The structure of Blueprint2043 begins by describing three **DESIRED OUTCOMES** in simple and concise terms. Five **GUIDING PRINCIPLES** provide a way to organize the **OBJECTIVES** and **STRATEGIES**.



| | |
|---|---|
| DESIRED OUTCOMES | Broad expectations for the County based on the implementation of **Blueprint2043**. |
| GUIDING PRINCIPLES | Overarching statements that give more clarity to achieving the Desired Outcomes. |
| OBJECTIVES | Statements that help organize specific actions to advance a particular Guiding Principle. |
| STRATEGIES | Directives that advance the Objective. |

## Desired Outcomes

The Desired Outcomes provide the broadest expectations for Blueprint2043. These expectations reflect input received during the Blueprint2043 process as well as previous and ongoing conversations surrounding growth, development, investment, and the general future of Lincoln County. The Desired Outcomes should remain a priority as Blueprint2043 is implemented in the years to come.

| TRANSPARENT | INTENTIONAL | FLEXIBLE |
|---|---|---|
| Provide clear direction for growth and development, both short-term and long-term. | Align decisions with past and future investments in infrastructure and services. | Provide a framework through which the Plan can be revisited and updated accordingly. |

## Guiding Principles

The Guiding Principles describe five broad goals that further define the desired future for Lincoln County. The Guiding Principles for Blueprint2043 are refinements of the principles in the 2018 Land Use Plan and help organize the Objectives and Strategies that will be developed once the Future Land Use Map is finalized.

### GROWING RESPONSIBLY

Lincoln County will consider how infrastructure, public services, and community facilities respond to and direct growth in ways that promote efficiency and maximize public investments.

### MOVING WITH EASE

Lincoln County will seek ways to provide a safe, connected, and multimodal transportation system that serves the needs of current and future populations.

### STRENGTHENING OUR ECONOMY

Lincoln County will create a more resilient local economy by encouraging economic investment that balances residential growth with job-creating land uses in suitable locations.

### PROTECTING OUR LAND AND WATER

Lincoln County will safeguard our natural environment, including our working farms, so these resources can be enjoyed by current residents and future generations.

### CREATING QUALITY PLACES

Lincoln County will balance quality of place based on local context, including well-designed and integrated developments in growth areas and preservation of open space elsewhere.

***GROWING RESPONSIBLY*** **|** Lincoln County will consider how infrastructure, public services, and community facilities respond to and direct growth to promote efficiency and maximize public investments.

**Objective 1.1: REFERENCING BLUEPRINT2043 AS A GUIDE.** The County will use the Land Use Plan and Capital Investment Plan as the primary plan for future utility, transportation, community services improvements and other public infrastructure improvements.

**Strategy 1.1.1:** Use the Future Land Use Plan (text and map) and other officially adopted planning documents when making all zoning and permit approval decisions.

**Strategy 1.1.2:** Monitor the Plan's annually and make incremental changes to the Plan that align with goals of the County.

**Strategy 1.1.3:** Consider expanding community types to adjacent parcels or retracting community type boundaries in locations where doing so will uphold the spirit of the Future Land Use Map and Guiding Principles.

**Strategy 1.1.4:** Identify existing, planned, and expansion areas where public utilities will be provided by the County or other responsible partnership agency.

**Strategy 1.1.5:** Require County departments to review new development and quantify the impact of the development proposal on the services they provide, including new land use decisions that are to come before the Board of County Commissioners and by right development.

**Strategy 1.1.6:** Require the expansion of infrastructure (public utilities and local road network) to be done in a way that supports the later redevelopment of the area without requiring major infrastructure changes.

**Strategy 1.1.7:** Review the County's standards for mandated connections to public utility systems.

**Strategy 1.1.8:** Continue to engage the community regarding the Plan and retain comments received as input for future updates.

**Objective 1.2: PROTECTING THE COUNTY'S RESIDENTIAL CHARACTER.** The County will promote residential development that provides housing options and aligns with the capacity of existing or planned transportation and public utility infrastructure.

**Strategy 1.2.1:** Encourage residential development that incorporates features of the most "durable" neighborhoods in terms of economic value and adaptability to change.

**Strategy 1.2.2:** Locate denser development in areas where it will be supported by existing public utility and transportation infrastructure with adequate capacity or where such adequate infrastructure will be developed concurrently or where the local transportation infrastructure can be provided through the development process.

**Strategy 1.2.3:** Allow for density variations within individual zoning districts based on factors such as availability of utilities; location along major or minor corridors; distance from identified nodes or corridors, mix of uses, etc.

**Strategy 1.2.5:** Maintain the County's policies regarding the placement of manufactured homes in most, but not all, portions of the County.

**Objective 1.3: SUPPORTING NEW RETAIL DEVELOPMENT.** The County will make adequate provision for additional major retail development to support the growing population.

**Strategy 1.3.1:** Refer to the Future Land Use Map to identify where major retail development is appropriate.

**Strategy 1.3.2:** Create guidelines for major retail development that ensure suitable connectivity and access management, reuse potential, and appropriate context.

**Strategy 1.3.3:** Modify parking standards to reduce the amount of off-street parking, prohibit or discourage large, expansive parking lots, particularly between buildings and the road, and increase aesthetics within parking lots.

**Strategy 1.3.4:** Apply urban design and development standards to those areas that currently are or are anticipated to be more urban in nature.

**Strategy 1.3.5:** Concentrate major retail developments in Walkable Activity Centers that provide for a mixture and integration of uses.

**Objective 1.4: APPLYING STANDARDS FOR MIXED-USE DEVELOPMENT.** The County will consider the appropriate placement and design of mixed-use developments in urban/urbanizing areas in the County.

**Strategy 1.4.1:** Provide preferences/incentives in the County's land use regulations for mixed-use development where targeted in the County.

**Strategy 1.4.2:** Evaluate regulations to ensure compatibility and adequate transition with existing nearby uses if developments are proposed that exceed the maximum building height (currently 35 feet in most zoning districts).

**Strategy 1.4.3:** Ensure site plans adequately integrate residential and non-residential development to enhance the access residents have to non-residential uses within the development.

**Strategy 1.4.4:** Emphasize multimodal (i.e., bicycle and pedestrian) connections within mixed-use areas and to compatible adjacent uses.

**Strategy 1.4.5:** Protect viewsheds within and of mixed-use development for residents of the development, adjoining and nearby property owners, and the County as a whole.

**Strategy 1.4.6:** Require adequate green infrastructure within mixed-use developments.

**Strategy 1.4.7:** Encourage the integration of residential land uses by allowing more variety of land uses in the different residentially oriented zoning districts.

***MOVING WITH EASE* |** Lincoln County will seek ways to provide a safe, connected, and multimodal transportation system that serves the needs of current and future populations.

**Objective 2.1: BEING PROACTIVE IN PLANNING FOR TRANSPORTATION NEEDS.** The County will ensure that transportation facilities are adequately provided for in the development of new projects, both in terms of planning and construction, and that the facilities are appropriately matched to the proposed development patterns.

**Strategy 2.1.1:** Consider major transportation infrastructure in land use planning decisions.

**Strategy 2.1.2:** Reference the Eastern Lincoln Mobility Study for multimodal recommendations and additional considerations for transportation improvements.

**Strategy 2.1.3:** Continue to set aside funds in each budget cycle to help match funding supplied by NCDOT or the private sector to accelerate low cost, high impact transportation improvements.

**Strategy 2.1.4:** Coordinate with the NCDOT and other local and regional partner agencies (e.g., Gaston-Cleveland-Lincoln MPO) in the development of capital improvement programs and road plans sufficient to address projected growth in the County.

**Strategy 2.1.5:** Ensure the development of a local transportation network that facilitates local traffic flow and thereby supports the maintenance of the Strategic Transportation Corridors for their primary functions.

**Strategy 2.1.6:** Evaluate funding options to improve substandard subdivision roads in the County.

**Objective 2.2: LEVERAGING NEW DEVELOPMENT TO ENHANCE THE TRANSPORTATION SYSTEM.** The County will use its Unified Development Ordinance, new policy, and the development process to refine and enhance the County's transportation network.

**Strategy 2.2.1:** Codify connectivity and subdivision road standards to facilitate collector road networks as a part of new development and to facilitate the movement of emergency vehicles and its citizens

**Strategy 2.2.2:** Use site development standards to preserve rights-of-way for roads proposed in the current Comprehensive Transportation Plan (CTP).

**Strategy 2.2.3:** Require new developments to dedicate right of way and construct transportation facilities that are in compliance with the proposed cross section of the affected roadways in accordance with the Comprehensive Transportation Plan.

**Strategy 2.2.4:** Strengthen access management standards in the County's Unified Development Ordinance especially in the Eastern Lincoln Development District.

**Strategy 2.2.5:** Ensure that an adequate, hierarchical and connected road network for local traffic is established through the development process to remove excessive local traffic from major numbered highways.

**Strategy 2.2.6:** Require implementation of multimodal transportation improvements as a part of new development when such facilities are adjacent to or traverse a proposed development.

**Objective 2.3: ENHANCING MULTIMODAL TRASNPORTATION OPTIONS.** The County will plan for enhanced pedestrian, bicycle, and transit options.

**Strategy 2.3.1:** Promote for pedestrian facilities, bikeways, and transit options as referenced in the Comprehensive Transportation Plan (CTP) and other officially adopted plans.

**Strategy 2.3.2:** Require pedestrian facilities (e.g., sidewalks, trails, and greenways) in new residential developments in ways that attract walkers for transportation and recreation purposes.

**Strategy 2.3.3:** Prioritize multimodal connections between compatible land uses.

**Strategy 2.3.4:** Ensure that commercial and mixed-use nodes are connected by and well served with safe, functional and attractive pedestrian facilities.

**Strategy 2.3.5:** Provide bicycle and pedestrian amenities within new developments and along the frontage of existing roads, consistent with NCDOT policies and approved bicycle plans.

**Strategy 2.3.6:** Identify funding for the construction of sidewalk networks in previously developed areas of the County that see or are likely to experience pedestrian activity if improvements are installed.

**Strategy 2.3.7:** Position the County to maintain transit opportunities into and of Charlotte by preserving the CSX rail corridor for future transit opportunities; identifying the location of a future rail station in eastern Lincoln County; and working with CATS to promote carpool, vanpool, express bus and bus rapid transit opportunities throughout the County.

***STRENGTHENING OUR ECONOMY*** **|** Lincoln County will create a more resilient local economy by encouraging economic investment that balances residential growth with job-creating land uses in suitable locations.

**Objective 3.1: PREPARING FOR FUTURE ECONOMIC DEVELOPMENT OPPORTUNITIES.** The County has designated areas for the siting of future economic development sites.

**Strategy 3.1.1:** Identify the location of future prime industrial/manufacturing/distribution employment centers.

**Strategy 3.1.2:** Promote the inclusion of appropriate job-creating uses both in mixed-use areas and adjacent to larger residential areas to provide the potential of shorter commute times and reduced vehicle miles traveled (VMT).

**Strategy 3.1.4:** Monitor large acre lots in areas not currently served by water, sewer and transportation as identified by the Lincoln Economic Development Association through the Developable Property Inventory.

**Objective 3.2: FOSTERING ECONOMIC GROWTH THROUGH LAND USE DECISIONS.** The County will ensure its land use regulations are written to help foster desired economic growth.

**Strategy 3.2.1:** Review land use regulations to ensure that desired (and undesired) industrial-type uses are properly addressed in the County's land use regulations.

**Strategy 3.2.2:** Promote Conditional Zoning as a tool for rezoning for land uses that may have significant impact on neighboring land uses.

**Strategy 3.2.3:** Work with developers to make industrial sites more context-sensitive, especially in locations where residential uses are nearby.

**Strategy 3.2.4:** Provide land-use regulations that promote the redevelopment and/or re-use of older/abandoned properties.

**Objective 3.3: ENCOURAGING ADAPT REUSE OF ECONOMIC DEVELOPMENT ASSETS.** The County will accommodate different types of uses through the creative reuse of existing buildings and spaces.

**Strategy 3.3.1:** Evaluate options for reimagining space and deriving value in existing building and infrastructure to promote economic investment (e.g., repurposing a mill or large industrial space as a suite of offices, retail, brewery, entertainment).

**Strategy 3.3.2:** Encourage economic investment through industrial redevelopment by repurposing aging industrial parks with smaller (e.g., 8,000 to 14,000 square foot buildings).

***PROTECTING OUR LAND AND WATER*** **|** Lincoln County will safeguard our natural environment, including our working farms, so these resources can be enjoyed by current residents and future generations.

**Objective 4.1: PROTECTING WATER QUALITY.** The County will ensure the County's water resources—including Lake Norman, Mountain Island Lake, and the South Fork of the Catawba River—are not negatively impacted as a result of development occurring in the County.

**Strategy 4.1.1:** Review buffer yard and setback standards for effectiveness in maintaining water quality.

**Strategy 4.1.2:** Monitor the effectiveness of the County's Sedimentation and Erosion Control Ordinance and Streamside Buffer Regulations. If the effectiveness of these regulations is falling short of what is desired, consider strengthening them.

**Strategy 4.1.3:** Monitor the need for stormwater regulations in the County.

**Objective 4.2: MAINTAINING THE COUNTY'S AGRICULTURAL HERITAGE.** The County will preserve and enhance its agricultural heritage.

**Strategy 4.2.1:** Maintain larger minimum lot sizes in areas with high concentrations of agricultural activity to help keep sprawling development patterns at bay.

**Strategy 4.2.2:** Establish development buffers for uses that abut agricultural operations.

**Objective 4.3: PRESERVING SCENIC VIEWSHEDS.** The County will protect viewsheds along the County's road network, especially in those portions of the County that are most likely to retain a rural character.

**Strategy 4.3.1:** Require subdivisions on roads that are not designated as "scenic byways" to have a conservation buffer along the road to preserve the viewshed.

***CREATING QUALITY PLACES*** **|** Lincoln County will balance quality of place based on local context, including well-designed and integrated developments in growth areas and preservation of open space elsewhere.

**Objective 5.1: INTEGRATING DIFFERENT TYPES OF DEVELOPMENT.** The County will identify ways to locate and blend different types of development.

**Strategy 5.1.1:** Develop design criteria to ensure that new multi-family, mixed-use, and non-residential developments are well-integrated with their surroundings.

**Strategy 5.1.2:** Require developments to access and integrate with each other, both between adjoining tracts and within master planned developments.

**Strategy 5.1.3:** Provide alternatives to suburban-type commercial development (i.e., developments designed primarily for the automobile, rather than the pedestrian, in mind) at targeted locations.

**Strategy 5.1.4:** Locate multi-family and higher density developments near existing or planned commercial nodes

**Strategy 5.1.5:** Limit the height of structures to the maximum height that can be reached by the main responding fire department.

**Strategy 5.1.6:** Promote the "transect" concept radiating from the larger nodal developments to include multi-family, denser single-family, and then less-dense single-family developments to create a small community center concept surrounded by connected neighborhoods.

**Objective 5.2: CONNECTING PEOPLE TO COMMUNITY FACILITIES.** The County will integrate community facilities into the planning process for new and expanded residential, commercial, and industrial developments in Lincoln County.

**Strategy 5.2.1:** Regularly update the identified proposed locations of public facilities.

**Strategy 5.2.2:** Allow for higher residential densities and encourage connectivity in areas near appropriate current and future community facilities to encourage usage.

**Strategy 5.2.3:** Require pedestrian and bicycle connectivity and accessibility to appropriate community uses.

**Strategy 5.2.4:** Encourage dedication or preservation of land for community facilities, should the development impact potential sites for these uses.

**Strategy 5.2.5:** Coordinate with the other partner agencies in the development of capital improvement programs sufficient to address projected growth in the County.

**Objective 5.3: CREATING MORE RECREATION OPPORTUNITIES.** The County will expand the network of parks, greenways, and trails in the County.

**Strategy 5.3.1:** Work toward implementation of the 2020-2021 Lincoln County Recreation Master Plan.

**Strategy 5.3.2:** Partner with Lincolnton and the adjoining local governments to expand current greenways and recreational facilities throughout the County.

**Objective 5.4: PRESERVING OUR NATURAL AND HISTORIC PLACES.** The County will preserve and enhance its rural landscape, open spaces, and historic resources.

**Strategy 5.4.1:** Emphasize subdivision designs that preserve open space (e.g., traditional, conservation, rural.)

**Strategy 5.4.2:** Amend land use regulations in ways that promote the preservation of the County's tree canopy.

**Strategy 5.4.3:** Limit higher density development to areas with water and/or sewer service to limit sprawl into more rural areas of the County.

**Strategy 5.4.4:** Ensure that new development near sites on the local and national Historic Registers does not deter from the viability and aesthetics of such sites.