts do not arise at jurisdictional borders.

One existing mechanism that helps identify land use conflicts at jurisdictional borders is the review of the local comprehensive plan by the CSRA RDC. The RDC reviews all local plans within its jurisdiction for internal consistency and for any conflicts with plans of local governments within the region, plans of contiguous local governments outside the region,

and the RDC's regional plan. In the absence of a plan amendment, the RDC reviews such plans every 10-year period and the local government is under no obligation to alter its future land use map and policies to address or resolve a land use conflict with a neighboring community identified during the regional review process. This limitation becomes evident when considering that the community's economic development vision calls for significant levels of development in the context of a county policy with the potential of land use implications. An agreement to hold meetings between city councils and the county commission during the planning phase of a major development impacting jurisdictional land use should be formalized.

Lack of Information about Plans of Adjacent Communities

Because of the regular meetings and coordinated efforts of the City of Lincolnton and Lincoln County, lack of information about plans, policies or other documents relating to the communities is not an issue. However, lack of information among neighboring counties and other affected parties is present. The RDC is required only to provide notice of Lincoln County's joint comprehensive plan to other local governments and is not required to send copies of the plan to these jurisdictions. Furthermore, this mechanism goes into affect after the local comprehensive plan is completed and regional review hearings are optional. Combined, these elements do not allow for meaningful input into the plant contents by contiguous or potentially affected local governments. Finally, the development of a countywide Service Delivery Strategy is a powerful tool to address issues arising within a county but does not address the problem of land use conflicts between two or more counties.

These limitations point to the need for additional coordinating mechanisms to address possible future issues. Beyond the obvious land use implications outlined in the preceding section, Lincoln County has economic development objectives and policies that relate specifically to city-county projects. First, the county serves as the location for the Industrial Park. While the industrial park lies within the boundaries of Lincoln County, it is a project financed by the City and the County. Furthermore, commuting patterns discussed in the economic development section highlight the regional nature of the CSRA economy. These are significant issues that require a formal intergovernmental coordination mechanism. The CSRA RDC should send copies of all planning documents, including Service Delivery Strategies, to all contiguous jurisdictions and to potentially affected jurisdictions identified by Lincoln County. Moreover, the county and municipalities should use the RDC as a vehicle to encourage multi-jurisdictional consensus on individual SDSs.

Service Provision Overlaps or Conflicts

There is potential for service conflict or overlap in the areas of recreation, water service, sewer service, street/road maintenance and fire protection. These are areas that intergovernmental coordination efforts need to be focused. Lincoln County and the City of Lincolnton recognize the possibility for continued consolidation of services and continued



coordination with adjacent counties as well as consolidation of services within the county. The existing mechanism of informal coordination is currently adequate and should be adequate through the planning period.

Annexation Issues Between Cities and Counties

Lincoln County and the City of Lincolnton do not have an existing annexation agreement in place and although no annexation issues are expected, there is a need for an existing agreement to avoid any potential annexation issues in the future.

Conflicting Development Projections and Public Facility Siting

Due to existing coordination mechanisms, meetings and information sharing, there are no issues related to conflicting development projections and public facility siting. All public entities currently use consistent population projections and the siting of public facilities, particularly schools, recreation facilities and industrial parks, have been and continue to be coordinated through the combined efforts of local governments, the school board, and development authorities.

Issues Relating to Applicable State and Regional Programs

There is a formal agreed upon process ensuring that extraterritorial water and/or sewer extensions and improvements are consistent with the land use plan and ordinances. Because both the city and the county provide water and sewer service, each provides the service in its own jurisdiction. Therefore, there is no potential conflict in offering services outside the incorporated area. Second, the comprehensive plan is a joint plan addressing current and future needs for infrastructure in each of the incorporated areas as well as the unincorporated county. Because the city and the county share the same comprehensive plan, there is no potential conflict for provision of services such as water and sewer that was not addressed during the planning process. Finally, each jurisdiction participated in developing future land use maps for both the county and the unincorporated areas, and the most efficient method of providing services to areas that are intended to be developed was identified and agreed upon during the planning process.

Lincoln County and the City of Lincolnton are participating in developing a joint comprehensive plan that will ensure that their plans are compatible. During the development of this joint plan, land use regulations such as zoning and environmental protection ordinances in each of the jurisdictions were reviewed for consistency with the updated comprehensive plan ensuring compatibility. There is no formal process beyond this joint comprehensive planning effort to ensure compatibility between jurisdictions. However, this informal process has been successful and should continue to be so based on the minimal amount of development projected to occur throughout the planning period.



GOALS AND IMPLEMENTATION

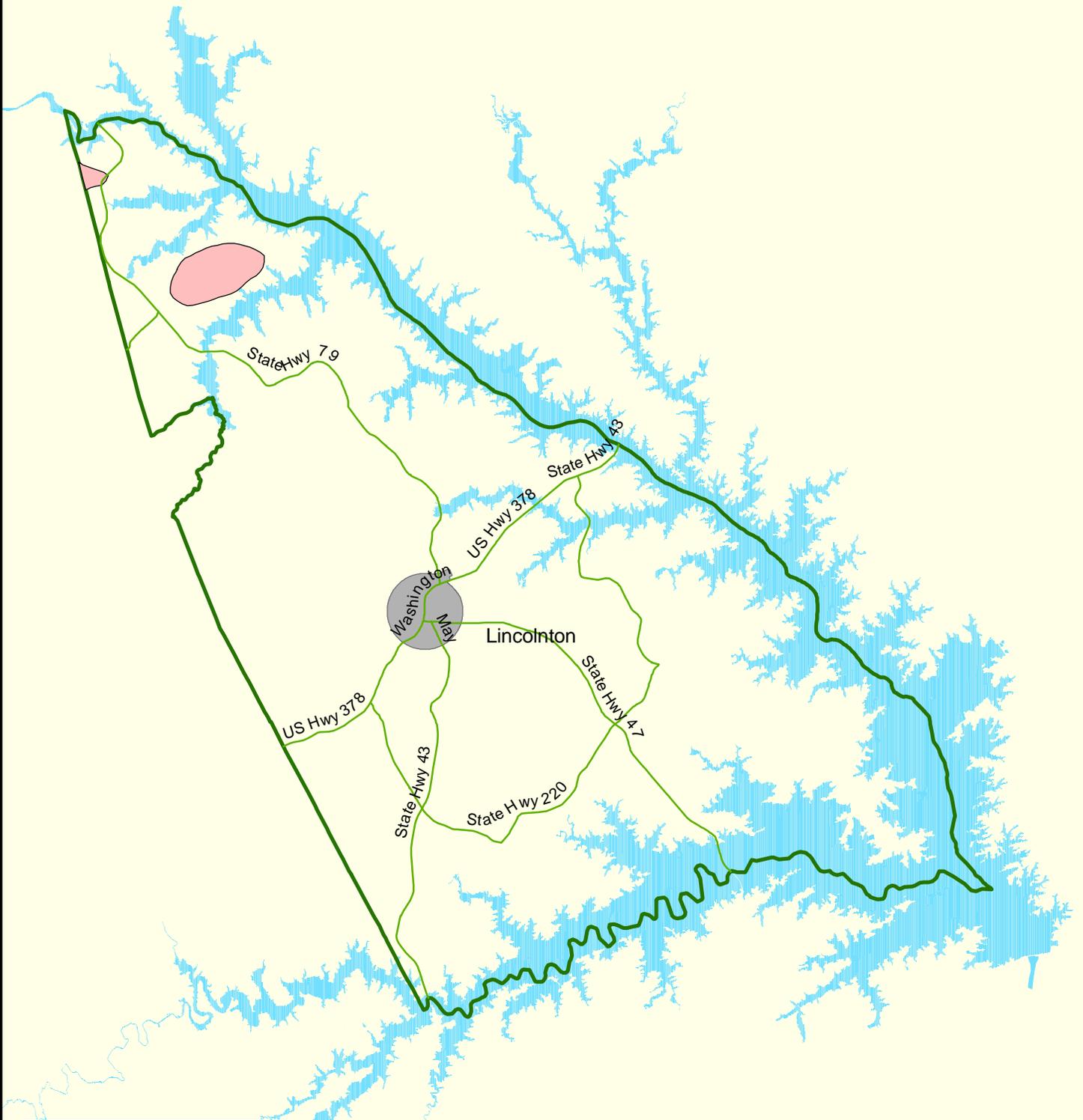
The following goals apply to Lincoln County and the City of Lincoln.

Goal 1: Maintain existing formal and informal intergovernmental coordination mechanisms in the county and the city, among neighboring jurisdictions, and within regional organizations.

Goal 2: Encourage, where outlined, formal intergovernmental coordination mechanisms.

➔ Develop and official annexation agreement between the city and the county.





Groundwater Recharge
 County Boundary
 Lake Thurmond
 Highways



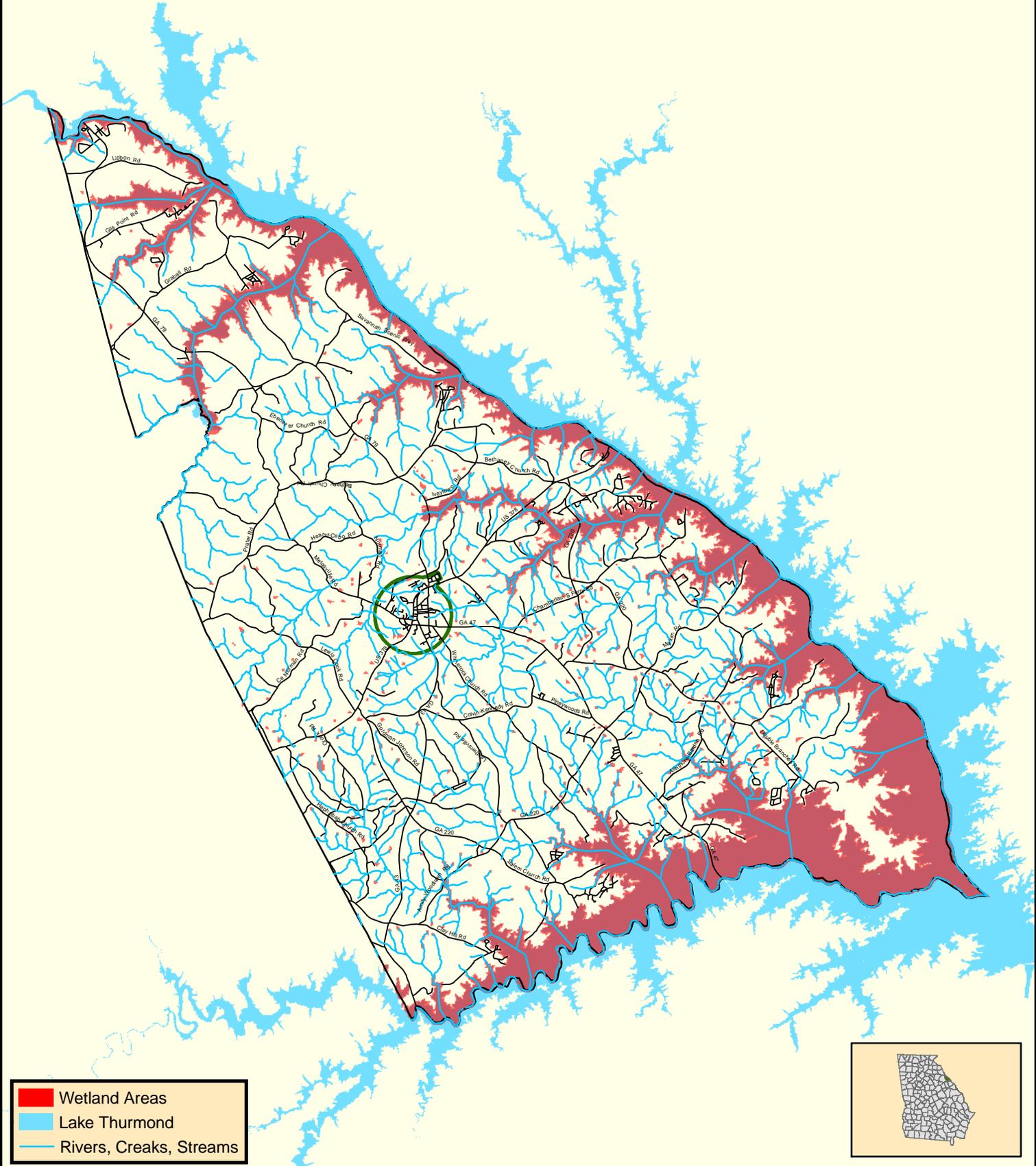
Created by:
CSRA Regional Development Center



Lincoln County Groundwater Recharge Areas

Projection Information:
 Universal Transverse Mercator
 For Planning Purposes Only
 Parcel Data Source:
 Office of Information Technology Outreach Services
 The University of Georgia, 2002





- Wetland Areas
- Lake Thurmond
- Rivers, Creeks, Streams



Created by:
CSRA Regional Development Center



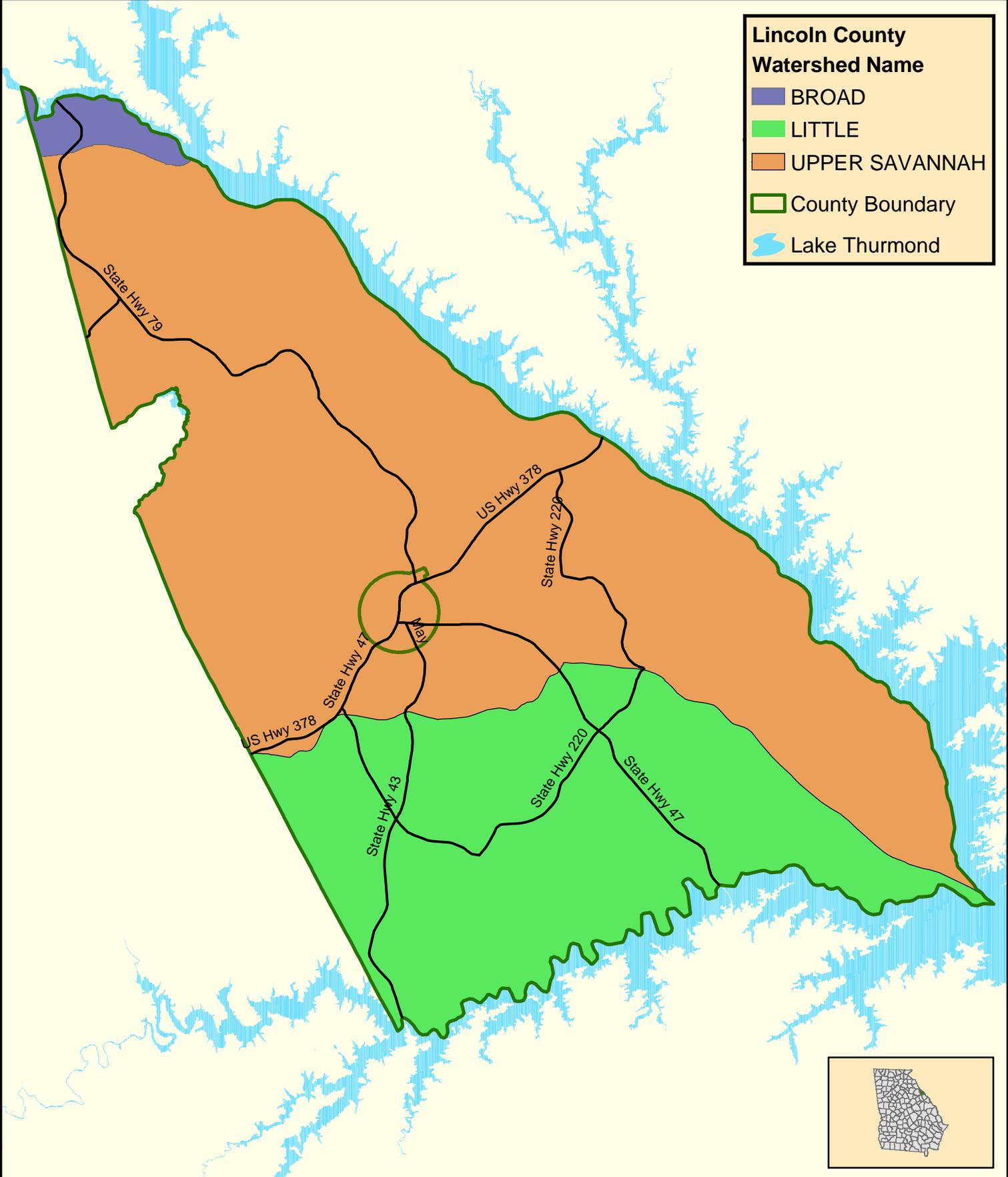
Lincoln County Wetland Areas

Projection Information:
Universal Transverse Mercator
For Planning Purposes Only
Parcel Data Source:
Office of Information Technology Outreach Services
The University of Georgia, 2002



**Lincoln County
Watershed Name**

- BROAD
- LITTLE
- UPPER SAVANNAH
- County Boundary
- Lake Thurmond



Created by:
CSRA Regional Development Center



Lincoln County Watersheds

Projection Information:
Universal Transverse Mercator
For Planning Purposes Only
Parcel Data Source:
Office of Information Technology Outreach Services
The University of Georgia, 2002



SOIL TYPES

-  CECIL-MADISON-PACOLET (GA025)
-  GEORGEVILLE-TOCCOA-WEDOWEE (GA033)
-  GEORGEVILLE-WEDOWEE-TOCCOA (GA032)
-  MADISON-DAVIDSON-PACOLET (GA026)
-  WATER (GAW)
-  WILKES-DAVIDSON-ENON (GA031)
-  Lake Thurmond

Lincolnton



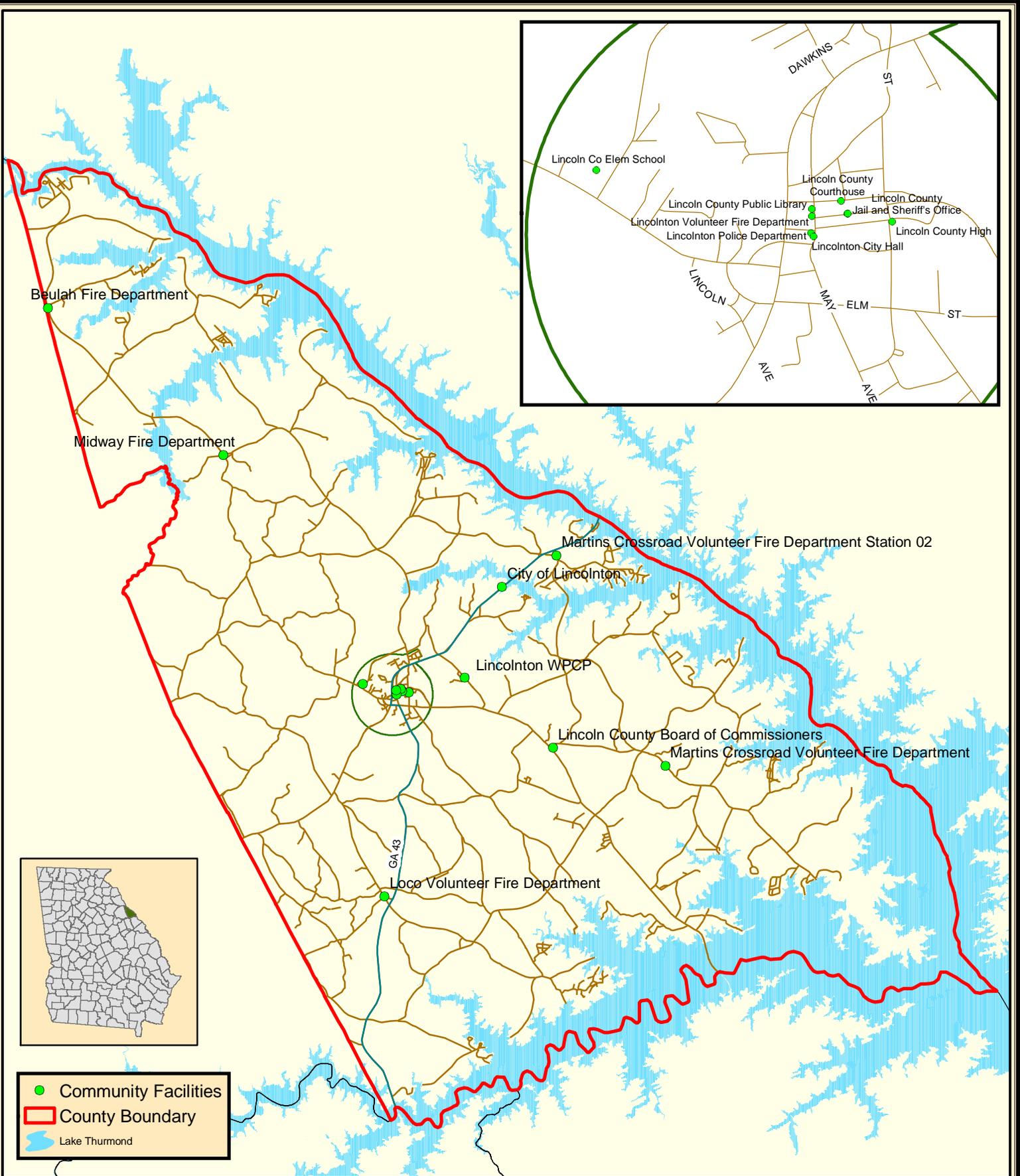
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CSRA Regional Development Center

0 0.5 1 2 Miles

Lincoln County Soil Types

Projection Information:
Universal Transverse Mercator
For Planning Purposes Only
Parcel Data Source:
Office of Information Technology Outreach Services
The University of Georgia, 2002





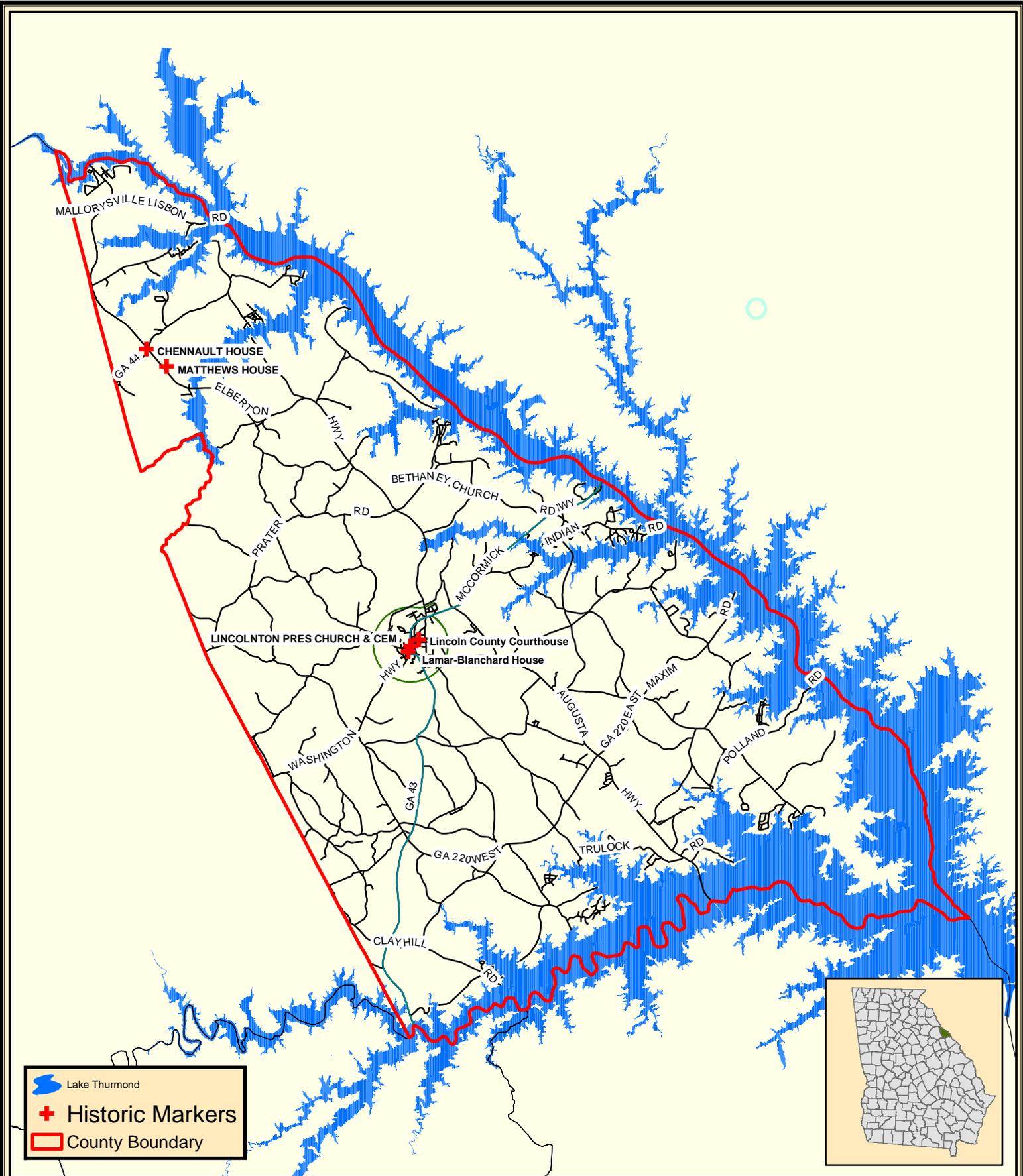
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 CSRA Regional Development Center
 Adopted by Lincoln County BOC January 9, 2003
 Effective March 1, 2003



Lincoln County Community Facilities

Projection Information:
 Universal Transverse Mercator
 For Planning Purposes Only
 Parcel Data Source:
 Office of Information Technology Outreach Services
 The University of Georgia, 2002

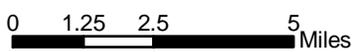




 Lake Thurmond
 Historic Markers
 County Boundary



Created by:
 CSRA Regional Development Center
 Adopted by Lincoln County BOC January 9, 2003
 Effective March 1, 2003



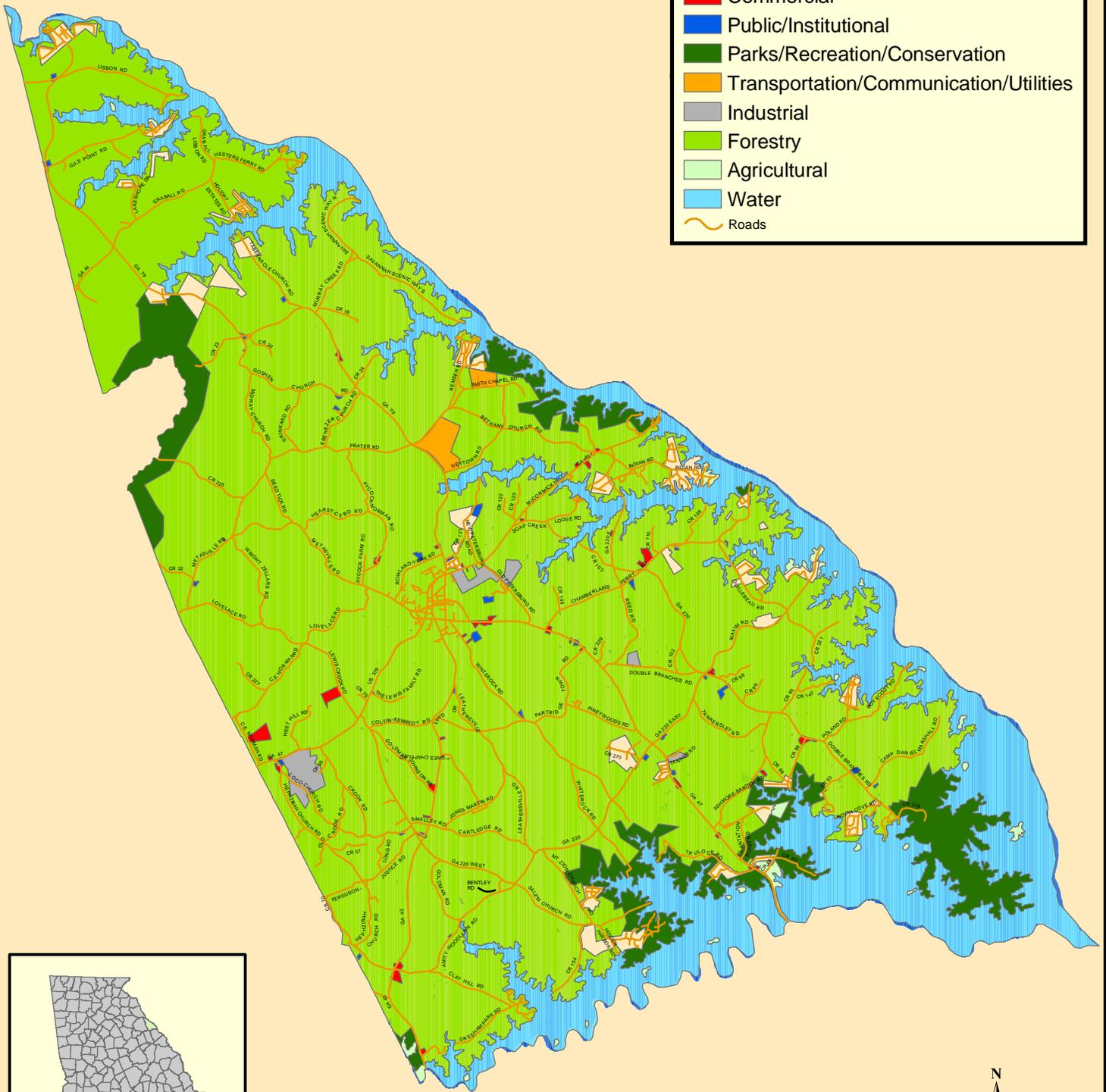
Lincoln County Historic Markers

Projection Information:
 Universal Transverse Mercator
 For Planning Purposes Only
 Parcel Data Source:
 Office of Information Technology Outreach Services
 The University of Georgia, 2002



Current Landuse

- Residential
- Commercial
- Public/Institutional
- Parks/Recreation/Conservation
- Transportation/Communication/Utilities
- Industrial
- Forestry
- Agricultural
- Water
- Roads



Lincoln County Growth Management Goals:

- * Attract Clean Industry
- * Protect Entrance Corridors into the County
- * Protect Agricultural, Forestry, and Environmentally Sensitive Areas
- * Discourage Premature Subdivisions
- * Encourage Clustering of Commercial Development Around Designated Intersections



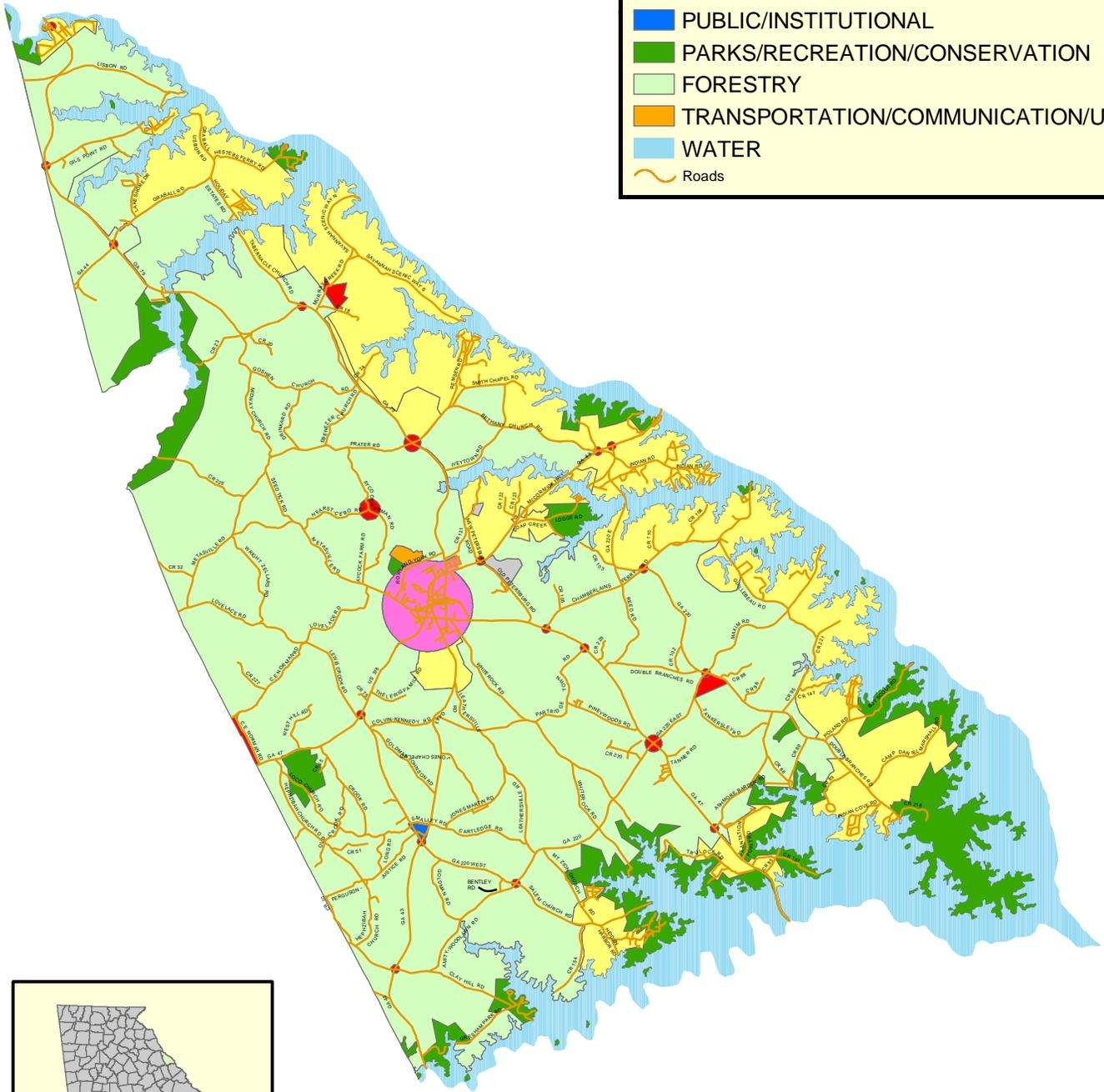
Created by:
CSRA Regional Development Center
October, 2002



Lincoln County Current Land Use Map

Future Land Use

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- CITY
- PUBLIC/INSTITUTIONAL
- PARKS/RECREATION/CONSERVATION
- FORESTRY
- TRANSPORTATION/COMMUNICATION/UTILITIES
- WATER
- Roads



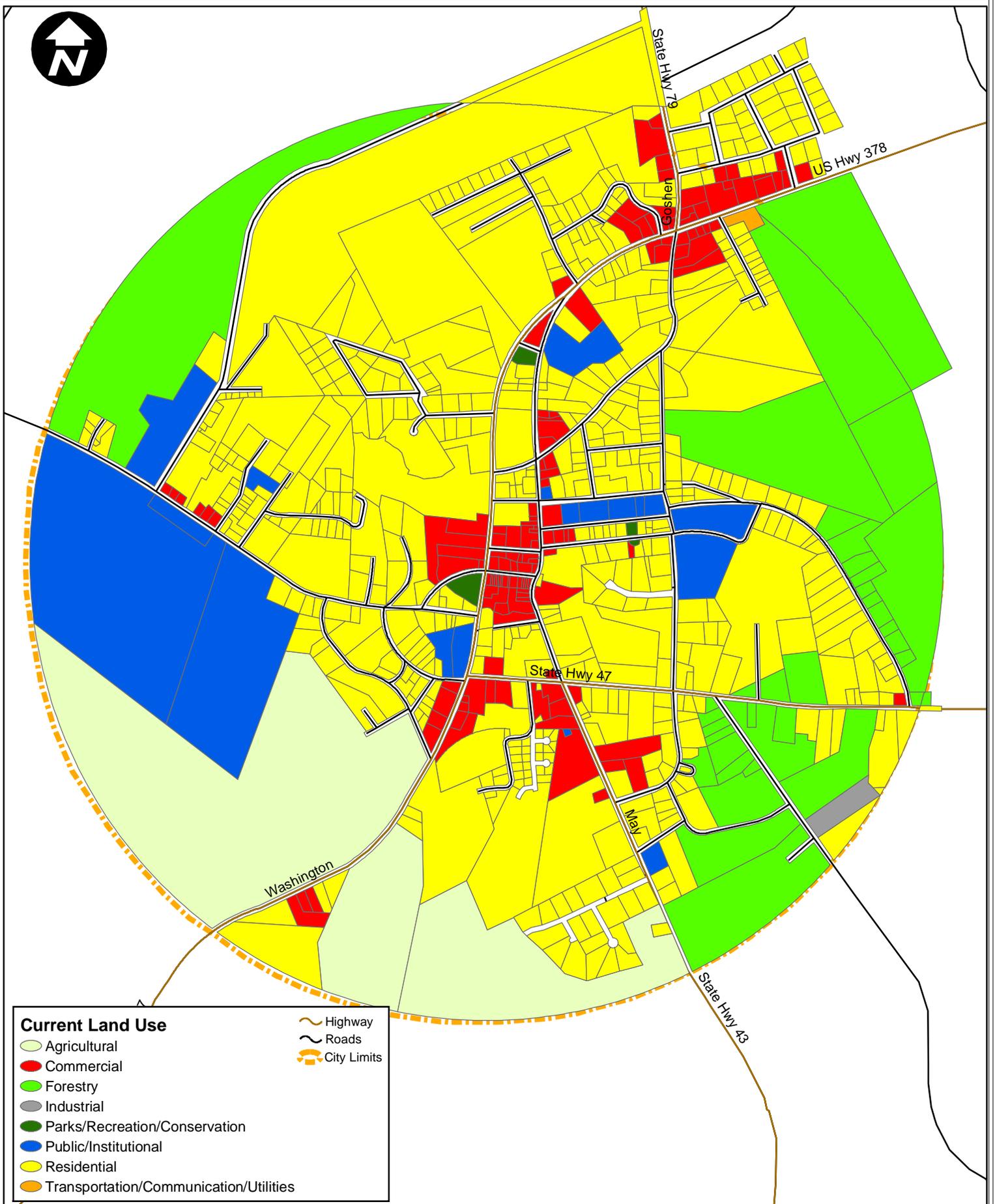
Created by:
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Lincoln County Future Land Use Map

Lincoln County Growth Management Goals:

- * Attract Clean Industry
- * Protect Entrance Corridors into the County
- * Protect Agricultural, Forestry, and Environmentally Sensitive Areas
- * Discourage Premature Subdivisions
- * Encourage Clustering of Commercial Development Around Designated Intersections



Current Land Use

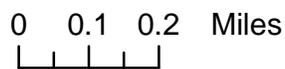
- Agricultural
- Commercial
- Forestry
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

Highway

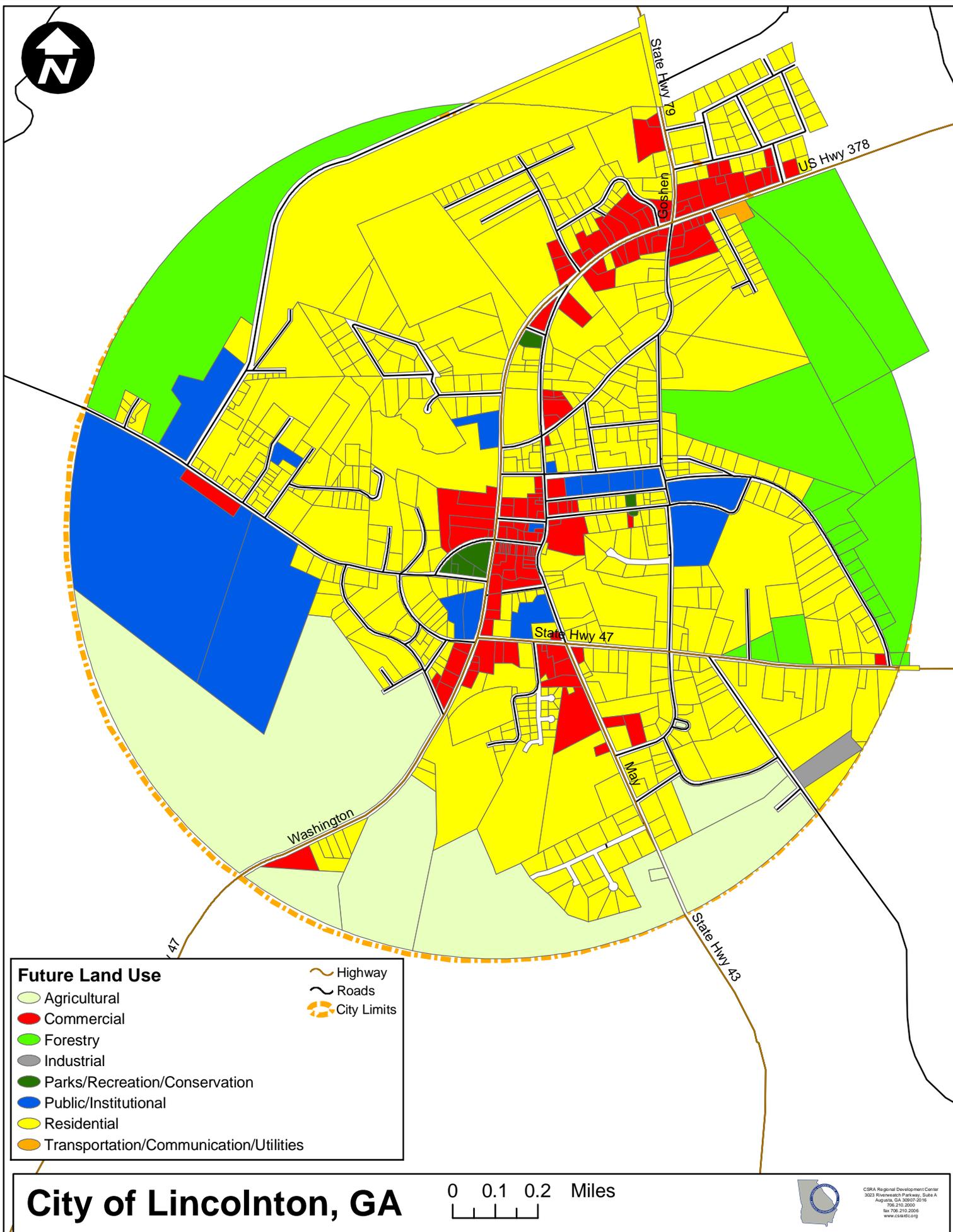
Roads

City Limits

City of Lincolnton, GA



CSRA Regional Development Center
3023 Riverwatch Parkway, Suite A
Augusta, GA 30607-2016
706.210.2000
fax 706.210.2006
www.csractd.org

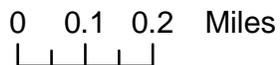


Future Land Use

-  Agricultural
-  Commercial
-  Forestry
-  Industrial
-  Parks/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities

-  Highway
-  Roads
-  City Limits

City of Lincolnton, GA



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3023 Riverwatch Parkway, Suite A
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LINCOLN COUNTY
Five Year Short Term Work Program 2005-2009

ELEMENT									
ECONOMIC DEVELOPMENT									
		2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source
1	Continue to support the coordinated efforts of the Lincoln County Chamber of Commerce and the County IDA.	X	X	X	X	X	County	\$400,000	General Fund
2	Work with state officials to construct a four lane highway into and through Lincoln County.	X	X	X	X	X	County	N/A	N/A
3	Continue to work with surrounding counties in following plan to establish a regional industrial park.	X	X	X	X	X	County	N/A	N/A
4	Aggressively pursue funding for the Resort/ Conference Center	X	X	X	X	X	County/IDA	N/A	N/A
5	Build a speculative building to attract prospects to industrial park.	X	X	X	X	X	County/IDA	\$500,000	Grant Funds
NATURAL & CULTURAL RESOURCES									
		2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source
1	Investigate the additional development of recreational and leisure amenities at Thurmond Lake.	X	X	X	X	X	County	N/A	N/A
2	Encourage and support historic preservation activities in the county	X	X	X	X	X	County	\$ 5,000	General Fund
3	Nominate eligible cultural resources to the National Register	X	X	X	X	X	County	N/A	N/A
4	Create a driving tour brochure to promote tourism.	X	X				County	N/A	N/A
5	Encourage development away from sensitive areas.	X	X	X	X	X	County	N/A	N/A
6	Preserve and enhance historic downtown district	X	X	X	X	X	County	N/A	N/A
LAND USE									
		2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source
1	Continue to follow and enforce zoning and land use regulations.	X	X	X	X	X	County	N/A	N/A
2	Base project approval decisions on the ability of the existing or planned public facilities to accommodate increased use and quality growth.	X	X	X	X	X	County	N/A	N/A

LINCOLN COUNTY
Five Year Short Term Work Program 2005-2009

ELEMENT									
HOUSING		2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source
1	Work with developers to encourage diverse housing choices.	×	×	×	×	×	County	N/A	N/A
2	Adopt ordinances to help remove dilapidated stock.	×	×	×	×	×	County	N/A	N/A
3	Continue to follow and enforce zoning and land use regulations.	×	×	×	×	×	County	N/A	N/A
4	Continue effective plat and design review of new developments to ensure quality standards.	×	×	×	×	×	County	N/A	N/A
COMMUNITY FACILITIES		2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source
1	Pave county dirt roads	×	×	×	×	×	County	\$200,000	General Fund/State
2	Request funds from GDOT to pave high priority roads	×	×	×	×	×	County	\$300,000	General Fund/State
3	Continue to pursue 4-lane highway through county.	×	×	×	×	×	County	N/A	N/A
4	Provide water and sewer to Blackjack area.	×	×				County	\$500,000	General Fund/CDBG
5	Consider developing monitoring and maintenance regulations for septic tank systems.	×	×	×	×	×	County	\$30,000	General Fund
6	Pursue county contract with solid waste provider.	×	×				County	N/A	N/A
7	Pursue funding for scrap tire clean-up and code enforcement officers.	×	×	×			County	\$35,000	General Fund/Grants
8	Purchase law enforcement vehicles for Sheriff's Dept.	×		×		×	County	\$60,000	General Fund
9	Purchase EMS equipment and vehicles		×		×		County	\$ 90,000	General Fund
10	Restructure county fire service to be county-owned.	×	×				County	N/A	N/A
11	Build new gymnasium at recreation area.	×	×	×			County	\$ 600,000	
12	Pursue funding for new schools in conjunction with school board.	×	×	×	×	×	County/School Board	\$ 2,000,000	County/State/ Federal Grants and Loans
13	Expand library's geneology department.	×	×				County	\$ 20,000	General Fund

CITY OF LINCOLNTON
Five Year Short Term Work Program 2005 - 2009

ELEMENT									
ECONOMIC DEVELOPMENT									
	2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source	
1 Promote new industry.	X	X	X	X	X	IDA/Chamber of Commerce	N/A	City/County/IDA/Chamber	
2 Support economic development activities of Industrial Development Authority.	X	X	X	X	X	IDA	N/A	City/County/IDA	
NATURAL & CULTURAL RESOURCES									
	2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source	
1 Update and enforce city's Historic Preservation Ordinance	X	X	X	X	X	City	N/A	City	
LAND USE									
	2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source	
1 Review city's zoning ordinance annually.	X	X	X	X	X	City/RDC	N/A	N/A	
2 Update zoning map.	X	X	X	X	X	City/RDC	N/A	N/A	
3 Update zoning procedures and fees.	X	X	X	X	X	City/RDC	N/A	N/A	
HOUSING									
	2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source	
1 Continue to enforce subdivision building codes.	X	X	X	X	X	City	N/A	City	
2 Investigate the need for additional public housing.	X	X	X	X	X	City/Housing Authority	N/A	HUD	
3 Encourage private construction of new apartments.	X	X	X	X	X	City/Private Developers	N/A	Private Funds	
4 Demolish abandoned houses in the city.	X	X	X	X	X	City	N/A	Private Funds	
COMMUNITY FACILITIES									
	2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source	
1 Continue to expand recycling program within City.	X	X	X	X	X	City	\$10,000	City/Grants	
2 Upgrade water treatment plant.	X					City	\$2,500,000	City/Loan (Rural Development)	
3 Upgrade sewer lines and sewer plant (replace sewer lines, purchase emergency generators)	X	X	X	X	X	City	\$600,000	City/CDBG/SPLOST	
4 Drainage improvements	X	X	X	X	X	City	\$75,000	City/Grants/ CDBG	

CITY OF LINCOLNTON
Five Year Short Term Work Program 2005 - 2009

ELEMENT									
COMMUNITY FACILITIES (cont.)	2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source	
5 Sidewalk improvements	X	X	X	X	X	City	\$75,000	City/SPLOST	
6 Downtown development and revitalization	X	X	X	X	X	City	\$100,000	City/SPLOST	
7 Paving and repairing streets	X	X	X	X	X	City	\$50,000	City/Grants/ SPLOST/ LARP	
8 Expand Downtown lights from TEA Project	X	X	X	X	X	City	\$50,000	City/SPLOST	
9 Expand/Remodel City Clubhouse	X	X	X	X	X	City	\$50,000	City/SPLOST	
10 Purchase downtown building for possible redevelopment	X	X	X	X	X	City	\$100,000	City/Loan/Grant	
11 Upgrade City Hall/Police Facilities	X	X	X	X	X	City	\$ 75,000	City	
12 Upgrade City Barn (bathroom, etc.)	X	X	X	X	X	City	\$ 75,000	City	
INTERGOVERNMENTAL COORDINATION	2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source	
1 Continue to work with County on water system expansion.	X	X	X	X	X	City/County	N/A	N/A	
2 Continue to work with County on land annexation agreement.	X	X	X	X	X	City/County	N/A	N/A	