Clarence Grier
County Manager

Sally Shutt
Assistant County Manager

Rawls Howard
Director

David Moon
Deputy Director

CUMBERLAND COUNTY JOINT PLANNING BOARD

AGENDA
August 19, 2025
6:00 PM
Hearing Room #3

I. INVOCATION AND PLEDGE OF ALLEGIANCE

II. ADJUSTMENTS TO / APPROVAL OF AGENDA

III. PUBLIC MEETING WITHDRAWALS / DEFERRALS

IV. ABSTENTIONS BY BOARD MEMBERS

V. APPROVAL OF THE MINUTES: JULY 15, 2025

VI. CHAIRMAN'S WELCOME AND RULES OF PROCEDURE

VII. PUBLIC MEETING CONSENT ITEMS

REZONING CASES

A. CASE ZNG-011-25: Text Amendment to the Town of Hope Mills Subdivision Ordinance to update and amend as needed throughout the ordinance. (Hope Mills)

B. CASE ZON-25-0030: Rezoning from R6A Residential District to C2(P) Planned Service and Retail District or to a more restrictive zoning district for a parcel comprising 3.72 +/- acres; located at 6235 Camden Rd and 6320 Rockfish Rd; submitted by Thomas Neville (Agent) on behalf of Charles Koonce, Donald Koonce Heirs, Peggy Koonce, and Tanna Kim Hutton (Owners).

C. CASE ZON-25-0031: Rezoning from A1/CZ Agricultural District Conditional Zoning to A1A Agricultural District or to a more restrictive zoning district for a parcel comprising 1.00 +/- acres; located at 10785 Dunn Rd; submitted by Timothy and Troi Buckholz (Owners).

VIII. PUBLIC MEETING CONTESTED ITEMS

REZONING CASES

D. CASE ZON-25-0023: Rezoning from A1 Agricultural District to R40/CZ Residential District Conditional Zoning or to a more restrictive zoning district for a parcel comprising 10.16 +/- acres; located at the northwest corner of the intersection of Hayfield Rd and South River School Rd; submitted by Mike

Adams (Agent) on behalf of JF Johnson Family Farms LLC (Owner/Applicant).

E. CASE ZON-25-0032: Rezoning from A1 Agricultural District to RR Rural Residential or to a more restrictive zoning district for a parcel comprising 0.92 +/- acres; located at 1708 Smoky Canyon Dr.; submitted by Edward Klement (Owner/Applicant).

IX. ITEMS OF BUSINESS

F. NORTHEAST CUMBERLAND LAND USE PLAN REVIEW AND RECOMMENDATION

X. DISCUSSION

G. BOARD APPOINTMENT UPDATE

H. AWARD ANNOUNCEMENT - NORTH CENTRAL AREA LAND USE PLAN

XI. ADJOURNMENT

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 19, 2025

TO: **JOINT PLANNING BOARD**

FROM: **RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS**

DATE: **8/19/2025**

SUBJECT: **CASE ZNG-011-25: TEXT AMENDMENT TO THE TOWN OF HOPE MILLS SUBDIVISION ORDINANCE TO UPDATE AND AMEND AS NEEDED THROUGHOUT THE ORDINANCE. (HOPE MILLS)**

ATTACHMENTS:

Description	Type
ZNG-011-25	Backup Material

August 11, 2025

TO: **Chancer McLaughlin, Town Manager**

FROM: **Emily Weidner, Planning & Economic Development Director**

REPORT: **STAFF REPORT**

REQUEST: **Revision of The Subdivision Ordinance**

REQUEST

The following memo presents a request for the review and approval of revisions to the Town of Hope Mills Subdivision Ordinance.

BACKGROUND

During a special meeting on October 7, 2024. The Town of Hope Mills Board of Commissioners were presented with a PowerPoint presentation of proposed changes/updates to the Town of Hope Mills Subdivision Ordinance. As part of the process, per NCGS 160D-604(b), the changes to the Subdivision Ordinance will have to go before the Cumberland County Joint Planning Board to provide a recommendation for approval or denial to the Board of Commissioners as the next step in the process for approval/update of these Ordinances.

The Cumberland County Joint Planning Board will vote to either approve or deny the recommended changes/updates to the Town of Hope Mills Zoning Ordinances on August 19, 2025.

This will be going before the Town of Hope Mills Board of Commissioners during their regularly scheduled meeting on September 15, 2025.

PROPOSED DEVELOPMENT

The Town wishes to do a Text Amendment to the Subdivision Ordinance with the attached document.

COMMENTS

STAFF RECOMMENDATION: **Approval**

SUBDIVISION ORDINANCE

TOWN OF HOPE MILLS,
NORTH CAROLINA

ORIGINALLY ADOPTED: 1985
REVISED: October 19, 2009
REVISED: July 2009
EFFECTIVE: October 19, 2009

TOWN OF HOPE MILLS
SUBDIVISION ORDINANCE

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ARTICLE I
ADMINISTRATIVE PROVISIONS

Sec. 86A-101. Purpose.

The purpose of this ordinance is to establish regulations and procedures for the platting, recording, and development of real property within the Town. The Hope Mills Board of Commissioners hereby find these regulations and procedures are necessary in order to promote the orderly development of the Town; provide for the coordination and dedication of streets and thoroughfares; provide for the reservation or dedication of land for other public purposes, as set forth herein; promote the proper installation of streets, public utilities and other community facilities; promote the eventual elimination of unsafe and unsanitary conditions arising from improper land subdivision and development; ensure proper description, identification, monumentation and recording of subdivided properties; and ultimately promote the public health, safety and general welfare.

State Statute Reference: N.C. G EN. STAT., Chapter ~~160A, Article 19, Planning and Regulation of Development~~ Chapter 160D Local Planning and Development Regulation

Sec. 86A-102. Title.

This ordinance shall be known and may be cited as the "Hope Mills Subdivision Ordinance."

Sec. 86A-103. Authority and enactment

The Town of Hope Mills Board of Commissioners, pursuant to the authority conferred by Chapter 160A, Article 19, Part 2, Section 160A-371 *et seq.,* does hereby ordain and enact into law these articles and sections.

Sec. 86A-104. Jurisdiction.

This chapter shall control the subdivision of land, as defined herein, lying within the corporate limits of the Town and within any Municipal Influence Area as may be designated by the Cumberland County Board of Commissioners from time to time as authorized by law.

Sec. 86A-105. Application.

All preliminary plans and final plats for the subdivision, as defined herein, of land shall conform to the requirements of this ordinance and the Town Zoning Ordinance, and all preliminary plans shall be submitted in accordance with the procedures and specifications established within these ordinances. Plans for manufactured home parks, group developments, zero lot line developments, and unit ownership

developments (townhouse or condominium) shall be submitted in the same manner as preliminary plans and final plats.

Sec. 86A-106. Ordinance administrator.

The Board of Commissioners of the Town of Hope Mills, as permitted by N.C. GEN. STAT. § ~~160A-371 *et seq*~~ 160D, delegates to the Town of Hope Mills ~~Cumberland County~~ Planning Director, or the Director's designee, authority to grant preliminary plan and final plat approval in accordance with the provisions of this ordinance upon the original preliminary plan being approved by the Town Board of Commissioners. Any aggrieved developer also has the right to appeal to the Town Board of Commissioners, the Town ~~County~~ Planning Director's application of or decision related to the terms of this ordinance in the event of disagreement.

Sec. 86A-107. Plans/Plats approval required.

After the effective date of this ordinance, no subdivision plat of land, as defined herein, within the jurisdiction of this ordinance and the Town Zoning Ordinance, shall be filed or recorded until it shall have been submitted to and approved by the Town of Hope Mills Planning Department ~~the Board of Commissioners~~ as hereinafter provided; no permit shall be issued for development of any land until such time as a subdivision plat has been finally approved and recorded with the County Register of Deeds or until such time as the plan has received approval where a final plat is not required; and no land shall be sold or transferred by reference to a subdivision plat, except those recorded prior to the effective date of this ordinance, that has not been approved and recorded in accordance with the provisions of this ordinance.

Sec. 86A-108. Fees.

For each preliminary plan, final plat, every development plan, and any site plan as required under the Town Zoning Ordinance, the owner or agent of such property shall pay a nonrefundable filing fee to the Town in accordance with a fee schedule recommended by the ~~Planning Board~~ Planning Director and adopted by the Board of Commissioners.

ARTICLE II

INTERPRETATIONS, CALCULATIONS, AND DEFINITIONS

The interpretation of terms, methods of measurement, and definitions contained in this article shall be observed and applied when construing and applying this ordinance, except when the context clearly indicates otherwise. Words not otherwise defined shall be construed and applied, given their customary and ordinary ~~a different~~ meaning.

Sec. 86A-201. Interpretations of common terms and words.

For the purpose of interpreting certain words or terms contained within this ordinance, and unless otherwise expressly stated, the following shall apply:

(a) Words used in the present tense include the future tense. Words used in the singular tense include the plural, and words used in the plural tense include the singular, unless the natural construction of the wording indicates otherwise.

(b) The word "shall" is always mandatory and not discretionary.

(c) The word "may" is permissive.

(d) The word "person" includes any firm, association, organization, partnership, corporation, trust, or company, or any other legal entity, as well as an individual.

(e) The word "lot" shall include the words "piece," "parcel," "tract," or "plot."

(f) The phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," and "occupied for."

(g) Any reference to an "article" or "section" shall mean an article or section of this ordinance, unless otherwise specified.

Sec. 86A-202. Methods of calculations.

The rules set out herein shall be used to enforce and apply this ordinance, unless such rules are inconsistent with specific criteria contained within an individual article or section. If a discrepancy arises between the following methods and any specific section elsewhere in this ordinance, the standards of the specific section shall prevail.

(a) *Fractional requirements.* When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and

a fraction of less than one-half shall be disregarded. When the number of dwelling units permitted on a lot submitted for approval as a group development results in a fraction of a dwelling unit, a fraction of one-half or more shall be considered a dwelling unit, and a fraction of less than one-half shall be disregarded.

(b) *Computation of time.* The time within which an act is to be completed shall be computed by excluding the first day and including the last day; if the last day is a Saturday, Sunday, or legal holiday recognized by the Town, that day shall also be excluded.

(c) *Calculation of measurement.* The spatial separations required by this ordinance shall be calculated as follows:

(1) Distance is calculated by drawing a straight line from the closest point on the perimeter of the exterior wall of the site being measured to the closest point of the property line in question.

(2) Separation of structures is calculated by drawing a straight line from the closest point on the perimeter of the exterior wall, structure, or bay to another exterior wall, structure, bay, well, or septic, as applicable.

(3) Separation of uses is calculated by drawing a straight line from the closest point of the property boundary to the nearest property boundary line, which contains the use requiring the separation.

(4) Area is calculated by applying the standard mathematical formulas, applying common conversion factors as necessary.

Sec. 86A-203. Definitions of specific terms and words.

In further amplification and for clarity of interpretation of the context, the following definitions of word usage shall apply:

Abutting/Contiguous: Having property or district lines in common, i.e., two lots are abutting if they have any portion of any property line in common. Lots are also considered to be abutting if they are directly opposite each other and separated by a street, alley, railroad right-of-way, navigable stream, or other water source.

Access: A means of approaching/entering or exiting/leaving a property. Access also includes ingress, the right to enter, egress, and the right to leave.

Alley: A private right-of-way primarily designed to serve as a secondary access to the side or rear of those properties whose principal frontage is on a street and is not intended for general traffic.

Alter. To make any change, addition, or modification in construction, occupancy, or use.

Apartment: A room or suite of rooms intended for use as a residence by a single household or family. Such a dwelling unit may be located in an apartment house, duplex, or as an accessory use in a single home or a commercial building.

Berm: Any elongated earthen mound designed or constructed to separate, screen, or buffer adjacent land uses.

Board or Board of Commissioners: The Town of Hope Mills Board of Commissioners.

Buffer. An opaque fence, wall, berm, hedge, or other natural planting, or a combination thereof, restricting the view from adjoining streets and/or abutting properties, thus providing a functional and/or visual separation of uses of property.

Buildable area (buildable envelope): The space remaining on a lot after the minimum open space requirements (yards, setbacks, etc.) have been accounted for.

Building: Any structure enclosed and isolated by exterior walls constructed or used for residence, business, industry, or other public or private purposes, or accessory thereto, including tents, lunch wagons, dining cars, trailers, manufactured homes and attached or unattached structures consisting of roof and supporting members, and similar structures, whether stationary or movable.

Building footprint: The portion of a lot's area that is enclosed by the foundation of buildings, plus any cantilevered upper floor, stoops, porches, chimneys, decks, etc.

Building, principal (main): A building in which the principal use is conducted for the lot on which it is situated.

Building setbacks: The minimum distance from all property and/or right-of-way lines to the closest projection of the exterior face of buildings, walls, or other forms of construction (i.e., decks, landings, terraces, porches, etc.).

Building site: A building site shall be that property intended for conveyance to a fee simple owner after the construction thereon of a single-family residence or business, and shall be sufficient in size to contain the structure to be constructed thereon and any other proposed components of the property that are to be conveyed.

Cemetery. As defined in Chapter 65, Article 9, of the General Statutes of North Carolina, any one or a combination of more than one of the following in a place used or to be used and dedicated or designed for cemetery purposes:

(1) Grave spaces or burial park for earth internment;

(2) Mausoleum; and

(3) Columbarium.

Cemetery grave space: An area of ground in a cemetery intended to be used for the interment in the ground of the remains of a deceased person.

Certificate of Occupancy: ~~Official certification that a premise conforms to the provisions of this ordinance, the Town Zoning Ordinance, and the N.C. Building Code, and may be used or occupied. Such a certificate is granted for new construction or for alterations or additions to existing structures or a change in use. Unless such a certificate is issued, a structure cannot be occupied, but a certificate may be issued for a portion of a structure ready for occupancy, such as separate dwellings or commercial units in a structure with multiple units~~. Official certification that a premise conforms to the N.C. State Building Codes, and may be used or occupied. Such a certificate is granted for new construction or alterations to existing buildings resulting in a change of occupancy. Unless such a certificate is issued by the Inspections Department, a structure cannot be occupied.

Chief Building ~~Inspector.~~ ~~The individual assigned the position and title by the Town Manager and who is charged with, working in conjunction with the County Planning Staff, the day-to-day interpretation and enforcement of this ordinance.~~ *Official.* The individual assigned the position and title by the Town Manager, and who is charged with working in conjunction with all applicable departments and agencies, the day-to-day interpretation and enforcement of the N.C. State Building Codes.

Common area: Land and any other portion of a development not individually owned or dedicated for public use, which is designed and intended for the use or enjoyment of the residents of the development.

Condominium (unit ownership) development: A project, governed by the unit ownership provisions of this ordinance and regulated by the *NC Unit Ownership Act,* C. G EN. STAT. 47A-1 *et seq.,* consisting of multiple individually owned units in a multi-unit structure with a jointly owned undivided interest in common of the land on which the structure(s) stand and other shared areas and facilities (common area).

Conservancy: Any legally established incorporated entity, whether for profit or nonprofit, whose organization is dedicated to the protection of the environment and natural resources.

County: Cumberland County, North Carolina.

Crosswalk: A right-of-way dedicated to public use, which cuts across a right-of-way to facilitate pedestrian access to adjacent streets and properties.

Dedication: A gift by the owner of property to another party without any consideration being given for the transfer. Since a transfer of property is involved, the

dedication shall be accomplished by a written instrument and is completed with an acceptance.

Density: The average number of families, persons, housing units, or buildings per unit of land.

Driveway: A private access way, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel in which it is located.

Dwelling: A building or portion thereof designed, arranged, or used for permanent living quarters. The term "dwelling" shall not be deemed to include a travel trailer, recreational vehicle, motel, hotel, tourist home, or other structures designed for transient residence.

Dwelling, multiple family or multi-family: A residence designed for or occupied by two or more families with separate housekeeping and cooking facilities for each.

Dwelling, single-family: A detached residence designed for or occupied by one family only.

Easement: A right given or reserved by the owner of land for specific, limited use of the owner's land.

Farmland Protection Area: Any area defined and adopted by the Town and County Board of Commissioners and is denoted on the Land Use Plan map as "rural area" for protection of the agricultural industry, the rural character, and the preservation of farmland, and consists of the remainder of the County area outside the *Municipal Influence Area* (MIA).

Green: An open space available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. For the purposes of this section, standalone dog parks shall be considered a variation of the green park type. The minimum size shall be 0.5 acres.

Greenway/Park: A natural preserve available for unstructured recreation. Its landscape shall consist of paths and trails, meadows, waterbodies, woodland, and open shelters, all naturalistically disposed. Parks may be linear, following the trajectories of natural corridors (greenways). The size shall be 0.5-5 acres (except greenways, where there is no minimum).

Group development: A group of two or more principal uses, structures, or dwelling units occupying, built on, or intended to occur on a single lot, tract, or parcel of land.

Health Department: The Cumberland County Public Health Department.

High voltage line: Any electrical line, 25kV or greater.

Highway Plan: A plan, formally known as "Fayetteville Area Metropolitan Planning Organization Highway Plan," that provides for and defines a functional system of streets permitting travel from origins to destinations with directness, ease, and safety. Different streets in this system are designed and called on to perform specific functions, thus minimizing the traffic and land service conflict.

Land area, gross: The square footage of an entire site included within the external boundary of the property to be developed.

Land area, net: The square footage of an entire site, excluding public and private rights-of-way, required to meet the minimum zoning district dimensional provisions as required by the Town Zoning Ordinance, for which the property is zoned.

Lateral access: The provision of ingress and egress between adjoining or abutting non-residential uses to facilitate the circulation of vehicular traffic between those uses and is designed to relieve traffic congestion, provide protection from through traffic, and limit individual driveway access along public thoroughfares.

Lot: A parcel of land occupied or intended for occupancy by a principal structure or group of principal structures together with any accessory structures, including such yards, open spaces, width, and area as are required by this ordinance and the Town Zoning Ordinance, either shown on a plat of record or described by metes and bounds and recorded with the County Register of Deeds.

Lot, corner: A lot abutting the intersection of two or more streets or a lot abutting a curved street or streets, whose streets have an angle of intersection of not more than 135 degrees.

Lot depth: The depth of a lot is the average distance between the front and back lot lines, excluding street rights-of-way.

Lot, flag: A lot where the main body of the lot is separated from the street, giving access to the property, but which has an included strip of land at least 20 feet in width connecting the lot to the street, thus providing lot access.

Lot frontage: The linear feet of property measured along the property line that abuts a public street. On a private street, the distance is measured along the right-of-way line adjoining the street.

Lot, interior: A lot other than a corner or periphery lot.

Lot lines: The property lines bounding a lot; where a lot of record includes a public right-of-way, the lot lines are presumed not to extend into the right-of-way.

Lot, through: A lot, other than a corner lot, having frontage on two parallel or approximately parallel streets or a corner lot having frontage on three or more streets.

Lot width: The straight-line distance between the points where the building setback line intersects two side lot lines.

Lot of record: A part of a subdivision or development, a plat of which has been recorded in the office of the County Register of Deeds, or a lot described by metes and bounds, the description of which has been recorded in the office of the Register of Deeds and, if applicable, meets all requirements of this ordinance.

Manufactured home: A structure designed to be used as a dwelling unit, which has been constructed and labeled indicating compliance with the U.S. Department of Housing and Urban Development (HUD) administered *National Manufactured Housing Construction and Safety Standards Act of 1974,* as amended.

Manufactured home, Class A: A dwelling unit constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development (HUD) that were in effect at the time of construction and that satisfies the following additional criteria:

(a) The manufactured home has a length not exceeding four times its width, with length measured along the longest axis and width measured at the narrowest part of the other axis;

(b) The pitch of the roof of the manufactured home has a minimum vertical rise of 2.2 feet for each 12 feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;

(c) All roof structures shall provide an eave projection of no less than six inches, which may include a gutter;

(d) The exterior siding consists predominantly of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint) or wood or hardboard siding, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction;

(e) The manufactured home is set up in accordance with the standards set by the N.C. Department of Insurance (NCDOI) and a continuous permanent masonry foundation, or permanent masonry curtain wall, un-pierced except for required ventilation and access, is installed under the manufactured home;

(f) Stairs, porches, entrance platforms, ramps, and other means of entrance and exit to and from the home shall be installed or constructed in accordance with the standards set by the N.C. Department of Insurance (NCDOI), attached firmly to the primary structure, and anchored securely to the ground; and

(g) The moving hitch, wheels, axles, and transporting lights have been removed.

Manufactured home, Class B: A dwelling unit constructed after July 1, 1976 that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development (HUD) that were in effect at the time of construction, but that does not satisfy all the criteria necessary to qualify the dwelling unit as a Class A manufactured home.

Manufactured home, Class C: Any manufactured home that does not meet the definitional criteria of a Class A or Class B manufactured home.

Manufactured home park: Any site or tract of land with more than two spaces intended to be occupied or occupied by manufactured homes, regardless of whether

a charge is made for such services. Manufactured home parks may include recreational facilities and other incidental structures necessary to support the residents of the park.

Manufactured home space: A plot of land within a manufactured home park designed for the accommodation of a single manufactured home.

Municipal Influence Area: An area within the County's jurisdiction, and outside the corporate limits of the Town, that has been assigned by the County Board of Commissioners to the Town, where the Town's development standards shall be applicable. The official *Municipal Influence Area Map* shall be filed with the Town Clerk and the Clerk to the County Board of Commissioners, and shall be maintained by the County Planning Department. The map may be amended upon submission of a request from the Town Board of Commissioners to the County Board of Commissioners for the County Board of Commissioners' consideration for approval.

N.C. Department of Transportation (NCDOT): The local district office of the North Carolina Department of Transportation.

Open space: The land used for recreation, natural resources, protection, amenities, and/or buffer areas. Open space may include, but is not limited to, unimproved walkways, walking trails, recreation areas, playgrounds, wooded areas, greenways, berms, and watercourses. Sidewalks shall not be considered a part of any open space requirements.

Ordinance: This document, the Town of Hope Mills Subdivision Ordinance, including any amendments thereto, and whenever the effective date of the ordinance is referred to, the reference includes the effective date and the effective date of any amendments.

Parks and Recreation Director. The individual charged with overseeing the Town of Hope Mills Recreation Department and associated programs; this definition also includes any designee assigned by the Parks and Recreation Director or the Town Manager to carry out the functions of a Parks and Recreation

Director.

Parks and Recreation Master Plan: Any officially adopted Town document that is the vision of what the Town's parks and recreation facilities and programs could be in the future, as well as a plan to make the initiatives written in the plan happen based upon available resources at any given time.

Planning Board (also known as "Cumberland County Joint Planning Board" or "Joint Planning Board'): A planning and advisory board, under contract or by agreement, makes recommendations to the Town Board of Commissioners on planning and land use-related matters. The Planning Board is established by the County Board of Commissioners, with at least one of its members being appointed by the Town of Hope Mills Board of Commissioners. The board's official title is "Cumberland County Joint Planning Board."

Planning Department ~~(County Planning Department): The department, established by the County Board of Commissioners and either by contract or agreement, is responsible for and tasked with planning for the Town~~. Oversees planning services and land use matters, and is tasked with enforcing the Town's Zoning and Subdivision Ordinances.

Planning Director/Planning and Economic Development Services Director ~~(County Planning Director)~~: The individual responsible for the leadership of the ~~Cumberland County~~ Town of Hope Mills Planning Department staff, and generally encompasses a broad range of responsibilities related to land use, zoning, and community development ~~and who serves as advisor to the Cumberland County Joint Planning Board.~~

Planning Staff ~~(County Planning Staff)~~: ~~The staff members assigned to the County Planning Department who, under the supervision of the County Planning Director, support the Joint Planning Board and the Town, working closely with the Town staff on planning and land use matters.~~ Those who are responsible for implementing and managing the Town's land use, zoning, and development regulations.

Plat/Plan: A preliminary or final map, usually of land which is to be or has been subdivided or developed, showing the location, boundaries, and ownership of properties; the location, bearing and length of every street and alley line, lot line and easement boundary line; and such other information as may be necessary to determine whether a proposed subdivision or development meets all required standards of this ordinance and other applicable rules and regulations of the Town.

Playgrounds: An open space designed and equipped for the recreation of children. Playgrounds shall be interspersed within residential areas and may be placed within a block. There shall be no minimum or maximum size.

Premises: A lot and the structure or structures located on it, or the use or uses occurring on it.

Principal structure: The primary building(s), purpose(s), or function(s) that a parcel or structure serves or is intended to serve.

Private water system: Any water system that is not public and does not meet the definition for "public water supply" below

Public water/sewer systems: Includes municipal, county, sanitary district, community, and privately-owned water and/or sewer systems as regulated and controlled by the N.C. State Utilities Commission and the County Public Health Department.

Public water supply: A water provider that has 15 or more connections or serves more than 25 customers and is regulated by the State of North Carolina.

(a) *Community water.* Serves 15 or more connections or serves more than 25 year-round residents (example: rest home).

(b) *Non-community water.* Serves 25 of the same individuals six or more months out of the year (example: school or day care facility).

(c) *Transient non-community water.* Serves 25 or more individuals at least 60 days out of the year, not necessarily the same individuals.

(d) *Purchased water system:* Water purchased from a public water supply.

Public way: Any street, alley, or similar parcel of land, which is deeded, dedicated, or otherwise permanently appropriated to the citizens for their use.

Reservation: A reservation of land does not involve any transfer of property rights; it simply constitutes an obligation to keep property free from development for a period of time for a specific purpose.

Right-of-way: An area owned and maintained by the Town, any other municipality, the State of North Carolina, the Federal government, a public utility, a railroad, or a private entity or individual for the placement of such utilities and/or facilities for the passage of vehicles or pedestrians, including roads, pedestrian walkways, utilities, or railroads.

Rural density: Residential development having a density of one or less dwelling units per acre.

Setback: ~~The required distance between every structure and other structures, whether on the same or separate lots, and every structure and the lot lines of the lot on which it is located.~~ The minimum required distance between a structure and other structures on the same property, and/or the required distance between

a structure and the property lines of the property.

Site plan: A scaled drawing depicting uses and structures proposed for a parcel of land as required by this ordinance. It includes such things as lot lines, streets, building sites and setbacks, means of access, parking, reserved open space, buildings, major landscape features - both natural and manmade - and, depending on requirements, the locations of proposed utility lines. The specific criteria for site plans are found in the Town Zoning Ordinance.

Sidewalk: An improved pedestrian surface that is typically located adjacent to a roadway and/or is intended to facilitate pedestrian access from one point to another. Sidewalks shall not be considered a part of any open space requirements.

Squares: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns, and trees, formally disposed. The minimum size shall be 0.25 acre, and the maximum shall be 2 acres.

Street: A public or private right-of-way, which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other vehicular right-of-way.

Street, private: Any road, street, or alley that is not publicly owned and maintained and is used for access by the property owners of properties served by the street, occupants of the development, their guests, and government agencies on official business. (This definition does not and is not intended to include: neighborhood public roads, cart paths, and ingress/egress easements.)

Street, public: A right-of-way maintained by a public entity and intended for vehicular traffic. The word "street" includes, but is not limited to, "road," "freeway," "expressway," and "thoroughfare." The Town Street Department, *Highway Plan,* and the N.C. Department of Transportation (NCDOT) classify streets as follows:

(a) *Freeways and expressways:* The primary function of freeways and expressways is to move large volumes of inter-urban, inter-county, and interstate traffic. They are not intended to serve the abutting property and, therefore, should provide limited access with grade separations at all intersections. They should be at least four-lane divided facilities permitting as high an average operation speed as legal and should connect the major economic, recreation, and population centers of the Town and County with those of the state and nation.

(b) *Major thoroughfares:* Primarily for the movement of heavy volumes of traffic, major thoroughfares should form connections with the industrial, commercial, and population centers within the Town and the County, and with the major roads in the surrounding areas. Depending upon anticipated traffic volumes and adjacent development, they may be two lanes, four or more lanes, undivided

or four or more lane divided facilities with either limited or controlled access and with major intersections separated. Though their primary function is to serve traffic, they may also serve abutting property with controlled access.

(c) *Minor thoroughfares (collectors):* The main function of the minor thoroughfares is to collect traffic from the local roads and carry it to the major thoroughfares. They should be designed to serve a limited area with no access control or grade separation.

(d) *Local street:* A local service street designed primarily for access to abutting properties.

(e) Cul-de-sac: A local street permanently terminated by a turnaround.

(f) *Marginal access street:* A local street that parallels and is immediately adjacent to a major thoroughfare, freeway, or expressway, and which provides access to abutting property and protection from through traffic.

Subdivision: For the purpose of this ordinance, "subdivision" shall include all divisions of a tract or parcel of land into two or more lots, building sites or other divisions when any one or more of those divisions is created for the purpose of sale or building development (immediate or future) on or after January 1, 1985 and shall include all divisions of land involving the dedication of a new street or a change in existing streets; provided, however, that the following shall not be included within this definition nor be subject to the regulations authorized by this ordinance:

(a) The division of land into parcels greater than ten acres where no street right-of-way dedication is involved.

(b) The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors.

(c) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the Town as shown in this ordinance.

(d) The division of a tract in a single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the Town as shown in this ordinance.

(e) The recording of individual grave spaces within a public cemetery.

However, plats in categories (c), (d) and (e) of this definition shall have the Planning Board's stamp "No Approval Required" before filing in the office of the Register of Deeds in as much as a determination must be made as to whether or not

the resultant lots are equal to or exceed the standards of the Town as shown in this ordinance.

Suburban density Residential development having a density of less than 2.2 dwelling units per acre and greater than one

Townhouse development: A project, governed by the *Unit Ownership* provisions of this ordinance, consisting of attached units in conjunction with a separate lot or lots of common ownership, regardless of whether it is designed for residence, office, the operation of any industry or business or for any other type of independent use, and wherein each unit has a least one vertical wall in common extending from ground to roof dividing it from adjoining units, and each unit is separately owned, with the owner of such unit having title to the land on which it sits.

Urban density: Residential development having a density of more than 2.2 dwelling units per acre.

Voluntary Agricultural District: A North Carolina program in which an owner of farmland may, on their own initiative, apply to participate in and is designed to preserve and protect farmland from non-farm development, recognizing the importance of agriculture to the economic and social well-being of the State.

Yard, front: An area of which the width is measured as the entire length of the front property line between the side property lines, and the depth is measured as the distance between the street right-of-way or property line and the required front boundary of the buildable area.

Yard, rear. An area of which the width is measured as the entire length of the rear property line between the side property lines, and the depth is measured as the distance between the property line and the required rear boundary of the buildable area.

Yard, side: An area extending from the required front setback to the required rear setback, or to the front or rear property lines where no front or rear setback is required by the provisions of this ordinance, the minimum and average dimensions of which are determined by the standards of property development of the zoning district in which such lot is located.

Zero Lot Line development: A development including, but not limited to, individual lots, patio houses, townhouses, and/or businesses, including one or more structures comprising at least two individual lots, single-family residences or businesses, whether attached or detached, intended for separate ownership.

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ARTICLE III
PRELIMINARY DEVELOPMENT PLAN APPROVAL

Sec. 86A-301. Pre-application.

Whenever a development is proposed to be made and before any improvements shall be made, the developer shall cause a preliminary plan to be prepared. The preliminary plan shall comply fully with this ordinance and with the health, zoning, and other applicable regulations in effect at the time the plan is submitted for preliminary approval. Before filing a preliminary plan for review, the developer is encouraged to submit a pre-application sketch plan to the ~~County~~ Town Planning Department, hereinafter: "Department," for comments and suggestions.

Sec. 86A-302. Preliminary plan submission.

(a) The preliminary plan in such form as required by Section 86A-303 and in such number of copies deemed sufficient by the Town ~~County~~ Planning Director, hereinafter "Director," shall be submitted with the appropriate completed application to the Department.

(b) The Department shall distribute the preliminary plan to the various land-use related agencies as determined by the Director, including five copies to the Town Clerk. The Department and Town Staff shall review the preliminary plan to determine its compliance with the provisions of this ordinance and other officially adopted regulations, plans, and policies. The Department may negotiate for such other changes as may be found desirable.

(c) After such review and negotiations, the Department, coordinating with the Town Staff, may approve the plan and state the conditions of such approval, if any, or shall disapprove the plan and state the reasons therefore. Except where extenuating circumstances exist and where additional information is required for review of the plan, the Department shall issue its final ruling ~~within~~ average 12 working days, sometimes more, if needed, from the date of submittal of the preliminary plan.

In addition to approving waivers, the Town Board of Commissioners shall decide all conditions of approval where the Department and developer cannot reach an agreement - see Section 86A-701.

Sec. 86A-303. Preliminary plan and supporting data.

The preliminary plan shall be drawn to a scale of not less than 200 feet to the inch nor more than 20 feet to the inch. It should be superimposed on a topographic

map with contour lines shown at one - or two-foot intervals. In addition, the preliminary plan shall include the following:

(a) *Title data.* Development name, the names and addresses of the owner(s) or designer of the plan, the scale, date, and north point.

(b) *Vicinity sketch.* A key map or vicinity sketch showing the subject property's general location in relation to existing streets within the Town.

(c) *Existing data.* Location of existing and platted property; total acreage of proposed development; existing structures, culverts, bridges, watercourses, railroads, political boundary lines, zoning district lines, parks, location of easements and name of easement holder; rights-of-way name and width, whether public or private, on and adjoining the land proposed for development; and the names of adjoining property owners.

(d) *Data relating to proposed subdivision.* The names, locations, and dimensions of proposed streets, alleys, crosswalks, lots, easements, building setback lines, *Special Flood Hazard* areas, parks, playgrounds, and other open spaces.

(e) *Data relating to the surrounding area.* Where the preliminary plan submitted includes only a part of the developer's tract, an overall sketch showing the prospective future street system, proposed public open spaces, and other features for the development of the entire tract shall accompany the preliminary plan.

(f) *Utility plans.* The preliminary plan of the proposed utility layout for public water and sewer shall be provided. If public water and sewer are not to be provided, the preliminary plan shall contain a statement as to the proposed method of water supply and sewage disposal.

(g) *Street cross sections.* Typical cross sections of proposed streets shall be drawn to scale, showing width and proposed construction of roadways.

(h) *Stormwater drainage.* For any non-residential development that will disturb ~~slightly less than~~ half of one acre or more of land, or any residential development that will disturb more than one acre of land, and all developments where the stormwater is designed to drain off-site, the developer must consult with the Town Stormwater Administrator prior to the drafting of the preliminary plan and shall ensure all necessary stormwater-related information is shown on the preliminary plan.

(i) *Other improvements.* At the discretion of the ~~Department and/or~~ Town Staff, where other improvements are required or are to be provided in the development, appropriate plans shall accompany or shall be incorporated into the preliminary plan.

Sec. 86A-304. Effect of preliminary plan approval.

Where preliminary plan approval is granted, the developer may then proceed to construct improvements in accordance with the requirements of this ordinance, the Town's Zoning Ordinance, and other applicable regulations, and to submit the final plat for approval for recordation. Where approval is granted, the preliminary plan shall be approved or conditionally approved initially for a period of time not to exceed two calendar years. Extensions may be approved for the subsequent two calendar year time periods, provided that a request for extension is made prior to the expiration of the approval and provided that substantial progress is made or is being made toward the completion of the development.

Sec. 86A-305. Contracts to sell or lease referencing the approved preliminary plan.

The terms of this ordinance shall not prohibit any owner or its agent from entering contracts to sell or lease by reference to an approved preliminary plan for which a final plat has not yet been properly approved, provided that the provisions of N. C. GEN. STAT. § ~~160A-375~~ 160D are complied with.

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ARTICLE IV

DEVELOPMENT IMPROVEMENT AND DESIGN STANDARDS

Sec. 86A-401. General.

(a) *Conformity.* All proposed developments, whether a subdivision, special development, or other development regulated by the provisions of this ordinance or the Town Zoning Ordinance, shall comply with the provisions of this ordinance, the Town Zoning Ordinance, the Hope Mills Standards and Specifications Manual, and other applicable local, State, and Federal regulations.

(b) *Reasonable relationship. Any proposed development subject to the provisions of this ordinance shall also* be so planned as to facilitate the most advantageous development of the entire community and shall bear a reasonable relationship to existing or amended plans and written adopted policies of the Board of Commissioners.

(c) *Recorded plat.* A final plat shall be prepared, approved, and recorded pursuant to the provisions of this ordinance and the Town Zoning Ordinance, prior to any subdivision of land and prior to commencement of the placement of any structure or construction on or conveyance of any portion of any subdivision lot.

Sec. 86A-402. Area-specific standards.

(a) *Municipal Influence Area.* All development located within the Hope Mills' Municipal Influence Area (MIA), approved and established by the County Board of Commissioners, shall be developed in accordance with subdivision design standards officially adopted by the Town Board of Commissioners and as stipulated in the County Subdivision Ordinance, except as provided for in any interlocal agreement jointly adopted by the Town and the County Board of Commissioners. The official Hope Mills' MIA map - see Appendix B - shall be maintained by the County Planning Staff and kept on file in the office of the Town Clerk and the Clerk to the County Board of Commissioners.

(b) *Sewer Service Area.* The County Board of Commissioners may approve and establish a *Sewer Service Area* (SSA). The SSA sets forth an area within which development should be served by sanitary sewer and shall otherwise be developed according to the provisions of any officially adopted interlocal agreement. Any proposed development inside the boundary of the *SSA* shall comply with the pertinent provisions governing extension of sanitary sewer and other development criteria specifically addressed within any officially adopted interlocal agreement.

(c) *Airport Overlay District.* Development and redevelopment of properties within the designated and officially adopted airport overlay district, and those that

which is also subject to the provisions of this ordinance, shall comply with the purpose and intent of airport overlay district provisions as set forth in the Town's Zoning Ordinance - see Sec. 102A-902. Where any provision of this ordinance and Sec. 102A-902 conflict, the provisions of Sec. 102A-902 shall prevail.

(d) *Historic Overlay District.* Development and redevelopment of properties within the designated and officially adopted historic overlay district, and that which is also subject to the provisions of this ordinance, shall comply with the purpose and intent of historic overlay district provisions as set forth in the Town's Zoning Ordinance - see Sec. 102A-904. Where any provision of this ordinance and Sec. 102A-904 conflict, the provisions of Sec. 102A-904 shall prevail.

(e) *School sites.* Where the Land Use Plan specifies an area with a specific location and size of a school site that has been approved jointly by the County Board of Commissioners and the County Board of Education, endorsed by the Town Board of Commissioners, as a proposed school site, and the proposed school site lies wholly or partially within an area being proposed for development, the land area for the school site shall be reserved if the Board of Education wishes the site to be reserved. The ~~County~~ Town Planning Staff shall immediately notify the Board of Education upon the submission of a preliminary plan for review and approval under the provisions of this ordinance or the Town's Zoning Ordinance. If the Board of Education wishes the site to be reserved, the preliminary plan may not be approved without the reservation of the specific area for the school site. The Board of Education must acquire the site within 18 months after the date the site is reserved; if the site has not been acquired by the Board of Education within the 18-month period, the developer may treat the land as freed of the reservation.

State Statute Reference: ~~N. C. G EN. STAT. § 160A-372~~ N. C. G EN. STAT. § 160D-804(f)

(f) *Public parks and recreation sites.* Where any officially adopted Town Parks and Recreation Master Plan specifies an area with a specific location and size of a site that has been approved by the Town Board Commissioners as a proposed public park or recreation site; hereinafter, *park site;* and the proposed park site lies wholly or partially within an area being proposed for development, the land area for the park site shall be reserved if the Town's Parks and Recreation Director wishes the site to be reserved. The Town ~~County~~ Planning Staff shall immediately notify the Town's Parks and Recreation Director upon the submission of a preliminary plan for review and approval under the provisions of this ordinance or the Town's Zoning Ordinance. If the Parks and Recreation Director wishes the site to be reserved, the preliminary plan may not be approved without the reservation of the specific area for the park site. The Parks and Recreation Department must acquire the site within 18 calendar months after the date the site is reserved. if the site has not been acquired by the Parks and Recreation Department within the 18 calendar-month period, the developer may treat the land as freed of the reservation.

State Statute Reference: N. C. G EN. STAT. § 160A-~~372~~

(g) *Planned public rights-of-way.* Where any portion of a proposed development lies within the proposed right-of-way of any public street or road included in an official *Highway Plan* as adopted by the Town Board of Commissioners or where the proposed development is located within the Town's *Municipal Influence Area* or within any other municipality's officially adopted street/highway plan, the right-of-way shall be dedicated or reserved in the location and at the width as adopted and shown on the official plan; provided that no dedication wider than 80 feet shall be required, and provided that no dedication shall be required where right of direct access from abutting property is denied. If the development is such that a final plat is required to be recorded prior to any development on the site, the dedication and reservation shall be accomplished on the final plat, with the bearings and distances of the required dedication and reservation lines shown; otherwise, a reservation of the property shall be shown on the preliminary plan prior to the plan receiving preliminary approval. Any right-of-way required to be dedicated or reserved shall not be included in the calculation of land area for district dimensional requirements for the zoning district in which the proposed development is located.

State statute reference: ~~N. C. G EN. STAT. § 160A-372~~ N. C. G EN. STAT. § 160D-804(c)(1)

(h) Reserved for future use.

Sec. 86A-403. Minimum lot standards.

(a) *Compliance with Town Zoning Ordinance.* Any lot or development created subject to the terms of this ordinance is subject to and shall comply with all applicable provisions of the Town Zoning Ordinance.

(b) *On-site water and sewer systems.* Lots not served by public water and/or sewer systems shall be large enough and of such physical character to meet the County Health Department's minimum standards for on-site water and/or sewer systems.

(c) *Street frontage.* Except as otherwise provided for Section 86A-501, every lot shall abut a public street or private street approved under the terms of this ordinance for at least 20 feet; such frontage (abutting) to be continuous from the property line to the building setback line.

(d) *Access to certain classified streets.* Direct access shall not be allowed for any single-family residential lot located along any street as defined or classified by the Highway Plan or locally adopted Collector/Feeder Street Plan as major or minor thoroughfare, arterial, collector, or feeder street, where feasible and sufficient land depth exists.

(e) *Easements.*

(1) To provide for existing or future service poles, underground electric and communication lines, public utilities, conduits, drainage facilities, water, and sewer

lines, an easement not less than ten feet wide, five feet on each side of the common rear lot line or in other locations where necessary, shall be provided. No building or other permanent obstruction, ~~not~~ including fences, shall be erected on any such easement.

(2) Where property to be subdivided is traversed by a watercourse, drainage way, canal, or stream, there shall be provided a stormwater easement or drainage right-of-way for channel improvement that conforms substantially with the centerline of such watercourse, drainage way, canal, or stream. Such drainage easement shall be a minimum of 20 feet wide (not necessarily centered), but in no case shall it be required to exceed 20 feet from the top of the bank (natural stream channel) on either side of the watercourse, drainage way, canal, or stream. In the event that the development includes a man-made lake, such drainage easement shall conform to the original stream or watercourse, where known, or a note added to the plat to read as follows:

> *"In the event that the watercourse or lake(s) shown on this plat is drained or otherwise lowered to the natural stream level,* a *public drainage easement for the purpose of channel improvement is hereby dedicated at* a *minimum width of 20 feet but not to exceed 20 feet from the top of the bank on either side of the natural stream course."*

(f) *Lots intended for commercial and industrial uses.* Commercial and industrial lots may be arranged in convenient units of width and to a depth that is appropriate to the development contemplated, provided that the minimum requirements for lots, blocks, and zoning are met. Lateral access shall be provided or reserved for future interconnectivity, and designed and constructed to the same standards of improvements as required by Section 86A-404 on lots intended for commercial and industrial uses. The lateral access minimum right-of-way width shall be 40 feet, the same as marginal access streets.

(g) *Lots subject to flooding.* Improvements of any lot, street or common area shall not be commenced in a subdivision or other development, or section thereof, subject to this ordinance or the Town Zoning Ordinance, unless the developer, builder, landowner, or other appropriate permittee has complied with the provisions of Chapter 42 of the Town's Code of Ordinances, entitled: *Floods.* The preliminary plans and final plats of subdivisions or other developments, or sections thereof, in which there are areas of special flood hazard, shall have a line or lines drawn thereon delineating the boundaries of such areas within the subdivision or other development. Each such boundary line shall be the same as the boundary line(s) of the *Special Flood Hazard Area,* as defined in Chapter 42, and as shown on the official flood maps of the Town, the Flood Insurance Rate Map (FIRM). Any interpretation by the Town Manager or the Town Manager's designee may be appealed pursuant to Chapter 42.

The preliminary plans and final plats of a subdivision or other development, or section thereof, subject to the provisions of this section, shall be annotated with the following notice when the plan/plat is a depiction of property that is located within the *Special Flood Hazard Area:*

> *" Notice: Any improvement within the Special Flood Hazard Area, or any subsequent revision thereof, is subject to the provisions of Chapter 42, Floods, Town of Hope Mills Code of Ordinances, and may be limited or precluded thereby."*

(h) *Stormwater.* Improvements of any lot, street or common area shall not be commenced in a subdivision or other development, or section thereof, subject to this ordinance or the Town Zoning Ordinance, unless the developer, builder, landowner, or other appropriate permittee has complied with the provisions of Chapter ~~67~~ 82 of the Town's Code of Ordinances, entitled: *Stormwater Management Ordinance.*

Sec. 86A-404. Streets.

(a) *General criteria.* All subdivision lots shall abut a street designated as either public or private, and all public or private streets shall be built to the standards of this ordinance, the Hope Mills Standards and Specifications Manual, or, where applicable, the standards of the North Carolina Department of Transportation (NCDOT). Public streets shall be designed in accordance with the standards of the Town and shall be constructed in such a manner as to be eligible for acceptance into the Town's street system. Private streets shall be developed in accordance with the terms of this ordinance and other applicable Federal, State, and local regulations. The following provisions apply to all streets, whether public or private:

(1) *Relation of proposed streets to the adjoining street system.* The proposed street system shall extend existing or proposed streets at the same or greater width, but in no case less than the required minimum width, provided that no extension wider than 80 feet shall be required. Where, in the opinion of the Town ~~and County~~ Planning staff, it is desirable to meet the purpose of this ordinance, to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property.

(2) *Through traffic.* Minor residential streets shall be laid out so as to discourage through traffic.

(3) *Access to adjacent property.* The proposed street system shall be designed to provide for the dedication of access to and not to impose undue hardship upon adjacent property adjoining the proposed subdivision or development. Reserve strips adjoining street right-of-way for the purpose of preventing access to adjacent property shall not be permitted.

(4) *Access to parks, schools, and other public places.* Streets shall be designed or walkways dedicated to assure convenient access to adjacent parks, playgrounds, schools, and other public places. Dedicated walkways shall not be less than ten feet in width.

(5) Circulation requirements. The minimum circulation requirements for all development shall be the standards of the Town, but in no case shall they be less than those standards outlined in the NCDOT's *Policy on Street and Driveway Access to North Carolina Highways.*

(6) *Marginal access streets.* When a tract of land to be subdivided adjoins a limited access highway, the developer may be required to provide a marginal access street parallel to the highway or reserve frontage on an interior street for the lots being proposed that are adjacent to the highway.

(7) *Street names.* Proposed street names shall not duplicate nor closely approximate phonetically the name of any street anywhere within Cumberland County, including those names proposed within the corporate limits of the Town. Where proposed streets are extensions of existing streets, the existing street names shall be used, except where a new name can reasonably be used to avoid further street name duplication.

(8) Street signs. All streets within a development shall be marked with a street name sign of a design and location in accordance with the standards and *specifications of the Cumberland County Street Sign Specifications Manual.*

(9) *Half streets.* Whenever an existing half street is adjacent to a tract of land to be developed, the other half of the street shall be dedicated or shown as an easement for conditional future dedication within the new development. New half streets are prohibited except when essential to the reasonable development of the subdivision in conformity with the other requirements of this ordinance and where it will be practicable to require the dedication of the other half when the adjoining property is developed.

(10) *Median strips.* Where a developer elects to construct a street divided with a median strip, the right-of-way width shall not be less than 70 feet, and no median strip shall be less than 10 feet wide.

(11) *Comer radii.* Property lines at street intersections shall be rounded with a radius of 25 feet.

(12) *Intersecting streets.* Streets shall be laid out so as to intersect as nearly as possible at right angles.

(13) *Street offsets.* Where there is an offset in the alignment of a street across an intersection, the offset of the centerlines shall not be less than 125 feet.

(14) *Block lengths.* Block lengths shall not be longer than 1,800 feet; provided that where a longer block will reduce the number of railroad crossings, or where longer blocks will result in less traffic through residential developments from adjoining businesses or areas, the Town ~~and County~~ Planning staff may approve block lengths in excess of 1,800 feet.

(15) *Street ending.* All streets not stubbed to adjacent properties for future development shall be ended with either a cul-de-sac or a hammerhead ("t-type") turnaround. Streets that end with a cul-de-sac or hammerhead shall not be longer than 1,400 feet. Cul-de-sacs shall be provided at the closed end with a circular turnaround having an outside roadway diameter that meets the requirements of the North Carolina State Fire Code ~~of at least 80 feet and a right-of-way line diameter of at least 70 feet~~. Hammerheads shall be designed at the closed end with a "t-type" turnaround in such a way that meets the requirements of the North Carolina State Fire Code ~~having a minimum outside dimension of 50 feet by 100 feet and a roadway dimension of 20 feet by 70 feet~~. A 15-foot radius is required at the intersecting lines of the "t-type" ending. Turnarounds, other than t-type or cul-de-sac, may be approved by ~~the Town Board of Commissioners~~ Town Staff if the design provides for adequate maneuvering of emergency and other public vehicles.

(16) *Access roads into residential developments; exceptions.* The proposed street/road system within the development shall provide for at least two separate access roads/streets into the development from already existing streets or roads adjacent thereto, unless the development is of such a nature, size, or configuration, or at such a location, as to make more than one access street or road unfeasible or unnecessary, as may be determined by the Town ~~and County~~ Planning staff.

(b) Public streets.

~~(1)~~ *Construction.* All proposed public streets shall be constructed according to ~~the standards and specifications of~~ this ordinance and the Hope Mills Standards and Specifications Manual. ~~other Town Codes, and in no case shall be constructed to standards and specifications less than those of the NCDOT.~~

(2) Street design.

a. *Right-of-way.* The proposed street right-of-way shall be of sufficient width to meet the requirements of this ordinance, but in no case shall the right-of-way be less than the following:

Street Classification	*Minimum Width, Lot Line to Lot Line (feet)*
Freeways, expressways, and major thoroughfares	100
Minor thoroughfares (collectors)	60
Local streets	50
Cul-de-sacs/T-type	~~40~~*
Marginal access street	40

** Shall meet the requirements of the North Carolina State Fire Code

b. *Grading.* Rights-of-way and roadways shall be graded in accordance with the standards and specifications of the Town.

c. *Roadway base.* All roadways shall be improved with a base course to the required width of the Town. All construction and materials shall meet the standards and specifications of the Town.

d. *Roadway surface.* All roadways shall be improved with a surface material to meet the standards and specifications of the Town.

e. *Pavement widths.* All roadways shall be improved with a minimum surface course to meet the standards and specifications of the Town. Pavement widths, including curb and gutter, shall be a minimum of 40 feet for collector or higher classification streets and a minimum of 30 feet for minor streets.

f. *Gradient, curves, and alignment.* Street gradient, reverse curves, and horizontal alignment shall be in accordance with the standards and specifications of the Town.

(3) *Curbs and gutters.* All streets constructed under this ordinance shall be installed to Town standards and specifications, and unless otherwise regulated by this ordinance, curbs and gutters are required as follows:

a. Developments with a proposed density of ~~five~~ 2.2 or more units per acre, concrete curb and gutter are required;

~~b. Developments with a proposed density of more than 2.2 but less than five units per acre, a concrete or asphalt rolled curb and gutter is required;~~

c. Developments with a proposed density of two units or less per acre, curb and gutter requirements are optional; if installed, must comply with Town standards.

All curbs and gutters installed shall meet the Town-approved standards and specifications, and any ~~rolled~~ concrete curb and gutter, if required by this

ordinance, shall not be less than 24 inches.

(4) *Town approval and acceptance of public streets.* ~~All public streets shall be certified by the Town Street Department as being acceptable for future maintenance by the Town, and the developer shall ensure that proposed public streets are constructed to all Town Code Street provisions and eligible for acceptance and maintenance by the Town~~. No street shall be accepted for ownership by the Town unless such street has been constructed, and at the time it is offered for dedication, meets the standards set forth by the Town of Hope Mills Standards and Specifications Manual. No street shall be maintained by the Town until it is accepted into the Town's Street system. Until such time that the Town accepts the public street for maintenance, the developer and subsequent purchasers shall be responsible for maintenance and for securing final acceptance by the Town. It shall be the responsibility of the developer to formally notify the Town ~~Street~~ Public Works Department and initiate the street acceptance process. ~~of transferring the responsibility of street maintenance. If application to~~ If the street acceptance process is not ~~Town Street Department has not been formally submitted~~ completed, to include meeting all requirements in the Town's Standards and Specifications Manual, by the time the Town Building Inspector has issued building permits for ~~75~~ 90 percent of the lots shown on the platted portion of the development, the Town ~~Building Inspector~~ Zoning Official shall not issue or approve any additional ~~building~~ zoning permits until such time the street acceptance process is completed ~~the Street Department formally notifies the Building Inspector of the Town's receipt of such application~~.

If all streets within the development have not been submitted for the Town's consideration for addition to the Town system by the time at which building permits have been issued for ~~75~~ 90 percent of the lots of the platted portion of the development, the developer may post a surety performance bond or an equivalent security as authorized in Section 86A-602. Should this alternative be used, the method of payment chosen shall be equal to 1.25 times the cost of installing all remaining required improvements according to the standards required by the Town. Within 30 calendar days after the Town Manager receives formal notice from the ~~Town Street~~ Public Works Department that the proposed streets are suitable for acceptance by the Town, the Town Manager shall release any unused portion of the securities posted through this procedure.

For purposes of this ordinance, a street shall include all public infrastructure, related to street construction located within a public right-of-way, including but not limited to: travel lanes, curb and gutter, Stormwater infrastructure, sidewalks, and "road maintenance" shall mean that the public streets are kept in a good state of repair and that the streets are able to be used for their intended purpose without any impediments. The developer shall not install or allow to be installed any items within the right-of-way that will have to be removed prior to the acceptance of the streets by the Town. Such items include but are not limited to fences, masonry mailbox supports, shrubbery, and driveway markers.

(c) *Private streets.* Private streets will be permitted to serve as access within developments; however, dedication of public streets and other rights-of-way, or

easements, may be required if such are indicated on the official plans as adopted by the Town Board of Commissioners. Public streets and/or other rights-of-way, or easements or public access over private streets will be required where the Town Board of Commissioners, the NCDOT, or a public utility agency determines that such are necessary in order to promote the continuity of existing streets or utility systems or otherwise protect and promote the public health, safety, and welfare.

(1) *NCDOT specifications.* Unless otherwise approved, the developer shall reserve enough area along all private streets to meet the Town's specifications for right-of-way width requirements. Such area as is required to be reserved may not be used toward lot area requirements or be included in any required yard space.

(2) *Access to a government agency.* In any development where private streets are provided, the developer shall prepare for Town and County Planning staff approval and record in the County Register of Deeds a plat of such development indicating all private streets. It shall be indicated on such plat that any governmental agency or personnel or equipment thereof shall be granted perpetual access over all such private streets to accomplish or fulfill any service or function for which the agency is responsible and that any agency or organization designated by a governmental agency to perform a designated function shall also retain access the same as any governmental agency. It shall be indicated on such plat that any agency exercising its access rights shall have the same rights and only such liabilities as it would have on any public lands, rights-of-way, or easements.

(3) *Minimum design specifications.* The following specifications shall be the minimum accepted for private streets and must be completed, or guaranteed to be completed in accordance with Sec. 86A-602 prior to submission for final plat approval. In all developments, minimum asphalt paving, or other permanent surface material if prior approval is received, is required, and all private streets shall comply with the following minimum standards:

a. All street construction, surfacing, and drainage standards shall meet or exceed the Town's design specifications for local streets;

b. The area of any lot shall not be included within the right-of-way;

c. Street(s) shall be maintained by an established owners' association, with legal documents approved by the Town Attorney and supported by recorded legal documentation addressing a street maintenance agreement;

d. Clearing and grubbing shall be completed five feet from each edge of the surfaced travel way; and

e. When curb and gutter sections are omitted, a minimum of a 45-foot right-of-way must be provided.

(4) *Alleys.* A reservation or easement for an alley to the rear of proposed lots

may be approved, provided that the developer can produce evidence at the time of preliminary plan submission to show that the alleys will be functional and designed in such a manner as to allow for public services to be accomplished. When serving four or less residences, any alley proposed shall provide a minimum width of 12 feet. When serving five or more residences and/or non-residential uses, any alley proposed shall provide a minimum width of 20 feet. The Town ~~and County~~ Planning staff shall review development plans that include alleys for vehicular safety. Alleys shall be approved and maintained the same as common areas within a development and require the Town Attorney's ~~approval~~ review of owners' association documents and covenants with respect to maintenance and liability of any alley.

(5) *Private street maintenance.* Upon determination by the Town Manager, or Manager's designee, that such private streets as approved are not in a proper state of maintenance, the Manager, or Manager's designee, may, in addition to other remedies, prevent re-occupancy of any structure to which such streets provide access until such streets are in a proper state of maintenance as determined by the Manager.

(6) *Private street certification of construction.* Upon completion of construction of the private street(s) and the related facilities including drainage ways, the developer shall provide for an inspection of all such facilities by a registered surveyor or engineer, who shall provide in writing a statement that all private streets and related facilities are constructed in accordance with the provisions of this ordinance and that all such facilities are adequate to serve the development. Such statement shall be affixed with the surveyor's or engineer's seal and submitted to the Town Manager and approved prior to the recording of the final plat or release of any construction guarantees as required under Sec. 86A-602.

(7) *Private street deed disclosure.* Every deed created for a lot served by a private street subject to the provisions of this ordinance and to be filed with the County Register of Deeds shall include the following disclosure: "It is hereby acknowledged that a *Subdivision Streets Disclosure Statement* has been executed in accordance with N. C. GEN. STAT. § 136-102.6."

Sec. 86A-405. Sidewalks.

(a) *Sidewalks and walkways required.*

(1) Except as described herein, sidewalks shall be installed along public and private right(s)-of-way within an adjacent to any development located in the Town's jurisdiction, and shall be constructed in accordance with the Town's ~~sidewalk specifications and construction standards~~ Standards and Specifications Manual~~, and good engineering practices.~~ Sidewalks shall be located according to the following:

a. For proposed residential subdivisions or developments, sidewalks shall be installed on both sides of all proposed streets and drives, and along the existing street right-of-way to which the project abuts. For multi-family developments, a sidewalk shall be provided along the building side of the off-street parking area in

addition to other sidewalk requirements of this ordinance.

b. For existing residential subdivisions or developments, if a sidewalk exists along the same side of the street abutting the new development or redevelopment of a principal structure, including situations where a principal structure is destroyed by more than 50%, regardless of distance away from the proposed development, a sidewalk shall be required along the lot to be developed; if no sidewalk exists on the same street side, payment of a fee in-lieu of sidewalk construction shall be mandatory as regulated in sub-section (b) of this section.

c. For all non-residential development with no new streets proposed, sidewalks are required along internal drives and along the existing street(s) adjacent to the subject property. Where new streets are proposed in conjunction with any non-residential development, sidewalks are required along all proposed street(s) and internal drives, and along the existing street(s) adjacent to the subject property. For non-residential developments, sidewalks shall be provided along the building side of the off-street parking area in addition to other sidewalk requirements of this ordinance.

(2) A walkway shall be installed when any subdivision or development proposed is adjacent to an existing or proposed public school or park property. They shall construct and offer for dedication to the affected public agency owning the affected park or school property a walkway not less than ten feet in width in such location as to facilitate direct, convenient access to the adjacent school or park property from the proposed subdivision or development.

(3) Sidewalks and walkways shall be constructed by the developer and inspected by the Town staff prior to the completion of any building final inspection or submission of final plat approval for recordation, except where a guarantee has been approved and posted as authorized in Section 86A-602.

(4) The developer shall be responsible for the entire cost of installing sidewalks and walkways within and adjacent to the subdivision or development. Payment in lieu of sidewalk construction may be considered by the Board of Commissioners in accordance with subsection (b) of this section.

(b) *Payment in lieu of sidewalk construction.*

(1) *General.* The payment fees in-lieu of installing a required sidewalk or walkway may be made upon written request of the developer, with approval from the Board of Commissioners, upon the Board finding that:

a. The street is designated as a State or local road, subject to widening or improvement on an officially adopted plan;
b. The right-of-way, developing lot, or lot abutting a proposed sidewalk is not suitable for sidewalks due to floodplains, wetlands, riparian buffers, required tree preservation areas, slopes exceeding 25 percent, or other unique site conditions; or
c. If it has been determined by Town Staff that the area to be subdivided or developed is too small for the construction of sidewalks or walkways to be practicable.

(2) *Procedure for approval*. The payment of such fees in lieu shall be reviewed and approved as part of the subdivision or development application submittal. A sidewalk, or walkway easement, shall be included on the plan in the general area where a sidewalk or walkway would have been built had the fee in lieu not been paid. The easement shall be offered for dedication to the Town or, in the case of walkways required by sub-section (a)(2) above, to the agency owning the park or school. The request to pay the fee in lieu must be attached to the plan application, in letter form, and include an itemized estimate of the expected costs of sidewalk construction sealed by the developer's engineer or other qualified licensed professional. At the meeting in which plan approval occurs, the Board of Commissioners shall also consider the request for payment in lieu of installing the sidewalk. If the letter requesting payment in lieu of sidewalk construction is submitted on a date after the date of application is submitted, a new and separate fee equal to one-half of the original subdivision/development submittal fee shall be charged.

(3) *Time of payment.* The fees in lieu of sidewalks shall be paid prior to the building final inspection and/or approval of each phase of the subdivision or development submitted for final plat approval as directed by the Board of Commissioners.

(4) *Use of funds.* Payments in lieu of sidewalk construction received in accordance with this subsection shall be used for the development of new sidewalks or multi-use pedestrian/bicycle paths.

(c) *Exemptions.* The sidewalk and in lieu fee requirements of this section do not apply to (i) new developments consisting solely of an accessory residential structure (for example, a pool, garage, or shed) or (ii) the reconstruction of a damaged principal residential structure, provided that the damage to the structure is 50% or less than the value of the structure at the time it is damaged. The Town Planner may determine the value of the structure using tax assessment information, an appraisal, or other similarly credible sources.

Sec. 86A-406. Utilities.

(a) *Water and sewer.* Where public water and/or sewer systems are to be installed as part of the development improvements, such systems shall be designed and installed in accordance with the standards and specifications of the Town. In any development that has either public water or public sewer systems, or both, available or to be made available within 2,000 feet of the development boundary, water and sewer mains shall be extended by the developer to provide service to each lot/unit in the development.

(1) Public water and sewer systems.

a. *Generally.* Where the installation of public water and/or sewer systems is a prerequisite to approval of lot sizes and standards, such systems shall be installed and certified prior to final plat approval or assured to be installed in accordance with the provisions of Sec. 86A-602.

b. Connection to sanitary sewer and public water is required.

1. *Inside Town's corporate limits.* Where any portion of a subdivision or other development submitted for approval under the terms of this ordinance or the Town Zoning Ordinance and the proposed subdivision or development is within 2,000 feet of a public water line or public sewer interceptor, the entire subdivision or development shall connect to the public system.

2. *Town's Municipal Influence Area and Sewer Service Area.* Where any portion of a subdivision or other development, submitted for approval under the terms of this ordinance or the Town Zoning Ordinance, and the subject property is located within the Town's Municipal Influence Area, and the developer proposes two to twenty lots within 500 feet of existing public water or sewer, the public utilities shall be extended and connected within the new subdivision or other development, including any Group Development, as defined within this ordinance, which falls within 500 feet. For more than 20 lots or units proposed within the Sewer Service Area and/or where density is greater than 2.2 lots or units per acre, and for all non-residential development, the extension of public water and sewer lines and connection thereto is mandatory. Sanitary sewer service outside the Sewer Service Area requires approval in accordance with the terms of any interlocal agreement officially adopted by the Town Board of Commissioners.

c. *Exception to public water and sewer extension/connection.* The Town Board of Commissioners may make exceptions to the above requirements for connection to a public water and/or sewer system when any of the following conditions warrant:

1. Public sanitary sewer is within a different drainage basin or sub-basin;

2. The public utility is located beyond the jurisdiction of the Town Board of Commissioners and the Joint Planning Board;

3. Crossings of Rockfish Creek, Little Rockfish Creek, or controlled access highways and interstates such as Interstate 95, US Highway 301, the Hope Mills Bypass, and the Fayetteville Outer Loop;

4. Extensions exceeding 2,000 feet from the existing public system; or

5. The subject property is located outside of the area of the Town's approved master plans.

(2) *On-site water and sewer systems.* When proposing lots or units to be served by on-site private water and/or sewer systems, the lot shall be of sufficient size to accommodate the utilities and provide for adequate building area. When either or both of such systems are proposed to be used, every plat shall have a certification or disclosure as required in Sec. 86A-604(c). Every deed created for a lot or unit to be served by an on-site water and/or sewer system conveying property subject to the

terms of this ordinance and to be filed with the County Register of Deeds shall include the following disclosure:

"Public water and/or sewer services are not available as of the date of the recording of this deed. On-site sewer disposal systems must be approved by the County Health Department."

(b) *Fire hydrants.* Fire hydrants are required when a subdivision or other development subject to this ordinance or the Town Zoning Ordinance is served by a public or community water system where the provider is capable of supplying sufficient water pressure to operate the hydrants. The following are the minimum standards for hydrant installation. All fire hydrants and the placement of fire hydrants must meet the current North Carolina Fire Code.

~~(1) The maximum desired distance that a fire hydrant shall be located from structures, as linearly measured along vehicle access routes (roadways, fire lanes, etc.) and/or by hose placement to the building setback line or existing structure, shall be as follows:~~

~~a. Single family detached units……500 feet; b. Multi-family……400 feet;~~

~~c. Commercial…… 300 feet;~~

~~d. Business district …… 250 feet.~~

~~(2) Each fire hydrant shall have the minimum main supply line as required by the provider to adequately provide the appropriate amount of pressure to the hydrant;~~

~~(3) Fire hydrants shall be maintained by the entity supplying water thereto; and~~

~~(4) Standard hydrant design (National Standard Thread, 4½-inch steamer, two 2½-inch discharge connections, etc.) and proper maintenance shall be utilized.~~

~~(5) For new developments, where structures are not known, fire hydrant spacing shall be measured along the street right-of-way (curb feet) and spaced as required above (maximum distance). Radial measurement and/or spacing (i.e., "as a bird flies") are not acceptable. Additionally, measurements across lots, which front different streets, will not be permitted for purposes of satisfying the spacing requirement.~~

(c) *Underground utilities required.* All development shall have utilities placed underground where practical. High-voltage electrical lines, as defined herein, are exempt from this requirement.

Sec. 86A-407. Other requirements.

(a) *Required drainage.* Drainage systems shall be installed by the developer in accordance with the provisions of Chapter ~~67~~ 82 and in accordance with the NC Department of Transportation (NCDOT) standards and good engineering practices. Such drainage shall remove all surface water without undue damage to street right--of-way and adjacent properties. Conditions contributing to the breeding of insects shall be avoided. All culvert pipes and pipe underdrains shall be installed to the standards and specifications of the Town.

(b) *Monuments.* Monuments of a permanent material shall be installed in accordance with N. C. GEN. STAT. § 39-32.1 *et seq.,* and at such points as may be consistent with good surveying/engineering practices.

(c) *Removal of rubbish.* All cut or fallen trees, stumps, or rubbish shall be completely removed from the development site and properly disposed of.

(d) *Watercourse protection.* During the construction, preparation, arrangement, and installation of improvements and facilities in developments located at or along a watercourse, the developer shall maintain the watercourse in an unobstructed state and shall remove from the channel and banks of the watercourse all debris, logs, timber, junk and other accumulations of nature that would, in time of flood, clog or dam the passage of waters in their downstream course; provided that installation of appropriately sized stormwater drains, culverts, bridges, levee systems or closure structures in a levee system shall not be constructed as obstructions in the stream.

Sec. 86A-408. Parks, recreation, and open space.

The developer shall provide a portion of land for the purpose of providing park, recreation, and open space areas to include walking trails or berms, ~~or pay a fee in lieu of for every residential lot/unit proposed,~~ subject to (a) through (c) below. For purposes of this section, the term "recreation area" includes parks, recreation, and/or open space areas.

Whenever this section provides for the exercise of discretion by the ~~County~~ Town Planning Director, the Parks and Recreation Director, or another affected jurisdiction, such discretion shall be exercised consistent with the facts, policies, and objectives set forth in the officially adopted Parks and Recreation Master Plan as it affects from time to time.

Any portion of a development that lies within an area designated in the officially adopted Parks and Recreation Master Plan or other officially adopted open space/greenway plan (not exceeding the amount required to be reserved or dedicated) shall be included as part of the area set aside to satisfy the recreation area requirements of this section. This area ~~shall~~ may be dedicated to public use.

(a) *Amount of land.* ~~The amount of recreation area shall be a minimum of 1,250 square feet of land for each dwelling lot or unit~~. Every single-family residential development that has over 10 residences shall ensure that at least 10% (rounded up to the nearest 0.5 acre) of the total area of the development is comprised of 5% permanently usable open space, while the other 5% is natural open space. The recreation area shall be contiguous. The Town Board of Commissioners must approve any water bodies offered to the Town to meet these requirements. The recreation area may include a combination of land above the *Special Flood Hazard* Area (SFHA), land in the SFHA, and water bodies within the development. Land area offered that contains five acres or more and is consistent with the adopted Parks and Recreation Master Plan must be accepted by the Town. For purposes of this section, usable open space means an area that:

~~Recreation areas, berms, and walking trails shall be of such dimensions as to be functionally usable and maintainable. Developments that would require less than 25,000 square feet of recreation area may pay a fee in lieu of and be exempt from providing on-site recreation areas when walking trails and/or berms are not feasible, as determined by the Planning Director and/or the Parks and Recreation Director determines that:~~

~~(1) The on-site recreation area, excluding berms and walking trails, cannot be combined with such areas serving adjacent property to form a functionally usable and maintainable area; or~~

~~(2) The recreation needs of the development can be adequately met by existing or planned public recreation areas. In determining the size of a development for purposes of this section, the Town and County Planning staff shall consider the entire project developed on a single tract or contiguous multiple tracts under common ownership, regardless of whether the development is constructed in phases or sections. The developer of any development that is exempt from providing on-site recreation areas shall pay a fee to the Town in lieu thereof to be used to acquire or develop recreation areas to benefit the residents of the general area.~~

1. Is not encumbered with any substantial structure;

2. Is not devoted to use as a roadway, parking area, or sidewalk, provided, however, that multi-use trails (not including required sidewalks) may be counted towards required open space;

3. Reflects the character of the land as of the date development began. Wooded areas shall be left in their natural or undisturbed state except for the cutting of trails for walking, bicycling, or jogging. Areas not wooded shall be landscaped for open play fields, picnic areas, or similar facilities, or be properly vegetated and landscaped with the objective of creating a wooded area or other area that is consistent with the objectives of this section;

4. Is capable of being used and enjoyed for purposes of informal and unstructured recreation and relaxation;

5. Is part of an independent lot shown on the plan as being reserved for open space; and

6. Is legally and practicably accessible to the residents of the development from which the required open space is subdivided or to the public if the open space is dedicated to the Town.

Usable Open Space Shall Include One or More:

1. Greenways/Parks;
2. Green;
3. Squares; or
4. Playgrounds

Location and Visibility:

1. Land for usable open space (park space) shall be centrally and internally located to serve the needs of the residents of the neighborhood

2. Usable open space (park space) shall serve as focal points for developments.

3. All usable open space (park space) shall be conveniently accessible to all residents of the development and shall have at least 20 feet of frontage on at least one public street within the development.

4. No residential unit within a development shall be further than ¼ mile, as measured along a street or pedestrian path, from usable space (park space), or other publicly accessible park facility.

5. All usable open space (park space) shall be visible from dwelling units that are adjacent to the park area. This includes dwelling units on properties that share a property boundary with the park space or front the park space from directly across a street.

Minimum Amenities within Usable Open Space:

1. Required usable open space (park space) shall be planned, improved, and usable by persons living within the subdivision. Improved shall mean cleared of underbrush and debris and shall contain two or more of the following amenities: landscaping, walls or pathways, fences, walks, berms, lighting and electricity, fountains, ball fields, and/or playground equipment.

2. Public Seating: Provide seating areas appropriate to the intended use of the park space (e.g., park benches and durable theft/vandalism-resistant chairs and garden wall seats).

3. Trash Receptacle: At least one garbage receptacle shall be required for each park space.

4. Bicycle Parking: At least two bicycle parking spaces shall be required for every one-quarter acre of usable space and every ½ mile of greenway.

5. Minimum Amenities: Playground equipment shall be equivalent to the standards established by the Consumer Products Safety Commission and the ASTM for playgrounds.

6. Minimum Amenities: A greenway path is credited toward the minimum park space dedication requirement at a rate equal to the length of the path times 20 feet in width. The minimum width of the paved path shall be 10 feet.

Credit for Proximity to Existing Park Space. Developments that are proximate to an existing Town-owned, publicly-accessible park space may count all such lands in their park space dedication requirement up to 25% of the required total, subject to the provisions below.

1. The existing park or parks must be inside Town limits, within ½ mile of the development as measured along a road or pedestrian path, to be considered proximate.

The following areas shall not count toward common open space set-aside requirements:

1. Private lots, yards, balconies, and patios dedicated for use by a specific dwelling unit;
2. Electric or gas transmission lines rights-of-way;
3. Public right-of-way or private streets and drives;
4. Open parking areas and driveways for dwellings;
5. Land covered by structures except for ancillary structures associated with the use of the open space, such as gazebos and picnic shelters;
6. Designated outdoor storage areas;
7. Land areas between buildings of less than 40 feet;
8. Land areas between buildings and parking lots or driveways of less than 40 feet in width;
9. Required setbacks and sidewalks; and
10. Stormwater Control Measures except as permitted/approved by the Planning Director, Parks & Recreation Director, and Stormwater Administrator.

Subdivided residential developments of less than 10 dwellings are exempt from the requirements of this section unless the Town agrees that it will accept an offer of dedication of such open space, and in that case, the offer of dedication shall be made.

Ownership and Maintenance of Recreational Areas and Required Open Space:

A. Open space required to be provided by the applicant in accordance with these open space standards shall not be dedicated to the public, but shall remain under the ownership and control of the developer (or his designee), or an owner's association or similar organization that satisfies the criteria established within this ordinance. Open space shall be designated as an independent lot on the plat and shall be noted as being reserved for its intended purposes.
B. The person or entity identified in paragraph A as having the right of ownership and control over such recreational facilities and open space shall be responsible for the continuing upkeep and proper maintenance of the same.

Flexibility in Administration Authorized:

A. The requirements set forth in this article concerning the amount, size, location, and nature of recreational facilities and open space to be provided in connection with residential developments are established by the Board of Commissioners as standards that presumptively will result in the provision of that amount of recreational facilities an open space that is consistent with officially adopted Town Ordinances. The Board of Commissioners recognizes, however, that due to the particular nature of a tract of land, or the nature of the facilities proposed for installation, or other factors, the underlying objectives of this article may be achieved even though the standards are not adhered to with mathematical precision. Therefore, the permit issuing authority is authorized to permit minor deviations from these standards whenever it determines that:

    1. The objectives underlying these standards can be met without strict adherence to them; and

    2. Because of peculiarities in the applicant's tract of land or the facilities proposed, it would be unreasonable to require strict adherence to these standards.

Open Space Linkages

Where a trail, natural area, or public park is dedicated to or acquired by the Town, such area may be credited toward the minimum amount of common space required.

All required open space shall meet the following design criteria, as applicable:

A. Water bodies, Stormwater Control Measures (also known as SCM), and wetland basins may constitute up to 40% of required open space, provided that SCM are designed to provide safe access to water. Unless otherwise approved by the Board of Commissioners, side slopes to SCM shall provide at least six feet of horizontal run for each foot of vertical rise. This will require the approval of both the Parks and Recreation Director and the Stormwater Administrator.

B. At least 30% of the required open space must be dry land, and any sloped area shall be ADA compliant.

Connectivity Required

When applicable, the maximum extent practicable, common open space shall be organized to create integrated systems of open space that connect with the following types of lands located within or adjacent to the development:

A. Dedicated public park or greenway lands;
B. Dedicated school sites;
C. Other dedicated open spaces;
D. Common open space located adjacent to the development;
E. Portions of the regional trail and open space system.

(b) *Standards for recreation areas.* All recreation areas shall meet the standards established in the Parks and Recreation Master Plan unless waived by the Town Board of Commissioners. These standards are as follows:

~~(1)~~ *Unity.* The dedicated land shall be a single parcel of land, whether or not the development is developed in phases or sections. ~~, except where the Board of Commissioners determines that multiple parcels would better serve the residents of the development and the public.~~

~~(2)~~ *Usability.* A maximum of one-half of the required recreation area may be water, not intended for stormwater detention ponds. When one-half of the area offered is water, the remaining land must be usable land for a park. This could be considered as required natural open space. The usability of the recreation area shall be determined by the Town ~~and County~~ Planning staff with a recommendation from the Town's Parks and Recreation Director or the director's designee. ~~The final decision shall be with the Town Board of Commissioners.~~

(3) *Shape.* The area not water or wetlands shall be of such shape, and width, if a walking trail, to be usable for recreation facilities, including but not limited to tennis courts, swimming pools, clubhouses, athletic fields, basketball courts, swings, slides, play apparatus, open play areas, or picnicking, or hiking if a walking trail, etc.

(4) *Location.* The offered recreation area shall be located to reasonably serve the recreational needs of the residents within the development. The Parks and Recreation Director may require that the recreation area be located on the periphery of the development in order to allow its enlargement by combining the recreation area with that of adjacent developments when adjacent property is publicly owned or when there are officially adopted plans that identify the area as a future recreation area to be acquired by the Town. The Parks and Recreation Director, with final approval from the Town Board of Commissioners, may negotiate the location of the land or fee when it is deemed in the best interest of the immediate residents and the Town's long-range parks and recreation plan. This may include exchanging larger, more economical tracts

of land off-site from the development for the tract in the development. This shall only be allowed when there is sufficient park and recreation area to meet the needs of the affected development's residents within the immediate area.

(5) *Access.* All dwelling units in the development shall have free, easy, and convenient ingress and egress to and from the recreation area within the development via streets or public walkways, or trails, with at least one access being a minimum width of 20 feet. Generally, recreation areas should be accessible from a public street. Rights-of-way for this access shall be shown on the preliminary plan. Recreation areas that do not have frontage on a public street but are adjacent to an existing public recreation area that has such access shall be exempt from this requirement.

(6) *Landscaping.* Recreation areas shall have a sufficient natural or manmade buffer or screen to minimize negative impacts on adjacent residents.

(7) *Additional minimum standards for public dedication of land.* The land area dedicated to the public must meet the following:

a. Must not be a former site of or contain any remains of hazardous materials~~; and~~

~~b. If the recreation area is to contain a developed facility, the facility and the recreation area must receive approval from the Town Board of Commissioners prior to commencement of construction of the facility.~~

(c) Procedures for the dedication of recreation areas.

(1) *Designation of land to be dedicated.* The developer, on submitting a residential preliminary plan, shall indicate at that time its intent to ~~dedicate for public use~~, convey contiguous land to an owners' association, unless approved or waived by the Board of Commissioners, ~~or pay a fee in lieu thereof~~. The developer shall also designate on its preliminary plan the area or areas to be dedicated for recreation. If the developer intends to convey the recreation area to an owners' association, the area(s) to be dedicated shall also be labeled as "common area" on the preliminary plan and the final plat.

(2) *Review of land to be dedicated.* The ~~County~~ Town Planning Staff shall submit a copy of the preliminary plan to the Town's Parks and Recreation Director. The Parks and Recreation Director shall submit recommendations concerning the land to be dedicated or conveyed to the ~~County~~ Town Planning Staff within five working days after receipt of a preliminary plan proposing less than 50 lots or units. Where the preliminary plan proposes 50 or more lots or units, the response time for the Parks and Recreation Director is to be ten working days.

(3) *Ownership.* The developer shall designate the entity owning land to be used for a recreation area, subject to approval from the Town Board of

Commissioners. Such entities may include, but shall not be limited to, the following:

a. The Town of Hope Mills, subject to approval and acceptance by the Town Board of Commissioners;

~~b. The County of Cumberland for use by the Fayetteville-Cumberland Parks and Recreation Department, subject to approval and acceptance by the County Board of Commissioners;~~

c. Any governing body having jurisdiction over the tract, whether within its boundary or not, is subject to acceptance by the governing body of the municipality;

d. Other public jurisdictions or agencies, or nonprofit organizations, subject to agreement of the governing body; and

e. Owners', condominium, or cooperative associations or organizations.

~~(4)~~ *Required conditions of owners' associations.* All developments containing land, amenities, or other facilities under private common ownership shall provide for the ownership and maintenance of such areas. Multi-family developments that are subject to fee-simple lot/unit ownership shall convey all such common areas to a non-profit corporate property owner's association with a membership of 100% of the lots/units in the development. The developer shall file with the Cumberland County Register of Deeds a "dedication of covenants" and must meet the following criteria: ~~Owners' associations or comparable legal entities that own and maintain recreation areas shall be established so that:~~

a. The association or comparable entity is established prior to any lot or unit in the development being sold or any building being occupied. All legal documents regarding the association, such as incorporation documents, by-laws, and covenants, shall be ~~approval~~ review by the Town Attorney prior to final plat approval of any portion of a development approved under this section;

b. Membership must be mandatory for each lot or unit owner and successors in interest;

c. The association shall be responsible for providing liability insurance, pertinent local taxes, if necessary, and maintenance of the common areas, recreation, and other facilities;

d. Any sums levied by the property association that remain unpaid shall become a lien on the applicable lot or unit owner's delinquent property;

e. If all or any portion of the common area held by the association is disposed of or if the association is dissolved, the recreation areas shall be first offered to the Town; and

f. The right to use the recreation area shall be an easement appurtenant in favor of each lot or unit owner, and their respective invitees, of the development in good standing with the owners' association.

g. For condominium development, documents must meet the requirements of G.S. Ch 47A Unit Ownership;

h. All easements over common areas for access, ingress, egress, and parking shall be shown and recorded on a final plat with the Cumberland County Register of Deeds.

(5) *Maintenance of areas.* The entity described in "Ownership" (sub-section 3) above shall be responsible for the continuing upkeep and proper maintenance of the recreation area.

(6) *Submission of deed and survey.* When a recreation area is to be dedicated to the Town, an executed general warranty deed conveying the dedicated land to the Town and a reproducible mylar boundary survey shall be submitted no later than prior to submission for final plat approval of the first section of the phase of the development. ~~The Board of Commissioners~~ Planning Director may grant an extension of time and allow final plat approval prior to the conveyance of the recreation to the Town, dependent upon the location of the recreation area in relation to the overall development.

~~(7) *Provisions for payment in lieu of dedication.* When the Parks and Recreation Director determines that the recreation needs of a development can be met by existing or proposed public, community, regional, or other park classification, the Director may allow the developer to pay a fee in lieu of dedication of land for the recreation area. The Parks and Recreation Director may also allow a combination dedication/conveyance and partial payment in lieu of dedication when the Director determines that it would be in the best interest of the residents of the development and the public. The Town Board of Commissioners shall make the final decision.~~

~~a. *Procedure.* The developer shall indicate on its preliminary plan application its request to make a payment in lieu of dedication. Upon receipt of the preliminary plan, the County Planning Staff shall submit a copy of the preliminary plan to the Town Parks and Recreation Director. The Parks and Recreation Director shall submit a recommendation to the County Planning Staff within five working days after receipt of a preliminary plan proposing less than 50 lots or units. Where the preliminary plan contains 50 or more lots or units, the response time for the Parks and Recreation Director is to be ten working days.~~

~~b. *Amount of payment.* The fee in lieu of dedication shall be based on the required acreage (in square feet) times the raw land value as assessed for property tax purposes. If the developer disagrees with the staff's calculation, the developer may appeal to the Town Board of Commissioners for final disposition.~~

c. *Use of payments in lieu of dedication.* All monies received as fees in lieu of dedication shall be used only for the acquisition or development of the closest unpurchased recreation area for a park type as recommended in the adopted Parks and Recreation Master Plan, serving the residents of the development.

d. *Required payment in lieu of dedication.* If land offered as a required recreation area is inconsistent with the long-range plans for recreation space serving the needs of residents of the development and the general area, as reflected in the officially adopted Parks and Recreation Master Plan or policies, the Parks, and Recreation Director, with a recommendation from the affected Town County Planning Staff may require payment in lieu of dedication or conveyance. The Director may also require a fee in lieu of dedication or conveyance when the area offered is less than one-half acre in size.

e. *Time of payment.* A payment in lieu of dedication shall be paid at the same time as or prior to submission for final plat approval. If the development is constructed in phases or sections, a prorated payment relating to each phase or section must be made at the same time as or prior to submission for final plat approval for each phase or section. In the event the developer is authorized to pay a fee in lieu of a development for which no final plat is to be submitted, the fees must be paid prior to issuance of any zoning or building permits.

ARTICLE V
SPECIAL DEVELOPMENTS

Sec. 86A-501. Group developments.

The site plan for group developments shall show the locations and sites of buildings, streets, drives, alleys, parking, recreation areas, signs, loading berths, yards, and other open spaces, and shall be in accordance with the following specifications:

(a) *Lot area.* The plot area per dwelling unit, excluding the area of publicly dedicated rights-of-way within the development, shall be as permitted by the Town Zoning Ordinance.

(b) *Yard setbacks.* Each building on the periphery of a group development shall observe the minimum yard setback requirements for the zoning district in which the development occurs. The judgment of the ~~Chief Building Inspector~~ designated Zoning Official as to what constitutes the front, rear, and side yards of each building in the group development shall be final. Designated Zoning Official may require a survey, completed by a licensed surveyor, if needed.

(c) *Building separation.* Buildings within group developments under single ownership shall be separated by a minimum distance of 20 feet plus ten feet for each story above two stories. In no case shall any part of a principal residential building be located closer than 20 feet to any part of another principal building.

(d) *Street access.* The property to be developed must have a boundary line or lines contiguous with and giving direct vehicular access to and from one or more public streets, or private streets with public access approved in accordance with Section 86A-404 (c). Group developments in the form of apartment complexes or unit ownership (i.e., condominium or townhouse) developments with owners' associations legally obligated to maintain vehicular access and circulation driveways shall not be subject to the private street standards specified in Section 86A-404 (c).

(e) *Dedication/Reservation of right-of-way.* Where official plans show future streets or thoroughfares or where reasonable access to adjoining property is required, the development will be designed so as to provide right-of-way for such future streets or thoroughfares and to give access to such properties by means of a public street dedication if the development is such that requires a final plat to be prepared and recorded, or where no final plat is required, the land area within the right-of-way shall be reserved. No portion of the land area contained within the reserved or dedicated right-of-way may be used to satisfy the calculation for density.

(f) *Off-street parking.* Parking shall be provided in accordance with applicable zoning regulations. At least three-fourths of the required parking spaces shall be

located on the development in off-street parking lots, no part of which shall be located closer than five feet to any existing or proposed street right-of-way line in accordance with the adopted Highway Plan or locally adopted Collector/Feeder Street Plan. Compact car spaces may be utilized within a development in accordance with the provisions of the Town Zoning Ordinance. Isles adjacent to the compact car spaces shall be standard width, and all compact car spaces shall be clearly marked. One-fourth of the required parking spaces may be in parking bays on minor public streets that are entirely within the development, provided that no space shall be in the turnaround portion of cul-de-sacs. Bays shall not be longer than 80 feet along such street lines, and each bay shall be separated from any other bay by a distance of not less than one-half the combined width of both bays. No more than one-third of the total frontage of any such street shall be devoted to parking bays. Each off-street parking space for each residential building shall be located within 200 feet of said building.

(g) *Swimming pools.* Swimming pools which are constructed within a multi- family development shall be located not less than 50 feet from any boundary of the project, including a public street. All swimming pools shall comply with the provisions of the Town Zoning Ordinance.

~~(h)~~ *Recreation/Open space.* ~~In residential group developments, designated recreation/open space areas and facilities shall be provided on-site in accordance with the provisions of Section 86A-408 unless the developer can show, and the Parks and Recreation Director agrees, that the surrounding community has adequate public recreation area available.~~ Multi-family developments shall provide a minimum of 5% (rounded up to the nearest 0.5 acre) usable open space.

All buildings, roofed areas, and parking areas, including drives, shall not cover more than 85% of the site. A minimum of 15% of the gross area shall be designated as common open space, comprised of 5% usable open space and 10% of natural open space.

~~In the event that adequate public recreation exists within the surrounding community, the developer shall pay a fee in lieu of providing on-site recreation as allowed in Section 86A-408. Areas within the required yard setback can be counted as part of the required recreation area, provided they are developed, which would include tennis and basketball courts, jogging trails, etc. These facilities shall not consist of over ten percent of the required recreation/open space area. On-site amenities outside the setback area, such as indoor recreation centers and clubhouses, may be counted to satisfy the provisions of this subsection. Recreation/open space areas dedicated to the public sector shall be subject to all the requirements in Section 86A-408.~~

For purposes of this section, usable open space means an area that:

1. Is not encumbered with any substantial structures;

2. Is not devoted to use as a roadway, parking area, or sidewalk, provided,

however, that multi-use trails (not including required sidewalks) may be counted towards required open space;

3. Reflects the character of the land as of the date development began. Wooded areas shall be left in their natural or undisturbed state except for the cutting of trails for walking, bicycling, or jogging. Areas not wooded shall be landscaped for open play fields, picnic areas, or similar facilities, or be properly vegetated and landscaped with the objective of creating a wooded area or other area that is consistent with the objectives of this section;

4. Is capable of being used and enjoyed for purposes of informal and unstructured recreation and relaxation;

5. Is legally and practicably accessible to the residents of the development from which the required open space is subdivided or to the public if the open space is dedicated to the Town.

Usable Open Space Shall Include One or More of the following:

1. Greenways/Parks;
2. Green;
3. Squares; or
4. Playgrounds

Location and Visibility:

1. Land for usable open space (park space) shall be centrally and internally located to serve the needs of the residents of the neighborhood

2. Usable open space (park space) shall serve as focal points for developments.

3. All usable open space (park space) shall be conveniently accessible to all residents of the development and shall have at least 20 feet of frontage on at least one public street within the development.

4. No residential unit within a development shall be further than ¼ mile, as measured along a street or pedestrian path, from usable space (park space), or other publicly accessible park facility.

5. All usable open space (park space) shall be visible from dwelling units that are adjacent to the park area. This includes dwelling units on properties that share a property boundary with the park space or front the park space from directly across a street.

Minimum Amenities within Usable Open Space:

1. Required usable open space (park space) shall be planned, improved, and usable by persons living within the development. Improved shall mean cleared of underbrush and debris and shall contain two or more of the following amenities: landscaping, walls or pathways, fences, walks, berms, lighting and electricity, fountains, ball fields, and/or playground equipment.

2. Public Seating: Provide seating areas appropriate to the intended use of the park space (e.g., park benches and durable theft/vandalism-resistant chairs and garden wall seats).

3. Trash Receptacle: At least one garbage receptacle shall be required for each park space.

4. Bicycle Parking: At least two bicycle parking spaces shall be required for every one-quarter acre of usable space and every ½ mile of greenway.

5. Minimum Amenities: Playground equipment shall be equivalent to the standards established by the Consumer Products Safety Commission and the ASTM for playgrounds.

6. Minimum Amenities: A greenway path is credited toward the minimum park space dedication requirement at a rate equal to the length of the path times 20 feet in width. The minimum width of the paved path shall be 10 feet.

Credit for Proximity to Existing Park Space. Developments that are proximate to an existing Town-owned, publicly-accessible park space may count all such lands in their park space dedication requirement up to 25% of the required total, subject to the provisions below.

2. The existing park or parks must be inside Town limits, within ½ mile of the development as measured along a road or pedestrian path, to be considered proximate.

The following areas shall not count toward common open space set-aside requirements:

1. Private lots, yards, balconies, and patios dedicated for use by a specific dwelling unit;
2. Electric or gas transmission lines rights-of-way;
3. Public right-of-way or private streets and drives;
4. Open parking areas and driveways for dwellings;
5. Land covered by structures except for ancillary structures associated with the use of the open space, such as gazebos and picnic shelters;
6. Designated outdoor storage areas;
7. Land areas between buildings of less than 40 feet;

8. Land areas between buildings and parking lots or driveways of less than 40 feet in width;
9. Required setbacks and sidewalks; and
10. Stormwater Control Measures except as permitted/approved by the Planning Director, Parks & Recreation Director, and Stormwater Administrator.

Flexibility in Administration Authorized:

B. The requirements set forth in this article concerning the amount, size, location, and nature of recreational facilities and open space to be provided in connection with residential developments are established by the Board of Commissioners as standards that presumptively will result in the provision of that amount of recreational facilities an open space that is consistent with officially adopted Town Ordinances. The Board of Commissioners recognizes, however, that due to the particular nature of a tract of land, or the nature of the facilities proposed for installation, or other factors, the underlying objectives of this article may be achieved even though the standards are not adhered to with mathematical precision. Therefore, the permit issuing authority is authorized to permit minor deviations from these standards whenever it determines that:

3. The objectives underlying these standards can be met without strict adherence to them; and

4. Because of peculiarities in the applicant's tract of land or the facilities proposed, it would be unreasonable to require strict adherence to these standards.

Open Space Linkages

Where a trail, natural area, or public park is dedicated to or acquired by the Town, such area may be credited toward the minimum amount of common space required.

Natural Open Space Design Criteria:

All required open space shall meet the following design criteria, as applicable:

C. Water bodies, Stormwater Control Measures (known as SCM), and wetland basins may constitute up to 40% of the required open space, provided that SCM are designed to provide safe access to water. Unless otherwise approved by the Board of Commissioners, side slopes to SCM shall provide at least six feet of horizontal run for each foot of vertical rise. This will require the approval of both the Parks and Recreation Director and the Stormwater Administrator.
D. At least 30% of the required open space must be dry land, and any sloped area shall be ADA compliant.

Connectivity Required

When applicable, the maximum extent practicable, common open space shall be organized to create integrated systems of open space that connect with the following types of lands located within or adjacent to the development:

A. Dedicated public park or greenway lands;
B. Dedicated school sites;
C. Other dedicated open spaces;
D. Common open space located adjacent to the development;
E. Portions of the regional trail and open space system.

Multi-Family Open Space & Amenities:

Multi-family developments shall be constructed with common open space areas and amenities for the use and enjoyment of future residents. Minimum open space provisions and required project amenities are listed below.

1. All buildings, roofed areas, and parking areas, including drives, shall not cover more than 85% of the site. A minimum of 15% of the gross area shall be designated as common open space comprised of 5% usable open space and 10% of natural open space (per… section)
2. Usable open space shall be incorporated into the development as a primary design feature and not just remnant pieces of land used as open space.
3. Usable open space should be centrally located, easily accessible, and positioned within the viewshed of the nearest units such that the residents can watch over the area.

~~(i)~~ *Screening.* All dumpsters and utility areas shall be located on concrete slabs and fenced around three sides. ~~Chain link fencing may be utilized, but it must be accompanied by vegetative plantings so as to effectively screen the dumpster and utility areas.~~ Chain link fencing shall not be permitted as a screening alternative, regardless of the type of modifications to the chain link fence.

(j) *Town Zoning Ordinance compliance.* All applicable provisions of the Town Zoning Ordinance, including buffers, signage, etc., are to be complied with and evidenced on the site plan.

(k) *Dumpster/solid waste collection.* All group developments consisting of three (3) or more units shall be required to have common area(s) designated specifically for solid waste collection. Dumpster areas shall be constructed in accordance with the Zoning Ordinance and the Subdivision Ordinance. If individual trash containers are to be used, an area(s), not in front of any dwelling unit, nor in any street right-of-way, will be designated and maintained by the Owners' Association. The Owners Association, or its designee, shall be responsible for establishing collection schedules and contracts. Requests for exceptions to this section shall submit a waiver request to the authorized Town Representative.

Sec. 86A-502. Zero Lot Line developments.

Zero lot line developments shall comply with all the requirements of group developments when not specified herein, and for the purposes of determining compliance with this ordinance and the Town Zoning Ordinance, such development plan shall be considered a group development. Zero lot line developments shall be exempt from the minimum lot size provisions of Section 102A-1204 of the Town Zoning Ordinance, provided that the overall average density of the zoning district in which the development is located is not exceeded. In addition to the provisions for Section 86A-501 above, the following shall be complied with:

(a) *Site plans.* Site plans for zero lot line developments shall show the locations of buildings and/or building sites, streets, drives, alleys, walks, parking, on-site recreation areas (if proposed), yards, the boundary of the development, maintenance easements, and all common areas.

(b) *Building sites.* A building site shall be that property intended for conveyance to a fee simple owner after the construction thereon and shall be sufficient in size to contain the structure proposed and any other proposed components of the property that are to be conveyed. Each building site shall abut and have direct access to a public street, private street, or private drive, as permitted by this ordinance.

(c) *Building yards.* Building sites, buildings, and accessory buildings thereon are exempt from all zoning district dimensional requirements of the Town Zoning Ordinance for lot width, front yard, side yard, rear yard, and building area, except:

(1) Buildings having direct access to a public street must meet the front yard and corner lot provisions of the applicable zoning district.

(2) Buildings on the periphery of the development plan must meet all setback requirements of the applicable zoning district in which the development is located. The judgment of the Chief Building Inspector as to what constitutes front, rear, and side yard of each building on the periphery shall be final.

(3) A minimum of ten-foot separation between structures shall be provided for buildings on separate lots within developments that are creating individual "for sale" lots and seeking approval under this section.

(d) *Density.* The total number of residential building sites created shall not exceed the density standard for such developments as stated in the district dimensional requirements for the zoning district in which the development is located, excluding public right-of-way and that public right-of-way which is dedicated and/or reserved.

(e) *Owners' association.* Establishment of an owners' association shall be mandatory when any portion of the development is to be held in common.

(f) *Common areas.* All areas on the site plan, other than individual "for sale" lots/units and public rights-of-way, shall be shown and designated as "common area," the fee simple title to which shall be conveyed by the developer to the owners' association. All common areas shall not be further subdivided, developed, or conveyed by the owners' association, except where approved under the provisions of this ordinance and the Town Zoning Ordinance. This stipulation shall be so stated in the declarations noted on the final plat.

(g) *Declaration of covenants and restrictions.* The developer shall file prior to submission for final plat approval of any portion of a development, a declaration of covenants and restrictions governing the common areas, the owners' association, and the building sites. The declaration of covenants and restrictions shall be ~~approved~~ reviewed by the Town Attorney prior to the recording of such documents, and prior to final plat approval for any portion or phase of the development. The restrictions shall contain, but not be limited to, provisions for the following, as necessary:

(1) The owners' association shall be organized and in legal existence prior to the sale of any lot or unit within the development.

(2) Membership in the owners' association shall be mandatory for each original purchaser and each successive purchaser of a lot or unit.

(3) The owners' association shall be responsible for the provision of liability insurance, any taxes, maintenance of recreation area and other facilities located on the common area, and payment of assessments for public and private capital improvements made to or for the benefit of the common area located within the development. It shall be further provided that upon default by the owners' association in the payment to the governmental authority entitled thereto of any ad valorem taxes levied against the common area or assessments for public improvements to the common area, which default shall continue for a period of six months, each owner of a lot or unit in the development shall become personally obligated to pay to the County Tax Assessor a portion of such taxes or assessments in an amount determined by dividing the total taxes and/or assessments due by the total number of lots or units in the development. If such sum is not paid by the owner within 30 days following receipt of notice of the amount due, then such sum shall become a continuing lien on the lot or unit of the then owner(s), the owner(s)' heirs, devisees, personal representatives, and assigns, and the County Tax Assessor may either bring an action at law against the owner personally obligated to pay the same or may elect to foreclose the lien against the property of the owner.

(4) The owners' association shall be empowered to levy assessments against the owners of lots or units within the development for payment of expenditures made by the owners' association for the items set forth in the preceding paragraph, and any such assessments not paid by the owner against whom they are assessed shall constitute a lien on the lot or unit of the owner.

(5) Easements over the common areas for access, ingress, and egress from and to public streets and walkways, and easements for enjoyment of the common areas and parking areas shall be granted to each owner of any lot or unit within the development, unless expressly stated otherwise and classified as "limited common areas and facilities" with the declaration.

(6) Common walls between any unit shall be party walls, and provisions for the maintenance thereof, including restoration in the event of destruction or damage, shall be established within the covenants.

(h) *Proof of subordinate mortgage.* The developer shall submit, along with the final plat, documents showing proof that any mortgage on the property or facility is subject to all easements or rights which may be transferred to the individual lot or unit owner or the owners' association.

(i) *Final plat.* A final plat shall be prepared in accordance with Article VI and shall show the following:

(1) All building sites (lots/units) are numbered with bearings and distances shown for their respective boundaries.

(2) All "common areas" are labeled as such, with the facilities thereon indicated.

(3) Any notes as required under this section, including maintenance easements when required.

(4) An indication as to the location (book and page number) of the covenants and restrictions governing the recorded plat.

(j) *Compliance with state law.* In addition to the above requirements, all zero lot line developments shall comply with the pertinent provisions of Chapter 47A of the N.C. General Statutes, as if the applicable provisions of Chapter 47A were incorporated herewith.

Sec. 86A-503. Unit ownership (condominium developments).

Before a declaration, establishing a condominium development may be recorded in the office of the County Register of Deeds as prescribed in the *N.* C. *Unit Ownership Act* (N. C. GEN. STAT. § 47A-1 *et seq.)*, the declaration and plan shall first be approved by the Town Board of Commissioners. Such declaration and plan shall conform to applicable subdivision or development requirements as set forth in this ordinance and the Town Zoning Ordinance. In addition, the following requirements shall be complied with:

(a) The declaration shall be a complete legal document prepared strictly in accordance with the *N.* C. *Unit Ownership Act* (N. Gen. Stat § 47A-1 *et seq.)* and shall be submitted in final form in three copies to the Town ~~County~~ Planning Staff at least ten days prior to submission of the final plat.

(b) The final plan of the proposed development shall contain the following particulars:

(1) The unit designation of each unit and a statement of its location, approximate area, number of rooms, and immediate common area to which it has access, and any other data necessary for its proper identification;

(2) Description of the general common areas and facilities as defined in the *N.* C. *Unit Ownership Act* (N. C. GEN. STAT. § 47A-1 *et seq.)* and the proportionate interest of each unit owner therein;

(3) Description of boundary lines between portions of the structures designed for different ownership;

(4) Description of all garages, balconies, patios, etc., which form a part of any unit;

(5) Description of any special common areas and/or facilities, stating what units shall share such common areas and in what proportion; and

(6) Statement of the purpose for which the building and each of the units is intended and restricted as to use.

(c) The recordation of the declaration and plan shall be completed by the developer within one calendar year after receipt of approval for recordation by the Town Manager in accordance with the provisions of Article VI.

Sec. 86A-504. Manufactured home parks.

(a) *Purpose.* The purpose of this section is to establish regulations and procedures for the initial construction and continued use of manufactured home parks, which are found to be necessary in order to protect the health, safety, and welfare of the residents of the manufactured home park.

(b) *Application of section.* The provisions contained herein are the minimum provisions every manufactured home park plan must comply with prior to allowing for the inhabitation of any manufactured home within the manufactured home park.

(c) *Permits required.* It shall be unlawful for any person to construct, maintain, or use any lot or other parcel of land within the jurisdiction of the Town of Hope Mills for

a manufactured home park until an application has been made and a permit has been issued by the Chief Building ~~Inspector~~ Official. No on-site improvements may be made until after a permit has been granted by the Chief Building ~~Inspector~~ Official in accordance with an approved manufactured home park site plan.

(d) *Site plans.* Site plans for manufactured home parks, in addition to all those items required in Article III for preliminary plans, shall show the location of all proposed structures, pedestrian paths, type and location of the perimeter buffer, electric lighting plans, off-street parking areas, drainage facilities, and all other required provisions of this section.

(e) *Dimensional criteria.*

(1) *Lot area.* The minimum lot area for a manufactured home park shall be one acre, excluding publicly dedicated or reserved right-of-way for streets and floodplain areas.

(2) *Density.* The maximum density of individual manufactured home units within a manufactured home park shall be eight per acre, excluding publicly dedicated or reserved right-of-way for streets.

(3) *Location of manufactured mobile home spaces.* Each proposed manufactured home proposed to be located within the manufactured home park shall be located within a designated manufactured home space as approved on the manufactured home park site plan, and every manufactured home space shall comply with the following minimum yard space provisions:

a. All manufactured home spaces shall be designed in such a manner that will allow for each manufactured home space to be a minimum of 25 feet apart longitudinally, 15 feet apart end-to-end or corner-to-corner, and when spaces are designed in such a manner that one space is angled toward another space, 20 feet apart;

b. All manufactured home spaces shall be located a minimum of 25 feet from any permanent building located within the manufactured home park;

c. All manufactured home spaces and structures, including buildings within the manufactured home park, shall be located no closer than 25 feet of a public street right-of-way;

d. All manufactured home spaces shall be located within five feet of the internal drive within the manufactured home park.

(f) *Street access.* All manufactured home parks shall have direct access to a public right-of-way. Direct access to any public right-of-way shall not be permitted for any single manufactured home space within the manufactured home park; all

manufactured home spaces must be served internally by means of a private drive. Street access and entrance area designs shall conform to the Town's driveway design standards and, where applicable, shall conform to the *NC Department of Transportation Policy on Street and Driveway Access to North Carolina Highways* guidelines.

(g) *Improvements.* In addition to all applicable improvements required by Article IV and the Town zoning Ordinance, the following improvements shall be constructed or implemented prior to application for the final building/park inspection:

(1) *Parking.* Off-street parking spaces shall be provided in accordance with the applicable zoning district regulations; however, in no case shall there be less than two off-street parking spaces for each manufactured home space. Parking shall not be permitted on or along the internal drives in manufactured home parks.

(2) *Internal drives.* All drives and courts shall be designed with a minimum 30-foot right-of-way and a minimum 20-foot paved traffic area, which is adequately drained. Every dead-end drive more than 100 feet in length or serving more than four manufactured home spaces shall be provided with a paved turn- around having a radius of not less than 40 feet for a traffic surface.

(3) *Drainage.* The manufactured home park spaces shall be situated on ground that is not designated as a *Special Flood Hazard Area.* Drainage systems shall be designed and installed in such a manner as to comply with Chapter 67 (Stormwater Regulations). When manufactured home parks abut an existing public drainage system, connection to the public system ismandatory.

(4) *Water and sewer.* Every manufactured home space shall be provided with water and sewer services to meet the providing agency's standards, if public, or County Public Health Department requirements, and all such plans shall be approved by the appropriate agencies.

(5) *Underground utilities.* All wiring serving new or remodeled manufactured home parks shall be placed underground, except as outlined in Section 86A-406.

(6) *Lighting.* All interior drives and off-street parking areas within the manufactured home park shall be lighted and in compliance with Section 102A-1202 (m), Town Zoning Ordinance. The plans for lighting and all other electrical hookups and wiring shall be approved by the Town Inspections Department.

(7) *Trash receptacles/dumpsters.* All manufactured home parks shall provide trash and garbage storage receptacles for each manufactured home space that comply with the standards of the Town. The manufactured home park owner is responsible for the proper storage, collection, and disposal of the trash.

(8) *Screening.* All dumpster and utility areas shall be located on concrete slabs and, at a minimum, be fenced around three sides. ~~Chain link fencing may be utilized, but it must be accompanied by vegetative plantings so as to effectively screen the dumpster and utility areas~~. Chain link fencing shall not be permitted as a screening alternative, regardless of the type of modifications to the chain link fence.

(9) *Recreation and open space.* Each manufactured home park shall provide on-site recreation/open space areas to service the needs of the residents of the park, complying with the provisions of Section 86A-408. Irregularly shaped areas will be judged for usefulness, considering the intent of this ordinance. Each recreation/open space area shall be delineated on the site plan. Areas within the yard setbacks can be counted as part of the required recreation/open space area, provided they are developed, which could include such items as tennis and basketball courts, jogging trails, etc. These facilities shall not consist of over ten percent of the required recreation/open space area. No portion of the 15-foot perimeter buffer/landscaped area required below shall be counted as part of the required recreation/open space area. On-site amenities outside the yard setbacks, such as indoor recreation centers, clubhouses, etc., may be utilized for calculation to satisfy the recreation/open space area requirements.

(10) *Perimeter buffer.* All manufactured home parks shall have a minimum 15-foot-wide natural or landscaped buffer area around the perimeter of the park, excluding entrance drives within which no temporary or permanent structures shall be permitted. All manufactured home parks shall have a physical barrier (i.e., fencing, hedge, etc.) defining the boundaries of the park. Additionally, if earth berms, fences, or walls are located within the buffer area, the buffer width shall not be reduced.

(11) *Fire protection.* Fire protection standards shall be provided in accordance with the rules and regulations of Chapter 38 of the Town's Code of Ordinances. All manufactured home park plans shall be submitted and approved by the Town Fire Department or the department of the affected fire district prior to occupancy.

(12) *Pedestrian circulation.* All manufactured home parks shall contain and maintain ~~a minimum three-foot-wide internal pedestrian path~~ an accessible route to central facilities, such as pools, office areas, laundry facilities, recreation areas, bus stops, etc. ~~These paths, at a minimum, shall consist of a top layer of sand, crushed gravel, or similar approved material, crowned or sloped to ensure surface drainage.~~ The location of these ~~paths~~ accessible routes shall be shown on the site plan. All common areas and accessible routes must be ADA compliant to the current North Carolina State Building Code. No building/park final inspection can be accomplished until these paths are installed.

(h) *Highway Plan.* Any manufactured home park site impacted by a proposed right-of-way shall reserve (or dedicate if a recorded plat is required) the right-of-way area up to 80 feet in width. Until this reservation is utilized, the developer is allowed to use the area for manufactured home park development. However, this area shall

be designated so that it can exist independently from the remainder of the manufactured home park, so that when the roadway construction commences, it will have little impact on the rest of the park.

(i) *Manufactured home classification.* All manufactured home park spaces developed and approved after the effective date of this ordinance shall be restricted to Class A and Class B manufactured homes, as defined by this ordinance.

(j) *Replacement homes.* When manufactured home park owners intend to replace a manufactured home, the park owner shall first notify the Chief Building ~~Inspector~~ Official and stake out the site of the new manufactured home, showing compliance with the required setbacks, buffers, and separation areas. Replacement manufactured homes shall not be older than 15 years of age, and shall meet the current wind and climate requirements of the North Carolina Manufactured Housing Code.

ARTICLE VI FINAL APPROVAL

Sec. 86A-601. Final approval - generally.

(a) *Installation/Construction of improvements required.* Before any plat shall be eligible for final approval, the improvements proposed by the developer and required by this ordinance must have been installed or assured to be installed in accordance with the provisions of Section 86A-602. In addition, improvements meeting or exceeding those standards required by this ordinance and the Town Zoning Ordinance shall be installed in accordance with the standards and specifications for acceptance by the Town, the standards of the Public Health Department, the standards of the Joint Planning Board, or the officially adopted standards of other public agencies, whichever is applicable.

(b) *Final plat.* The final plat shall conform to the preliminary plan as approved. The developer may submit as a final plat that portion of the approved preliminary plan which he proposes to develop immediately, provided that, such action on the preliminary plan conditionally approved by the Town Board of Commissioners shall expire and be of no further effect unless the final plat is submitted to the Town ~~County~~ Planning Staff and the Town Manager for final approval within two years from the date on which preliminary plan approval was granted, or within two years from the date an extension of the preliminary plan approval was obtained.

(c) *Final approval is required with no final plat required.* For developments not requiring final plat approval, the preliminary approval shall expire and be of no further effect if the development has not been completed within two years from the date on which preliminary approval was granted by the Planning Director ~~Town Board of Commissioners~~, or within two years from the date an extension of the preliminary plan approval was obtained.

Sec. 86A-602. Guarantees of improvements.

Developers must satisfy one of the following guarantees of improvements prior to submission for final plat approval of any portion of an approved preliminary plan:

(a) All required improvements have been installed by the developer in accordance with the requirements of this ordinance; or

(b) A surety bond or certified check has been posted by the developer, payable to the Town, and against which the Town may draw upon default in the installation of all required improvements. The surety bond or certified check, along with a sealed estimate of the cost of improvements submitted by a registered engineer or a licensed contractor, shall be submitted to the Town ~~County~~ Planning Staff. Upon receipt of the

surety bond or certified check and the estimate of cost of construction, the Town ~~County~~ Planning Staff will submit the surety bond or certified check to the Town Attorney for ~~approval~~ review of legal sufficiency and to the Town Engineer or other qualified individual, for approval of the estimate The developer and the Town ~~County~~ Planning Staff shall set a reasonable time within which the improvements are to be installed and completed. Unless an extension of that time is granted by the Town ~~County~~ Planning Staff and a new estimated date of completion approved, in case of default, the Town shall cause the improvements to be completed, making use of the certified check or calling upon the surety of the bond; or

(c) An irrevocable letter of credit issued by a bank or other lending institution reasonably satisfactory to the Town, or a deposit of funds in escrow, may be accepted in lieu of a bond or check, subject to the same terms as (b) above; or

(d) The Town ~~County~~ Planning Staff and Town Manager may approve the initial and succeeding sections of an approved preliminary plan, submitted as a final plat, without installation of improvements or financial guarantee of improvements, but final plat approval of any other section of the development will be withheld until required improvements have been installed as required by this ordinance and the Town Zoning Ordinance. Final plats approved under this procedure shall be limited to a maximum of 25 lots or 50 percent of the total number of buildings or lots of the approved preliminary plan remaining prior to submission, whichever is less.

A final plat of the final section of a development submitted under sub-section (d) or a final plat constituting an entire subdivision/development may be of any size and shall be granted final approval only under (a), (b), or (c) above.

Sec. 86A-603. Final plat - submission and approval.

The final plat shall be submitted in such a form as required below. The Town ~~County~~ Planning Staff and the Town Manager shall review the final plat for compliance with the provisions of this ordinance, the Town Zoning ordinance, and other conditions of approval of the preliminary plan. The final plat shall not be approved until the improvements required by the preliminary plan approval or required by this ordinance ~~or the County Zoning Ordinance~~ have been installed or guaranteed to be installed in accordance with Section 86A-602. The following must be shown on the final plat:

(a) *General.* The final plat shall conform to the approved preliminary plan and to the requirements of N. C. GEN. STAT.§ 47-30.

(b) *Map form.* The final plat shall be submitted as a reproducible map, either original ink on polyester film (mylar), or a reproduced drawing, transparent and archival (as defined by the American National Standards Institute); shall be drawn to a scale of not larger than 20 feet to the inch, and not less than 200 feet to the i n c h ;

and shall have an outside margin size of either 18 by 24 inches or 24 by 36 inches. Where the size of land areas requires, maps may be shown on two or more sheets with appropriate match lines, and each section shall contain a key map showing the location of the sections.

(c) *Surveyor's certificate.* There shall appear on each final plat a certificate by the person under whose supervision the survey or final plat was made stating the origin of the information shown on the plat, including recorded deed(s) and plat references and any recorded data shown thereon; and the ratio of precision before any adjustments. Any lines on the final plat not actually surveyed shall be clearly indicated, and a statement shall be included indicating the source of information. Where a final plat consists of more than one sheet, only one sheet needs to contain the certification, but all other sheets shall be signed and sealed.

The certificate shall indicate the source of information for the survey and data indicating the ratio of precision of the survey, and shall be in substantially the following form:

"I, _____, certify that this plat was drawn under my supervision from actual survey made under my supervision (deed description recorded in Book_____, page_____; Book_____, page____; etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book_____, page_____; that the ratio of precision as calculated is 1:___ ; that this plat was prepared in accordance with N. C. GEN. STAT. § 47-30, as amended. Witness my hand and seal this ___ day of _____, A.D._____"

(Seal or Stamp)

_____
Surveyor
Registration No.:

Nothing in this section shall prevent the recording of a final plat that was prepared in accordance with a previous version of N. C. GEN. STAT. § 47-30 as amended, properly signed and notarized, pursuant to the statutes applicable at the time of the signing of the final plat. However, it shall be the responsibility of the person presenting the final plat to prove that the final plat was so prepared and signed.

(d) *Certificate of ownership and dedication.* The following notarized owner certificate shall appear on the final plat, along with being printed over the owner(s)':

"The undersigned here acknowledges that the land shown on this plat is within the subdivision regulation jurisdiction of the Town of Hope Mills and that this plat and allotment is (my or our) free act and deed and that (I or we) do hereby dedicate to public use as (streets, parks, playgrounds, school site,

open spaces and easements) forever all areas so shown or indicated on said plat. In addition, the undersigned acknowledges that approval by the Town Manager of this plat is for recordation purposes only and does not constitute the Town's acceptance of any improvements required or otherwise as shown hereon."

_____
Owner's Signature(s)

(e) *County Planning Director's certificate of approval.* The following certificate shall appear on the final plat with the signature of the County Planning Director prior to submission of the final plat to the Town Manager for the manager's approval:

"Approved by the Cumberland County Joint Planning Board on the____ day of_____, _____

(seal) Signed:_____
County Planning Director

(f) *Town Manager's certificate of approval.* The following certificate shall appear on the final plat with the signature of the Town Manager prior to submission of the final plat to the Planning and Inspections Department:

"Approved by the Town of Hope Mills for recording; however, it does not constitute acceptance by the Town of any improvement, existing or proposed, within this development, this day of_____"

(seal) Signed:_____
Manager, Town of Hope Mills

(g) *Plat Review Officer certification.* The Plat Review Officer shall certify the final plat if it complies with all statutory requirements for recording, with the following certificate on the face of the final plat:

STATE OF NORTH CAROLINA,
COUNTY OF CUMBERLAND

"I, _____, Plat Review Officer of Cumberland County, certify that the plat to which this certificate is affixed meets all statutory requirements for recording.

(seal) Signed:_____
Plat Review Officer

Date: _____

(h) *Certificate of registration.* Space shall be provided on the final plat for the certificate of registration by the Cumberland County Register of Deeds as required by law.

Sec. 86A-604. Disclosures required.

(a) *Disclosure of private street status.* The following disclosure shall appear on any final plat containing a private street as approved under the provisions of Section 86A-404:

> "No public agency is presently responsible for the maintenance of the private street(s) shown on this plat. Private streets are for the use of all owners of property within this development and their guests; any governmental agency or personnel or equipment thereof granted perpetual access over all such private streets to accomplish or fulfill any service or function for which the agency is responsible; any agency or organization designated by a governmental agency to perform a designated function shall also be granted access the same as that government agency. Any governmental agency exercising its access rights shall have the same rights and only such liabilities as it would have on any public lands, rights-of-way, or easements."

(b) *Farmland Protection Area Disclosure Notice.* All final plats for developments located within the designated *Farmland Protection Area* as defined in the Land Use Plan in effect at the time of recordation, and depicted on the Land Use Plan map, or subsequent comparable officially adopted plan and map, shall contain a disclosure notice that states:

> "This property or neighboring property may be subject to inconvenience, discomfort and the possibility of injury to property and health, arising from normal and accepted farming and agricultural practices and operations, including but not limited to noise, odors, dust, the operation of any kind of machinery, the storage and disposal of manure and the application of fertilizers, soil amendments, herbicides and pesticides."

(c) *On-site water and/or sewer disclosure.* The following statement shall be on any final plat for property not served by public water and/or sewer, as applicable:

> "Individual lots shown on this plat do not have public sewer and/or water services available, and no lots have been approved by the Public Health Department for on-site sewer services or been deemed acceptable for private water wells as of the date of this recording."

(d) *Nonconforming structure disclosure.* All structures existing on the subject property at the time of the recording shall be shown on the final plat, or the final plat shall include the following certification signed by the owner(s):

"Nonconforming structures have not been created by this subdivision/development/plat."

Sec. 86A-605. Approval of the plat is not acceptance of dedication.

The approval of a plat pursuant to this ordinance shall not be deemed to constitute or effect the acceptance by the Town, other public agency, or the public of the dedication of any street or other ground, public utility line, or other public facility shown on the plat.

Sec. 86A-606. Final plat - recording.

The developer, or the developer's agent, shall record the final plat in the County Register of Deeds. Failure of the developer or the developer's agent to record the final plat with the County Register of Deeds within one calendar year after the final approval of the Town Manager shall cause such final approval to be null and void and of no further force or effect.

ARTICLE VII
LEGAL PROVISIONS

Sec. 86A-701. Waivers.

The Board of Commissioners may waive the requirements of this ordinance where the Commissioners find the following:

(a) Because of the size of the tract to be subdivided or developed, its topography, the condition or nature of adjoining areas, or the existence of other unusual physical conditions, strict compliance with the provisions of this ordinance would cause a special hardship to the property owner and be inequitable, and

(b) The public purposes of this ordinance and the Town Zoning Ordinance would be served to an equal or greater degree, and

(c) The property owner would not be afforded a special privilege denied to others.

In granting waivers, the Board of Commissioners may require such conditions as will secure, insofar as practicable, the objectives of the requirements waived. Any waiver, thus granted, is required to be entered in writing in the minutes of the Board meeting in which the case was heard, and the reasoning upon which departure was justified set forth.

Sec. 86A-702. Penalty.

From and after the effective date of this ordinance, any person who, being the owner, or agent of the owner, of land located within the platting jurisdiction of this ordinance as established in Section 86A-104, thereafter transfers or sells such land by reference to a plat showing a subdivision of land before such plat has been properly approved under the terms of this ordinance and recorded in the office of the Register of Deeds shall be guilty of a misdemeanor. The description of metes and bounds in the instrument of transfer, or other document used in the process of selling or transferring, shall not exempt the transaction from such penalties. The Town, through its Town Attorney or other official designated by the Board of Commissioners, may enjoin such illegal transfer or sale by action for injunction.

State statute reference: N. C. GEN. STAT. § ~~160A-375~~ 160D-807

Sec. 86A-703. Validity.

If any article, section, sub-section, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the

remaining portions of this ordinance. The Board of Commissioners hereby declares that it would have passed this ordinance and each article, section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more articles, sections, sub-sections, sentences, clauses, or phrases be declared invalid.

Sec. 86A-704. Responsibility of the Register of Deeds.

From and after the adoption of this ordinance, or any amendment thereto, by the Board of Commissioners and the filing of a copy with the Register of Deeds, no subdivision plat of land within the Town's subdivision regulation jurisdiction shall be filed or recorded until it shall have been submitted to and approved by the Town ~~County~~ Planning Department and the Town Manager, or the Manager's designee, until such approval shall have been entered on the face of the plat in writing, by the Town ~~County~~ Planning Director or the Planning Director's designee and the Town Manager, or the Manager's designee. The Register of Deeds shall not file a plat of subdivision of land located within the territorial jurisdiction of the Town which has not been approved in accordance with these provisions, nor shall the Clerk of Superior Court order or direct the recording of a plat where such recording would be in conflict with this section.

Sec. 86A-705. Effective date.

This ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of the Town of Hope Mills, this the 19th day of October 2009.

APPENDIXES

Appendix A: Forms

1. Application
2. Waiver Request

Appendix B: Maps

1. Municipal Influence Area (MIA)
2. Historic Overlay District (HOD)
3. Airport Overlay District (AOD)

Appendix C: Examples

- Group Development

Appendix D: Schedules

- Fees

Appendix E: Amendments

- Table of Amendments

Disclaimer: The material contained within the appendices is for general reference, informational, and illustrative purposes only and is not to be construed or used in place of the officially adopted regulations, policies, or plans, nor does it replace any officially adopted regulations, policies, or plans. While the information contained herein is believed to be accurate and current, neither the Town of Hope Mills nor the County of Cumberland assumes any responsibility for the information, and the users of this manual should contact the County Planning Department to verify the contents prior to relying on this information.

APPENDIX A

FORMS

1. Application
2. Waiver Request

TOWN OF HOPE MILLS
SUBDIVISION AND SITE PLAN SUBMISSION FORM

TYPE REVIEW	DATE	BILL AMT	RECEIPT
PRELIMINARY			
FINAL			
EXTENSION/ADDITION			
REVISION			
PARKS & OPEN SPACE FEE			
COPIES			

Case Number: _____

Date Received: _____

Received By: _____

Town Board Meeting

Date: _____

NOTE: See Fee Schedule $

Check Payable To: Town of Hope Mills

12 Working Days Review for Planning Staff

16 Plan Copies Required for ALL Developme

Name of Development----------

Location:

Parcel identification Number(s):_____

Number of Lots/ Use of Property

Units to be Approved:_____ (Be Specific):----------

Submission Type: (Subdivision/Group Development/Commercial):_____

Type of Water Facility (existing or proposed): Well PWC___ Comm.(Specify)_____

Type of Sewer Facility (existing or proposed): Septic PWC___ Other (Specify)_____

Owner/Developer:,_____

Mailing Address:_____

Telephone Number(s):,_____

FAX Number:_____

EMAIL:_____

Engineer/Su1Veyor:_____

Mailing Address:_____

Telephone Number(s):_____

FAX Number:_____

EMAIL:_____

Contact Person:_____ Telephone No.:_____

"IF VARIANCE IS REQUESTED, ATIACH REQUEST FOR VARIANCE FORM."

E911.ADDRESS1NG MUST SIGN EVERY SUBMITTAL FORM PRIOR TO SUBMISSlmJ OF APPLICATION

E91'I Authorized Signature:_____

Do you wish the County to install street signs at a fee if required? YES_____NO_____

Signature:_____Date: _____

"FOR ANY QUESTIONS, CALL: ED BYRNE 678-7609, JEFF BARHill 678-7765 or PATRICIA SPEICHER 678-7605"

OFFICIAL USE ONLY

Ft Bragg 1/mi _Yes No Zoning:_____ Verified by:___

Airport Area _Yes No Date: _____

NOTE: THIE APPLICANT IS RESPmJSiBlE FOR ENSURirJG EASEMENTS WHICH MAY EXIST ON THE SUBJECT PROPERTY AIRE

"ACCOUNTED FOR AND SIHOWN ON THE PLAN, NOT ENCUMBERED AND THAT NO PART OF TH!S DIE'\!IELOf'MIENT iS VIOUTil\lG THE" RIGHTS OF THE EASEMEI\JT HOLDER.

AFFIDAVIT OF OWNERSHIP

To the best of my knowledge, the following are the current tax record owners and/or the current owners of the subject property located at _____

_____ Signature	_____ Printed Name
_____ Signature	_____ Printed Name
_____ Signature	_____ Printed Name
_____ Signature	_____ Printed Name

State of North Carolina
County of Cumberland

Acknowledge before me by _____ on the _____ day of ____ _, 200
(0\VNER/DEVELOPER)

_____
Notary Public

(SE AL)

My commission expires: _____

Date Request Submitted:_____

Planning Board Meeting Date:_____

Received by: _____

Hope Mills Subdivision Ordinance

Request for Waiver

Case No.:_____ Case Name: _____

Related Ordinance Section Number(s): _____

Summary of Request: _____

Section 86A.701 of the Hope Mills Subdivision Ordinance governs the Board of Commissioner's authority to waive provisions of the Subdivision Ordinance.:

Section 86A-701 Waivers

The Board of Commissioners may waive the requirements of this ordinance where the Commissioners find the following:

(a) Because of the size of the tract to be subdivided or developed, its topography, the conditions or nature of the adjoining areas or the existence of other unusual physical conditions, strict compliance with the provisions of this ordinance would cause a special hardship to the property owner and be inequitable, and

(b) The public pwposes of this ordinance and the Town Zoning Ordinance would be senJed to an equal or greater degree, and

(c) The property owner would not be afforded a special privilege denied to others.

In granting waivers, the Board of Commissioners may require such conditions as will secure, insofar as practicable, the objectives of the requirements waived Any waiver, thus granted is required to be entered in writing in the minutes of the Board meeting in ·which the case was heard and the reasoning upon which departure was justified set forth.

The applicant is strongly encouraged to read the above provisions and relate the written waiver request as closely as possible to the criteria contained within. All supporting documentation for the request shall be submitted along with this request for waiver. For

example, if the request is based on topography or soils, the applicant is the responsible party to submit as evidence 'topo' and/or soils maps or if the request is based on the "condition or nature of adjoining property", the applicant will be required to submit evidence supporting this as basis for the request.

My request should receive favorable consideration by the Board of Commissioners based on the following summary of the basis for this request:

1. Because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, problems of access, or the existence of other unusual physical conditions (at least one of the preceding basis must be addressed in this request), strict compliance with the provisions of this Ordinance would cause a special hardship to the property owner and be inequitable, due to:

   _____

   _____

   _____

   _____

2. The public purposes of the Hope Mills Subdivision and Zoning Ordinances would be served to an equal or greater degree and the applicant agrees to:

   _____

   _____

3. The property owner would not be afforded a special privilege denied to others, because:

   _____

   _____

   _____

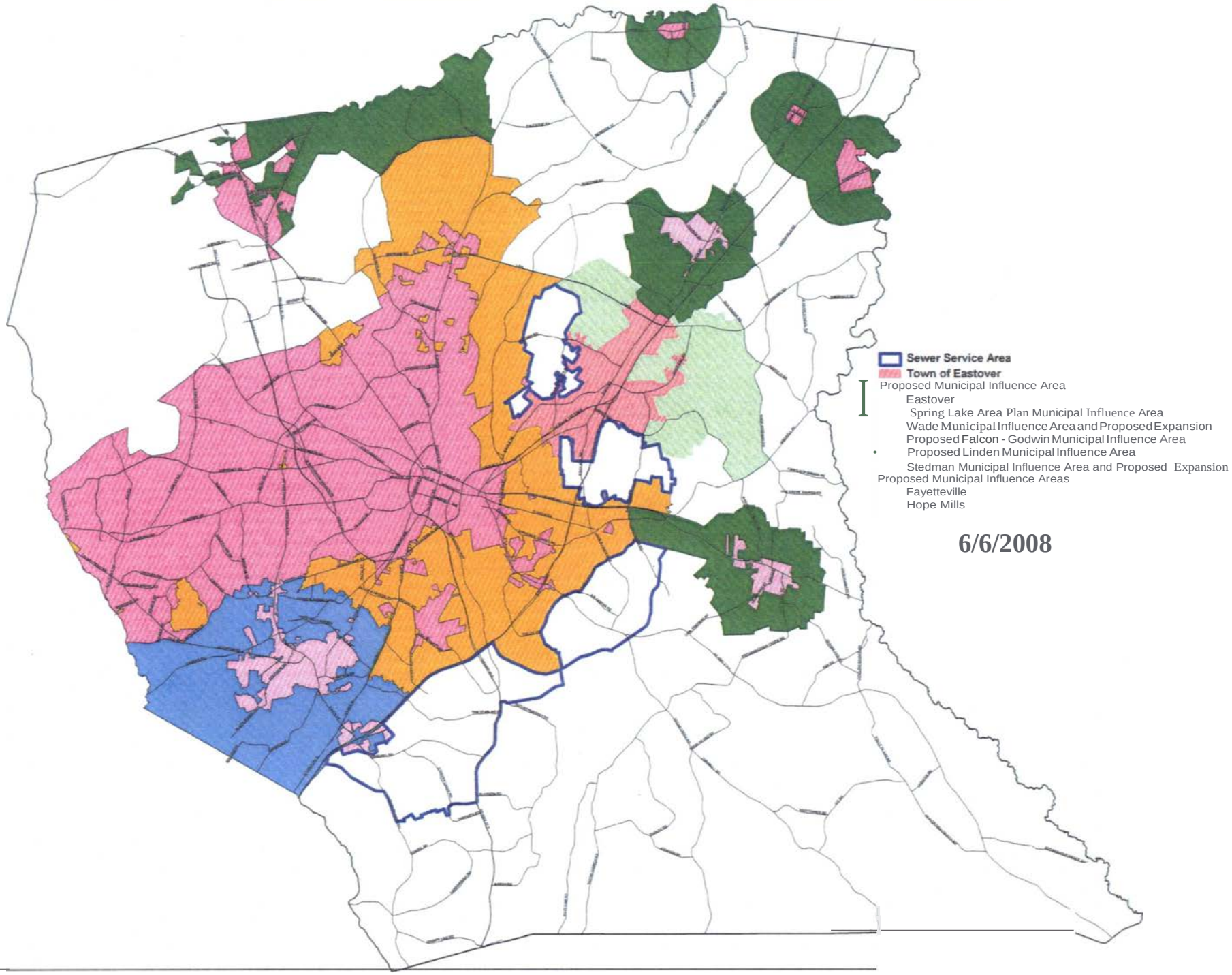
By signing this request, the applicant is signifying that all statements contained within this request are accurate and true to the best of their knowledge.

_____	_____
Printed Name of Applicant/Agent	Signature of Applicant/Agent
_____	_____
Daytime Phone Number	Date Signed

APPENDIX B

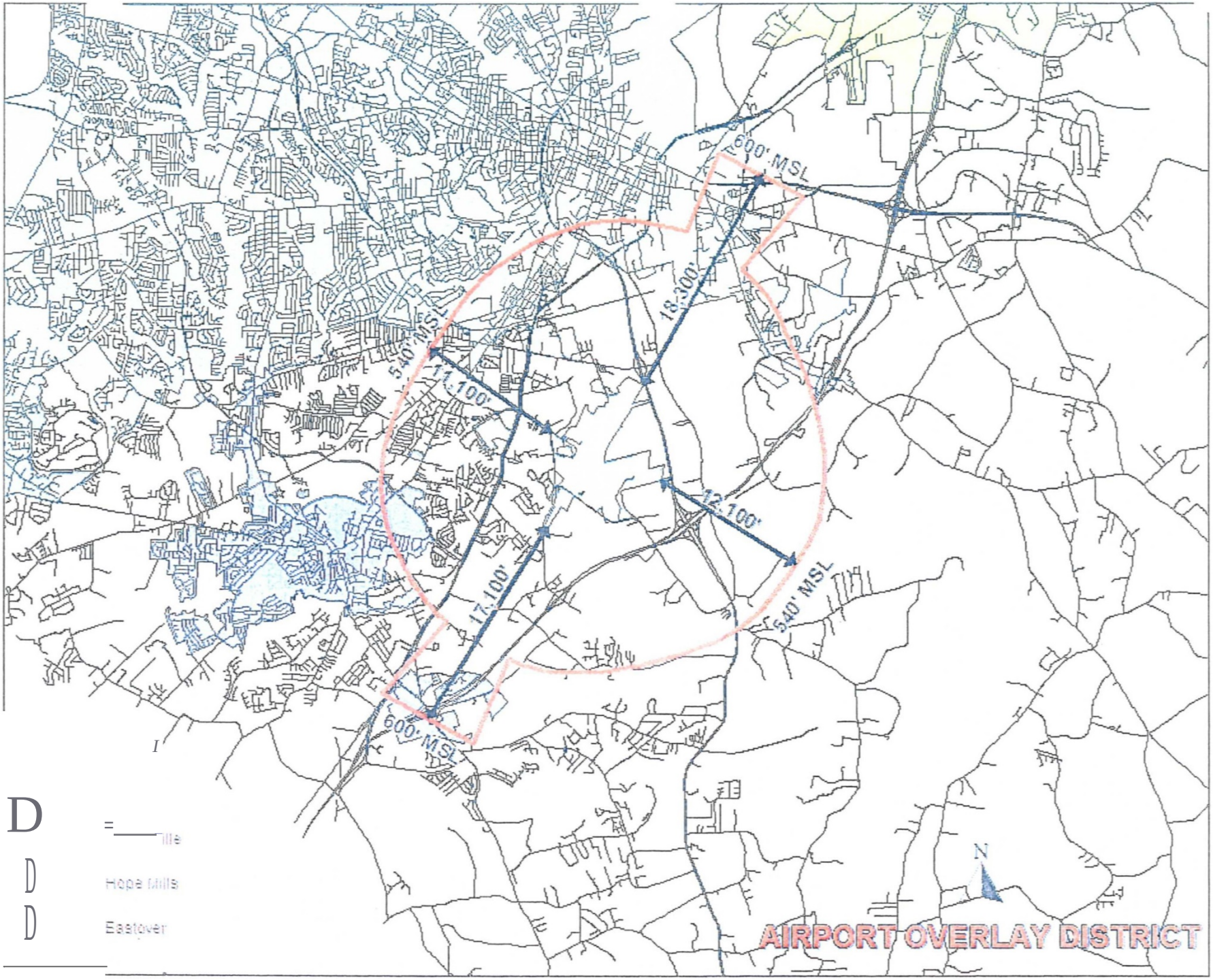
MAPS

1. Municipal Influence Area (MIA)
2. Historic Overlay District Area (HOD)
3. Airport Overlay District Area (AOD)


Sewer Service Area
Town of Eastover
Proposed Municipal Influence Area
Eastover
Spring Lake Area Plan Municipal Influence Area
Wade Municipal Influence Area and Proposed Expansion
Proposed Falcon - Godwin Municipal Influence Area
Proposed Linden Municipal Influence Area
Stedman Municipal Influence Area and Proposed Expansion
Proposed Municipal Influence Areas
Fayetteville
Hope Mills
6/6/2008

Hope Mills Historic Overla District




600' MSL
18,300'
540' MSL
11,100'
12,100'
17,100'
540' MSL
600' MSL
N
Hope Mills
Eastover
AIRPORT OVERLAY DISTRICT

APPENDIX C

Examples

- **Group Development**

REQUIREMENTS FOR
GROUP DEVELOPMENT SITE PLAN REVIEW

---

1. Drawing done to engineering scale

2. Drawing will reflect:

- *metesand bounds of entire site with adjoining street right-of-way shown and name or state road number of that street or road;*
- *foot print of all existing and/or proposed buildings or additions with dimensions and tN7oore footage indicated;*
- *location and size of allexisting and/or proposed curbcuts and indicate such on the plan;*
- *parking plan to include the location of all proposed spaces(standard size is 9' by 20'}, parking isle width and traffic circulation scheme;*
- *existing or proposed location and drain field area of wells and/or septic tanks;*
- *existing or proposed fencing;*
- *setbacks of all existing and/or proposed buildings or additions from all other building and from all property /ines- Note: If setbacks shown are not inaccordance with the minimum setbacks of the zoning district of the property, then attach aletter requesting any such variance with a reasonable explanation or justification as to why the variance is necessary in order to develop the ,,;ite;*
- *,4nyeasements which mayexist on the subject property are accounted for and shown on the plan, notencumbered and that no part of the development is violating the rights of the easement holder;*
- *Location, type and size of all freestanding signs;*
- *location of buffer with the type and size indicated;*
- *location of landscaping and types of plantings.*

3. Vicinity map to show location of property or site within the Town

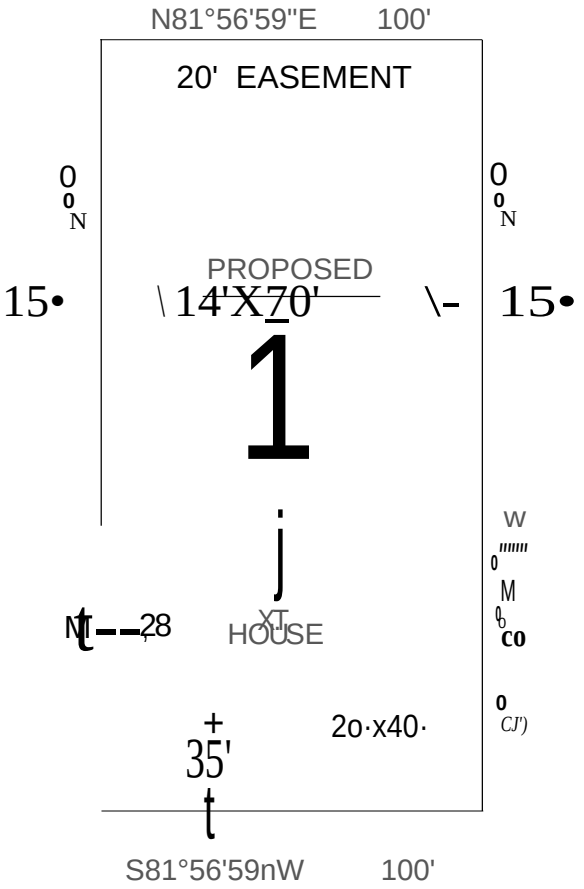
4. Correct northarrow

5. Dato block to reflect the following:

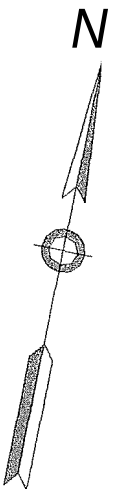
- *nameof development*
- *owner*
- *zoning of property*
- *acreage of site*
- *scale of drawing*
- *proposed building or additionsquare footage*
- *number of off-street parking spaces (to incliJde handicapped spaces)*

6. If split zoning, zoning lines mustbe shown on the preliminary

SAMPLE MAP
ITE LANRE IEW



SANDEROSA RD.



LOCATION MAP

SANDEROSA RD.

,[SIT
E

WILD PINE DR.

BENTGDA
SS DR.

PROPERTY OF: _____

ZONED: SCALE: 1"=50'

PIN#: _____

_____COUNTY, NC

APPENDIX D

Schedules

- **Fee Schedule**

Town of Hope Mills

Plat/Plan Fee

Schedule

Subdivision Fees: (including unit ownership & zero lot line)	**< or = 5 lots/Units**	**> 5 lots/Units**
Preliminary plan review	$ 100.00	$ 200.00
Preliminary plan revision and extension	$ 50.00	$ 50.00
Final plats	$ 50.00	$ 50.00
Subdivision Ordinance waiver	$ 200.00	$ 200.00
Residential Group Development Fees: (including manufactured home parks)		
Preliminary group development	$ 100.00	$ 100.00
Group development revisions and extensions	$ 50.00	$ 50.00
Non-Residential Site Plans:		
Site plan review	$ 100.00	$ 100.00
Site plan revision and extension	$ 50.00	$ 50.00
Alternate yard request	$ 200.00	$ 200.00

APPENDIX E

TABLE OF SUBDIVISION ORDINANCE AMENDMENTS

- **Table of Amendments**

TABLE OF SUBDIVISION ORDINANCE AMENDMENTS

Date Adopted	General Subject Matter	Case No.
1. May 12, 2015	Sidewalks and Walkways	P15-29

CUMBERLAND COUNTY
NORTH CAROLINA

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 19, 2025

TO: **JOINT PLANNING BOARD**

FROM: **RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS**

DATE: **8/19/2025**

SUBJECT: **CASE ZON-25-0030: REZONING FROM R6A RESIDENTIAL DISTRICT TO C2(P) PLANNED SERVICE AND RETAIL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR A PARCEL COMPRISING 3.72 +/- ACRES; LOCATED AT 6235 CAMDEN RD AND 6320 ROCKFISH RD; SUBMITTED BY THOMAS NEVILLE (AGENT) ON BEHALF OF CHARLES KOONCE, DONALD KOONCE HEIRS, PEGGY KOONCE, AND TANNA KIM HUTTON (OWNERS).**

ATTACHMENTS:

Description	Type
ZON-25-0030	Backup Material

CUMBERLAND COUNTY
NORTH CAROLINA

PLANNING & INSPECTIONS

PLANNING STAFF REPORT
REZONING CASE # ZON-25-0030
Planning Board Meeting: August 19, 2025

Location: 6235 Camden Rd. & 6320 Rockfish Rd
Jurisdiction: County-Unincorporated

REQUEST	**Rezoning R6A to C2(P)**

Applicant requests a rezoning from R6A Residential District to C2(P) Planned Service and Retail District for two parcels containing approximately 3.72 acres located at 6235 Camden Rd, the western larger lot, and 6320 Rockfish Rd, the eastern smaller lot, as shown in Exhibit "A". The intent is to rezone the property to a commercial zoning district for future commercial or office uses.

PROPERTY INFORMATION

OWNER/APPLICANT: Sharon Koonce, Peggy Koonce, Tanna Hutton, Charles Koonce, and Connie Koonce (Owner); Kimberlee Bozeman, Thomas Neville (Applicant).

ADDRESS/LOCATION: Located at 6235 Camden Rd and 6320 Rockfish Rd Refer to Exhibit "A", Location and Zoning Map. REID numbers: 0404469732000, 0404563605000.

SIZE: The two parcels contain approximately 3.72 acres combined. Road frontage along Camden Rd is approximately 350 feet, road frontage along Rockfish Rd. is approximately 635 feet. The property is approximately 375 feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned R6A Residential District. R6A Residential District is a district designed for a mix of single- and multi-family dwellings including the use of manufactured homes on individual lots and in manufactured home parks.

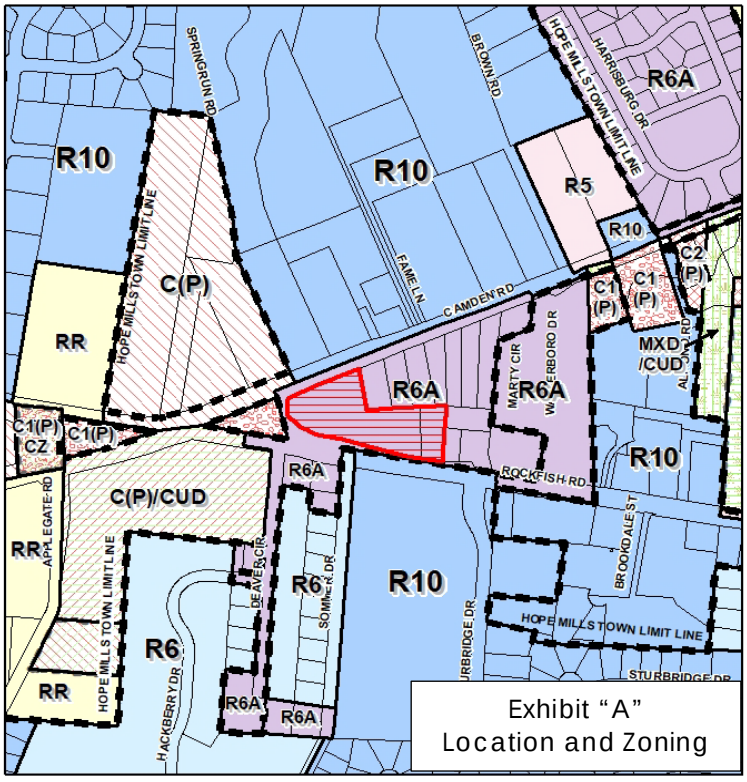


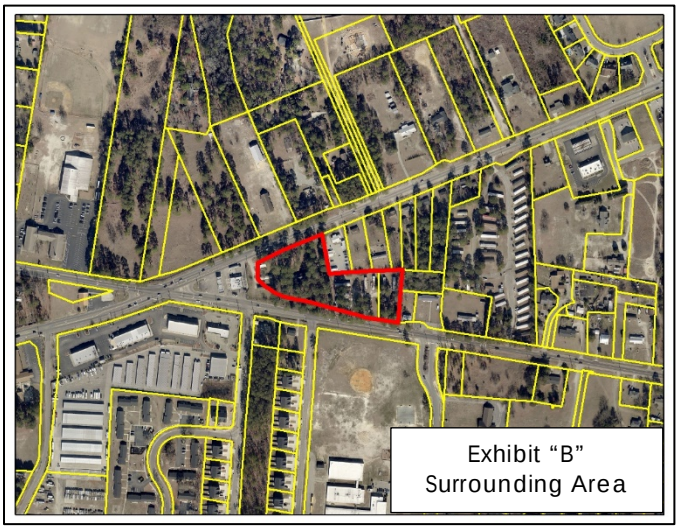
Exhibit "A"
Location and Zoning

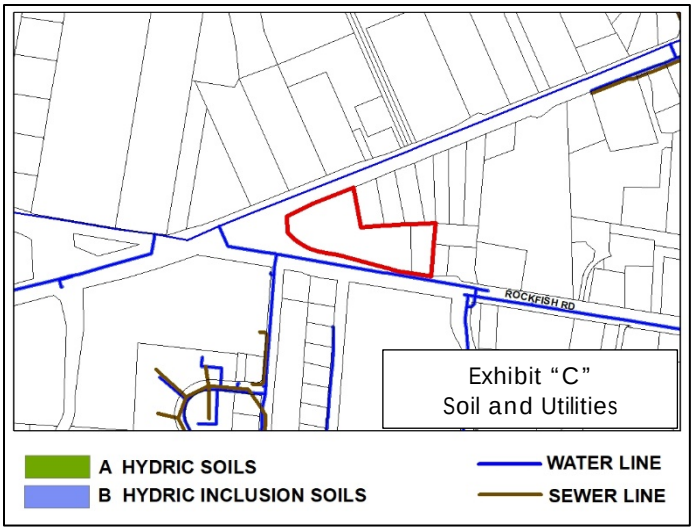
EXISTING LAND USE: Currently located at the western parcel is the Koonce Manufactured Home Park. Two manufactured homes are sited at the eastern parcel.

SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- **North**: Single family homes and religious worship activities
- **East**: Single family homes, religious worship activities, and a manufactured home park
- **West**: Commercial Development
- **South**: Single-family homes and C. Wayne Collier Elementary School

OTHER SITE CHARACTERISTICS: The site is not located in a Watershed Protection Area nor within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", illustrates that hydric and hydric inclusion soils are not located on the property.

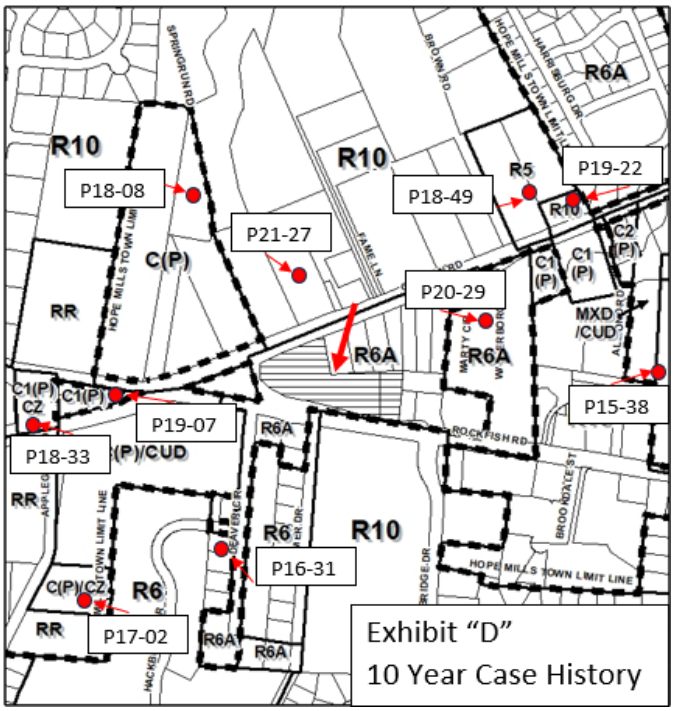




TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the following rezoning cases within the past ten years near the subject property:

P15-38: R5 to MXD/CZ; Approved by Hope Mills
P16-31: Initial Zoning to R6A; Approved by Hope Mills
P17-02: RR to C(P)/CZ; Approved by County
P18-08: C(P) &R10 to C(P); Approved by County
P18-33: RR to C1(P)/CZ; Approved by County
P18-49: RR & R10 to R5; Approved by County
P19-07: C1(P) to C(P)/CZ; Denied by Hope Mills
P19-22: R10 to C2(P); Denied by County
P20-29: R5A to R6A; Approved by Hope Mills
P21-27: R10 to C1(P); Denied by County



DEVELOPMENT REVIEW: A site plan review and approval, conforming to the County Zoning and Subdivision Ordinances, will be required via the Current Planning Division prior to commencement of any development activity. Any proposed subdivision will require preliminary plan review and approval by the Current Planning Division prior to any plat recordation, conforming to the County Zoning and Subdivision Ordinances.

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	**R6A (Existing)**	**C2(P) (Proposed)**
Front Yard Setback	25 feet	50 feet
Side Yard Setback	10 feet	30 feet
Rear Yard Setback	15 feet	30 feet
Lot Area	6,000 sq. ft.	N/A
Lot Width	60 feet	N/A

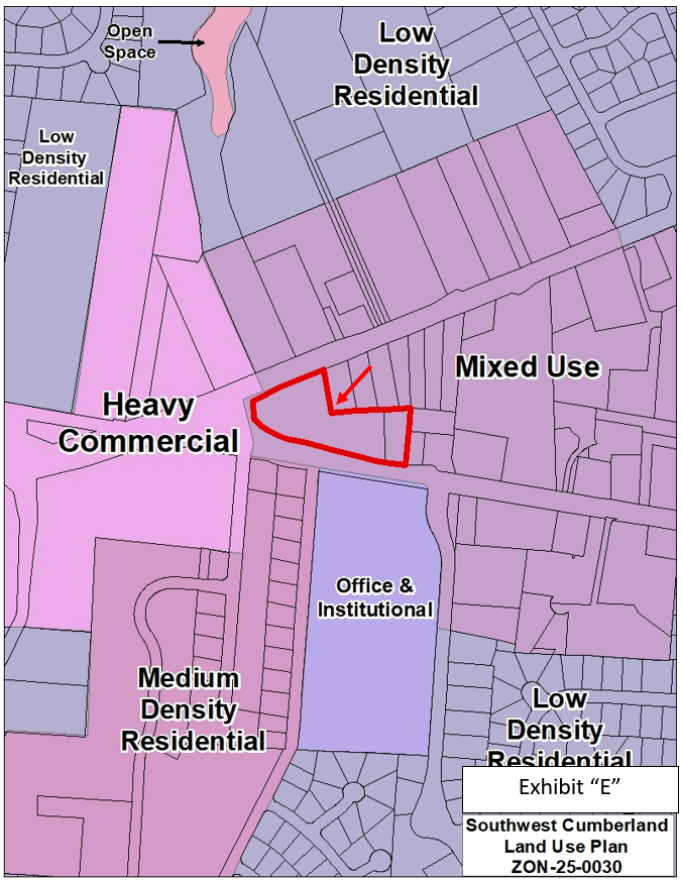
DEVELOPMENT POTENTIAL:

Existing Zoning (R6A)	**Proposed Zoning (C2(P))**
39 dwelling units	0 dwelling units

- Lot count may be rounded up when a fraction occurs**.** When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

COMPREHENSIVE PLANS:

This property is located in the Southwest Cumberland Land Use Plan (2013). The future land use classification of the property is "Mixed Use". The associated zoning districts for Mixed Use are R5, C1(P), & C2(P).



The proposed rezoning request is consistent with the future land use plan.

Future Land Use Classification Development Goals, Notes, and Objectives:

- "Commercial development should be clustered in centers or districts that are appropriate for the location and scale with respect to adjacent land uses" (Southwest Cumberland Land Use Plan 2013, p. 137).
- "Create an atmosphere that supports existing and future commercial activities while complimenting the existing residential area; encourages and fosters economic development that is harmonious with the character of the area; respects environmentally sensitive areas; is well-designed and attractive; located in areas with sufficient infrastructure to support the type of commercial activities; and provides a range of commercial locations that accommodate market demands that meet the needs of area residents" (Southwest Cumberland Land Use Plan 2013, p. 136).
- "All commercial development in an established residential area should be in harmony with the area in scale, size, appearance, and accessibility" (Southwest Cumberland Land Use Plan 2013, p. 136).
- "Mixed use development should be encouraged with the uses being complementary and the site design, landscaping, parking, services areas, access and circulation must be related sensitively to provide a workable and visually pleasing environment" (Southwest Cumberland Land Use Plan 2013, p. 137).

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: PWC water lines are available near the subject property along Camden Rd and Rockfish Rd. It is the applicant's responsibility to determine if this utility provider will serve their development. Prior to commercial development connecting to the available public water line, coordination with the Town of Hope Mills would be needed to determine if annexation may be required. No sewer lines are located in front of the property. Septic permits must be obtained from the Environmental Health office for any new development on the subject property if not connected to public sewer. The available utilities are shown on Exhibit "C".

TRANSPORTATION. Camden Rd and Rockfish Rd are classified as Minor Arterial Roads per the NCDOT Road Classification. Camden Rd is identified in the Transportation Improvement Program as Project No. U-3422B, West of SR 1112 (Rockfish Road) to SR 1596 (Hope Mills Road) to widen Camden Road to four-

lanes and improve the Rockfish Rd/Camden Rd intersection. The subject property will have no significant impact on the Transportation Improvement Program. Driveway permits must be obtained from NCDOT to serve any new development.

SCHOOLS CAPACITY/ENROLLMENT:

School Name	Enrollment	Capacity
C Wayne Collier Elementary	441	580
Hope Mills Middle	473	680
South View High	1437	1871

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and has no objections to the proposed rezoning.

EMERGENCY SERVICES: Cumberland County Fire Marshal's office has reviewed the request and has no objections to the proposed rezoning.

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: The property is not located within any special districts

Special Districts			
Fayetteville Regional Airport Overlay:	n/a	Averasboro Battlefield Corridor:	n/a
Five Mile Distance of Fort Bragg:	n/a	Eastover Commercial Core Overlay District:	n/a
Voluntary Agricultural District (VAD):	n/a	Spring Lake Main Street Overlay District:	n/a
VAD Half Mile Buffer:	n/a	Coliseum Tourism Overlay District:	n/a

n/a – not applicable

STAFF RECOMMENDATION

In Case ZON-25-0030, Planning and Inspections staff **recommends approval** of the rezoning request from R6A Residential District Residential to C2(P) Planned Service and Retail District. Staff finds that the request is consistent with the Southwest Cumberland Land Use Plan which calls for "Mixed Use" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT: MAILING LIST

DEPARTMENT OF TRANSPORTATION
1546 MAIL SERVICE CENTER
RALEIGH, NC 27611

DEAVER CIRCLE APARTMENTS LLC
103 MIDWAY DR
RAEFORD, NC 28376

TAVAREZ, NIXON;TAVAREZ, CARMEN
4704 BEAUFORT DR
FAYETTEVILLE, NC 28304

HOPE MILLS (ROCKFISH) WW LLC
361 SUMMIT BLVD SUITE 110 101
BIRMINGHAM, AL 35243

FLOWERS, MARY J
PO BOX 901
HOPE MILLS, NC 28348

HAYWORTH, SABRINA;HAYWORTH, DAVID CLYDE
5864 ROCKFISH RD
HOPE MILLS, NC 28348

CONGREGATIONAL CHRISTIAN CHURCH OF AMERICAN SAMOA
6234 CAMDEN RD
FAYETTEVILLE, NC 28306

SANCHEZ, ALLISON
6139 CAMDEN ROAD
FAYETTEVILLE, NC 28306

CHURCH OF GOD
3515 STURBRIDGE DR
HOPE MILLS, NC 28348

CAM ROCKS LLC
3116 DEAVER CIR
HOPE MILLS, NC 28348

LEWIS, LOIS LONG
1230 WOODLAND DR
FAYETTEVILLE, NC 28305

KOONCE, CHARLES E;HUTTON, T. KIM;KOONCE, D. C. HEIRS;KOONCE, PEGGY D
298 ST JOHNS WOOD
FAYTTEVILLE, NC 28303

EDWARDS, SHARON ANN
6234 CAMDEN RD
FAYETTEVILLE, NC 28306

LEE, PHILLIP PATRICK;LEE, BRANDY C
6126 CAMDEN RD
FAYETTEVILLE, NC 28306

HARRELL, NICHOLAS
1270 CANADY POND RD
HOPE MILLS, NC 28348

DOLLINGER, STEPHEN;DOLLINGER, STEPHANIE CHRISTINE
5225 FAME LANE
FAYETTEVILLE, NC 28306

GOLDEN BRIDGE INVESTMENT LLC
215 LAFAYETTE WOOD MHP LOT 2
RAEFORD, NC 28376

DECKER, JUSTIN K
3106 SOMMER DR
HOPE MILLS, NC 28348

STOUGH, KEITH;STOUGH, JOYCE
6142 CAMDEN RD
FAYETTEVILLE, NC 28306

CHRISTIAN TABERNACLE OUTREACH MINISTRY
3425 MASTERS DR
HOPE MILLS, NC 28348

HAM, MELISSA;HAM, CHARLES
5278 FAME LN
FAYETTEVILLE, NC 28306

EMANUEL, JAMES E
7523 ABATOR DR
HOPE MILLS, NC 28348

EHLE, ELLIS E JR
P O BOX 48121
CUMBERLAND, NC 28331

ATKINS, DAHLIA L STRATTON;TURLINGTON, RANEY GLENN
5750 HWY 52
GILLSVILLE, GA 30543

SIMMONS, LUISE P HEIRS
3325 WELSH LAKE DR
FAYETTEVILLE, NC 28306

CUMBERLAND COUNTY BD OF ED
PO BOX 2357
FAYETTEVILLE, NC 28302

BURNSIDE, JOHN P;POSTLE, MONIQUE KAY
5181 FAME LN
FAYETTEVILLE, NC 28306

TERRY, JACQUELINE RIGGS;TERRY, BRIAN LEE
6258 ROCKFISH RD
HOPE MILLS, NC 28348

YOWELL, BELINDA
5067 C ARCTURUS CIR
EIELSON AFB, AK 99702

ATTACHMENT: APPLICATION

CUMBERLAND COUNTY
NORTH CAROLINA
Planning & Inspections Department

CASE #: _____

PLANNING BOARD MEETING DATE: _____

DATE APPLICATION SUBMITTED: _____

APPLICATION FOR
REZONING REQUEST
CUMBERLAND COUNTY ZONING ORDINANCE

The following items are to be submitted with the completed application:

1. A copy of the *recorded* deed and/or plat.
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered.
3. A check made payable to "Cumberland County" in the amount of $_____. (See County Fee Schedule).

Rezoning Procedure:

1. Completed application submitted by the applicant.
2. Notification to surrounding property owners.
3. Planning Board hearing.
4. Re-notification of interested parties / public hearing advertisement in the newspaper.
5. County Commissioners' public hearing (approximately four weeks after Planning Board public hearing)
6. If approved by the County Commissioners, rezoning becomes effective immediately.

The Planning & Inspections Staff will advise on zoning options, inform applicants of development requirement and answer questions regarding the application and rezoning process. For further questions, call (910)678-7627 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to the application may cause the case to be delayed and will be scheduled for the next available board meeting according to the board's meeting schedule. Also, the application fee is *nonrefundable*.

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, the following facts are submitted:

1. Requested Rezoning from R6A to ~~C(P)~~ C2(P)
2. Address of Property to be Rezoned: 6235 Camden Road
3. Location of Property, details: Corner of Camden & Rockfish Roads
4. Parcel Identification Number (PIN #) of subject property: 0404-46-9732 + 0404-56-3605 (also known as Tax ID Number or Property Tax ID)
5. Acreage: 3.72 Frontage: 1,077 Depth: 375
6. Water Provider: Well: ✓ PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank ✓ PWC _____
8. Deed Book 10957, 2252, 489, Page(s) 206, 337, 270, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Mobile home park & residential
10. Proposed use(s) of the property: Commercial for marketing purposes
11. Do you own any property adjacent to or across the street from this property?
    Yes _____ No ✓ If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No ✓

A copy of the recorded deed(s) and/or recorded plat map(s) must be provided. If the area is a portion of a parcel, a written legal description by metes and bounds, showing acreage must accompany the deeds and/or plat. If more than one zoning classification is requested, a correct mete and bounds legal description, including acreage, for each bounded area must be submitted.

The Planning and Inspections Staff is available for advice on completing this application; however, they are not available for completion of the application.

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Charles Koonce & Connie Koonce
NAME OF OWNER(S) (PRINT OR TYPE)

298 St Johns Wood, Fay NC 28303
ADDRESS OF OWNER(S)

910-977-1995
HOME TELEPHONE #

N/A
WORK TELEPHONE #

J. Thomas Neville, Attorney
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

310 Dick Street Suite A, Fay NC 28301
ADDRESS OF AGENT, ATTORNEY, APPLICANT

jtneville@ywnlaw.com ; kimboreman@ywnlaw.com
E-MAIL

N/A
HOME TELEPHONE #

910-433-4433
WORK TELEPHONE #

SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

Connie Koonce
SIGNATURE OF OWNER(S)

The contents of this application, upon submission, become "public record."

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Peggy Koonce
NAME OF OWNER(S) (PRINT OR TYPE)

4729 Bramble Street, Hope Mills NC 28348
ADDRESS OF OWNER(S)

910-987-5534
HOME TELEPHONE #

N/A
WORK TELEPHONE #

J. Thomas Neville, Attorney
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

310 Dick Street, Suite A, Fay NC 28301
ADDRESS OF AGENT, ATTORNEY, APPLICANT

tneville@ywnlaw.com; kimbozeman@ywnlaw.com
E-MAIL

N/A
HOME TELEPHONE #

910-433-4433
WORK TELEPHONE #

Peggy P Koonce
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

The contents of this application, upon submission, become "public record."

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Sharon Koonce
NAME OF OWNER(S) (PRINT OR TYPE)

3414 Regiment Drive, Fay NC 28303
ADDRESS OF OWNER(S)

910-476-3230
HOME TELEPHONE #

N/A
WORK TELEPHONE #

J. Thomas Neville, Attorney
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

310 Dick Street, Suite A, Fay NC 28301
ADDRESS OF AGENT, ATTORNEY, APPLICANT

jtneville@ywnlaw.com; kimbaeman@ywnlaw.com
E-MAIL

N/A
HOME TELEPHONE #

910-433-4433
WORK TELEPHONE #

Sharon D. Koonce
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

The contents of this application, upon submission, become "public record."

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Tanna K. Hutton
NAME OF OWNER(S) (PRINT OR TYPE)

40 Evergreen Circle, Myrtle Beach, SC 29575
ADDRESS OF OWNER(S)

704-345-5535
HOME TELEPHONE #

N/A
WORK TELEPHONE #

J. Thomas Neville, Attorney
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

310 Dick Street, Suite A, Fay NC 28301
ADDRESS OF AGENT, ATTORNEY, APPLICANT

jtneville@jyunlaw.com; kimbozeman@jyunlaw.com
E-MAIL

N/A
HOME TELEPHONE #

910-433-4433
WORK TELEPHONE #

Tanna K Hutton
SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

The contents of this application, upon submission, become "public record."

CUMBERLAND COUNTY
NORTH CAROLINA

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 19, 2025

TO: **JOINT PLANNING BOARD**

FROM: **RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS**

DATE: **8/19/2025**

SUBJECT: **CASE ZON-25-0031: REZONING FROM A1/CZ AGRICULTURAL DISTRICT CONDITIONAL ZONING TO A1A AGRICULTURAL DISTRICT OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR A PARCEL COMPRISING 1.00 +/- ACRES; LOCATED AT 10785 DUNN RD; SUBMITTED BY TIMOTHY AND TROI BUCKHOLZ (OWNERS).**

ATTACHMENTS:

Description	Type
ZON-25-0031	Backup Material

CUMBERLAND COUNTY
NORTH CAROLINA
PLANNING & INSPECTIONS

PLANNING STAFF REPORT
REZONING CASE # ZON-25-0031
Planning Board Meeting: Aug. 19, 2025

Location: 10785 Dunn Rd., Dunn
Jurisdiction: County-Unincorporated

REQUEST	**Rezoning A1/CZ to A1A**

Applicant requests a rezoning from A1/CZ Agricultural District Conditional Zoning to A1A Agricultural District for a parcel containing approximately 1.00 acres located at 10785 Dunn Rd. The parcel contains an existing structure previously used for special events and as a restaurant. The current conditional zoning, approved in 2012, restricts the property's uses to "Assemblies, Outdoor Recreation, and Religious Worship Activities." The intent of the property owners is to convert the existing structure to a residential dwelling unit, making rezoning necessary to allow a residential use.

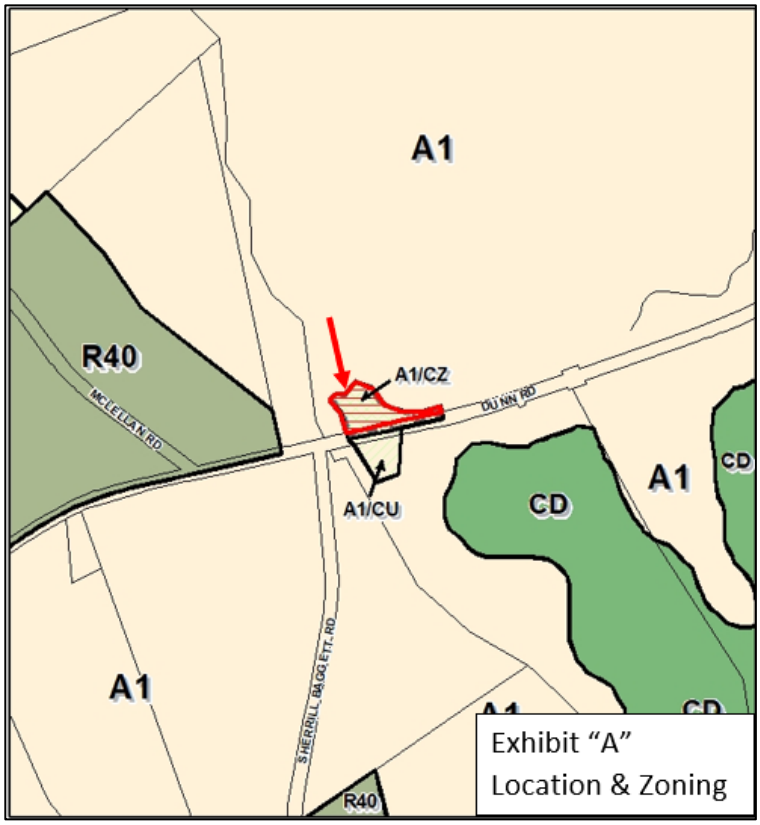
PROPERTY INFORMATION

OWNER/APPLICANT: Timothy and Troi Buckholtz (Owners and Applicant)

ADDRESS/LOCATION: Located at 10785 Dunn Rd. Refer to Exhibit "A", Location and Zoning Map. REID number: 1503279048000.

SIZE: The parcel contains approximately 1.00 acre. Road frontage along Dunn Road is approximately 437 feet. The property is approximately 211 feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned A1/CZ Agricultural District/Conditional Zoning. The A1 Agricultural District is a district designed to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural use to exist free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of convenient commercial uses are permitted to ensure essential services for the residents.



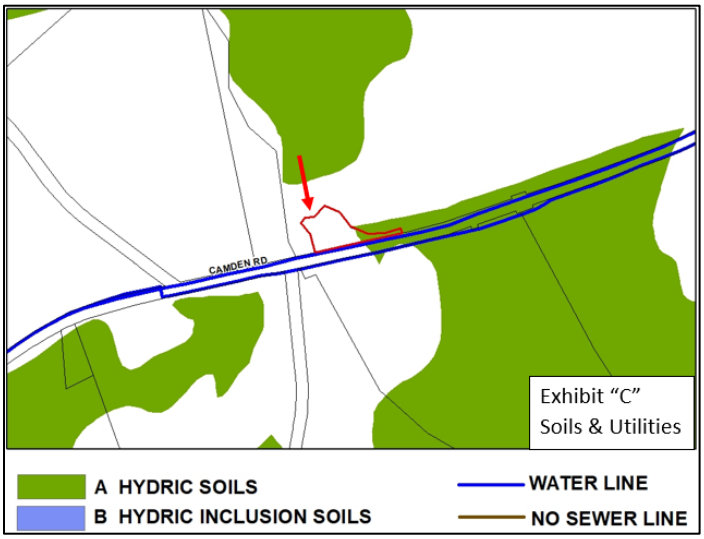
EXISTING LAND USE: The subject parcel contains a former commercial building and abuts Rhodes Pond. Exhibit "B" shows the existing use of the subject property.

SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- **North**: Rhodes Pond and wooded lands.
- **East**: Rhodes Pond and wooded lands.
- **West**: Single-family home and farmlands.
- **South**: Single-family home and wooded lands.

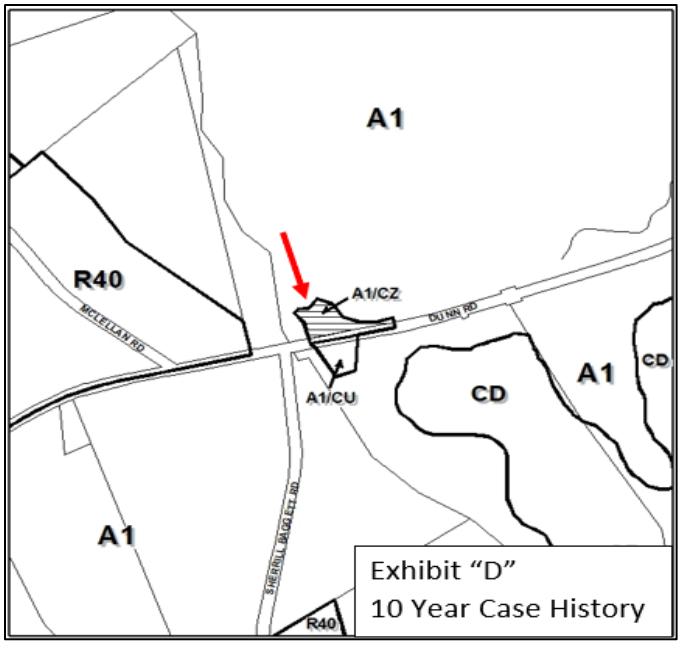
OTHER SITE CHARACTERISTICS: The site is not located in a Watershed Protection Area, but it is within a Flood Zone Hazard Area. The owners have applied for a base flood elevation certificate from the County Engineer's office. The subject property, as delineated in Exhibit "C", illustrates the presence of hydric soils on the far eastern portion of the property.





TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes no zoning cases within the last ten years near the site.



DEVELOPMENT REVIEW: If any non-residential use is proposed, a site plan must be submitted for review and approval by the Current Planning Division office prior to the issuance of any Certificate of Occupancy.

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1/CZ (Existing)	A1A (Proposed)
Front Yard Setback	50 feet	50 feet
Side Yard Setback	20 feet	20 feet
Rear Yard Setback	50 feet	50 feet
Lot Area	2 Acres	1 Acre
Lot Width	100 feet	100 feet

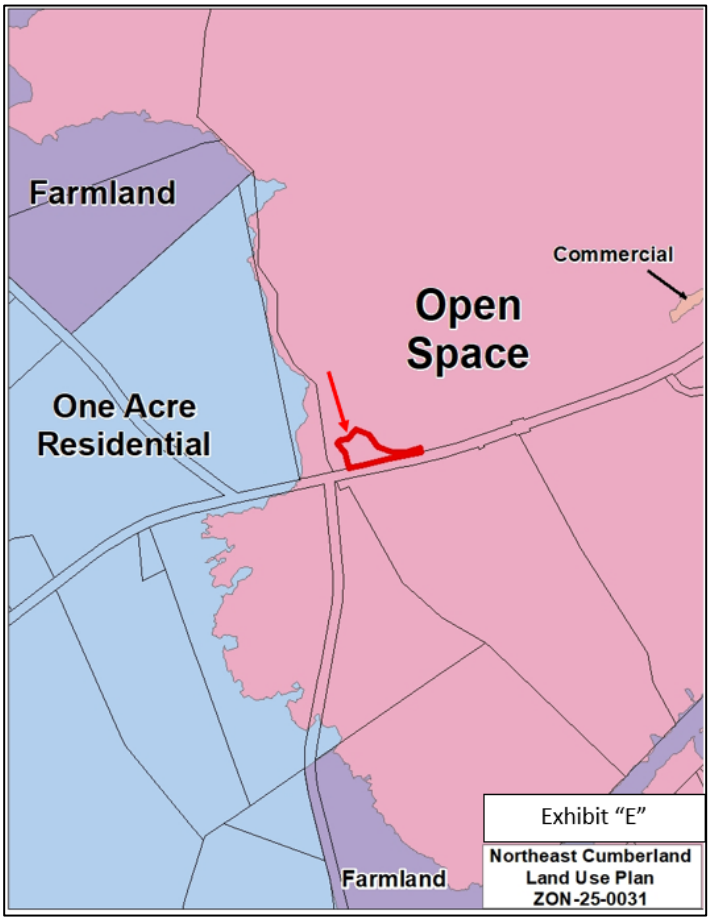
DEVELOPMENT POTENTIAL:

Existing Zoning (A1/CZ)	Proposed Zoning A1A
0 dwelling units	1 dwelling units

- Lot count may be rounded up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

COMPREHENSIVE PLANS:

This property is located in the Vision Northeast Land Use Plan (2010). The future land use classification of the property is "Open Space". The associated zoning district for Open Space is CD.



The proposed rezoning request is not consistent with the future land use plan.

Future Land Use Classification Development Goals, Notes, and Objectives:

- "Protect, maintain and preserve natural areas (swamps, marshlands, creeks, streams, wetlands, bodies of water (Rhodes Pond), smaller existing ponds, South River, and Cape Fear River), historic sites and other natural resources from urban encroachment while providing limited access and/or utilization of these features" (Vision Northeast 2010, p. 19).
- "Plan and design future residential development to protect natural features, environmental sensitive areas, and protect and improve transportation corridors" (Vision Northeast 2010, p. 17).
- "PROTECT UNIQUE NATURAL HISTORIC RESOURCES…The Study Area is blessed with some unique natural features that have regional and statewide significance. These features include Rhodes Pond, the bluffs along the Cape Fear River, and the Cypress swamps along the South River" (Vision Northeast 2010, p. 60).
- "Locate residential development in areas with compatible land uses" (Vision Northeast 2010, p. 17).

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Sewer lines are not available near the subject property. A Town of Falcon water line is abutting the property along Dunn Rd. Utility lines for water are shown on Exhibit "C". Septic will likely be required, and the lot size must meet the minimum area necessary to accommodate a septic system. Applicants must coordinate with the Town of Falcon to serve their development with water service or with the County Environmental Health Dept. for an on-site well permit.

TRANSPORTATION: Dunn Rd. is classified as Major Collector Road based on the NCDOT Functional Class Map. An NCDOT Driveway permit must be obtained with the conversion of the building from commercial use to residential.

SCHOOLS CAPACITY/ENROLLMENT: Cumberland County Schools did not provide comments by the time of publication of this report.

ECONOMIC DEVELOPMENT: Fayetteville-Cumberland County Economic Development Corporation has reviewed the request and had no objection to the proposed rezoning.

EMERGENCY SERVICES: Any future development of this property may have to comply with all applicable emergency access requirements in accordance with Section 503 of the 2018 NC Fire Code as well as fire protection water supply requirements in accordance with Section 507 of the 2018 NC Fire Code.

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: This site is not located within any special district or overlay district.

Special Districts			
Fayetteville Regional Airport Overlay:	N/A	Averasboro Battlefield Corridor:	N/A
Five Mile Distance of Fort Bragg:	N/A	Eastover Commercial Core Overlay District:	N/A
Voluntary Agricultural District (VAD):	N/A	Spring Lake Main Street Overlay District:	N/A
VAD Half Mile Buffer:	N/A	Coliseum Tourism Overlay District:	N/A

CONDITIONS OF APPROVAL: This is a conventional rezoning. There are no conditions proposed at this time.

STAFF RECOMMENDATION

In Case ZON-25-0031, Planning and Inspections staff **recommends approval** of the rezoning request from A1/CZ Agricultural District Conditional Zoning to A1A Agricultural District and find that:

1. Approval is an amendment to the adopted, current Vison Northeast Land Use Plan and that the Board of Commissioners should not require any additional request or application for amendment to said map for this request.
2. The requested district is more complimentary with plan policies by proposing uses that are less intense than the current use allowed on the property.
3. The proposed district allows residential uses that are commonly found in the immediate area.

Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

BUCKHOLZ, TIMOTHY;BUCKHOLZ, TROI
10785 DUNN RD
DUNN, NC 28334

FOWL RHODES LLC
111 COMMERCE DR
DUNN, NC 28334

STATE OF NC - ON BEHALF OF WILDLIFE RESOURCES COMMISSION
116 W JONES ST
RALEIGH, NC 27603

BAGGETT, TALMAGE S JR, MARY B RICE;DEBRA, B MOORE
2913 MIRROR LAKE DR
FAYETTEVILLE, NC 28303

BENTLEY, ADAM THOMAS;BENTLEY, GRISELDA GONZALEZ
10784 DUNN RD
DUNN, NC 28334

MICHAEL, THOMAS R
PO BOX 311
GODWIN, NC 28344

ATTACHMENT: APPLICATION

CUMBERLAND COUNTY
NORTH CAROLINA
Planning & Inspections Department

CASE #: ZON-25-0031

PLANNING BOARD MEETING DATE: 8/19/25

DATE APPLICATION SUBMITTED: 7/8/25

APPLICATION FOR
REZONING REQUEST
CUMBERLAND COUNTY ZONING ORDINANCE

The following items are to be submitted with the completed application:

1. A copy of the *recorded* deed and/or plat.
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered.
3. A check made payable to "Cumberland County" in the amount of $ 250. (See County Fee Schedule).

Rezoning Procedure:

1. Completed application submitted by the applicant.
2. Notification to surrounding property owners.
3. Planning Board hearing.
4. Re-notification of interested parties / public hearing advertisement in the newspaper.
5. County Commissioners' public hearing (approximately four weeks after Planning Board public hearing)
6. If approved by the County Commissioners, rezoning becomes effective immediately.

The Planning & Inspections Staff will advise on zoning options, inform applicants of development requirement and answer questions regarding the application and rezoning process. For further questions, call (910)678-7627 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to the application may cause the case to be delayed and will be scheduled for the next available board meeting according to the board's meeting schedule. Also, the application fee is *nonrefundable*.

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, the following facts are submitted:

1. Requested Rezoning from A1CZ Commercial to A1A Residential

2. Address of Property to be Rezoned: 10785 Dunn Road Dunn NC 28334

3. Location of Property: 1 mile north of Godwin NC on us hwy 301.

4. Parcel Identification Number (PIN #) of subject property: 1503-27-9048 (also known as Tax ID Number or Property Tax ID)

5. Acreage: 1 acre + Frontage: 440 Depth: 255

6. Water Provider: Well: _____ PWC: _____ Other (name): Falcon

7. Septage Provider: Septic Tank x PWC _____

8. Deed Book 011667, Page(s) 00272, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).

9. Existing use of property: Commercial / Meetings

10. Proposed use(s) of the property: Primary Residence of Owners

11. Do you own any property adjacent to or across the street from this property?
Yes _____ No X If yes, where? _____

12. Has a violation been issued on this property? Yes _____ No X

A copy of the recorded deed(s) and/or recorded plat map(s) must be provided. If the area is a portion of a parcel, a written legal description by metes and bounds, showing acreage must accompany the deeds and/or plat. If more than one zoning classification is requested, a correct metes and bounds legal description, including acreage, for each bounded area must be submitted.

The Planning and Inspections Staff is available for advice on completing this application; however, they are not available for completion of the application.

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

Timothy and Troi Buckholz

NAME OF OWNER(S) (PRINT OR TYPE)

200 Ponchartrain / PO Box 220 , Godwin, Nc 29344

ADDRESS OF OWNER(S)

910 988 3946

HOME TELEPHONE #

910 988 3946

WORK TELEPHONE #

Timothy Buckholz (owner)

NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

ADDRESS OF AGENT, ATTORNEY, APPLICANT

spartanrmd1@yahoo.com

E-MAIL

910 988 3946

HOME TELEPHONE #

910 988 3946

WORK TELEPHONE #

SIGNATURE OF OWNER(S)

Timothy Buckholz

SIGNATURE OF OWNER(S)

Troi Buckholz

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

The contents of this application, upon submission, become "public record."

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 19, 2025

TO: **JOINT PLANNING BOARD**

FROM: **RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS**

DATE: **8/19/2025**

SUBJECT: **CASE ZON-25-0023: REZONING FROM A1 AGRICULTURAL DISTRICT TO R40/CZ RESIDENTIAL DISTRICT CONDITIONAL ZONING OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR A PARCEL COMPRISING 10.16 +/- ACRES; LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF HAYFIELD RD AND SOUTH RIVER SCHOOL RD; SUBMITTED BY MIKE ADAMS (AGENT) ON BEHALF OF JF JOHNSON FAMILY FARMS LLC (OWNER/APPLICANT).**

ATTACHMENTS:

Description	Type
ZON-25-0023	Backup Material

CUMBERLAND COUNTY
NORTH CAROLINA
PLANNING & INSPECTIONS

PLANNING STAFF REPORT
REZONING CASE # ZON-25-0023
Planning Board Meeting: July 15, 2025

Location: NW Corner of Intersection of Hayfield Rd & South River School Rd
Jurisdiction: County-Unincorporated

REQUEST	**Rezoning A1 to R40/CZ**

Applicant requests a conditional rezoning from A1 Agricultural District to R40/CZ Residential District Conditional Zoning for a parcel containing approximately 10.16 acres and located at the northwest corner of the intersection of Hayfield Rd and South River School Rd. The parcel is undeveloped and wooded. The intent of the property owner is to further subdivide the property into ten residential lots.

PROPERTY INFORMATION

OWNER/APPLICANT: J F Johnson Family Farms LLC (Owner) / Mike Adams, MAPS Surveying (Agent/Applicant).

ADDRESS/LOCATION: Northwest of the intersection of Hayfield Rd. and S. River School Rd. Refer to Exhibit "A", Location and Zoning Map. REID number: 0498680025000.

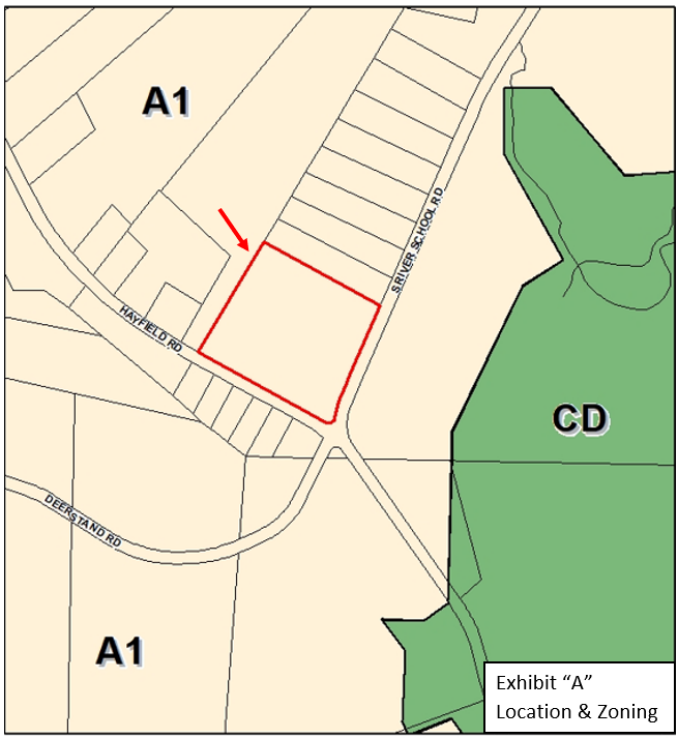


Exhibit "A"
Location & Zoning

SIZE: The parcel contains approximately 10.16 acres. Road frontage along Hayfield Rd is 721.33 feet and road frontage along South River School Rd is 600.50 ft. The subject parcel, located at the northwest corner of Hayfield and South River School Roads, and has two depth measurements: the property is approximately 635.16 feet in length at its deepest point from South River School Rd and 655.73 feet in length at its deepest point from Hayfield Road.

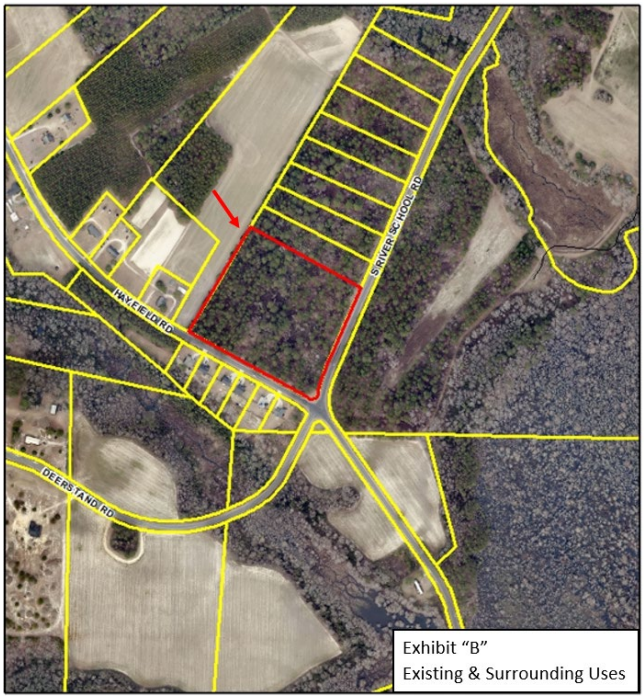
EXISTING ZONING: The subject property is currently zoned A1 Agricultural District. This district is designed to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural uses to exist free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of convenient commercial uses are permitted to ensure essential services for the residents.

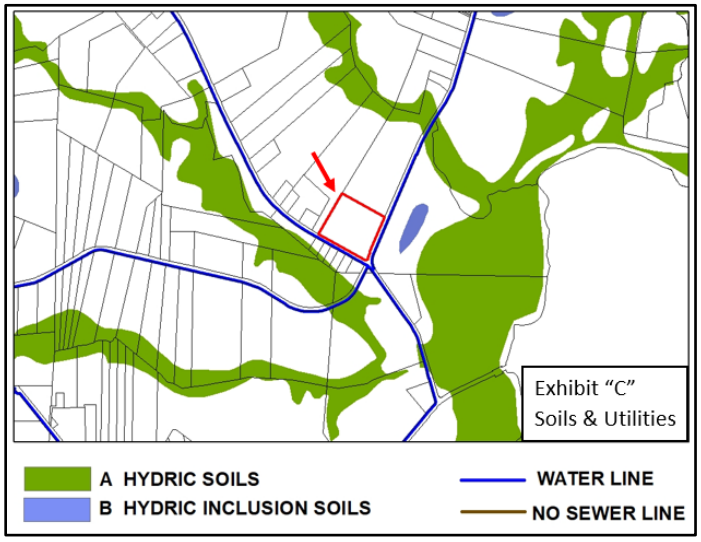
EXISTING LAND USE: The subject parcel is currently undeveloped and represents Lot 7 of the South River Landing Phase One (recorded No. 1, 2018). Exhibit "B" shows the existing use of the subject property and Exhibit "B1" (attachment) provides a copy of the South Landing Phase One Plat. No development, zoning, density or use restrictions were placed on Lot 7, as indicated on the South River Landing Plat.

SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- **North**: Single-family Residential, Wooded lands, and Farmland.
- **East**: Wooded lands, South River Swamp, and Wetlands.
- **West**: Single-family Residential, Wooded lands, Farmland and Wetlands.
- **South**: Single-family Residential, Wooded lands, Farmland and Wetlands.

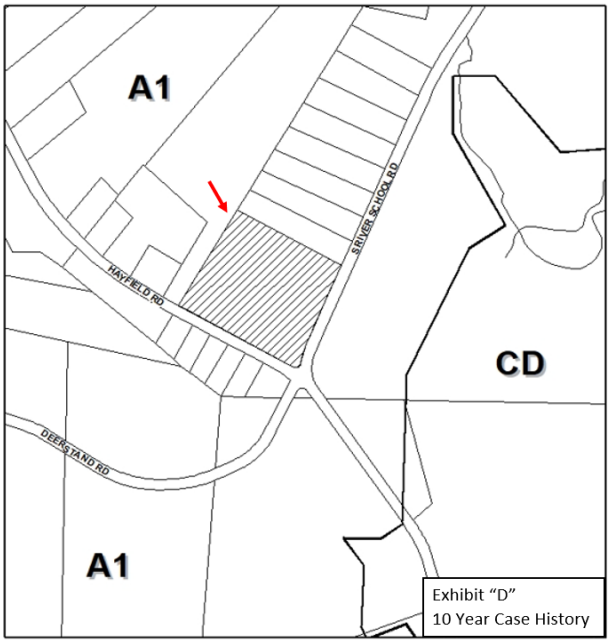
OTHER SITE CHARACTERISTICS: The site is not located in a Watershed or flood zone and the subject property, as delineated in Exhibit "C", illustrates no hydric or hydric inclusion soils on the property.





TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes no rezoning cases within the past ten years occurring near the subject property.



DEVELOPMENT REVIEW:

Should the request be approved, the applicant intends to submit a preliminary subdivision plan. Any preliminary plan must be consistent with the County's Subdivision and Zoning Ordinances.

DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	R40 (Proposed)	R40/CZ (Proposed)
Front Yard Setback	50 feet	30 feet	50 feet*
Side Yard Setback	20 feet	15 feet	15 feet*
Rear Yard Setback	50 feet	35 feet	35 feet*
Lot Area	2 acres	40,000 Square Feet	40,000 Square Feet
Lot Width	100 feet	100 feet	100 feet

(*) Refer to Exhibit "F" Conditions of Approval for site specific setback requirements.

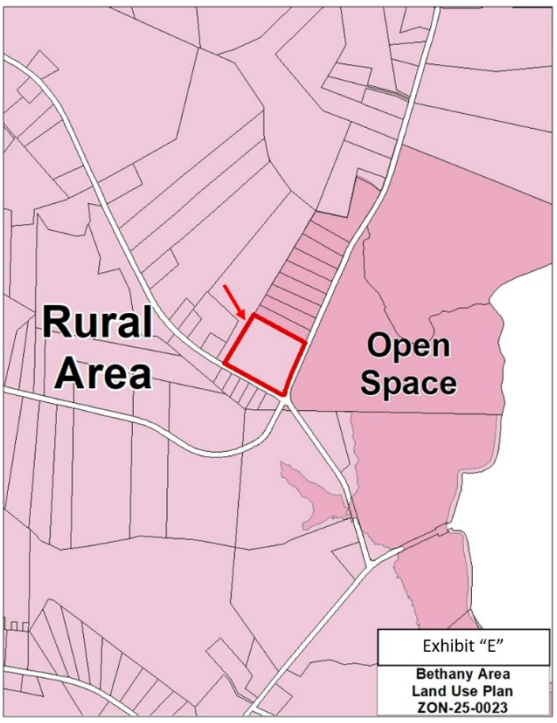
DEVELOPMENT POTENTIAL:

Existing Zoning A1	Proposed Zoning R40/CZ
5 dwelling units	11 dwelling units

- Lot count may be rounded up when a fraction occurs. When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

COMPREHENSIVE PLANS:

This property is located in the Bethany Area Land Use Plan (2021), as referenced in Exhibit "E". The future land use classification of the property is "Rural". Associated zoning districts for this classification are A1 and A1A. R40 and R40A may be appropriate for rezoning, but only when compatible with the surrounding area and a conditional zoning should be required.



The proposed rezoning request is consistent with the adopted land use plan.

Rural Development Goals:

- "Residential zoning districts R40 and R40A may be appropriate in this area, however, only when compatible with the surrounding area and when a Conservation Development (currently called Density Development – Conditional Zoning District) or some other form of higher development standard is utilized. This will help preserve scenic views and element of rural character by increasing the amount of undeveloped land and minimizing views of new development from existing roads through use of natural buffers and open space." (Bethany Area Land Use Plan 2021, p. 40).

- "Encourage creativity in design of residential subdivisions where site specific development plans and the use of building location, natural buffers, and landscaping will be utilized with the goal of lessening adverse impacts and retaining the desired rural character desired in this area" (Bethany Area Land Use Plan 2021, p. 40).

- "New driveway connections on existing state roads should be limited and designed in a way to utilize shared access roads on existing public roads. New and existing subdivisions should be designed in a way to provide for internal connections" (Bethany Area Land Use Plan, p. 40).

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Sewer lines are not available, but Eastover Sanitary District water lines are available along both Hayfield Road and South River School Road. It is the applicant's responsibility to determine if this utility provider will serve their development. Utilities for water are shown on Exhibit "C".

TRANSPORTATION: According to the Mid-Carolina Rural Planning Organization (MCRPO), South River School Road and Hayfield Road are both local, secondary routes per the current NCDOT Functional Classification system. There are no roadway construction improvement projects planned, and the proposed subdivision at the property located at the intersection of these roads will have no significant impact on the Transportation Improvement Program. In addition, Hayfield Road has an Annual Average Daily Traffic County of 1,000 trips, and South River School Road has an average of 350 ADT trips. The proposed new development should not generate enough traffic to significantly impact Hayfield Road or South River School Road. Coordination and approval with NCDOT are required for all access and driveway permits.

SCHOOLS CAPACITY/ENROLLMENT:

School	Enrollment	Capacity
Eastover-Central Elementary	385	480
Mac Williams Middle	1190	1164
Cape Fear High	1510	1476

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no objection to the proposed rezoning.

EMERGENCY SERVICES: Cumberland County Fire Marshal's Office has reviewed the conditional rezoning request and will require an additional hydrant if applicant submits a preliminary plan in conformance with conditions and terms of this conditional zoning.

RLUAC: The Regional Land Use Advisory Commission has reviewed the request and has no objection to the proposed rezoning.

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: The subject property is not located in any special district.

Special Districts			
Fayetteville Regional Airport Overlay:	n\a	Averasboro Battlefield Corridor:	n\a
Five Mile Distance of Fort Liberty:	n\a	Eastover Commercial Core Overlay District:	n\a
Voluntary Agricultural District (VAD):	n\a	Spring Lake Main Street Overlay District:	n\a
VAD Half Mile Buffer:	n\a	Coliseum Tourism Overlay District:	n\a

n\a – Not Applicable

CONDITIONS OF APPROVAL: The proposed conditions of approval and conditional zoning site plan are provided in Exhibit "F".

STAFF RECOMMENDATION

In Case ZON-25-0023, Planning and Inspections staff **recommends approval** of the rezoning request from A1 Agricultural District to R40/CZ Residential District Conditional Zoning and find that the request is consistent with the Bethany Area Land Use Plan which calls for "Rural" at this location. Staff also finds that the request is reasonable and in the public interest as it is compatible to and in harmony with the surrounding land use activities and zoning.

Attachments:
Conditions of Approval and Site Plan
South River Landing – Phase 1 Plat
Notification Mailing List
Application

Exhibit "F" – Conditional Zoning No. ZON-25-0023
Conditions of Approval

General Address: North of Hayfield Road and South River School Road.	Acres: 10.16 +/-
REID: 0498-68-0025	Approval Date: TBD
Effective Date: TBD	Issued to: Franklin Johnson, J F Johnson Farms LLC (Owner); Mike Adams, Maps Surveying (Agent and Applicant)

R40 Residential/CZ Conditional Zoning District
Ordinance Related Conditions for Residential Use of Property

A. Applicability:

Applicant requests a rezoning from A1 Agricultural District to R40/CZ Residential Conditional Zoning District for 10.16 +/- acres; located Northwest corner of Hayfield Road and South River School Road; submitted by Mike Adams of Maps Surveying (Agent and Applicant) on behalf Franklin Johnson of J F Johnson Family Farms, LLC (Owner). This Conditional Zoning only applies to the property appearing in Exhibit "A" and titled South River Landing Phase 2 Residential Development (FKA Lot 7 of the South River Landing Phase One Plat).

B. Permitted and Prohibited Uses.

The use of the subject property is limited to single family residential as well as the terms and conditions of this Conditions of Approval and the Conditional Zoning Site Plan for ZON-25-0023, as set forth in Exhibit "A". Group Development shall not be allowed.

C. Development Standards.

1. **Setback Standards.** Minimum setback standards for development of this property shall comply with the R40 Residential Zoning District standards set forth in the County Zoning Ordinance except for the below situations:

   a. Lots 10 through 17 abutting Hayfield Road and South River School Road shall comply with a minimum 50-ft Front Yard Setback standard. Flag lots 8 and 9 shall comply with a minimum 30-ft Front Yard Setback Standard. Lot 8 western lot line shall serve as the rear yard and comply with a 35-ft rear yard setback standard.
   b. Lot 17 shall be required to provide a 20-ft Side Yard Setback along the western lot line.
   c. Lot 13 shall be required to provide 50-ft Front yard Setbacks along Hayfield Rd and South River School Road and two 15-ft Side Yard Setbacks for lot lines not fronting a public road.

D. Infrastructure and Utilities:

1. **Water and Sewer:**

   a. Connection to public water is required. The Developer/Applicant shall coordinate with Eastover Sanitary District to provide public water service connection.

   b. Septic permits shall be required for this development and the developer shall coordinate with Environmental Health to procure all applicable permits prior to development.

2. **Fire Marshal and Fire Inspections:**

The Developer must ensure fire protection water supply requirements are met in accordance with Section 507 of the 2018 NC Fire Code. The Developer shall ensure fire protection water supply requirements are met in accordance with Section 507 of the 2018 NC Fire Code. The Fire Marshal's office has determined an additional fire hydrant is required and fire flow calculations shall be provided to the Fire marshal's Office for review.

3. **Stormwater and Drainage:**

a. For any new development where the developer disturbs or intends to disturb more than one acre of land, the developer must provide the Code Enforcement Section with an approved NC Department of Environmental Quality (NCDEQ) sedimentation and erosion control plan(S&E). If any retention/detention bases are required for state approval of this plan, a formal revision application must be filed with Current Planning for review and approval.

b. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post- Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Division of Water Quality, North Carolina Department of Environmental Quality. If one acre or more of land is to be disturbed, a copy of the State's *Post-Construction Permit* must be provided to County Code Enforcement prior to the issuance of the Certificate of Occupancy.

c. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environmental Quality (NCDEQ) *Manual on Best Management Practices* and all drainage ways must be kept clean of free and debris (Section 2306, D., County Subdivision Ordinance).

d. In the event a stormwater utility structure is required by the NC Department of Environmental Quality (NCDEQ), the owner/developer must demonstrate on the revised plan the placement of a four-foot-high fence with a lockable gate for the security of the stormwater utility structure. The owner/developer is required to maintain the detention/retention basin, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.

e. The applicant is advised to consult an expert on wetlands before proceeding with any development.

4. **Roads and Access:**

a. The developer must obtain driveway permits from the NC Department of Transportation (NCDOT). A copy of the approved driveway permit(s) must be provided to Code Enforcement at the time of application for building/zoning permit.

b. If any NCDOT permits are required, these permits must be obtained and submitted to the Code Enforcement Division prior to any issuance of a building permit or commence of any development activity.

c. All NCDOT permits must be obtained and submitted to the Code Enforcement Division prior to any issuance of a building permit or commencement of any development activity or change is property usage. Per NCDOT comments for this rezoning, failure to secure required permits prior to construction or change in property usage may result in the removal of the driveway or street connections at the property owner's expense.

5. <u>Landscape Easements</u> and Landscaping:

a. Landscaping and Tree Protection. A continuous 20-ft wide Landscaping Buffer Easement shall be placed within each lot abutting Hayfield Road and South River School Road, except for areas within each lot to accommodate minimum width for NCDOT-approved driveways and associated line-of-site angles. Along Hayfield Road all existing natural trees and understory plants shall be undisturbed and preserved within each lot's landscape easement. Along Hayfield Road and South River School Road, Lots 8 through 13 additional trees and understory plants shall be planted within the roadside landscape easement to promote a rural character and according to a landscape plan that shall be submitted with the preliminary plan to illustrate the tree and understory plants as set forth in Condition 5.D.

b. For the rear yard and side yard landscape easements appearing in Lot 8 and 17 respectively, existing trees and understory plants shall be retained and no clearing or grading shall be allowed.

c. A Landscape Plan shall be submitted with the Preliminary Subdivision Plan and shall show all existing trees and vegetation to be preserved, and all new tree and landscape plantings. The Landscape Plan shall also the list the type, height, and size (caliper) of each proposed tree and planting.

d. Maintenance of Landscape Easements. The lot owner shall be responsible for maintaining all existing and planted trees and landscaping within the landscape buffer easements within the owner's lot. No clearing or grading is allowed within the landscape buffer easement located on each lot except for the minimum area necessary to accommodate placement of NCDOT-approved driveway locations and any associated line-of-sight angles within a front and side yards. Each lot owner is responsible for replacing and replanting any trees and landscaping within the landscape buffer that have died, are destroyed, or removed. All dead or removed trees and landscaping shall be replaced by a lot owner within thirty days notification by the County Code Enforcement Section.

e. Landscape Easement Planting Standards.

i. All new trees and landscaping shall be installed and completed consistent with the Landscape Plan prior to issuance of a certificate of occupancy for each lot.
ii. Lots 10 through 13 shall include two canopy trees 50-ft apart from each other within the 20-ft wide landscape buffer easement.
iii. Existing trees and understory plants within the landscape easements for all lots along Hayfield Road shall be retained and preserved in perpetuity.
iv. Side yard landscape easement for Lot 17 and the rear lot landscape easement for Lots 8 shall occur in the form of maintaining existing natural vegetation and the planting of two canopy trees per lot, 50-ft apart from each other.
v. The size of the trees to be planted within any landscape easement shall be a minimum of two-inch caliper for large canopy shade trees at a height of eight feet as specified by the latest edition of *American Standard for Nursery Stock* published by the American Association of Nurserymen. Species may include White, Live, Willow, Nuttall, or Shumard Oak, Southern Magnolia, Red Maple, American Sycamore, or American Beech, or similar canopy deciduous trees approved by the Planning Department.

f. Accessory structures, including opaque fences, shall not be allowed in a landscape easement. A three-foot high post and rail fence is allowed in the landscape easement subject to compliance with the County Zoning Ordinance.

g. Should NCDOT require additional ROW prior to the recording of the plat, a 20-foot landscape easement within each lot along Hayfield Road and South River School Road shall be retained.

h. For new development, all utilities, except for 25k or greater electrical lines, must be located underground.

6. <u>Development Review Process</u>:

a. Prior to any clearing or grading activity, applicant shall be required to submit a preliminary subdivision plan in accordance with the Subdivision and Zoning Ordinances and in conformance with the approved Conditional Zoning Site Plan and the Conditional Zoning terms and conditions. A landscape plan for the landscape easement areas shall also be submitted with the preliminary plan to demonstrate compliance with the Conditions of Approval.

b. In the event the requirements or conditions from a State or Federal Agency or utility provider creates an inconsistency with the conditional zoning site plan in any manner, a revised conditional zoning site plan must be submitted to the Current Planning Division for review. Any change determined by the Planning Director to represent a substantial change to the conditional zoning site plan, including the landscape easement areas, shall require Board of County Commission approval.

c. Developer must coordinate with the Current Planning Division prior to making any changes to the conditional zoning site plan. Any changes to the conditional zoning site plan must be reviewed by the Current Planning Division to determine if any change is considered an insubstantial or substantial modification.

7. <u>Preliminary Plan & Final Plat Standards:</u>

a. A note on the preliminary plan and final plat shall state that all use and development of lots, including building setbacks, shall occur consistent with Conditions of Approval for ZON-25-0023.

b. Developer shall include a note on the preliminary plan and final plat stating the following:

"The lot owner shall be responsible for maintaining the trees and landscaping within the 20-ft wide landscape buffer easement as a natural landscape. No clearing or grading is allowed within any landscape buffer easement located on a lot except for the minimum area necessary to accommodate placement of NDDOT-approved driveway and any associated line-of-sight areas. Each lot owner is responsible for replacing and replanting any trees and landscaping within the landscape buffer that have died, are destroyed, or removed."

c. A note on the preliminary plan and final plat shall state: "Group development on any lot is prohibited."

d. All buildable lot areas shall comply with the setbacks established in the Conditional Zoning Site Plan (Exhibit "A" attached).

e. Any/all easements appearing on the Conditional Zoning Zite Plan (Exhibit "A") must be reflected on the preliminary plan and final plat and labeled as to: type of easement, reference number for document that requires the easement, and the name of the agency, individual, entity, etc. who holds the easement.

f. The NC Department of Transportation (NCDOT) stamp must be affixed to the final plat prior to submission for final plat approved by the Current Planning Division. Note: The property owner most likely will be required to provide a copy of a recorded plat and deed conveying to the NCDOT that portion of the subject property located within or to be located within the right-of-way at the time of driveway permit application.

g. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the final plat when submitted for final approval. (Section 2503 §D, Certificate of Ownership and Dedication, Cumberland County Subdivision and Development Ordinance).

h. The final plat must be submitted to the Current Planning Division for review and approval for recording with the County Registrar of Deeds, and the plat must be recorded prior to any permit application for any structure and/or prior to the sale of any lot or unit within this development.

i. The developer should be aware that any addition and/or revision to the subdivision plan or plat may require an additional review and approval by the Planning & Inspections Department prior to submission for final plat approval of any portion of this development.

8. <u>Other Conditions</u>:

a. The owner/developer(s) of the lot must obtain detailed instructions on provisions of the County Zoning Ordinance and permits required to place any structure within this development from the County Code Enforcement Section, Room 101, in the Historic Courthouse at 130 Gillespie Street. For additional information, the developer should contact a Code Enforcement Officer.

b. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.

c. This conditional approval is not to be construed as all-encompassing of the applicable rules, regulations, etc. which must be complied with for any development. Other regulations, such as building, environmental, health and so forth, may govern the specific development. The developer is responsible party to ensure full compliance with all applicable Federal, State, and local regulations.

d. Any substantial modification made to this approved conditional zoning site plan or conditions of approval, other than those set forth in the above conditions, must be approved by the Board of Commissioners as set forth by Section 506 of the Zoning Ordinance.

e. Pursuant to Section 507, County Zoning Ordinance, two years after the date of the Board of County Commissioners approves this Conditional Zoning, the Planning Board may examine progress made to determine if active efforts are proceeding. If the Planning Board determines that active efforts to develop are not proceeding, it may institute proceedings to rezone the property to its previous zoning classification.

f. All applications and plan submittals shall be submitted via the County online permitting self-service portal at the following website address: https://selfservice.co.cumberland.nc.us/EnerGov_Prod/SelfService#/home

Property Owner/Agent Acceptance of Conditions

J. Franklin Johnson, III
(Print Name)

J. Franklin Johnson, III
(Signature)

7-7-2025
Date

Issued by:

David B. Moon, AICP, NC-CZO
Deputy Director
Planning & Inspections Department
Cumberland County, NC

Date

Exhibit “A”: Conditional Zoning Site Plan

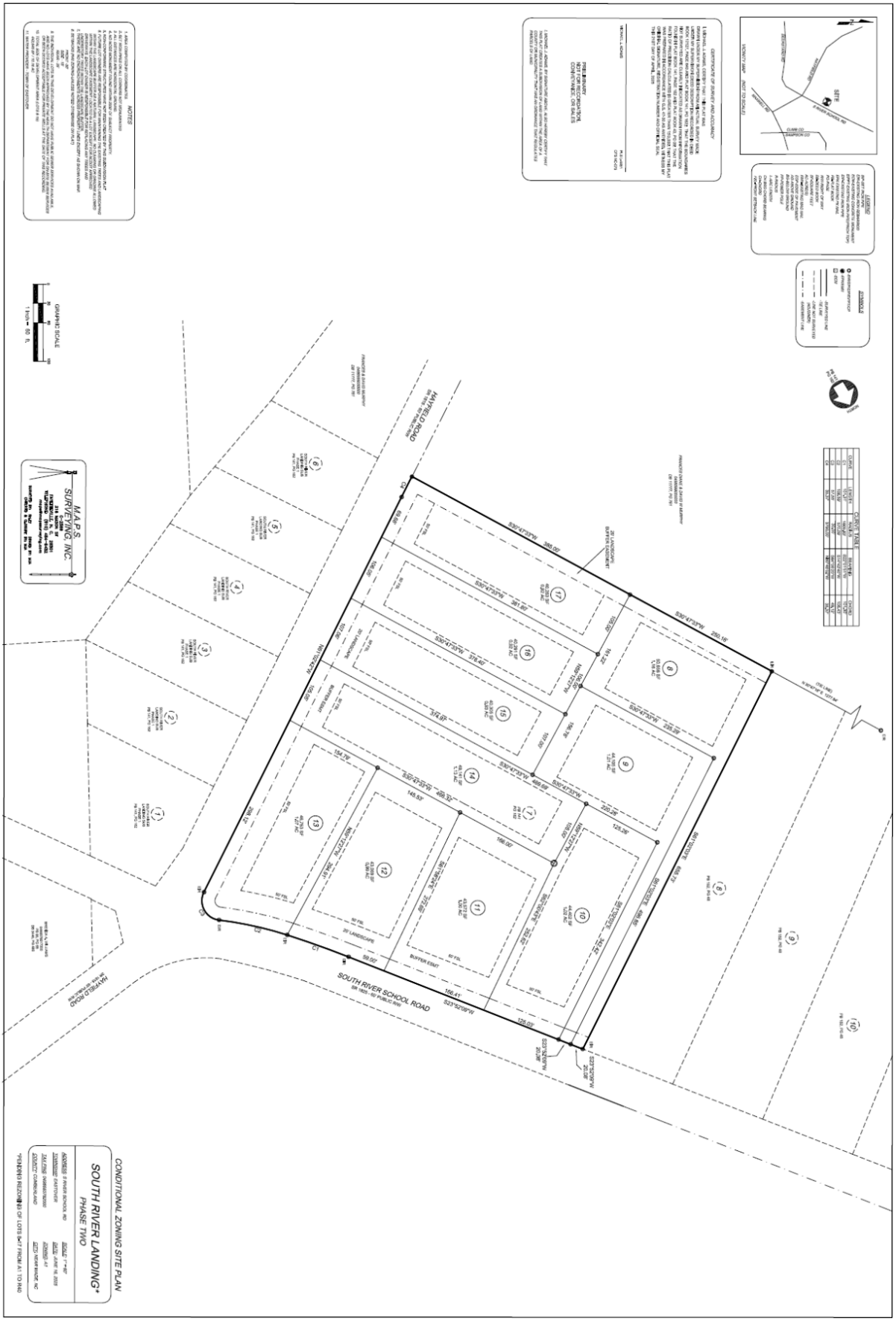
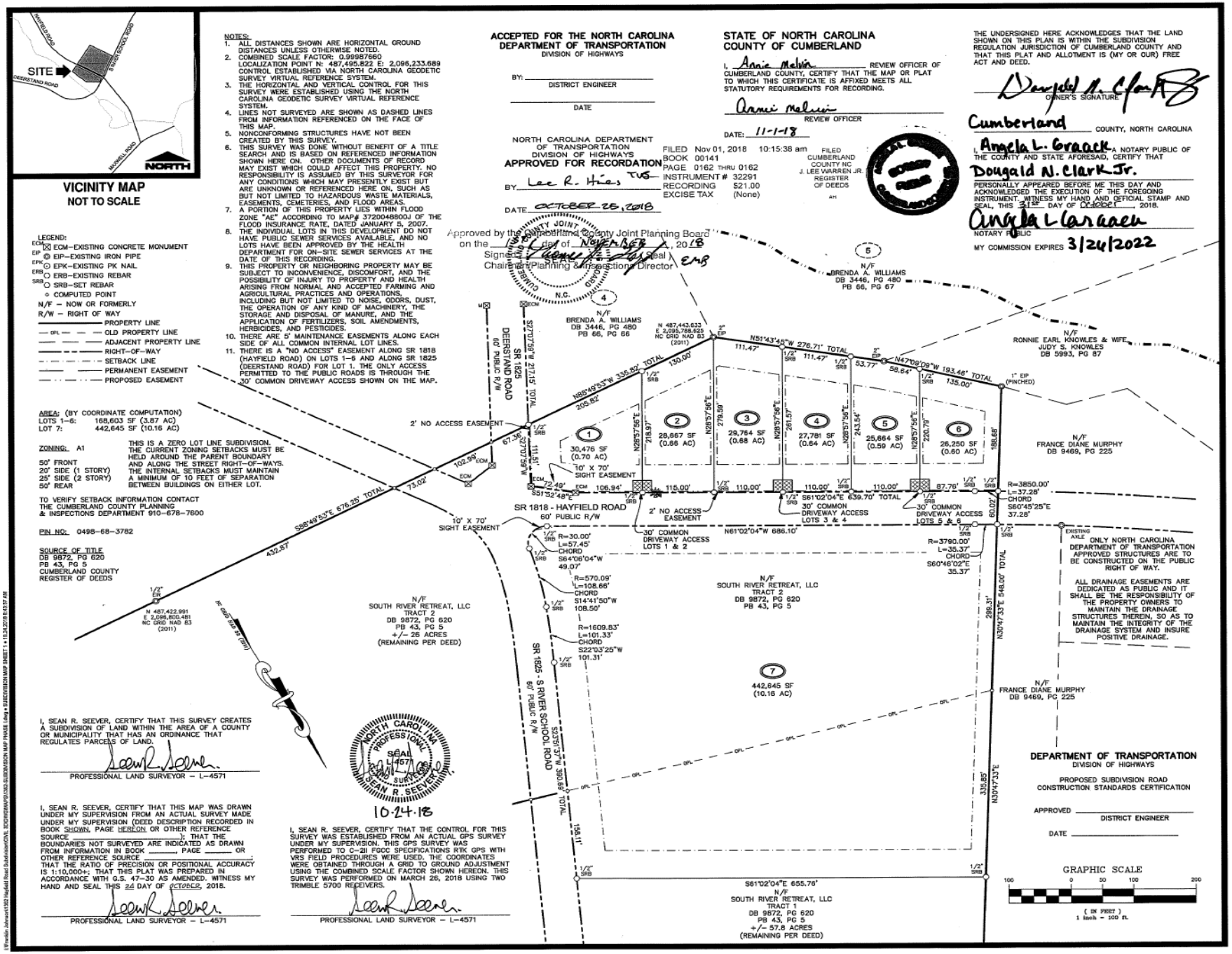


Exhibit "B1": South River Landing - Phase 1 Plat



ATTACHMENT – MAILING LIST

Brenda A Williams
8920 Challis Hill LN
Charlotte, NC 28226

Tojo Investments LLC
1338 Longleaf Dr
Fayetteville, NC 28305

Christopher J & Jessica J Fresquez
6226 Deerstand Rd
Wade, NC 28395

Pendergraft Homes LLC
2800 Raeford Rd STE 2
Fayetteville, NC 28304

Helen Autry Williams Life Estate
2251 Hayfield Rd
Wade, NC 28395

Bethany Rural Fire Department &
Emergency Response Inc
2140 Wade Stedman Road
Stedman, NC 28391

David W & Frances Murphy
2156 Hayfield Rd
Wade, NC 28395

Karl R & Diane P Strickland
6171 Deerstand Rd
Wade, NC 28395

Glenn Edward &
Janet Williams Howard
2268 Hayfield Rd
Wade, NC 28395

Dorothy Mika & Austin Konkright
2051 Hayfield Road
Wade, NC 28395

JF Johnson Family Farms LLC
2547 Ravenhill Dr STE 100
Fayetteville, NC 28303

Pendergraft Homes LLC
2800 Raeford RD STE 2
Fayetteville, NC 28304

Brenda Williams
8920 Challis Hill LN
Charlotte, NC 28226

Mary Autry & Rodger C Strickland
6227 Deerstand Rd
Wade, NC 28395

Josephine Kariuki
2027 Hayfield Rd
Wade, NC 28395

JNL Property Management LLC
6400 New Hope Church Rd
Wade, NC 28395

Christopher & Summer Hill
2073 Hayfield Rd
Wade, NC 28395

Jody Wayne Murphy
2212 Hayfield Rd
Wade, NC 28395

Benjamin & Haley Quinn Combs
2015 Hayfield Rd
Wade, NC 28395

Ian L & Alison F Wright
2039 Hayfield Rd
Wade, NC 28395

Christian Chase Snow
2061 Hayfield Rd
Wade, NC 28395

Wanda A Autry
13824 Glen Abbey Dr
Charlotte, NC 28278

ATTACHMENT: APPLICATION

CASE #: _____

PLANNING BOARD MEETING DATE: _____

DATE APPLICATION SUBMITTED: _____

RECEIPT #: _____

RECEIVED BY: _____

County *of* Cumberland

Planning & Inspections Department

APPLICATION FOR
CONDITIONAL ZONING DISTRICT
REZONING REQUEST
CUMBERLAND COUNTY ZONING ORDINANCE

Upon receipt of this application (petition), the Planning and Inspections Staff will present to the Planning Board the application at a hearing. In accordance with state law and board's policy, a notice of the hearing will be mailed to the owners of the adjacent and surrounding properties, which may be affected by the proposed Conditional Zoning. In addition, a sign will be posted on the property.

The Planning Board will make a recommendation to the Cumberland County Board of Commissioners concerning the request. The Board of Commissioners will schedule a public hearing and issue a final decision on the matter. Generally, the Commissioners will hold the public hearing four weeks following the Planning Board meeting. *The Conditional Zoning District is not effective until the request is heard and approval granted by the Board of Commissioners.*

The following items are to be submitted with the completed application:

1. **A copy of the recorded deed and/or plat,**
2. **If a portion of an existing tract is/are being submitted for rezoning, an accurate written legal description of only the area to be considered;**
3. **A copy of a detailed site plan drawn to an engineering scale, showing the location of all buildings, yard dimensions, driveways, fencing, lighting parking areas, landscaping, and all other pertinent data to the case; and**
4. **A check made payable to the "Cumberland County" in the amount of $_____ (See County Fee Schedule)**

NOTE: Any revisions, inaccuracies or errors to the application or site plan may cause the case to be delayed and will be scheduled for the next available Board meeting according to the Board's meeting schedule. Also, the application fee is *nonrefundable*.

The Planning and Inspections Staff is available for advice on completing this application; however, they are not available for completion of the application or preparation of the site plan. For questions call (910)678-7603 or (910) 678-7602. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, as hereinafter requested, the following facts are submitted:

1. Applicant/Agent JF Johnson Farms LLC
2. Address: 2547 Ravenhill Dr Suite 100 Fay NC Zip Code 28303
3. Telephone: (Home) 910-818-8400 (Work) 910-864-2626
4. Location of Property: Intersection of S River School Rd + Hayfield Rd
5. Parcel Identification Number (PIN #) of subject property: 0498680025000 (also known as Tax ID Number or Property Tax ID)
6. Acreage: 10.16 Frontage: 686 Depth: 635
7. Water Provider: Eastover Septage Provider: Septic
8. Deed Book 12127, Page(s) 640, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: Vacant
10. Proposed use(s) of the property: Residential Single Family

NOTE: Be specific and list all intended uses.

11. Do you own any property adjacent to, including across the street from, the property being submitted for rezoning? Yes X No _____
12. Has a violation been issued on this property? Yes _____ No X
13. It is requested that the foregoing property be rezoned FROM: A1

TO: (Select one)

- X Conditional Zoning District, with an underlying zoning district of R40 (Article V)
- _____ Mixed Use District/Conditional Zoning District (Article VI)
- _____ Planned Neighborhood District/Conditional Zoning District (Article VII)
- _____ Density Development/Conditional Zoning District, at the _____ Density (Article VIII)

APPLICATION FOR
CONDITIONAL ZONING

1. PROPOSED USE(S):

A. List the use(s) proposed for the Conditional Zoning. (Use of the underlying district will be restricted only to the use(s) specified in this application if approved.) 10 40,000 square foot plus lots for Single Family Houses

B. Density: List the amount of acreage that will be residential, commercial, and/or open space, and the number of lots and/or dwelling units proposed, and the square footage of the non-residential units.

10.16 - Residential (entire property - no open space)
10 proposed lots

2. DIMENSIONAL REQUIREMENTS:

A. Reference either the dimensional requirements of the district, Sec. 1104 or list the proposed setbacks.

Front - 30'
Side - 15'
Rear - 35'

Those lots fronting Hayfield Rd & S River School Rd will hold 50' front setbacks (as shown on site plan)

B. Off-street parking and loading, Sec.1202 & 1203: List the number of spaces, type of surfacing material and any other pertinent information.

Each single family house will provide at least 2 parking spaces.

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Article XIII.

N/A

4. LANDSCAPE AND BUFFER REQUIREMENTS:

A. For all new non-residential and mixed use development abutting a public street, indicate the number and type of large or small ornamental trees used in the streetscape, yard space, and/or parking areas, plus the number and type of shrubs. (Sec. 1102N). **NOTE: All required landscaping must be included on the site plan.** Existing vegetation will be kept except for those areas where driveways are allowed. Proposed lots already cleared will adhere to the current landscaping requirements

B. Indicate the type of buffering and approximate location, width and setback from the property lines. (Sec. 1102G). **NOTE: All required buffers must be included on the site plan.**

20' Landscape buffer along the entire western property line (635'±) as well as the entire length of Hayfield + S River School Rd, where the subject property abuts the public Roads.

5. MISCELLANEOUS:

List any information not set forth above, such as the days and hours of the operation, number of employees, exterior lighting, noise, odor and smoke, emission controls, etc.

N/A

6. SITE PLAN REQUIREMENTS:

The application must include a site plan drawn to the specifications of Sec. 1402. If the proposed uses involve development subject to the County Subdivision Ordinance, the site plan required may be general in nature, showing a generalized street pattern, if applicable, and the location of proposed uses. If the proposed uses include development not subject to the Subdivision Ordinance, the site plan must be of sufficient detail to allow the Planning and Inspections Staff, Planning Board and County Commissioners to analyze the proposed uses and arrangement of uses on the site. It also must include the footprints of all buildings (proposed and existing), the proposed number of stories, location and number of off-street parking and loading spaces, proposed points of access to existing streets and internal circulation patterns. In addition, the location of all proposed buffers and fences and landscaping shall be included on the site plan.

7. STATEMENT OF ACKNOWLEDGMENT: -

It is understood by the undersigned that the official zoning map, as originally adopted and subsequently amended, is presumed to be appropriate to the property involved and that the burden of proof for a zoning amendment (rezoning) rest with the petitioner.

It is the responsibility of the petitioner (personally or by agent) to submit to the Planning and Inspections Department a valid request within a complete application.

I further understand I must voluntarily agree to all ordinance related conditions prior to the first hearing on the case or any disagreement may be cause for an unfavorable recommendation. The undersigned hereby acknowledge that the Planning and Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

JF Johnson Farms LLC
NAME OF OWNER(S) (PRINT OR TYPE)

2547 Raeghill Dr Suite 100 Fayetteville NC 28303
ADDRESS OF OWNER(S)

franklin@franklinjohnsoncommercial.com
E-MAIL

910-818-8400 | 910-864-2626
HOME TELEPHONE | WORK TELEPHONE

J. Franklin Johnson III
SIGNATURE OF OWNER(S) | SIGNATURE OF OWNER(S)

MAPS Surveying Inc
NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)

216 Mason St Fayetteville NC 28301
ADDRESS OF AGENT, ATTORNEY, APPLICANT

HOME TELEPHONE | 910-484-6432
WORK TELEPHONE

maps@mapssurveying.com | N/A
E-MAIL ADDRESS | FAX NUMBER

SIGNATURE OF AGENT, ATTORNEY, OR APPLICANT

CUMBERLAND COUNTY
NORTH CAROLINA

AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION FORM

PROPERTY OWNER (Company or Individual): JF Johnson Family Farms LLC

MAILING ADDRESS: 2547 Ravenhill Dr Suite 100 Fayetteville NC 28303

Officer's name and title: Owner

1. That I am (we are) owner's and record title holder(s) of the following described property legal description, to with:
2. That this property constitutes the property for which a request for (type of Application Approval Requested: Conditional Rezoning
3. That the undersigned has (have) appointed and does (do) appoint MAPS Surveying Inc as agent(s) to execute any petitions or other documents necessary to affect such petition, including development review time extension requests; and request that you accept my agent (s) signature as rep[resenting my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Cumberland County, North Carolina and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

J Franklin Johnson III
Owner's Signature

Owner's Signature

Owner's Signature

State of North Carolina

Cumberland County

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 19th day of June (month), 2025 (year), by Kelly Ivory (name of person acknowledging) who is personally known to me or who has produced NCDL (type of identification) as identification.

KELLY IVORY NOTARY PUBLIC ROBESON COUNTY, NC

Kelly Ivory
Signature of Notary Public – State of North Carolina
(Print, Type or Stamp Commissioned Name of Notary Public to the Left of Signature)

CUMBERLAND COUNTY
NORTH CAROLINA

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 19, 2025

TO: **JOINT PLANNING BOARD**

FROM: **RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS**

DATE: **8/19/2025**

SUBJECT: **CASE ZON-25-0032: REZONING FROM A1 AGRICULTURAL DISTRICT TO RR RURAL RESIDENTIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT FOR A PARCEL COMPRISING 0.92 +/- ACRES; LOCATED AT 1708 SMOKY CANYON DR.; SUBMITTED BY EDWARD KLEMENT (OWNER/APPLICANT).**

ATTACHMENTS:

Description	Type
ZON-25-0032	Backup Material

CUMBERLAND COUNTY
NORTH CAROLINA
PLANNING & INSPECTIONS

PLANNING STAFF REPORT
REZONING CASE # ZON-25-0032
Planning Board Meeting: Aug 19, 2025

Location: 1708 Smoky Canyon Drive
Jurisdiction: County-Unincorporated

REQUEST	**Rezoning A1 to RR**

Applicants request a rezoning from A1 Agricultural District to RR Rural Residential District for a parcel containing approximately .92 acres located at the southeast corner of Smoky Canyon Drive and Jacamp Drive, as shown in Exhibit "A". This corner lot currently contains one manufactured dwelling unit. The intent of the property owner is to add a second manufactured dwelling unit onto the property.

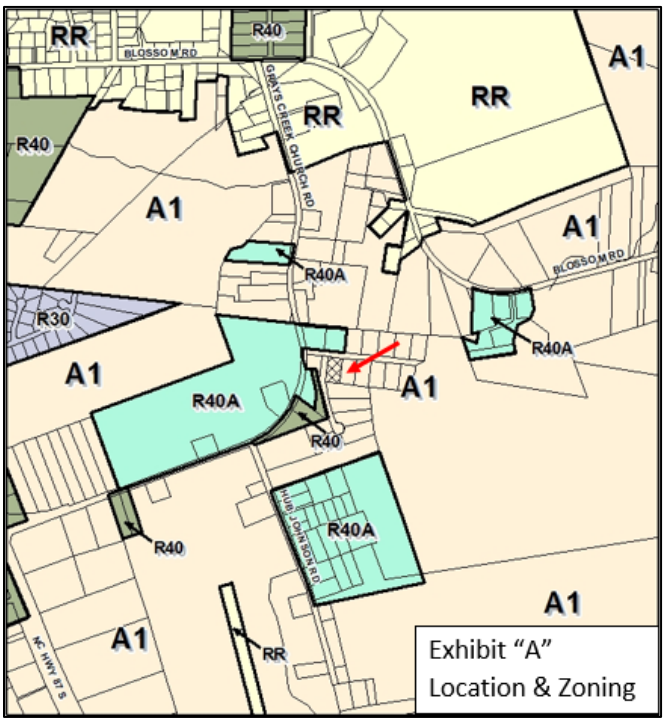
PROPERTY INFORMATION

OWNER/APPLICANT: Edward A. Klement (Owner/Applicant)

ADDRESS/LOCATION: Located at 1708 Smoky Canyon Dr. Refer to Exhibit "A", Location and Zoning Map. REID number: 0442706174000

SIZE: The parcel contains approximately 0.92 acres. Road frontage along Smoky Canyon Dr. is 150 feet and 267 feet along Jacamp Drive. The property is approximately 267 feet in length at its deepest point.

EXISTING ZONING: The subject property is currently zoned A1 Agricultural District. The A1 Agricultural District is a district designed to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural use to exist free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of convenient commercials.



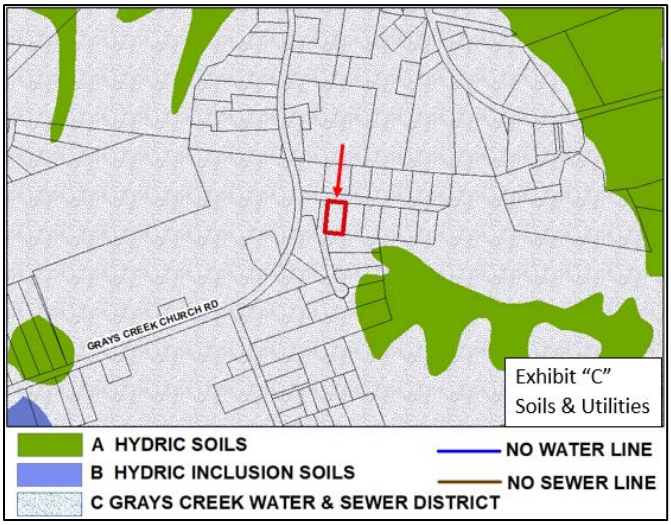
EXISTING LAND USE: One occupied single-family manufactured home located on a corner lot of an established residential subdivision. Typical lot sizes within the subdivision range from 0.87 to 1.2 acres in size with one home per lot. Exhibit "B" shows the existing use of the subject property.

SURROUNDING LAND USE: Exhibit "B" illustrates the following:

- **North**: Single Family and manufactured homes and wooded lands.
- **East**: Single Family and manufactured homes and wooded lands within the same platted residential neighborhood.
- **West**: Single Family homes manufactured homes and wooded lands within the same platted residential neighborhood
- **South**: Single Family homes and wooded lands.

OTHER SITE CHARACTERISTICS: The site is not located in a Watershed or within a Flood Zone Hazard Area. The subject property, as delineated in Exhibit "C", illustrates no presence of hydric or hydric inclusion soils on the property.



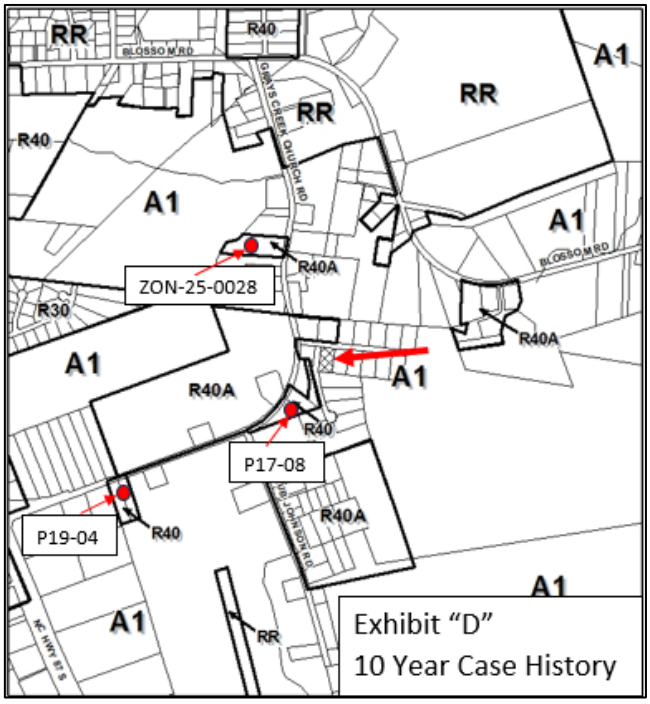


TEN YEAR ZONE CASE HISTORY:

Exhibit "D" denotes the following zoning case history below:

P17-08: A1 to R40; Approved by County
P19-04: A1 to R40; Approved by County
ZON-25-0028: A1 to R40A; Approved by County

DEVELOPMENT REVIEW: Should the rezoning request be approved by the Board of County Commissioners, a group development permit or a subdivision plat must be approved by the Current Planning Division.



DIMENSIONAL PROVISIONS FOR REQUESTED DISTRICT:

Minimum Standard	A1 (Existing Zoning)	RR (Proposed)
Front Yard Setback	50 feet	30 feet
Side Yard Setback	20 feet	15 feet
Rear Yard Setback	50 feet	35 feet
Lot Area	2 acres	20,000 sq. ft
Lot Width	100'	100'

Development Potential:

Existing Zoning (A1)	Proposed Zoning (RR)
1 dwelling units	2 dwelling units

- Lot count may be rounded up when a fraction occurs**.** When any requirement of this ordinance results in a fraction of a unit, a fraction of one-half or more shall be considered a whole unit, and a fraction of less than one-half shall be disregarded.

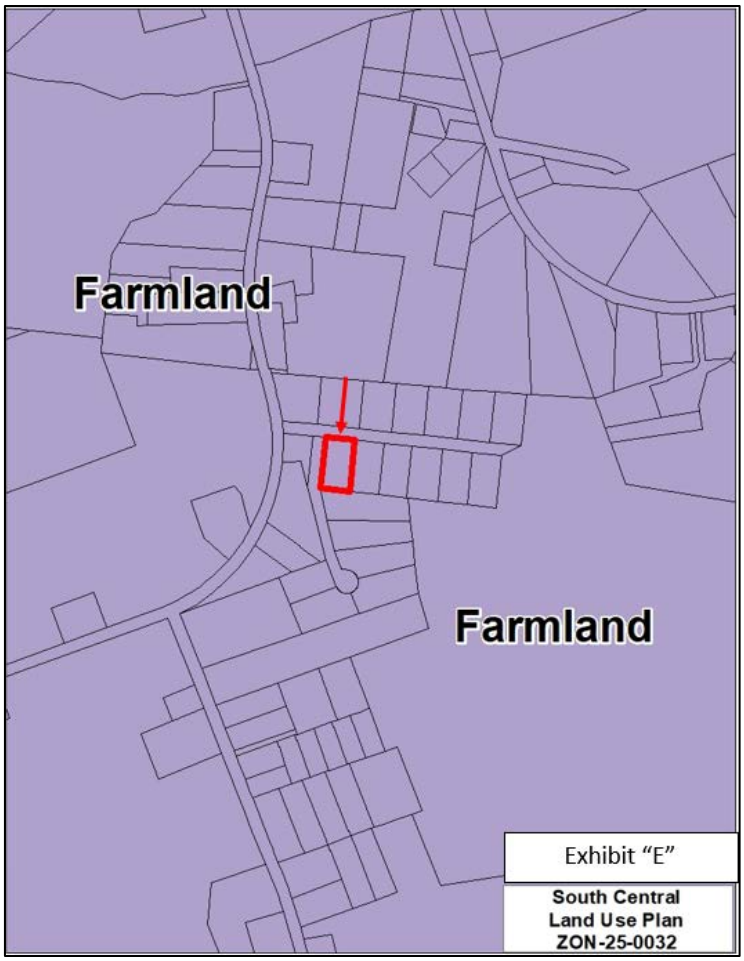
COMPREHENSIVE PLANS:

This property is located in the South-Central Land Use Plan (2015). The future land use classification of the property is "Farmland". The associated zoning districts for Farmland are A1, A1A, R40, R40A, and CD.

The proposed rezoning request is not consistent with the future land use plan.

Future Land Use Classification Development Goals, Notes, and Objectives:

- "Any residential development greater than two units per acre must have public or private water and sewer" (South Central Land Use Plan 2015, p. 93).
- "Preserve and protect farmland to ensure the continued viability of the farming and agribusiness industry in the Study Area" (South Central Land Use Plan 2015, p. 95).
- "The designated farmland area should be protected and preserved from normal development. Development in this area should be limited and be in character with a farming community" (South Central Land Use Plan 2015, p. 100).
- "Promote the concentration of development in areas with sufficient services such as water, sewer, roads, and nearby commercial establishments" (South Central Land Use Plan 2015, p. 95).



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

UTILITIES: Water and sewer lines are not available near the subject property as shown on Exhibit "C". The subject property is located within the Grays Creek Water & Sewer District. Well and septic will likely be required for each intended residential dwelling unit, and the lot size must meet the minimum area necessary to accommodate both.

TRAFFIC: The subject property sits on Smoky Canyon Drive and Jacamp Drive. Both streets are identified as local roads in the Metropolitan Transportation Plan. There are no roadway construction improvement projects planned, and the subject property will have no significant impact on the Transportation Improvement Program. Driveway permits for any new residential dwelling unit or relocation of any residential dwelling must be obtained through NCDOT.

SCHOOLS CAPACITY/ENROLLMENT:

School	Enrollment	Capacity
Alderman Road Elementary	610	707
Gray's Creek Middle	1103	1083
Gray's Creek High	1455	1517

ECONOMIC DEVELOPMENT: Fayetteville Cumberland County Economic Development Corporation has reviewed the request and had no objection to the proposed rezoning.

EMERGENCY SERVICES: Cumberland County Fire Marshal's office has reviewed the request and has no objections to the rezoning.

SPECIAL DISTRICTS/ OVERLAY DISTRICTS: The subject property is not within any special districts.

Special Districts			
Fayetteville Regional Airport Overlay:	☐	Averasboro Battlefield Corridor:	☐
Five Mile Distance of Fort Liberty:	☐	Eastover Commercial Core Overlay District:	☐
Voluntary Agricultural District (VAD):	☐	Spring Lake Main Street Overlay District:	☐
VAD Half Mile Buffer:	☐	Coliseum Tourism Overlay District:	☐

CONDITIONS OF APPROVAL: This is a conventional zoning. There are no conditions proposed at this time.

STAFF RECOMMENDATION

In Case ZON-25-0032, Planning and Inspections staff **recommends denial** of the rezoning request from A1 Agricultural District to RR Rural Residential District. Staff finds that the request is not consistent with the South-Central Land Use Plan which calls for "Farmland" at this location. Staff also finds that the request is not reasonable or in the public interest as it is not compatible to or in harmony with the surrounding land use activities and zoning.

Attachments:
Notification Mailing List
Application

ATTACHMENT – MAILING LIST

HOLLOMAN, BENNIE SUE
1733 SMOKY CANYON DR
HOPE MILLS, NC 28348

WHITE, CARSON
4824 GRAYS CREEK CHURCH ROAD
HOPE MILLS, NC 28348

STAPLES, ASHLEY MONIQUE
8429 OLD PONDEROSA CIR
RALEIGH, NC 27603

WILLIAMS, DARIUS L;WILLIAMS, YOLANDA M
1610 BARMACK CT
HOPE MILLS, NC 28348

SMITH, VIRGINIA R.;WILLIAMS, ERICA D.
2512 FOREST LODGE DR
FAYETTEVILLE, NC 28306

MILES, BERTHENA NICOLE
6670 TABOR CHURCH RD
FAYETTEVILLE, NC 28312

PRIOR, ROBERT E
6820 JACAMP
HOPE MILLS, NC 28348

KLEMENT, EDWARD A
1708 SMOKY CANYON DRIVE
HOPE MILLS, NC 28348

BOYKIN, KENNETH L
215 VALECIAN WAY
GREENSBORO, NC 27410

SANDERS, PHILIP R. JR;SANDERS, TANYA C.
1515 ABELIA RD
HOPE MILLS, NC 28348

GARCIA, JULIA J
6315 BEAUCHAMP DR
HOPE MILLS, NC 28348

RAINS, JOSHUA
4975 GRAYS CREEK CHURCH ROAD
HOPE MILLS, NC 28348

SMITH, PHILLIP C
4944 GRAYS CREEK CHURCH ROAD
HOPE MILLS, NC 28348

BREWINGTON, PAUL D;BREWINGTON, VENUS J
5037 HUB JOHNSON RD
HOPE MILLS, NC 28348

WILLIAMS, JERRY H;WILLIAMS, GERAL
4819 GRAYS CREEK CHURCH RD
HOPE MILLS, NC 28348

HEDLUND, KARL S;HEDLUND, LORI A
3276 BLOSSOM RD
FAYETTEVILLE, NC 28306

PHILLIPS, COURTNEY P;PHILLIPS, BRANDON
2109 RAEFORD RD
FAYETTEVILLE, NC 28305

BAKER, LUCY BUTLER, WILLIAM K BUTLER;CAROLE B MARSHALL
1465 NEILL'S CREEK RD
LILLINGTON, NC 27546

BOND, ZACHARY C
1753 SMOKEY CANYON DR
HOPE MILLS, NC 28348

RESIMO, JAMES
6828 JACAMP DR
HOPE MILLS, NC 28348

MCKOY, SYLVESTER;MCKOY, HATTIE M
4804 GRAYS CREEK CHURCH RDRD
HOPE MILLS, NC 28348

WILLIAMS, DOUGLAS KEITH
41 RIDGEVIEW DR
CAMERON, NC 27829

MCLAMB-WILCOX, SHEILA
1725 SMOKY CANYON DRIVE
HOPE MILLS, NC 28348

SMITH, VIRIGINIA R;ROBINSON, JACKIE;WILLIAMS, ERICA D
4865 GRAYS CREEK CHURCH RD
HOPE MILLS, NC 28348

JOHNSON, AMY LYNN-SMITH;JOHNSON, JOSEPH CHRISTOPHER
4948 GRAYS CREEK CHURCH RD
HOPE MILLS, NC 28348

BOSTIC, WILLIE JAMES;MONROE-BOSTIC, SHAMEIKA
4957 GRAYS CREEK CHURCH RD
HOPE MILLS, NC 28348

BAKER, LUCY BUTLER;BUTLER, WILLIAM K;MARSHALL, CAROLE B
1465 NEILL'S CREEK RD
LILLINGTON, NC 27546

PETERS, MARK A
1732 SMOKY CANYON DRHOPE MILLS, NC 28348

SOVEREIGN ACCOUNTING PURE TRUST;RAEFORD, BEULAH;RAEFORD, ALFRED
6286-C HACKBERRY DR
HOPE MILLS, NC 28348

WILLIAMS, LONNIE G;WILLIAMS, NANCY EDWARDS
6811 JACAMP DR
HOPE MILLS, NC 28348

ATTACHMENT: APPLICATION

CUMBERLAND COUNTY
NORTH CAROLINA
Planning & Inspections Department

CASE #: _____

PLANNING BOARD MEETING DATE: _____

DATE APPLICATION SUBMITTED: _____

APPLICATION FOR
REZONING REQUEST
CUMBERLAND COUNTY ZONING ORDINANCE

The following items are to be submitted with the completed application:

1. A copy of the *recorded* deed and/or plat.
2. If a portion(s) of the property is being considered for rezoning, an accurate written legal description of only the area to be considered.
3. A check made payable to "Cumberland County" in the amount of $_____. (See County Fee Schedule).

Rezoning Procedure:

1. Completed application submitted by the applicant.
2. Notification to surrounding property owners.
3. Planning Board hearing.
4. Re-notification of interested parties / public hearing advertisement in the newspaper.
5. County Commissioners' public hearing (approximately four weeks after Planning Board public hearing)
6. If approved by the County Commissioners, rezoning becomes effective immediately.

The Planning & Inspections Staff will advise on zoning options, inform applicants of development requirement and answer questions regarding the application and rezoning process. For further questions, call (910)678-7627 or (910)678-7609. Hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday.

NOTE: Any revisions, inaccuracies or errors to the application may cause the case to be delayed and will be scheduled for the next available board meeting according to the board's meeting schedule. Also, the application fee is *nonrefundable*.

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, the following facts are submitted:

1. Requested Rezoning from A-1 to RURAL RESIDENTIAL
2. Address of Property to be Rezoned: 1708 SMOKY CANYON DR. HOPE MILLS
3. Location of Property, details: CORNER OF JACAMP AND SMOKY CANYON DR.
4. Parcel Identification Number (PIN #) of subject property: 0442-70-6174 (also known as Tax ID Number or Property Tax ID)
5. Acreage: 0.97 Frontage: 157' Depth: 275'
6. Water Provider: Well: ✓ PWC: _____ Other (name): _____
7. Septage Provider: Septic Tank ✓ PWC _____
8. Deed Book ~~1~~ BK-11693 OAK ~~100~~ PG. ~~1~~ 3C7 OAK 83 - PLAT, Page(s) 141 PLAT, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
9. Existing use of property: 1-2 BDRM DWELLING
10. Proposed use(s) of the property: 2-2 BDRM DWELLING
11. Do you own any property adjacent to or across the street from this property?
    Yes _____ No ✓ If yes, where? _____
12. Has a violation been issued on this property? Yes _____ No ✓

A copy of the recorded deed(s) and/or recorded plat map(s) must be provided. If the area is a portion of a parcel, a written legal description by metes and bounds, showing acreage must accompany the deeds and/or plat. If more than one zoning classification is requested, a correct mete and bounds legal description, including acreage, for each bounded area must be submitted.

The Planning and Inspections Staff is available for advice on completing this application; however, they are not available for completion of the application.

The undersigned hereby acknowledge that the County Planning Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

EDWARD A. KLEMENT
NAME OF OWNER(S) (PRINT OR TYPE)

1708 SMOKY CANYON DR. HOPE MILLS 28348
ADDRESS OF OWNER(S)

N/A
HOME TELEPHONE #

910-301-2685
WORK TELEPHONE #

EDWARD A KLEMENT
NAME OF AGENT, ATTORNEY, APPLICANT (PRINT OR TYPE)

1708 SMOKY CANYON DR. HOPE MILLS, 28348
ADDRESS OF AGENT, ATTORNEY, APPLICANT

EDWARDKLEMENT9417@GMAIL.COM
E-MAIL

N/A
HOME TELEPHONE #

910-301-2685
WORK TELEPHONE #

SIGNATURE OF OWNER(S)

SIGNATURE OF AGENT, ATTORNEY OR APPLICANT

SIGNATURE OF OWNER(S)

The contents of this application, upon submission, become "public record."

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 19, 2025

TO: **JOINT PLANNING BOARD**

FROM: **RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS**

DATE: **8/19/2025**

SUBJECT: **NORTHEAST CUMBERLAND LAND USE PLAN REVIEW AND RECOMMENDATION**

ATTACHMENTS:

Description	Type
NORTHEAST CUMBERLAND LAND USE PLAN	Backup Material



NORTHEAST CUMBERLAND

LAND USE PLAN

DRAFT 8/1/25







CUMBERLAND COUNTY
NORTH CAROLINA

CUMBERLAND
COUNTY
NORTH CAROLINA

Acknowledgements

Preparation of the Northeast Cumberland Land Use Plan was a collaborative process involving elected officials, local agencies, and community members. Without their input, this plan would not have been possible.

Steering Committee
Willie Burnette, Town of Godwin Mayor
Joseph Smith
Jacqueline Cooper-Kelley
Wayne Lucas, Town of Falcon Mayor
Dwayne Dunning
Clifton Turpin, Jr.
Sue Brigman
Chris Stone
Jon Ramsey
Johnny Lanthorn, Town of Wade Mayor
Abby Manning
Donovan McLaurin
Cindy Burchett
Johnny Sawyer
Mark Williams

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**section responsible for creating this plan*





Foreword

The Northeast Cumberland Land Use Plan is a comprehensive document capturing a cohesive, shared vision of balanced growth, community priorities, and a strong sense of hometown pride. The plan consolidates plan areas (1) Wade Study Area and (2) Northeast Vision, creating a new boundary of Harnett County to the north, Sampson County to the east, the Town of Eastover to the south as well as Interstate 295, and the Cape Fear River to the west. County Planning Staff believes the consolidation of the two plan areas will ensure that the community's needs are met while also planning for future growth. Through collaboration of County Staff, Town Officials, and key community members, the goal of the plan is to create a solid, flexible framework for community priorities.

The primary purpose of the plan is to be an actionable, living tool for land use decisions with the support of community feedback. More specifically, it provides three key concepts.

- A ***unified vision*** can serve as a powerful tool for guiding a community toward a shared goal, especially when there's a desire to create a sense of purpose and identify. When people feel connected, it can help inspire collaboration, foster pride, and provide a clear direction for growth and development.

- The idea of ***guardrails for development*** sets boundaries within which growth and change should happen, ensuring that decisions are aligned with the community's broader vision and needs. Sustainability, community character, infrastructure capacity are examples of guiding factors that are taken into consideration by staff and officials, along many others.

- The land use plan can be a practical ***tool for securing resources and funding*** which is a smart approach for making sure the community's vision does not remain a set of ideas but turns into a tangible change. By identifying potential resources, tools, and funding opportunity, the plan becomes more than a blueprint – it becomes a strategic asset that can help the area access the financial support it needs to implement its goals.

Planning Staff sought to accomplish five major goals through the curation of the plan.

- Reflect the aspirations, needs, and values of the community.
- Offer a range of attainable suggestions that can be achieved both in the near term and long term that are within the community's vision in a balanced and effective way while remaining realistic, measurable, and actionable.
- Develop a plan that supports thoughtful growth and progress while respecting and maintaining the natural beauty, open spaces, and agricultural heritage that define the area's rural character.
- Create a plan that is a visionary guide and a practical tool as well as clear, accessible, and offers concrete opportunities for action.
- Build flexibility to ensure the community can adapt to change, seize new opportunities, and address challenges as they arise. The plan should balance visionary goals and practical flexibility to ensure the community stays true to its values.

The plan will be consulted on when making future recommendations and land use decisions in the area by Planning Staff, appointed officials, and elected officials. Land use plans are required by the North Carolina General Statute § 160D-501 as a condition of adopting and applying zoning regulations. This document is not legislatively or legally binding but serves as a tool to guide thoughtful growth in the area.

NORTHEAST CUMBERLAND

LAND USE PLAN

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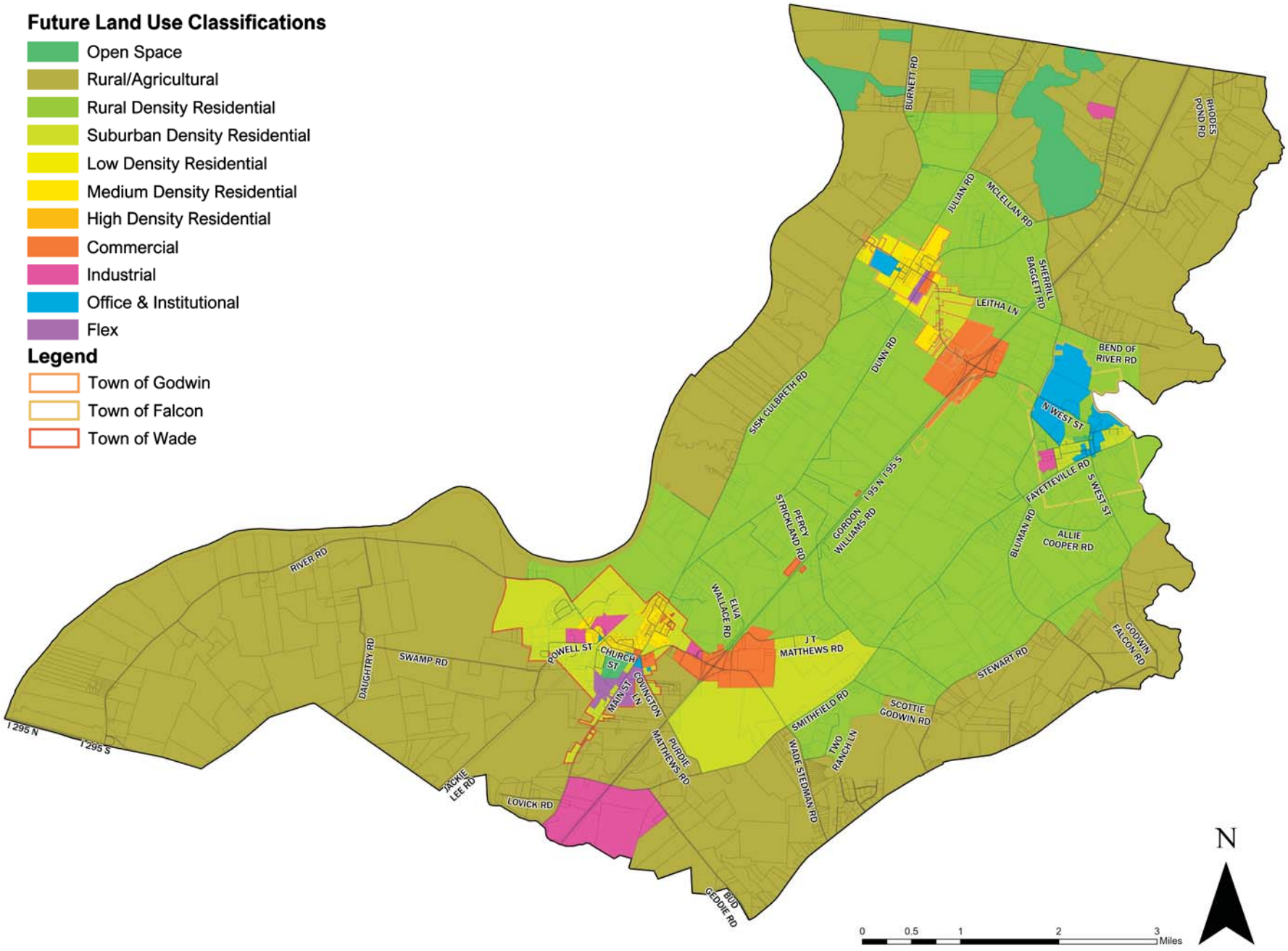


Future Land Use

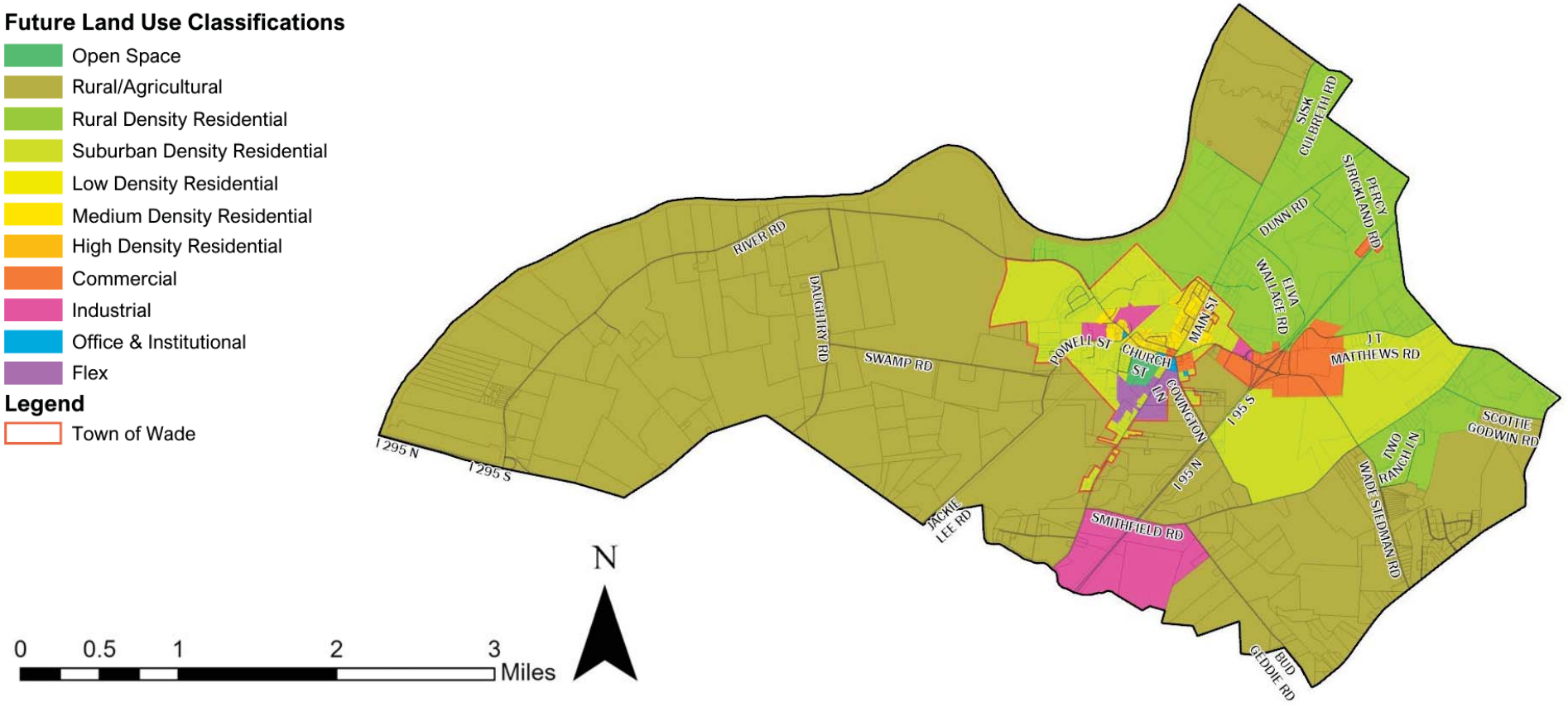
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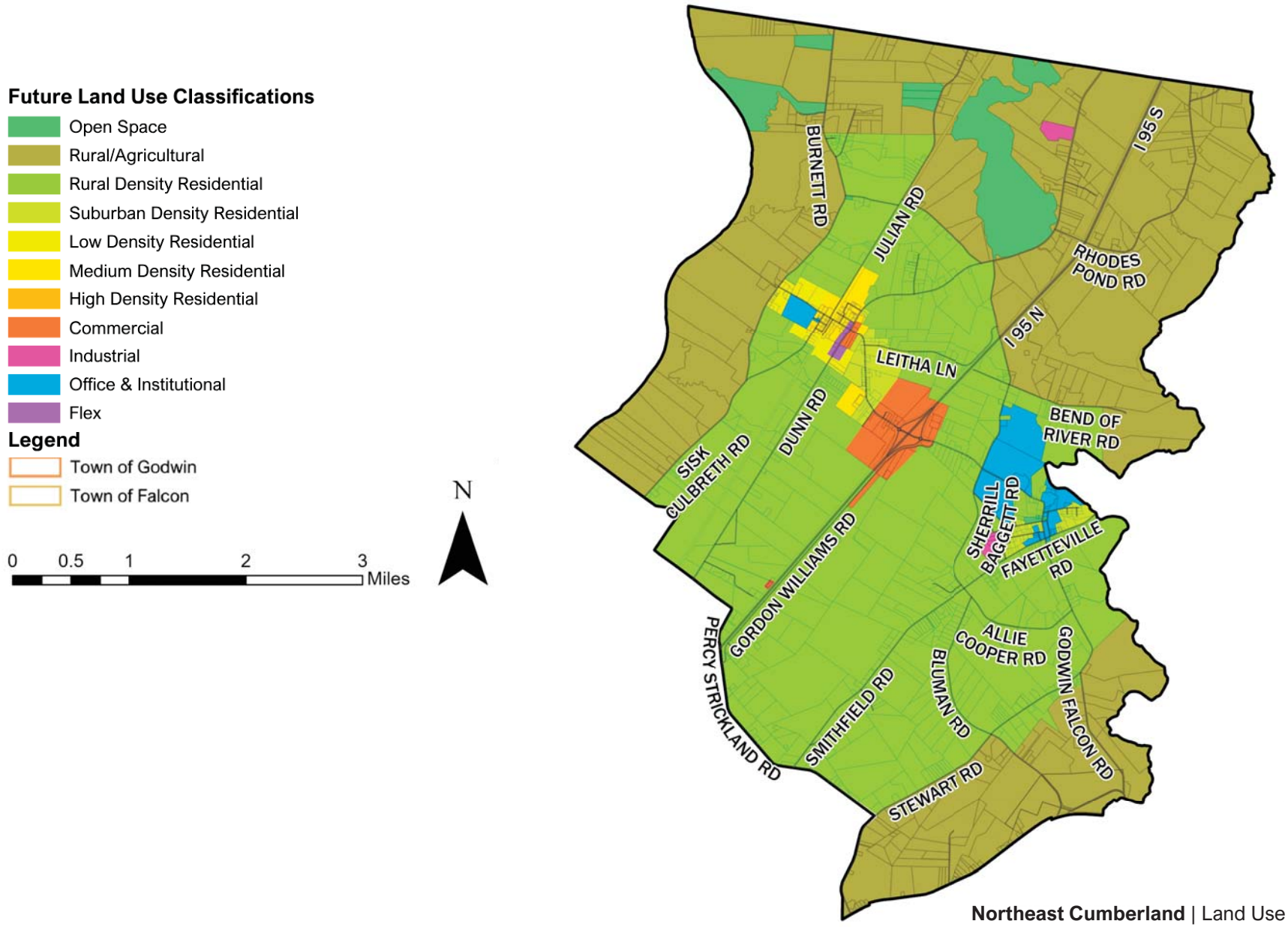
Future Land Use Map


Future Land Use Classifications
Open Space
Rural/Agricultural
Rural Density Residential
Suburban Density Residential
Low Density Residential
Medium Density Residential
High Density Residential
Commercial
Industrial
Office & Institutional
Flex
Legend
Town of Godwin
Town of Falcon
Town of Wade
BURNETT RD
RHODES POND RD
JULIAN RD
MCLELLAN RD
SHERRILL BAGGETT RD
LEITHA LN
BEND OF RIVER RD
DUNN RD
SISK CULBRETH RD
N WEST ST
S WEST ST
FAYETTEVILLE RD
I 95 N
I 95 S
PERCY STRICKLAND RD
GORDON WILLIAMS RD
BLUMAN RD
ALLIE COOPER RD
ELVA WALLACE RD
J T MATTHEWS RD
STEWART RD
GODWIN FALCON RD
SCOTTIE GODWIN RD
SMITHFIELD RD
TWO RANCH LN
WADE STEDMAN RD
PURDIE MATTHEWS RD
COVINGTON LN
MAIN ST
CHURCH ST
POWELL ST
SWAMP RD
DAUGHTRY RD
RIVER RD
I 295 N
I 295 S
JACKIE LEE RD
LOVICK RD
BUD GEDDIE RD
N
0
0.5
1
2
3
Miles

Detail — Southern Plan Area



Detail — Northern Plan Area





Future Land Use Classifications

Classification Breakdown

The **Northeast Cumberland** plan area is around **33,062** acres in size. Below approximate are the percentages and acreages of each classification that make up the plan area according to the Geographic Information System (GIS).

2% The **Open Space** classification is **706** acres of the plan area.

56% The **Rural/Agricultural** classification is **18,459** acres of the plan area.

31% The **Rural Density Residential** classification is **10,125** acres of the plan area.

6% The **Suburban Density Residential** classification is **1,821** acres of the plan area.

<1% The **Low Density Residential** classification is **103** acres of the plan area.

1% The **Medium Density Residential** classification is **309** acres of the plan area.

2% The **Commercial** classification is **523** acres of the plan area.

1% The **Office & Institutional** classification is **336** acres of the plan area.

2% The **Industrial** classification is **526** acres of the plan area.

<1% The **Flex Area** classification is **103** acres of the plan area.

Open Space



Description
Open Space areas are intended to preserve and protect valuable natural and cultural resources, including sensitive environmental features, scenic landscapes, and historic sites. These areas often support public uses such as parks, trails, and outdoor recreation, offering spaces for relaxation, play, and community gathering. Open Space enhances quality of life by conserving important ecosystems and heritage while providing accessible places for residents and visitors to enjoy the outdoors.

Development Guidelines
- Consider the cultural context and historical significance of the space.
- Ensure the space is accessible to all individuals, considering physical mobility, transportation, and safety.
- Create buffers around protected areas to minimize the impact of surrounding activities and ensure the preservation of natural ecosystems, wildlife habitats, and recreational spaces.
- Design spaces that cater to a variety of activities such as relaxation, exercise, socialization, and play.
- Create a seamless, integrated landscape by connecting adjoining properties through trails and pathways.

Location Characteristics
- Acceptable in environmentally sensitive areas.
- May be included as part of open space requirements for development or designated for areas unlikely or unable to be developed.

Associated Zoning Districts

County
CD

Godwin
CD

Falcon
CD

Wade
CD

Other Suitable Locations

- In floodway, 100-year flood area, wetlands, and other flood-prone areas.
- Wildlife corridors and habitat connectivity zones
- Riparian buffers and adjacent low-lying areas critical for water quality and erosion control.
- Located along proposed and existing greenways.

Unsuitable Locations

- None. Conserved lands provide benefits in any location, but their impact is significantly enhanced when connected to other natural areas.





Additional Note

Open Space is no longer automatically assigned to floodways or wetlands. This change helps reduce confusion, better align land use designations with parcel boundaries, and acknowledge that development may still be feasible in these areas, provided it complies with environmental protection regulations and incorporates appropriate flood mitigation measures. This reflection of Open Space avoids duplicating existing regulations while still supporting conservation efforts where appropriate. Floodways and wetlands are already regulated by state and federal agencies and development is reviewed by staff outside the land use planning process.

Rural/Agricultural



Description
Rural/Agricultural focuses on traditional agricultural activities, large-lot residential subdivisions, and preserving the working landscape and surrounding natural features. To safeguard the rural identity, the preservation of agricultural land, sustainable farming practices, and the protection of natural landscapes should be prioritized. Additionally, residential development is allowed in a way that does not overwhelm the area's capacity or character. This fosters growth in a way that respects the rural lifestyle and environment.

Development Guidelines
- Utilize large open spaces and/or wide natural buffers between uses and along roadways.
- Encourage clustering homes to preserve agricultural land or natural features.
- Roads should be narrow, curving, and follow the natural terrain.
- Require infrequent entrances or driveways to limit fragmentation of land.
- Open stormwater drainage is allowed and encouraged where practical.
- Rural-serving businesses should be located at public road intersections.
- Use open spaces and vegetative buffers to limit the visibility of development from the roadway.
- Utilize primarily 2+ acre lots, with limited 40,000 sq ft. lots if consistent with rural character.
- Incorporate agricultural best management practices for runoff and soil conservation.

Associated Zoning Districts

County
A1, A1A, R40, R40A, & DD(CZ)

Godwin
A1, A1A, R40, R40A, & DD(CZ)

Falcon
N/A

Wade
A1, A1A, R40, R40A, & DD(CZ)

Location Characteristics

- Located outside of water/sewer service areas.
- Areas designated prime farmland, state and locally important farmland, and/or areas with well-maintained soil conservation practices.
- Near established agricultural operations and infrastructure.

Other Suitable Locations

- Adjacent to rural regions separated from densely populated urban areas.
- Where it can be utilized as a buffer between different land uses to reduce conflicts such as noise, traffic, or visual impacts.
- Within the 1,500-foot buffer of Voluntary Agricultural Districts.

Unsuitable Locations

- Areas in close proximity to existing dense residential development are generally incompatible with new Rural/ Agricultural Uses.

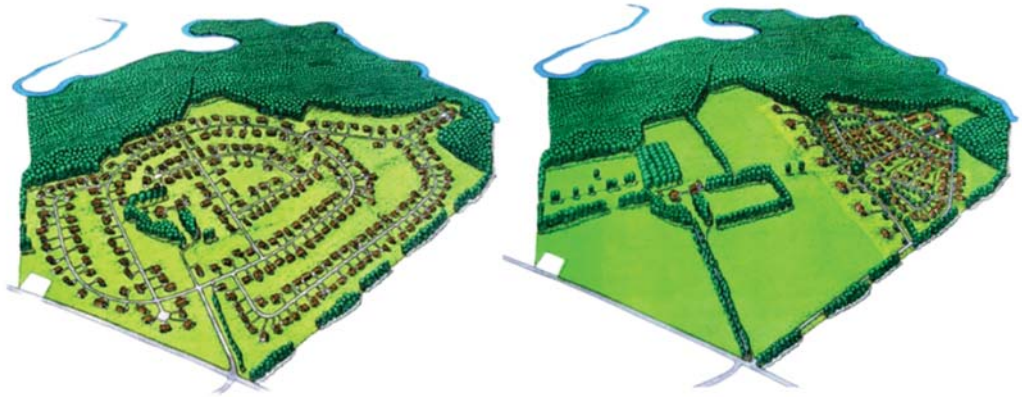
Suggested Policy/Ordinance Updates

- Amend the sign ordinance to allow ground-mounted signs for agricultural businesses in A1 zoning districts, where roadside signage is currently not permitted.
- Revise the zoning ordinance to streamline and promote the use of A1A zoning and Density Development as tools to support rural preservation and appropriate growth in agricultural areas.

Prioritize Density Development

A locally defined form of conservation subdivision, this development approach is highly encouraged in the Rural/Agricultural classification. This type of development allows residential growth while preserving open space and working agricultural land. By clustering homes, it uses less land for development and sets aside areas for farming, habitat protection, or public use. This approach supports ongoing agricultural operations and natural preservation, helping to maintain the area's rural character and limit the spread of large-lot development into productive farmland.

Images courtesy of Randall Arendt.



Rural Density Residential



Description
Rural Density Residential promotes a smooth transition from more densely developed areas to rural and agricultural areas. This buffer can help mitigate conflicts between land uses, allowing agricultural operations to continue without being encroached upon by more intense commercial or residential development. Further, the buffer will allow flexibility in meeting the needs of new residents while ensuring the preservation of open spaces, farm activities, and the aesthetic of the landscape while preserving the rural character.

Development Guidelines
- Large open spaces and/or wide natural buffers between uses and along roadways.
- Encourage clustering of homes to preserve views, farmland, and natural features.
- Curving or twisting roads that follow natural topography.
- Infrequent entrances or driveways to reduce traffic and visual clutter.
- Use open stormwater drainage systems.
- Small-scale rural neighborhoods, maintaining a dispersed pattern.
- Development should be low-profile and compatible with nearby agricultural uses.
- Encourage native or low-maintenance landscaping.
- Limited visibility of development from the roadway using setbacks and vegetative buffers.

Location Characteristics
- Individual well and septic systems permitted.
- Desirable to limit development to a maximum of one unit per acre in areas with hydric soils or severe septic system limitations.
- May be situated outside the sewer service area.

Associated Zoning Districts

County
R40, R40A, R30, R30A, R20*, RR**, & DD(CZ)

Falcon
R40A

Godwin
R40, R40A, RR* & DD(CZ)

Wade
R40, R40A, RR* & DD(CZ)

Other Suitable Locations

- Areas adjacent to rural regions that are separated from densely populated urban centers.
- Locations that serve as buffers between Rural/Agricultural zones and other land use classifications.

Unsuitable Locations

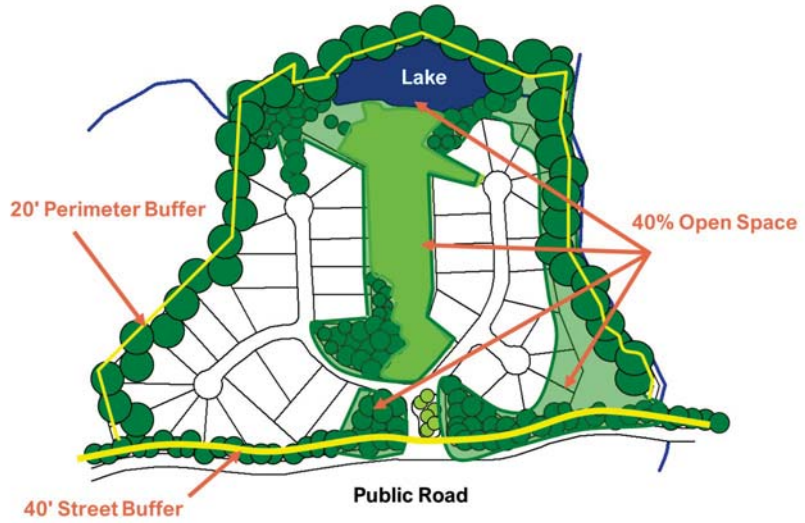
- Areas of Rural/Agricultural that would otherwise break up predominately actively farmed area and other large lot forested or agricultural areas.



Additional Notes

- *R20 may be appropriate when parcel has water and sewer and is within a half a mile of contiguous municipal limit lines and Conditional Zoning is utilized.
- **RR may be appropriate for parcels 5 acres or less not currently utilized for agricultural and/or are in existing residential areas with similar lot sizes.
- **RR may be appropriate on parcels of 6 plus acres when Conditional Zoning is used and appropriate rural character preservation techniques, like those included in the appendix on pages 170-171, are implemented.

Desired Development Type Example



Suburban Density Residential



Description
The intent of Suburban Density Residential is to allow for residential development at a higher density while preserving some open space and a connection to the rural atmosphere. This allows for a denser minimum lot size of 20,000 to 30,000 sq ft., when compared to Rural Density Residential, but utilizes development guidelines that balance and accommodate residential growth while avoiding overly congested neighborhoods.

Development Guidelines

- Encourage natural street layouts that use gently winding roads, natural contours, and organic layouts to reduce vehicle speeds, avoid a suburban grid feel, and preserve rural character.
- Promote thoughtful site design that incorporates connected street networks, shared open spaces, and substantial landscape buffers to foster a sense of community, protect rural viewsheds, and support environmental quality.
- Develop landscaping standards that prioritize native plants.
- Encourage neighborhood lot sizes to be between 20,000 and 30,000 sq ft.
- Ensure adequate utility infrastructure including, but not limited to water and sewer systems.
- Design a residential area that ensures access to community amenities, local commercial activity, and other essential services.
- Enhance the appearance and functionality the neighborhood through curb appeal and streetscape design.

Associated Zoning Districts

County
R30, R30A, RR, R20, & R20A

Falcon
R20 & R20A

Godwin
RR

Wade
R30, R30A, RR, & R20

Location Characteristics

- Septic systems are allowed based on soil type, lot size, and distance from public sewer.
- Must have direct access to a public street.

Other Suitable Locations

- In Rural Density Residential areas where public sewer and water lines are accessible, provided there are no conflicts with surrounding existing uses.

Unsuitable Locations

- Suburban density lots may utilize septic systems contingent on soil testing; however, significant portions of the plan area have hydric soils, which may preclude development without public sewer access.
- While both RR (Rural Residential) and R20 (Residential 20,000 square feet) zoning designations call for the same minimum lot size, their permitted uses may not be compatible. The location of residential uses next to agricultural uses should always be carefully evaluated.



Low Density Residential



Description
Low Density Residential is intended for areas where growth is encouraged yet an aversion to urbanization exists. Development parameters for the classification allow for a density of 2.2 to 5 units per acre which enables denser neighborhood development to accommodate moderate growth while avoiding intense urban-style development. The intent is to allow for dense residential neighborhood development of no more than one unit per 7,500 square feet.

Development Guidelines

- Minimum lot sizes between 7,500 and 15,000 sq ft.
- Encourage the provision of scenic vegetation along the road including native trees and bushes.
- Sidewalks and pedestrian-friendly design within neighborhoods.
- Provide green spaces, playgrounds, parks, and community centers.
- Utilize walkways and bike paths to connect streets, neighborhoods, and nearby amenities.
- Encourage a mix of housing types while maintaining low-to-moderate density.
- Community gardens and pocket parks encouraged.
- Underground utility infrastructure to preserve neighborhood aesthetics.
- Planned through-road access to future or joint neighborhoods to promote connectivity.
- Foster neighborhood identity through entry features, signage, and consistent streetscaping.

Associated Zoning Districts

County
R15 & R7.5

Godwin
R15 & R7.5

Falcon
R15, R15A & R7.5

Wade
R15 & R7.5

Location Characteristics
- Public or community water and public sewer required.
- Must have direct access to a public street.
- Desirable to be within three miles of a recreation area or facility.
- Desirable to avoid FEMA-designated Special Flood Hazard Areas (100-year flood area).
- Encouraged to be located in mixed-use developments.

Other Suitable Locations
- If sewer and water is accessible, there are no conflicts with surrounding existing uses, and the area is classified as Suburban Density Residential.

Unsuitable Locations
- Rural or actively farmed areas.
- Areas without suitable roadway connections.
- Areas without public utilities.



Medium Density Residential



Description
Medium Density Residential supports concentrated population growth to promote a close-knit community. The classification encourages the development of dense single-family housing as well as multifamily housing units such as duplexes and townhomes. The intent is to allow for neighborhood development at a density of 6 to 15 units per acre.

Development Guidelines

- Promote multifamily housing types including townhomes, duplexes, and small apartment complexes.
- Support vertical and horizontal mixed-use where contextually appropriate.
- Sidewalks, bike paths, and transit stops should be included in design.
- Design should prioritize walkability and access to services.
- Utilize underground utilities and modern stormwater management.
- Encourage use of shared open space, pocket parks, and courtyards.
- Promote a strong visual connection between buildings and the public realm.

Associated Zoning Districts

County
R6, R6A, & R5A

Godwin
R6, R6A, & R5A

Falcon
R6

Wade
R6, R6A, & R5A

Location Characteristics
- Public water and sewer required.
- Must have direct access to a collector street.
- Desirable to be within two miles of an existing major or minor thoroughfare.
- Desirable to be within two miles of a public recreation area.
- Encouraged to be located in mixed-use developments.
- Desirable to serve as a transition between non-residential uses and higher density residential areas to lower denser residential areas.
- Discouraged in areas with hydric soils.

Other Suitable Locations
- Some low density residential areas may be suitable for even greater density or multifamily housing, especially if nearby development has increased over time.

Unsuitable Locations
- Anywhere without public utilities.
- Close to unbuffered commercial or industrial activity.
- Anywhere where additional density would strain infrastructure or conflict with surrounding character.



High Density Residential



Description
High Density Residential is intended to facilitate a higher population concentration in areas where there is sufficient infrastructure to accommodate this growth. It recommends the development of large-scale multifamily housing projects and amenities at a density of 15 or more units per acre to support residential growth. This approach aims to address housing shortfalls in the county and offer affordable housing opportunities while limiting urban sprawl.

Development Guidelines

- Encourage vertical and horizontal mixed-use development.
- Encourage multi-family housing developments.
- Design a residential area that ensures access to community amenities, local commercial activity, and other essential services.
- Enhance the appearance and functionality the neighborhood through curb appeal and streetscape design.
- Foster neighborhoods through gradual growth, allowing for a natural expansion including infrastructure, utilities, and amenities over time.
- Underground utility infrastructure with high-capacity service.

Associated Zoning Districts

County R5	**Godwin** N/A
Falcon N/A	**Wade** N/A

Location Characteristics

- Public water and sewer required.
- Must have direct access to a collector street.
- Should be within one-quarter mile of an existing major or minor thoroughfare.
- Preferably within one-half mile of a neighborhood, community, or regional shopping center.
- Preferably within two miles of a public recreation area.
- Should be adjacent to existing or zoned medium- or high-density residential, office & institutional, or light commercial uses.
- Should be adjacent to areas currently developed or zoned for medium- or high-density housing, office, and institutional purposes, or light commercial activity.
- Encouraged to be used in conjunction with vertical mixed-use developments.
- Discouraged in areas with hydric soils.

Other Suitable Locations

- Provided substantial change to the plan area certain medium density residential areas may be suitable for R5. The added density should be compliant with surrounding resources and character.
- Commercial areas where lots are sufficiently large to be buffered from roads or other businesses.

Unsuitable Locations

- Anywhere without public utilities.
- Close to unbuffered commercial or industrial activity.
- Anywhere where additional density would strain infrastructure or conflict with surrounding character.

Additional Note

This classification is not currently assigned to any areas on the Future Land Use Map; however, it has been included as a placeholder for potential future use. It may become appropriate if there is a significant shift in development conditions—such as major infrastructure or utility expansions—paired with updates to the town's zoning ordinances that support higher-intensity residential development. Including this classification ensures the plan remains adaptable and capable of accommodating long-term growth should community needs and capacities evolve.



Commercial



Description
Commercial development should be balanced and thoughtful in a way that aligns economic growth and community well-being. Commercial activities should be in areas that not only have sufficient infrastructure, but are also high quality, well designed, and considerate of the natural and surrounding environment.

Development Guidelines

- Incorporate landscaping elements to screen site utilities, storage areas, and loading docks from public view, and to provide buffers between different zoning and land use classifications.
- Ensure commercial buildings are oriented with the entrance facing the main road and designed to reflect the character of the surrounding area. Design the development to reflect the character of the surrounding area and to minimize environmental impact through responsible planning including protecting natural areas, reducing impervious surfaces, and encouraging water conservation.
- Engage with the local community early in the development process to ensure that the commercial development meets local needs and aligns with the community desires.
- Ensure adequate utility infrastructure including, but not limited to water and sewer systems.
- Design for pedestrian connectivity with sidewalks, crosswalks, and shared paths; while driveways and access lanes should be shared or consolidated with adjacent uses.
- Light commercial should provide convenient goods and services to the immediate surrounding neighborhood.

Associated Zoning Districts

County
C1(P), C2(P), & C(P)

Godwin
C1(P), C2(P), & C(P)

Falcon
C-1, C(P), & C-3

Wade
C1(P), C2(P), & C(P)

Location Characteristics

- Public water and sewer required within municipal limits.
- Must have direct access to a collector street or higher.
- Should be located on a site that provides adequate area for buffering, screening, and landscaping.
- Light commercial uses may serve as a transition between residential, office & institutional, and heavier commercial or industrial areas.
- Heavier commercial uses should not be located in predominantly residential, office & institutional, or light commercial areas.
- Should be located near other commercial uses, especially in areas with established or emerging commercial activity.
- May be appropriate in areas transitioning from residential to nonresidential through redevelopment and infrastructure improvements.
- May be located in designated commercial corridors or at intersections of major roads (e.g., rural crossroads suitable for small-scale "mom & pop" stores).

Other Suitable Locations

- Heavy commercial may be co-located with light industrial or manufacturing uses where compatible.
- Adjacent to rural areas, separated from densely populated urban centers
- Rural serving light commercial operations may be located in rural areas at an intersection of two collector streets.
- Areas classified as O&I may be appropriate for light commercial uses, provided there are no conflicts with the surrounding area.
- In close proximity to existing commercial zoning, particularly near interstate interchanges.

Unsuitable Locations

- Flood areas, especially when proposed use involves pollutants.
- Unincorporated areas where public utilities would be required, but cannot be extended.



Office & Institutional



Description
Office & Institutional includes facilities that serve the public good and meet social, educational, medical, and civic needs. Examples include schools, churches, hospitals, doctor's offices, and community centers. These institutions support community cohesion and provide essential services. Their design and placement should ensure accessibility, encourage interaction, and integrate well with surrounding land uses to enhance quality of life.

Development Guidelines

- Located in areas with good access to major roads or public transit to minimize traffic congestion and sure easy access for customers.
- Buildings should front the street with clear and accessible entrances.
- Ensure adequate utility infrastructure including, but not limited to water and sewer systems.
- Incorporate public spaces such as plazas, courtyards, or landscaped open spaces that foster social interaction and provide relaxation areas for employees, students, or visitors.
- Incorporate landscaping elements to enhance the aesthetic appeal of the site.
- Site utilities and service areas should be screened from view, parking areas should be broken up with landscaped islands parking.
- Promote shared-use agreements for parking and recreation spaces with neighboring uses.

Associated Zoning Districts

County
O&I(P)

Godwin
O&I(P)

Falcon
O&I

Wade
O&I(P)

Location Characteristics

- Public water and sewer desirable.
- Should have direct access to a collector or higher-order street.
- Must be located on a site that allows adequate space for buffering, screening, and landscaping.
- Should be easily accessible to the surrounding population, including via pedestrian or transit options where available.
- Sites should be sized appropriately to accommodate parking, emergency access, and potential future expansion.

Other Suitable Locations

- Areas with established civic, religious, or institutional uses that already serve the community.
- Locations with high visibility and accessibility for public services such as schools, clinics, and community centers.
- Transition zones between residential neighborhoods and commercial areas.

Unsuitable Locations

- Sites directly adjacent to incompatible uses where adequate buffering or mitigation cannot be provided.
- Locations with limited access or visibility that could hinder public use or service delivery.
- Parcels that are isolated from the population or poorly connected to transportation networks.



Industrial



Description
Industrial development should foster clean, high-tech industries and manufacturing that integrate well with the surrounding community and environment. This allows for a focus on sustainability, efficient use of resources, and minimizing environmental impact.

Development Guidelines

- Locate near major highways, interstates, or rail lines to facilitate shipping and reduce traffic congestion on local roads.
- Limit direct access to minor roads; instead, use frontage or collector roads to manage truck traffic safely and efficiently.
- Avoid placement near residential neighborhoods or sensitive environmental areas unless sufficient buffers are provided.
- Orient buildings toward the main road and use design strategies to minimize visual impact and enhance compatibility with surrounding areas.
- Design the development to minimize environmental impact through responsible planning including protecting natural areas, reducing impervious surfaces, and encouraging water conservation.
- Use landscaping and natural buffers to screen views and mitigate noise, light, and dust impacts on adjacent properties.
- Ensure parking, loading, and storage areas are located behind or beside buildings and screened from public view.
- Cluster buildings and shared infrastructure where feasible to reduce land disturbance and promote efficient site design.
- Plan for flexibility by allowing for adaptive reuse or expansion of facilities over time.

Associated Zoning Districts

County
M1(P) & M(P)

Godwin
M1(P) & M(P)

Falcon
H

Wade
M1(P) & M(P)

Location Characteristics

- Public water and sewer required for heavy industrial/manufacturing operations; encouraged but not required for light industrial uses.
- Heavy industrial uses should have direct access to an arterial street; light industrial uses should have direct access to a public street.
- Located outside the Special Flood Hazard Area (100-Year Flood Area).
- Should not be located in predominantly residential, office & institutional, or light commercial areas.
- Must be on tracts that provide adequate space for buffering, screening, and landscaping, unless located within an existing or planned heavy industrial area that is not adjacent to differing land use classifications.

Other Suitable Locations

- Large parcels with direct access to necessary infrastructure such as rail lines, interstate highways, and utilities, where buffering requirements can be met.
- Sites adjacent to existing light or heavy industrial areas, provided they do not intrude upon or disrupt nearby residential neighborhoods.
- Locations identified by the Fayetteville Cumberland County Economic Development Corporation (FCEDC) as strategic for countywide economic development.
- Properties with existing structures that can be adapted for industrial use if deemed compatible with the surrounding area (Use of conditional zoning is suggested)

Unsuitable Locations

- Flood-prone areas, particularly for industries with a high potential for pollution.



Flex Area



Flex Areas
Flex Areas are designated in locations where existing conditions, such as underdeveloped or transitional spaces, may be compatible with a wide variety of zoning districts compared to other land use classifications. These areas provide an opportunity to guide growth in a way that supports community needs while maintaining compatibility with surrounding uses. As Flex Areas develop and "fill in," earlier projects may influence the direction and expectations for future development.

Rezoning requests within Flex Areas should be approached thoughtfully. The use of conditional zoning is encouraged to ensure that new development supports a harmonious mix of uses and respects both existing and planned development patterns.

Development Guidelines
- Use landscaping and natural buffers to screen views and mitigate impacts such as noise, lighting, and dust.
- Locate parking, loading, and storage areas behind or beside buildings, screened from public view.
- Promote shared-use agreements for parking, green space, and recreational areas.
- Design buildings for flexibility, supporting adaptive reuse or future expansion.
- Orient non-residential buildings toward the street and use architectural and site design strategies to reduce visual impacts.
- Incorporate landscaping to screen utilities, storage, and loading areas and to buffer different zoning and land use types.

Associated Zoning Districts

County N/A	**Godwin** MXD/CZ, R15, R7.5, R6, C1(P), C2(P), & C(P)
Falcon N/A	**Wade** R30, R30A, R20, RR, C1(P), and O&I(P)

Flex Areas are not called for in the County's jurisdiction of the plan area, but are designated within the town limits of Wade and Godwin.

Godwin Flex Area

- Located along Dunn Road and spans approximately 23 acres of underutilized land within the town.
- The area's central location, large parcel sizes, existing infrastructure, and surrounding land uses present a good opportunity for thoughtful and flexible development that meets quality design standards.
- This flex area supports a range of potential growth and development—whether residential, commercial, or mixed-use—as the area evolves.
- Development priority should revolve around small, community-oriented businesses and housing that foster a walkable, main street-style environment aligned with the needs and character of the community.

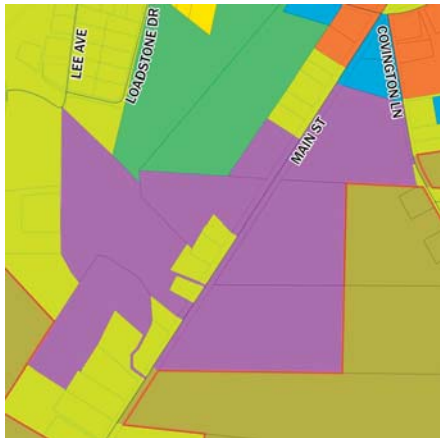


Godwin Flex Area

Wade Flex Area

- Applies to properties of 2.5 acres or greater along Main Street.
- Maintain development patterns with lot sizes over 20,000 square feet.
- Directs growth to preferred areas to maintain consistency and balance.
- Provide space to expand existing infrastructure and community resources (e.g. utilities, community gardens, etc.).
- Address the limited availability of essential commercial services (e.g., grocery stores, locally owned restaurants).

When rezoning, conditional zoning should be utilized to ensure the use is in harmony with existing and potential future uses in the surrounding area.



Wade Flex Area



Further Considerations

Additional Notes

Land use classifications offer guidance for future development but cannot account for every condition or situation. Site-specific factors such as environmental constraints, surrounding development, or zoning history may influence what is appropriate in a given location. This page outlines some additional clarifications and planning considerations to help interpret and apply the classifications more effectively. These notes provide guidance in situations where land use boundaries intersect, where density guidelines need refinement, or where the plan does not explicitly address a land use issue.

- The residential density ranges provided in each land use classification represent the maximum density that should be considered. Lower-density zoning may be more appropriate depending on compatibility with surrounding development and existing conditions.
    a. This density guidance does not apply to non-residential zoning, such as agricultural districts, due to the broader range of potentially incompatible uses they may permit.
- When adjacent properties fall under different land use classifications, it may be appropriate to apply the neighboring classification—if the proposed use meets the intent of that classification, complies with buffering requirements, and does not significantly alter the character of the surrounding area.
- If the plan does not specifically address a development issue, it is appropriate to refer to the most current countywide land use policies plan to assess consistency and guide decision-making.
- Properties located wholly or partially within mapped flood zones or environmentally sensitive areas may be considered for rezoning based on the most appropriate adjacent land use classification. While the updated future land use map no longer assigns a blanket Open Space designation to floodways, wetlands, or the 100-year floodplain, these areas remain important for conservation and hazard mitigation.
    a. Development within or near these sensitive areas should follow the design and buffering guidelines provided in the Open Space classification to protect natural resources and minimize potential impacts on adjacent properties.
    b. The Open Space classification serves as a reference for best practices, emphasizing the importance of preserving riparian corridors, wetlands, and potential park or greenway space—even when development is permitted.



Smart Growth

Smart Growth is a planning philosophy that promotes well-managed, fiscally responsible, and sustainable development. In the Northeast Cumberland plan area, a largely rural region with a strong agricultural base and small-town character, Smart Growth strategies offer a framework for balancing growth with the preservation of community identity and natural resources. These strategies prioritize development that supports long-term economic health, environmental stewardship, and quality of life for current and future residents.

In Cumberland County, this includes coordinated land use decisions that support local food systems, educational access, public health, and economic opportunity. Initiatives like building an international farmers market, expanding access to early childhood development centers, and ensuring supportive infrastructure for new school construction can be supported through thoughtful planning and zoning.





In rural areas like Northeast Cumberland, Smart Growth emphasizes thoughtful location of development, infrastructure efficiency, and land use compatibility. While major population centers are not anticipated within the plan area, modest growth is likely to occur, particularly in and around the towns of Godwin, Falcon, and Wade. Applying Smart Growth principles can ensure that this growth occurs in a way that is consistent with community values, conserves resources, and supports the vision outlined in Cumberland County's Strategic Plan, which intends to prioritize economic prosperity, quality development, and a safe, healthy, and culturally enriched community.

This includes aligning land use policy with goals such as supporting small businesses and family farms, providing accessible health and social service locations, expanding hospitality and workforce training opportunities, and leveraging highway access (I-95, I-295, and future I-685) to enhance economic connectivity.

Goal

Promote development that is fiscally responsible, environmentally sustainable, and consistent with the community's rural identity by applying smart growth principles that guide infrastructure investment, land use decisions, and quality of life enhancements.

Objectives

- **Concentrate Growth in Appropriate Areas –** Encourage development near existing infrastructure and municipal boundaries while preserving open space and rural landscapes.
- **Support Infrastructure Efficiency –** Guide new development to areas where utilities, roads, and services already exist or can be extended efficiently.
- **Encourage Mixed and Compatible Land Uses –** Promote land use patterns that support walkability, small-scale commercial activity, and appropriate housing diversity near town centers.
- **Preserve Farmland and Natural Areas –** Limit scattered or leapfrog development by prioritizing agricultural preservation and conservation of natural resources.
- **Align with County Strategic Priorities –** Support development that advances county goals such as economic prosperity, wellness, public safety, education, and cultural opportunities.



Recommendations

Promote Development Consistent with County Strategic Plan
Recommendation: Prioritize development proposals that align with Cumberland County's Strategic Plan focus areas, including economic opportunity, public safety, education, and health and wellness.
Reason: Projects that advance these county-wide goals are more likely to be considered compatible with the long-range vision for Northeast Cumberland.

Incorporate Smart Growth Tools in Local Planning
Recommendation: Utilize tools such as conservation subdivisions, overlay districts, and development performance standards to encourage flexibility and sustainability in future growth.
Reason: These tools allow for context-sensitive development that supports housing, open space preservation, and efficient infrastructure use.

Direct Growth to Infrastructure-Supported Areas
Recommendation: Encourage residential and non-residential growth in areas already served by utilities and major roads, and discourage extensions of infrastructure that promote scattered or leapfrog development.
Reason: This approach reduces public service costs, supports efficient land use, and helps maintain the area's rural landscape.

Encourage Context-Sensitive Commercial Development
Recommendation: Guide new commercial development to locate in scale and character with its surroundings, particularly near town centers or designated crossroads.
Reason: Properly scaled commercial uses serve residents without overwhelming rural communities or degrading visual quality.

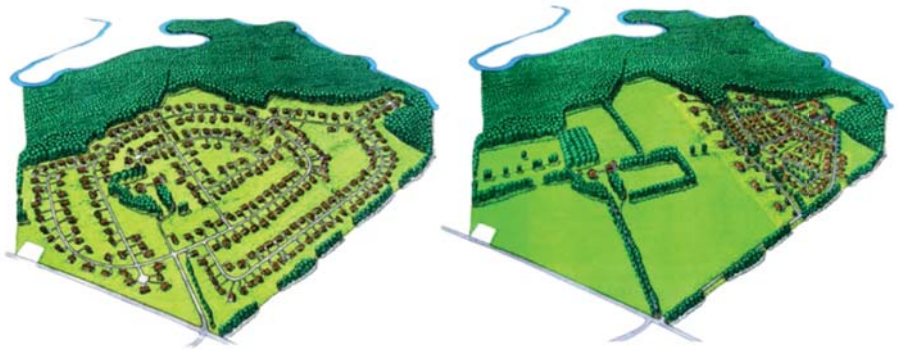
Density Development

As rural communities continue to experience incremental growth, conservation subdivisions, also known as Density Developments, offer an alternative to conventional subdivision patterns that helps preserve open space, protect farmland and natural features, and maintain rural character. These developments allow homes to be clustered on smaller lots, while permanently preserving a significant portion of the site as open space. By concentrating development in one portion of a tract, landowners and developers can reduce infrastructure costs and environmental impacts, while offering a product that aligns with the values of rural communities.

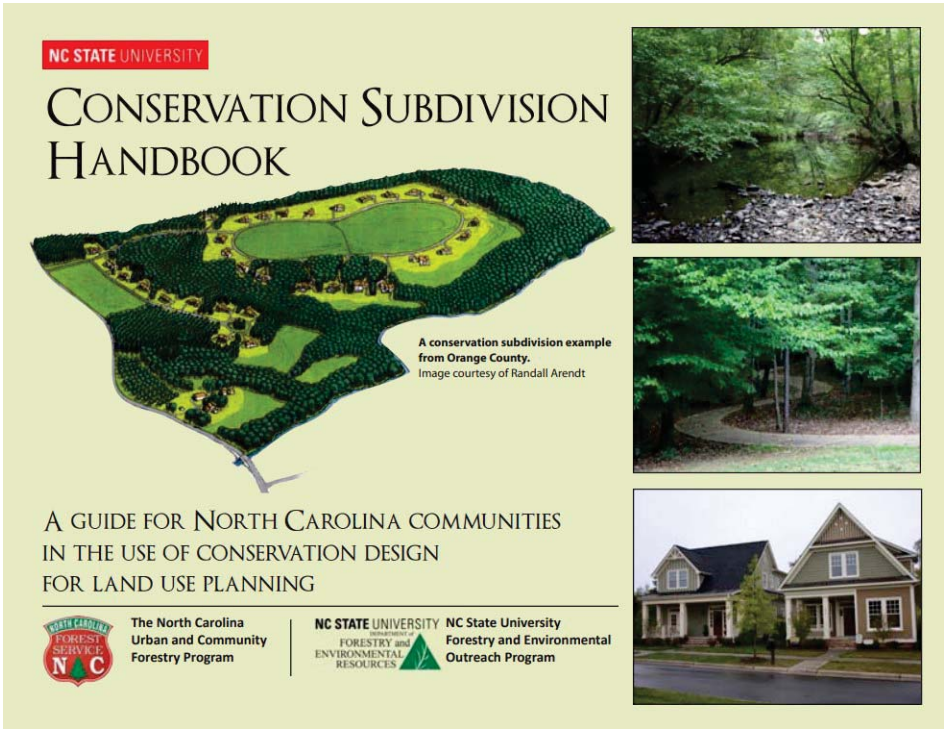
Conservation subdivisions provide a balanced approach that supports both rural preservation and modest, appropriate development. They are especially well-suited to areas where maintaining community character, protecting natural resources, and supporting agricultural heritage are high priorities.

Benefits of Conservation Subdivisions:

- Maintains rural character while accommodating limited growth.
- Preserves prime agricultural land and environmentally sensitive areas.
- Reduces road, utility, and maintenance costs for developers and local governments.
- Enhances stormwater management and minimizes runoff through open space retention.
- Provides community-accessible open space, trails, and buffers that contribute to quality of life.



Potential conventional subdivision vs a conservation subdivision on the same site. Images courtesy of Randall Arendt



Goal

Promote conservation subdivisions (Density Developments) as the preferred residential development pattern in agricultural and rural areas to preserve open space, protect natural resources, maintain rural character, and support efficient infrastructure development.

Objectives

- **Preserve Significant Open Space –** Encourage landowners and developers to conserve at least 40–60% of a site's area as permanent open space, farmland, or natural resource protection areas.
- **Protect Environmental Assets –** Support voluntary conservation practices that safeguard floodplains, wetlands, forests, streams, and other sensitive environmental features.
- **Maintain Flexibility in Design –** Allow variations in lot sizes, setbacks, and layouts to facilitate clustered housing that concentrates development while maximizing the preservation of open and natural spaces.
- **Enhance Rural Character –** Promote designs that retain scenic views, natural buffers, farm fields, forest edges, and cultural landscapes important to the area's rural identity.
- **Reduce Infrastructure and Environmental Impacts –** Encourage subdivision layouts that lower the need for extensive roads, utilities, and stormwater infrastructure, reducing costs and minimizing environmental disturbance.

Recommendations

Update and Strengthen Conservation Subdivision Standards

Recommendation: Revise and update existing ordinances concerning conservation subdivisions (Density Development) to improve clarity, enhance design flexibility, and strengthen incentives for use in agricultural and rural areas. Updates should prioritize minimum open space preservation, encourage innovative cluster layouts, and reduce barriers that limit adoption.
Reason: Updating the current ordinances can make conservation subdivisions a more appealing option, supporting farmland preservation, rural character, and sustainable growth.

Prioritize Conservation Subdivision in Strategic Areas

Recommendation: Focus conservation subdivision promotion efforts in future land use areas identified as suitable for rural residential uses or clustered rural development, especially where farmland preservation, open space continuity, or watershed protection is a priority.
Reason: Targeting conservation subdivision in appropriate areas helps maximize the benefits of open space preservation while directing growth away from environmentally sensitive or agriculturally valuable lands.

Offer Incentives for Exceeding Conservation Targets

Recommendation: Implement incentives such as density bonuses, streamlined review processes, or reduced development fees for projects that preserve higher percentages of open space, incorporate green infrastructure, or exceed minimum conservation subdivision requirements.
Reason: Incentives encourage greater voluntary participation in conservation-oriented development and reward projects that contribute more significantly to community goals.

Foster Partnerships to Support Conservation Development

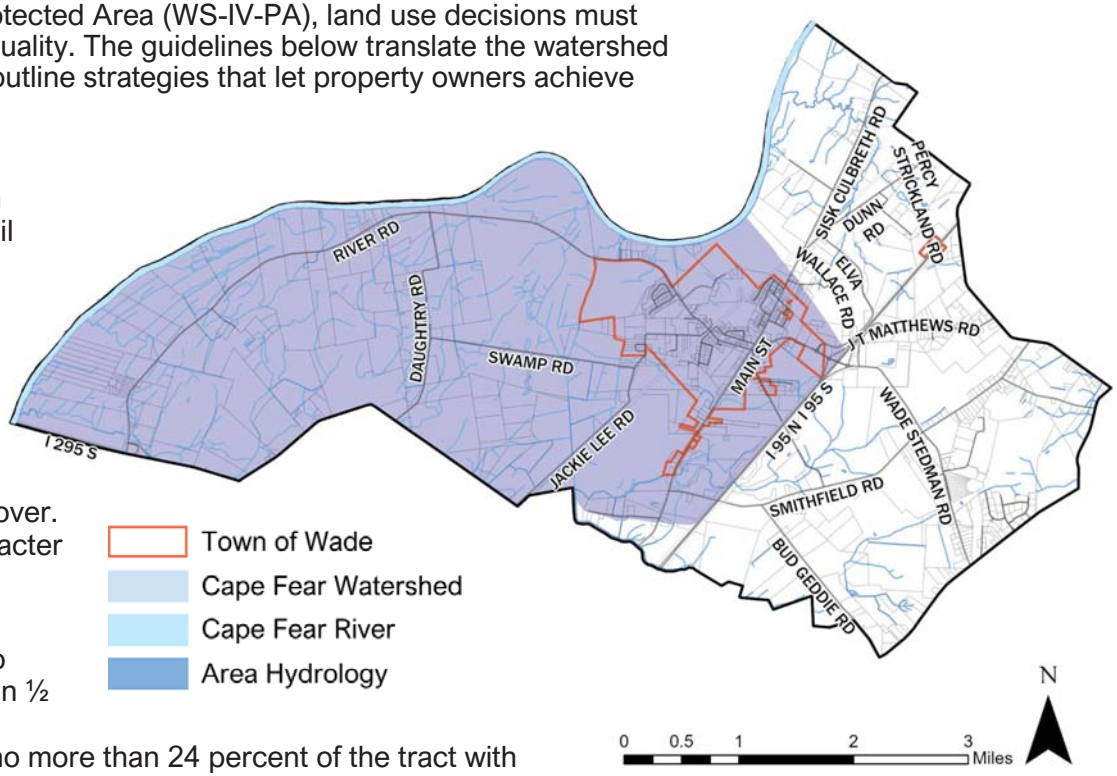
Recommendation: Partner with conservation groups, land trusts, Cooperative Extension, and the North Carolina Wildlife Resources Commission to promote awareness of conservation subdivision benefits and provide technical assistance and outreach to property owners and developers.
Reason: Collaboration with conservation-focused organizations strengthens local capacity, raises awareness of available options, and builds momentum for rural preservation initiatives.

Watershed

As development proceeds within the Cape Fear River WS-IV Protected Area (WS-IV-PA), land use decisions must balance growth with the long-term protection of drinking water quality. The guidelines below translate the watershed ordinance into plain language, highlight available flexibility, and outline strategies that let property owners achieve reasonable returns while safeguarding this shared resource.

Location & Extent

In the plan area, the WS-IV-PA occupies the entire southwestern quadrant: including everything south of the Cape Fear River (until just north of the Town of Wade), wholly west of I-95, and including all of Wade itself. Outside the plan boundary, the watershed extends onto the river's north bank and continues south beyond I-295 toward Fayetteville.



Purpose

Guide future land use so every project within the WS-IV-PA:

- Protects source-water quality for all communities.
- Respects state-mandated limits on density and impervious cover.
- Uses site design and storm-water practices that fit rural character and avoid shifting maintenance burdens onto taxpayers.

Key Standards (Ordinance Highlights)

- Single-family development is limited to a gross density of two dwelling units per acre. Standard lots may not be smaller than ½ acre (20,000 sqft, not counting road rights-of-way).
- All other residential and non-residential projects may cover no more than 24 percent of the tract with built-upon surfaces, unless they choose the high-density option (see below).
- High-density watershed projects may increase the built-upon area up to a maximum impervious surface of 70%. This will require the developer to present engineered-drawn stormwater control measures (SCMs) that meet state design criteria to the County Board of Adjustment for approval. The developer (or subsequent responsible party, such as an HOA) will be responsible for the long-term operation and maintenance of these SCMs, which will be reviewed and approved by the Planning Director or their designee.
- Cluster (Density) Development is allowed everywhere in the watershed. Watershed-based minimum lot sizes do not apply, provided the overall tract still meets the two units per acre or 24 percent impervious limits. All built upon areas must be arranged to minimize runoff, and the remainder of the land must stay in a vegetated or natural state, protected permanently by an HOA, local government, or conservation trust.
- Buffers are mandatory: at least 30 feet of undisturbed vegetation along all perennial waters under the low-density option, expanding to 100 feet for projects that exceed the 24 percent impervious threshold.

Goal

Protect the water quality of the Cape Fear River by ensuring that development within the WS-IV Protected Area is carefully planned to meet watershed standards, preserve rural character, and promote sustainable growth practices that minimize environmental impacts.

Objectives

- **Encourage Compatible Development Forms –** Support the use of conservation subdivisions and multifamily designs that cluster development, minimize impervious surfaces, and preserve large areas of open space.
- **Protect Critical Riparian Buffers –** Maintain or enhance vegetated buffers along streams and rivers to intercept pollutants, manage stormwater runoff, and preserve natural ecosystems.
- **Preserve Rural Character and Open Space –** Promote site designs that retain agricultural lands, forested areas, and scenic rural views, reinforcing the area's identity and protecting important environmental resources.
- **Incentivize Conservation Practices –** Offer development incentives, such as density bonuses or expedited review, for projects that protect greater amounts of open space, incorporate engineered stormwater controls, or enhance watershed protections beyond minimum requirements.

Recommendations

Enhance Watershed Awareness and Site Planning Resources
Recommendation: Publish an interactive watershed overlay illustrating base, cluster, and high-density thresholds; develop a Stormwater Control Measure (SCM) Maintenance Toolkit with template agreements, inspection checklists, and cost estimate tables.
Reason: Providing clear site planning tools and maintenance resources helps property owners, developers, and planners make informed decisions early, supports long-term watershed health, and reduces future conflicts and maintenance challenges.

Strengthen Development Standards for Watershed Protection
Recommendation: Adopt cluster development standards modeled after the Conservation Subdivision provisions (see page 40-41), with tailored open space and buffer requirements specific to watershed needs; link land-use approvals to recorded conservation easements or maintenance covenants before final plat approval.
Reason: Stronger, watershed-specific development rules and stewardship requirements ensure lasting protection of water quality and natural resources while accommodating sustainable growth.

Integrate Green Growth Practices into Watershed Planning
Recommendation: Utilize the North Carolina Wildlife Resources Commission's Green Growth Toolbox to guide and strengthen watershed-related actions, and consult it during policy and ordinance updates.
Reason: Incorporating conservation-based development principles helps protect critical habitats, maintain watershed functions, and align local policies with broader regional conservation goals.

Foster Partnerships for Watershed Stewardship
Recommendation: Coordinate with the N.C. Wildlife Resources Commission (NCWRC) N.C. Department of Environmental Quality (NCDEQ), Cape Fear River Assembly, and county Soil and Water Conservation staff to host workshops promoting watershed-friendly site design practices.
Reason: Collaboration with state and local partners strengthens local capacity, builds community knowledge, and encourages sustainable development approaches that benefit the broader region.

With the watershed rules integrated into routine project review and cluster design promoted where appropriate, the Cape Fear River WS-IV-PA can safeguard water quality and still welcome modest, well-sited development.

NORTH CAROLINA Environmental Quality
CFRA Cape Fear River Assembly
CUMBERLAND COUNTY SOIL & WATER CONSERVATION DISTRICT

Rhodes Pond

Rhodes Pond is one of the most scenic and historically significant natural features in northeast Cumberland County. Located near the Town of Godwin, it has long served as a landmark for outdoor recreation, conservation, and community engagement. Surrounded by cypress trees and diverse wildlife, the pond provides ecological, aesthetic, and recreational value to the region.

While Rhodes Pond itself is protected, the surrounding properties play a crucial role in maintaining its water quality, ecological integrity, and rural character. As part of the broader land use planning initiative, this section outlines the historical significance, existing conditions, and future vision for the area immediately surrounding Rhodes Pond. The goal is to ensure that future development remains compatible with the natural environment, balancing conservation, responsible land use, and scenic preservation to protect this valuable resource for generations to come.

In support of these efforts, Cumberland County received a $500,000 grant in December 2024 for capital improvements to parking and bathroom facilities at Rhodes Pond. The project is being managed by County Engineering, with funding made available through Senate Bill 508. Improvements will be subject to Wildlife Resources Commission approval and must include long-term maintenance provisions. For additional details, see appendix page 176.



Development Guidelines

- Maintain Rural/Agricultural associated zoning districts surrounding Rhodes Pond to discourage intensive development.
- Encourage conservation subdivisions (density development) to preserve large portions of land as open space.
- Require a minimum 100-foot vegetative buffer between new development and the pond.
- Require a 200-foot minimum building and parking lot setback for any proposed development from the pond's edge to protect views and reduce runoff impacts.
- Limit tree clearing and grading within 50 feet of the pond to maintain natural filtration and prevent erosion.
- Require stormwater retention and filtration systems to prevent direct runoff into the pond.
- Utilize permeable surfaces for driveways, parking areas, and walkways.
- Restrict any development that could alter natural drainage patterns feeding into the pond.
- Control Outdoor Lighting – Outdoor lighting should be shielded and directed downward to prevent light pollution.
- Restrict Large Signage – All detached signage within 2,000 feet of the pond must meet county ground sign requirements. No illuminated or electronic message boards are allowed.
- Avoid extending sewer and water infrastructure in a way that would encourage dense development.

Goal

Ensure that development on the properties surrounding Rhodes Pond is carefully planned to protect the pond's water quality, preserve its scenic and rural character, and prevent incompatible land uses that could negatively impact the area.

Objectives

- **Establish Protective Buffers –** Require vegetative buffers and setbacks to prevent direct impacts from development.
- **Limit Development –** Maintain Rural/Agricultural associated zoning districts and restrict high-impact commercial or industrial uses.
- **Protect Water Quality –** Implement Best Management Practices (BMPs) for stormwater management to prevent runoff and pollution.
- **Preserve Scenic and Rural Character –** Ensure that new development blends with the natural environment and does not obstruct key viewsheds.
- **Manage Growth through Infrastructure Limitations –** Avoid extending water and sewer services in a way that would encourage dense development near the pond.
- **Encourage Conservation and Open Space –** Support conservation easements and landowner incentives to maintain natural areas.
- **Control Outdoor Lighting –** Limit artificial lighting to minimize light pollution and maintain the natural ambiance of the area.

Recommendations

Utilize Conditional Zoning for Rezoning Requests

Recommendation: Require rezoning requests for properties surrounding Rhodes Pond to use Conditional Zoning, ensuring that any approved development meets specific buffering, setback, and design requirements.
Reason: Conditional Zoning allows tailored conditions to each rezoning request, ensuring that vegetative buffers, building setbacks, stormwater management, and other development guidelines are enforced. This approach provides flexibility while protecting the pond's ecological and scenic integrity, preventing incompatible development that could negatively impact the area.

Explore Land Conservation Incentives

Recommendation: Work with land trusts, conservation organizations, and state agencies to develop voluntary conservation easements and financial incentives for property owners who choose to preserve their land.
Reason: Providing incentives for land conservation can help protect key properties around the pond without requiring regulatory restrictions or eminent domain.

Limit Development

Recommendation: Maintain Rural/Agricultural associated zoning districts for properties adjacent to Rhodes Pond, and prohibit large-scale commercial, industrial, and residential development in the area.
Reason: Commercial and residential development can increase impervious surfaces, strain infrastructure, and negatively impact the pond's scenic and ecological integrity.

Prohibit Detached Signage Within 2,000 Feet of Rhodes Pond

Recommendation: Prohibit all detached signage, including billboards, within 2,000 feet of Rhodes Pond unless it meets the county's ground sign requirements and does not include illumination or electronic message boards.
Reason: Unregulated signage can detract from the natural beauty and rural character of the Rhodes Pond area. Restricting billboards and excessive signage ensures that viewsheds remain unobstructed and prevents visual clutter. By allowing only ground signs that comply with county zoning regulations and prohibiting illuminated or electronic signage, this policy helps maintain the area's scenic and environmental integrity.

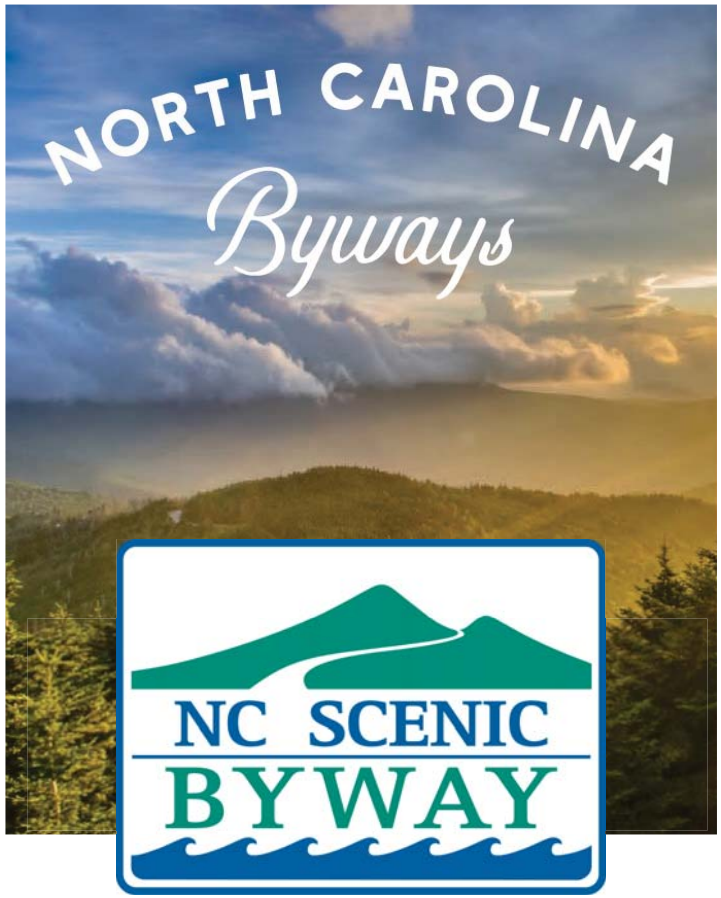
Averasboro Battlefield

Averasboro Battlefield is one of the most historically significant sites in Northeast Cumberland County, marking the location of a pivotal Civil War engagement. Situated along NC Highway 82 (Burnett Road), the battlefield is part of the Averasboro Battlefield Scenic Byway, a designated route that preserves and enhances the historic landscape while providing visitors with a connection to North Carolina's past. Today, the battlefield serves as a historical landmark, educational resource, and cultural asset, drawing visitors and historians alike.

While the battlefield itself is protected, the surrounding properties play a crucial role in preserving its integrity, scenic value, and historical context. This section of the Northeast Cumberland Land Use Plan outlines the history, existing conditions, and future vision for the area surrounding the battlefield. The goal is to ensure that development remains compatible with the historic landscape by maintaining rural character, scenic viewsheds, and appropriate land uses that honor the site's significance.

Development Guidelines

- Maintain Rural/Agricultural associated zoning districts to discourage intensive development and preserve the battlefield's setting.
- Encourage conservation subdivisions (density development) that preserve road frontage areas, compliment the historic landscape and does not detract from the battlefields significance.
- Preserve natural and scenic buffers by maintaining tree lines, open fields, and natural vegetation along NC Highway 82.
- Limit large-scale commercial or industrial uses in the immediate vicinity of the battlefield to prevent incompatible land uses.
- Control signage to ensure that all detached signs within 2,000 feet of the battlefield meet county ground sign requirements and do not include illumination or electronic message boards.
- Restrict outdoor lighting by requiring that all lighting be shielded and directed downward to prevent light pollution.
- Encourage the use of conservation easements to protect key properties from future development.
- Avoid extending sewer and water infrastructure in ways that would encourage urbanization near the battlefield.



Goal

Ensure that development on properties surrounding Averasboro Battlefield is carefully planned to protect its historic viewshed, preserve the rural and scenic character, and prevent land uses that could negatively impact the battlefield's historical integrity.



Objectives

- **Preserve Historic Viewsheds –** Maintain open spaces and limit development that could obstruct key views of the battlefield.
- **Protect Rural and Agricultural Land Uses –** Encourage land uses that are compatible with the battlefield's historical setting and discourage higher density residential or commercial development.
- **Support Heritage Tourism –** Promote policies that enhance the battlefield's role as a historic and educational resource while ensuring that new development complements the site's significance.
- **Manage Growth through Infrastructure Limitations –** Avoid extending water and sewer services in ways that encourage dense development near the battlefield.
- **Encourage Conservation Easements –** Work with land trusts and property owners to preserve farmland and open spaces adjacent to the battlefield.
- **Control Outdoor Lighting –** Limit artificial lighting to minimize light pollution and maintain the battlefield's historic ambiance.

Recommendations

Limit Incompatible Development

Recommendation: Maintain Rural/Agricultural associated zoning districts for properties adjacent to Averasboro Battlefield and restrict higher density residential, commercial, or industrial development.
Reason: Incompatible development could disrupt the historical landscape and diminish the battlefield's value as a heritage tourism site. Preserving rural zoning ensures that the area remains visually and historically intact.

Prohibit Detached Signage Within 2,000 Feet of Averasboro Battlefield

Recommendation: Prohibit all detached signage, including billboards, within 2,000 feet of the battlefield unless it meets the county's ground sign requirements and does not include illumination or electronic message boards.
Reason: Large or illuminated signage can detract from the battlefield's historic character and scenic quality. Restricting billboards and excessive signage preserves the site's visual integrity and enhances the experience for visitors.

Encourage Land Conservation Incentives

Recommendation: Work with conservation groups, historical organizations, and state agencies to develop financial incentives for property owners who choose to preserve land around the battlefield.
Reason: Conservation easements and financial incentives provide voluntary options for landowners to protect battlefield-adjacent properties while maintaining private ownership.

Support Historic and Cultural Tourism Initiatives

Recommendation: Partner with heritage tourism organizations, local businesses, and historical societies to promote Averasboro Battlefield as a key historical destination.
Reason: Expanding tourism efforts can bring economic benefits to the local community while ensuring that the battlefield remains an active and well-preserved historical site.

Averasboro
Battlefield & Museum
Preserving the Past for the Future



Land Use Goals & Objectives

Open Space

Goal

Establish and maintain a connected network of open spaces that conserve natural resources, protect environmentally sensitive areas, and sustain the region's ecological health. Prioritize the protection of waterways, swamps, and wetlands, including the Cape Fear River, Rhodes Pond, and the swamps of the South and Black Rivers, while enhancing recreational opportunities through greenways, parks, and trails that improve quality of life for all residents.

Objectives

- **Coordinate with Transportation Planning –** Align open space planning with the FAMPO/Cumberland Comprehensive Transportation Plan to expand pedestrian and multi-use networks linking neighborhoods to key destinations.
- **Improve Accessibility and Inclusion –** Enhance signage, wayfinding, and ADA-compliant access to ensure parks, trails, and open spaces are welcoming and usable for elderly and disabled residents.
- **Foster Agency Partnerships –** Collaborate with groups like Fayetteville/Cumberland Parks & Recreation and the Cumberland County Board of Education to acquire, maintain, and improve public open space resources.
- **Encourage Public-Private Collaboration –** Support partnerships between governments and private stakeholders to create and maintain recreational amenities such as trails, greenways, and shared-use open spaces.
- **Promote Conservation Tools –** Advocate for the use of conservation easements and similar tools that allow landowners to protect important open spaces while potentially receiving tax benefits.
- **Support Low-Impact Development –** Promote techniques that preserve natural site features such as topography, waterways, and mature tree cover during the development process.
- **Require Usable Open Space –** Ensure new residential developments include meaningful open space, particularly in locations near environmental features or along potential regional trail and greenway corridors.
- **Protect Water Quality Buffers –** Safeguard vegetated areas along rivers, wetlands, and ponds to help reduce erosion, minimize flooding, and protect water quality.
- **Preserve Existing Vegetation –** Encourage the retention of native vegetation and promote the use of native tree species in landscaping, while discouraging harmful practices such as clear-cutting that degrade ecosystems.
- **Conserve Regional Ecosystems –** Identify and protect critical wildlife habitats and natural areas, especially those associated with the Cape Fear River, Rhodes Pond, and the Black, South, and Mingo River Swamps.



Rural and Agricultural

Goal

Protect and preserve rural areas, focusing on maintaining a balance between development and sustainability. Conservation efforts, agricultural protection programs, and scenic view preservation contribute to maintaining the area's rural character, offering residents a higher quality of life and ensuring environmental sustainability for future generations.

Objectives

- **Protect Prime Farmland –** Safeguard soils designated as Prime Farmland, as well as those classified as State and Locally Important Farmland, to ensure long-term agricultural productivity.
- **Support Conservation Easements –** Promote the establishment and expansion of conservation easements to permanently protect farmland and maintain its agricultural viability for future generations.
- **Limit Urban Encroachment –** Implement strategies that reduce urban sprawl and limit the encroachment of development into rural and agricultural areas.



- **Encourage Agricultural Incentives –** Develop and support programs that offer incentives for active farming and long-term farmland preservation, including financial, technical, and regulatory tools.
- **Promote Awareness of VAD Program –** Expand outreach, participation, and public understanding of the Cumberland County Voluntary Agricultural District (VAD) Program to strengthen local farmland protection efforts.
- **Expand Agricultural Education –** Increase public education on the importance of preserving farmland for food security, economic resilience, and environmental sustainability.
- **Preserve Rural Character -** Maintain the rural and agricultural lifestyle of the community by protecting scenic views, preserving agricultural landscapes, and applying rural character preservation techniques, such as those outlined in the appendix (pages 170-171).
- **Use Natural Buffers –** Employ native vegetation, open space, and natural features as visual and functional buffers between incompatible land uses, along transportation corridors, and adjacent to waterways.
- **Promote Conservation Development –** Encourage conservation subdivision design and clustered development patterns that preserve rural viewsheds and open space while minimizing environmental impacts.
- **Support New & Beginning Farmers –** Promote programs that recruit, train, and support beginning farmers and agricultural entrepreneurs contributing to the rural economy.
- **Facilitate Land Access –** Provide resources and incentives for retired farmers and absentee landowners to lease land to active farmers or engage in reforestation and conservation initiatives.

Residential

Goal

Provide a full range of housing types and sites with adequate infrastructure in both new and revitalized neighborhoods while maintaining the rural features. By promoting a mix of housing types, maintaining agricultural and open spaces, supporting sustainable development practices, and engaging the community, it's possible to create neighborhoods that accommodate present and future residents while preserving the area's unique rural qualities for generations to come. This approach fosters vibrant, sustainable communities that honor both the past and future.

Objectives

- **Preserve Neighborhood Character –** Maintain the stability, density, and identity of established neighborhoods through thoughtful planning and compatible new development.
- **Protect Residential Areas –** Shield established neighborhoods from incompatible non-residential encroachment, or where adjacency is unavoidable, require substantial vegetative or structural buffers.
- **Foster Community Engagement –** Support programs that actively involve residents in neighborhood planning, maintenance, and improvement efforts to build pride, address local concerns, and ensure development reflects community values.
- **Rehabilitate Substandard Housing –** Support the removal or renovation of dilapidated or substandard housing to improve safety and neighborhood appearance.
- **Enforce Housing Standards –** Strengthen enforcement of minimum housing standards to address clutter, abandoned vehicles, litter, and related concerns that affect quality of life.
- **Buffer Between Housing Types –** Require vegetative buffers between higher-density housing and adjacent rural single-family lots to preserve privacy and maintain the area’s rural feel.
- **Promote Housing Diversity –** Encourage a variety of housing types, structures, and locations to meet the current and future needs of a diverse population.
- **Support Affordable Housing –** Promote the development or rehabilitation of safe and affordable housing for low- and moderate-income households.
- **Enhance Pedestrian Access –** Require sidewalks or multi-use paths along new streets to ensure safe, walkable access to schools, parks, and other community destinations.
- **Limit Driveway Connections –** Promote the use of shared access roads and reduce the number of new driveway connections to existing state-maintained roads to preserve safety and roadway function.
- **Improve Road Connectivity –** Require new developments to include multiple access points, planned street extensions, and layouts that improve safety, reduce congestion, and promote connectivity.



Commercial

Goal

Establish an environment that sustains current and future commercial activities, including office and institutional development, while complementing nearby existing residential areas. Development should promote economic growth, respect community character, and ensure that the development is environmentally sensitive, well-designed, and strategically located. Communities can foster economic development that is not only sustainable and diverse, but also integrated into the fabric of existing residential neighborhoods. This approach encourages strategic growth, attracts businesses, supports local needs, and maintains the character and environmental integrity of the area.

Objectives

- **Encourage Compatible Commercial Development –** Promote commercial and office/institutional growth that aligns with surrounding land uses, meets local needs, and enhances the built environment.
- **Direct Higher-Impact Uses Appropriately –** Locate large-scale or high-traffic commercial uses along major roads or at designated nodes, while reserving smaller-scale uses for areas better suited to neighborhood contexts.



- **Cluster Commercial Uses –** Concentrate commercial activities in designated centers or districts supported by infrastructure and compatible with adjacent land uses.
- **Discourage Incompatible Adjacency –** Avoid placing high-traffic or visually disruptive commercial uses directly next to established residential areas unless adequate buffering and access control are provided.
- **Buffer Commercial and Residential Uses –** Require substantial natural buffers and intentional site design to ensure compatibility between commercial, institutional, and residential properties.
- **Encourage Infill and Redevelopment –** Support the reuse and revitalization of underutilized or vacant commercial properties to reduce sprawl and enhance existing corridors.
- **Promote Mixed-Use Development –** Support thoughtfully designed developments that integrate commercial, residential, office, and institutional uses with cohesive landscaping, amenities, and circulation.
- **Revitalize Existing Corridors –** Improve commercial corridors through coordinated beautification efforts such as updated signage, landscaping, façade enhancements, and pedestrian accessibility.
- **Support Office and Institutional Uses –** Encourage development of schools, clinics, public facilities, and professional offices in locations that are accessible, community-oriented, and compatible with surrounding land uses.
- **Promote Efficient Site Access –** Encourage transportation and site access strategies—including road connectivity, parking design, and circulation—that reduce congestion and protect residential quality of life.

Industrial

Goal

Promote a diverse range of clean and high-tech industrial/manufacturing enterprises near areas with existing or accessible infrastructure to foster economic growth, technological innovation, and sustainable development. Industrial development should be compatible with surrounding land uses and prioritize both community benefits and environmental responsibility, complementing the existing character of the area.

Objectives

- **Locate and Prioritize Industrial Development Strategically** – Site industrial uses in key locations that offer sufficient infrastructure (e.g., rail, roads, water, sewer, natural gas), large parcel size, and adequate space for circulation, landscaping, and buffering, ensuring proximity to transportation corridors to support efficient growth and operations.
- **Minimize Land Use Conflicts –** Use proactive planning tools and site selection strategies to reduce conflicts between industrial uses and nearby development.
- **Incorporate Substantial Buffers –** Require generous vegetative or structural buffers to reduce visual and environmental impacts on adjacent land uses, particularly in areas with rural or scenic character.
- **Encourage Compatibility with Rural Character –** Support industries that generate minimal noise and traffic and maintain high-quality site design to blend with rural surroundings.
- **Promote Infill and Redevelopment –** Encourage the reuse of vacant or underutilized industrial-zoned properties where infrastructure is already in place.
- **Support Existing Industry Expansion –** Assist established industrial businesses with infrastructure improvements, land use support, and workforce development to sustain growth.
- **Attract Clean and Innovative Industries –** Offer incentives to recruit environmentally responsible, high-tech, or advanced manufacturing operations that align with long-term sustainability goals.
- **Promote Public-Private Partnerships –** Strengthen collaboration between public agencies and private businesses to facilitate recruitment and retention of industrial employers.
- **Support Value-Added Agriculture –** Encourage industries that process or enhance local agricultural and natural products, such as food processing, timber production, or equipment manufacturing.
- **Encourage Rural Industrial Clusters –** Promote groupings of compatible rural industries that can share infrastructure and buffering to reduce individual site impacts and strengthen rural economies.





Community Goals & Objectives

Transportation

Goal

Support a safe, efficient, and well-connected transportation network that accommodates the movement of people and goods, improves access to nearby urban centers where essential services are located, and respects the area's rural character. Promote transportation improvements that align with the FAMPO/Cumberland County Comprehensive Transportation Plan while ensuring that investments preserve community identity, protect the environment, and support future growth.

Objectives

- **Manage Access to Reduce Congestion –** Use access management strategies, such as shared driveways and reduced curb cuts, to improve traffic efficiency and reduce safety risks in commercial areas.
- **Require Controlled Access Features –** Integrate medians, landscaping, and limited entry points in major thoroughfare improvements to support smoother traffic flow and visual appeal.
- **Preserve Right-of-Way for Future Needs –** Reserve adequate land for future road widening, extensions, or realignments to support long-term transportation improvements.
- **Maintain and Improve Road Infrastructure –** Ensure routine upkeep of the existing road network while planning ahead for strategic enhancements that support continued mobility.
- **Align Transportation with Environmental Goals –** Support transportation policies and investments that protect air quality, environmental resources, and historically sensitive areas.
- **Support Community Transit Services –** Strengthen and expand the Cumberland County Community Transportation Program to meet the mobility needs of transit-dependent populations, including seniors and residents with disabilities.
- **Preserve and Plan Industrial Transportation –** Retain existing rail corridors and coordinate infrastructure investments, including rail spurs and roadway improvements, to support future connectivity and industrial development.
- **Encourage Coordinated Transportation Planning –** Foster collaboration among planners, developers, and officials to align land use decisions with transportation needs and community priorities.
- **Enhance Roadway Safety and Capacity –** Promote upgrades to key intersections and corridors to improve visibility, traffic flow, and safety.
- **Promote Active Transportation and Trails –** Support sidewalks and bike lanes near schools, parks, and civic buildings to improve safe active transportation, while expanding scenic, environmentally suitable multi-use trails to enhance community health, connectivity, and recreation.



Community Appearance

Goal

Provide an attractive and cohesive living environment that preserves the area's natural features, promotes rural character, and encourages thoughtful visual design. Prioritize landscaping, buffering, and site appearance in all new development and public spaces. Enhance the identity of the plan area through improved travel corridors, gateways, and community focal points.

Objectives

- **Encourage Rural Design Features –** Support traditional rural architecture with features such as front porches, decorative fencing, and the use of natural materials in both new construction and renovations.
- **Foster Community Partnerships –** Partner with schools, civic groups, and local organizations on beautification projects such as plantings, signage, and landscape maintenance.
- **Preserve and Enhance Vegetation –** Promote the preservation of existing trees, discourage clear-cutting, and encourage the use of native species in landscaping and buffering.



- **Incorporate Street Trees –** Require the inclusion of street trees in new developments, along key travel corridors, and within town limits to enhance visual appeal, reinforce rural character, and promote community identity.
- **Utilize Landscaping to Improve Visual Character –** Use open spaces, public areas, and natural landscaping to soften development edges and create a more attractive built environment.
- **Require Green Buffers –** Mandate substantial landscaping and open space buffers between rural and high-intensity uses to maintain the area's rural look and feel.
- **Discourage Intrusive Signage –** Limit oversized, excessive, or visually disruptive signs—such as pole signs and billboards—in favor of signage that complements the surrounding landscape.
- **Install Entrance Signage –** Erect attractive, landscaped entrance signs along major corridors into towns and the county to create a welcoming image and community pride.
- **Enhance Wayfinding –** Encourage the development of coordinated signage systems to highlight regional destinations such as the Cape Fear River, Rhodes Pond, Averasboro Battlefield, and local parks.
- **Underground Utility Placement –** Recommend burying utilities where feasible to reduce visual clutter and enhance community appearance.
- **Address Property Blight & Promote Home Repair Assistance** – Support programs and enforcement addressing abandoned buildings and junk vehicles, and encourage initiatives to help low-income residents maintain and improve their homes.
- **Strengthen Litter Control –** Enforce litter ordinances and promote cleanup efforts to reduce environmental degradation and improve public spaces.

Facilities & Services

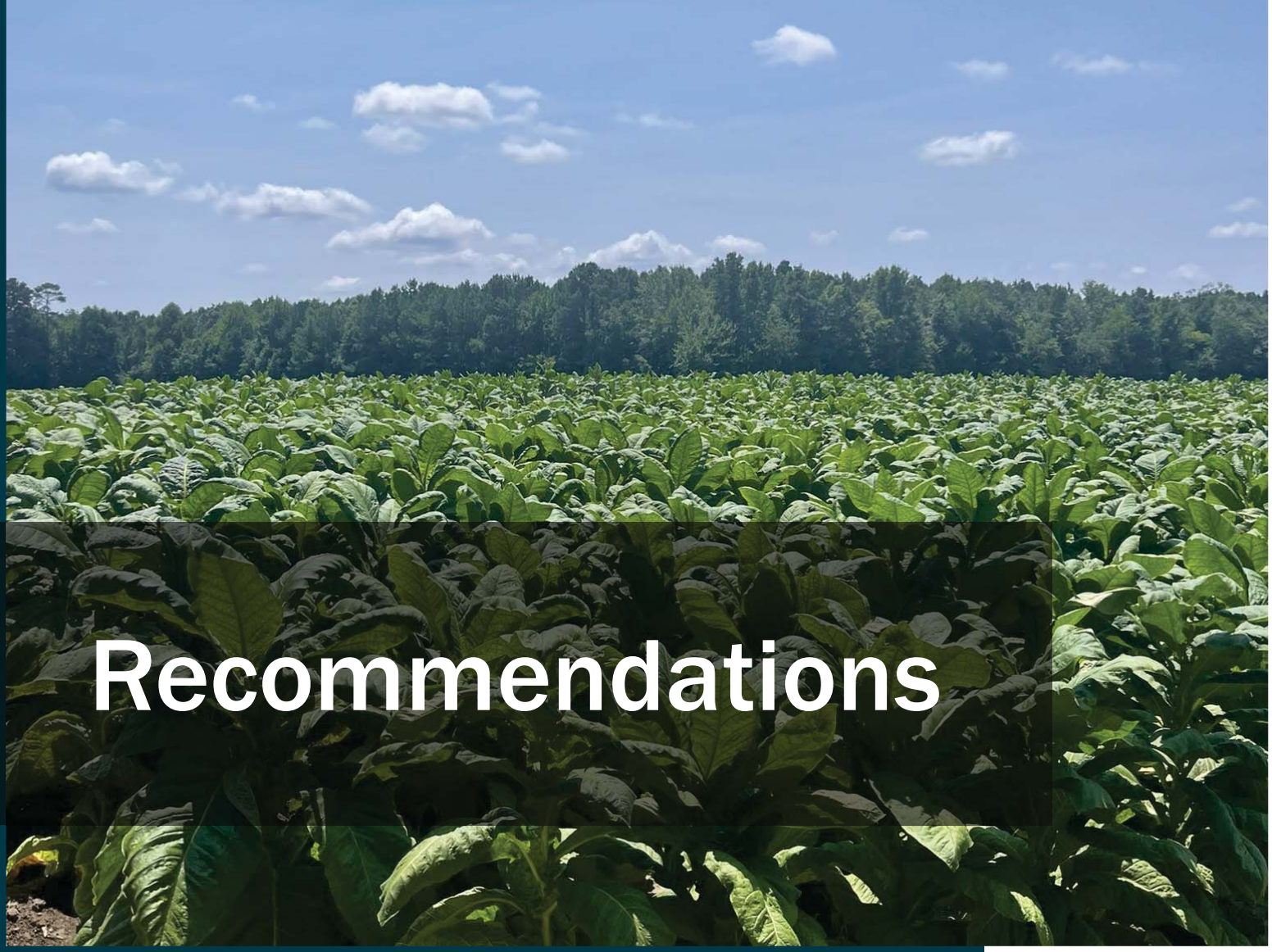
Goal

Provide a range of accessible, well-maintained community facilities and services that enhance quality of life, promote safety and wellbeing, and reflect the unique character and needs of the area's rural and small-town communities. Support collaboration among local and regional agencies to ensure that facilities and services—including recreation, utilities, emergency services, and community resources—are delivered in an equitable, cost-effective, and responsive manner.

Objectives

- **Enhance Service Delivery through Collaboration –** Encourage partnerships and shared resources among local governments and agencies to improve the delivery of community services, especially in rural areas.
- **Implement Stormwater Management –** Develop and execute a stormwater and drainage management plan tailored to local environmental conditions and land use patterns.
- **Coordinate Utility Extensions –** Establish a coordinated strategy for water and sewer service expansion that aligns with the adopted land use plan, ensuring fiscal responsibility and efficiency.
- **Integrate Infrastructure with Growth Plans –** Ensure that infrastructure improvements are planned in coordination with land use and transportation strategies to support sustainable development.
- **Promote Accessible County and Regional Services –** Encourage the provision of social services, health programs, and emergency assistance at conveniently located community centers within the area.
- **Leverage Natural and Cultural Assets –** Utilize parks, unique natural areas, scenic sites, and cultural or historic resources to support tourism and stimulate local economic development.
- **Expand Recreational Opportunities –** Promote the development and expansion of recreational programs and park activities that serve residents of all ages and abilities.
- **Identify and Enhance Park Facilities –** Prioritize sites for new parks and improve existing facilities through upgrades to infrastructure, amenities, and accessibility features.
- **Utilize School Facilities for Community Use –** Encourage the use of school buildings and grounds for community programs and events during non-school hours to maximize resource use.
- **Strengthen Law Enforcement Partnerships –** Support collaboration between local and state law enforcement agencies to provide coordinated and effective public safety coverage across the area.
- **Invest in Fire Protection –** Promote ongoing support and funding for volunteer and municipal fire departments, with particular focus on the Godwin-Falcon and Wade Community Fire Departments, to enhance emergency response capabilities.





Recommendations

The Northeast Cumberland Land Use Plan recommendations were formulated to serve as a strategic framework to guide future decisions made by elected officials, developers, and the community. These recommendations were developed through a combination of public engagement and a thorough review of existing policies and regulations, including the Zoning and Subdivision Ordinances and other relevant planning documents. There are **56 total plan recommendations** designed to provide a clear direction for actions that support the community's long-term social, environmental, and economic goals. Additionally, each recommendation is organized by topic to help users easily identify relevant actions for their projects and a reference page for further study and exploration into the action within the plan.

General Recommendations

#	Topic	Action	Reference
1	Agriculture	Encourage preservation of working farmland by implementing policies that limit non-agricultural development in key areas, offering tax or grant incentives for farmers, and supporting educational outreach about the benefits of agriculture to the community and economy.	Northeast Cumberland Land Use Plan, 2025
2	Averasboro Battlefield	Maintain Rural/Agricultural associated zoning districts for properties adjacent to Averasboro Battlefield and restrict higher density residential, commercial, or industrial development.	Northeast Cumberland Land Use Plan, 2025, p. 47
3	Averasboro Battlefield	Prohibit all detached signage, including billboards, within 2,000 feet of the battlefield unless it meets the county's ground sign requirements and does not include illumination or electronic message boards.	Northeast Cumberland Land Use Plan, 2025, p. 47
4	Averasboro Battlefield	Work with conservation groups, historical organizations, and state agencies to develop financial incentives for property owners who choose to preserve land around the battlefield.	Northeast Cumberland Land Use Plan, 2025, p. 47
5	Averasboro Battlefield	Partner with heritage tourism organizations, local businesses, and historical societies to promote Averasboro Battlefield as a key historical destination.	Northeast Cumberland Land Use Plan, 2025, p. 47
6	Community Appearance	Strengthen local ordinances and work with county officials to eliminate and prevent blight in regards to removing abandoned buildings, overgrown lots, and deteriorating structures.	Northeast Cumberland Land Use Plan, 2025

Recommendations

#	Topic	Action	Reference
7	Community Appearance	Create a community-led task force to focus on beautification efforts such as removing blighted structures, planting greenery, and maintaining public spaces.	Northeast Cumberland Land Use Plan, 2025
8	Density Development	Revise and update existing ordinances concerning conservation subdivisions (Density Development) to improve clarity, enhance design flexibility, and strengthen incentives for use in agricultural and rural areas. Updates should prioritize minimum open space preservation, encourage innovative cluster layouts, and reduce barriers that limit adoption.	Northeast Cumberland Land Use Plan, 2025, p.41
9	Density Development	Focus conservation subdivision promotion efforts in future land use areas identified as suitable for rural residential uses or clustered rural development, especially where farmland preservation, open space continuity, or watershed protection is a priority.	Northeast Cumberland Land Use Plan, 2025, p.41
10	Density Development	Implement incentives such as density bonuses, streamlined review processes, or reduced development fees for projects that preserve higher percentages of open space, incorporate green infrastructure, or exceed minimum conservation subdivision requirements.	Northeast Cumberland Land Use Plan, 2025, p.41
11	Density Development	Partner with conservation groups, land trusts, Cooperative Extension, and the North Carolina Wildlife Resources Commission to promote awareness of conservation subdivision benefits and provide technical assistance and outreach to property owners and developers.	Northeast Cumberland Land Use Plan, 2025, p.41
12	Open Space and Recreation	Pursue funding opportunities to expand existing town parks with ball fields, picnic areas, and additional open space.	Northeast Cumberland Land Use Plan, 2025

#	Topic	Action	Reference
13	Open Space and Recreation	Apply for grants and explore other options to improve and expand existing parks with additional amenities.	Northeast Cumberland Land Use Plan, 2025
14	Open Space and Recreation	Utilize the Cumberland County Architectural Survey and other historical documents to identify and promote historic properties and heritage.	Northeast Cumberland Land Use Plan, 2025
15	Open Space and Recreation	Advance construction of the planned Cape Fear River Trail (see page 81) by working with regional partners, securing funding, and supporting implementation steps. Opportunities for local access points should also be reviewed and pursued where feasible.	Northeast Cumberland Land Use Plan, 2025
16	Public Services and Infrastructure	Investigate and apply for grants and funding sources to enhance utility services and infrastructure.	Northeast Cumberland Land Use Plan, 2025
17	Public Services and Infrastructure	Initiate collaboration with the CDL training school and NCDOT to reduce strain on local roads by identifying preferred routes, adjusting training schedules, and exploring roadway maintenance or improvement efforts.	Northeast Cumberland Land Use Plan, 2025
18	Residential Development	Encourage developers to utilize cluster development in residential subdivisions.	Northeast Cumberland Land Use Plan, 2025
19	Residential Development	Prioritize cluster development for new residential subdivisions to concentrate housing and preserve natural and open space.	Northeast Cumberland Land Use Plan, 2025
20	Residential Development	Ensure new residential development is coordinated with existing or planned utility service.	Northeast Cumberland Land Use Plan, 2025

Recommendations

#	Topic	Action	Reference
21	Rhodes Pond	Require rezoning requests for properties surrounding Rhodes Pond to use Conditional Zoning, ensuring that any approved development meets specific buffering, setback, and design requirements.	Northeast Cumberland Land Use Plan, 2025, p. 45
22	Rhodes Pond	Maintain Rural/Agricultural associated zoning districts for properties adjacent to Rhodes Pond, and prohibit large-scale commercial, industrial, and residential development in the area.	Northeast Cumberland Land Use Plan, 2025, p. 45
23	Rhodes Pond	Prohibit all detached signage, including billboards, within 2,000 feet of Rhodes Pond unless it meets the county's ground sign requirements and does not include illumination or electronic message boards.	Northeast Cumberland Land Use Plan, 2025, p. 45
24	Rhodes Pond	Work with land trusts, conservation organizations, and state agencies to develop voluntary conservation easements and financial incentives for property owners who choose to preserve their land.	Northeast Cumberland Land Use Plan, 2025, p. 45
25	Smart Growth	Prioritize development proposals that align with Cumberland County's Strategic Plan focus areas, including economic opportunity, public safety, education, and health and wellness.	Northeast Cumberland Land Use Plan, 2025, p. 39
26	Smart Growth	Utilize tools such as conservation subdivisions, overlay districts, and development performance standards to encourage flexibility and sustainability in future growth.	Northeast Cumberland Land Use Plan, 2025, p. 39

#	Topic	Action	Reference
27	Smart Growth	Encourage residential and non-residential growth in areas already served by utilities and major roads, and discourage extensions of infrastructure that promote scattered or leapfrog development.	Northeast Cumberland Land Use Plan, 2025, p. 39
28	Smart Growth	Guide new commercial development to locate in scale and character with its surroundings, particularly near town centers or designated crossroads.	Northeast Cumberland Land Use Plan, 2025, p. 39
29	Watershed	Publish an interactive watershed overlay illustrating base, cluster, and high-density thresholds; develop a Stormwater Control Measure (SCM) Maintenance Toolkit with template agreements, inspection checklists, and cost estimate tables.	Northeast Cumberland Land Use Plan, 2025, p. 43
30	Watershed	Adopt cluster development standards modeled after the Conservation Subdivision provisions (see p. 40), with tailored open space and buffer requirements specific to watershed needs; link land-use approvals to recorded conservation easements or maintenance covenants before final plat approval.	Northeast Cumberland Land Use Plan, 2025, p. 43
31	Watershed	Utilize the North Carolina Wildlife Resources Commission's Green Growth Toolbox to both strengthen watershed-related actions, and consult it during policy and ordinance updates.	Northeast Cumberland Land Use Plan, 2025, p. 43
32	Watershed	Coordinate with the N.C. Wildlife Resources Commission (NCWRC) N.C. Department of Environmental Quality (NCDEQ), Cape Fear River Assembly, and county Soil and Water Conservation staff to host workshops promoting watershed-friendly site design practices.	Northeast Cumberland Land Use Plan, 2025, p. 43

Recommendations

Town of Godwin			
#	**Topic**	**Action**	**Reference**
33	Commercial Development	Coordinate with developers and economic development agencies (e.g. Fayetteville Cumberland County Economic Development Corporation) to promote commercial development along I-95 and Dunn Road.	Northeast Cumberland Land Use Plan, 2025, p. 123
34	Commercial Development	Create and update ordinances and programs to support local startups and businesses by offering tax incentives, grants and loans, or advertising support.	Northeast Cumberland Land Use Plan, 2025, p. 123
35	Land Use	Avoid rezoning farm-related or agricultural parcels to higher-density residential or commercial districts.	Northeast Cumberland Land Use Plan, 2025, p. 123
36	Open Space and Recreation	Support development proposals that include open space, walking paths, and shared community spaces.	Northeast Cumberland Land Use Plan, 2025, p. 123
37	Open Space and Recreation	Organize seasonal events such as festivals, contests, and recreational activities throughout the year.	Northeast Cumberland Land Use Plan, 2025, p. 123

#	Topic	Action	Reference
38	Public Services and Infrastructure	Collaborate with transportation agencies to add sidewalks and bike paths to public streets.	Northeast Cumberland Land Use Plan, 2025, p. 123
39	Public Services and Infrastructure	Work with NCDOT to evaluate and improve traffic controls at major intersections along Godwin-Falcon Road and Main Street.	Northeast Cumberland Land Use Plan, 2025, p. 123
40	Public Services and Infrastructure	Partner with NCDOT and local agencies to survey, repair, and maintain public roads in and around the town.	Northeast Cumberland Land Use Plan, 2025, p. 123
Town of Falcon			
#	**Topic**	**Action**	**Reference**
41	General	Use satellite annexations judiciously, prioritizing those that help guide nearby development in ways that benefit the Town.	Northeast Cumberland Land Use Plan, 2025, p. 143
42	General	Announce rezoning and related cases on town-run social media platforms, the website, and install a town message board or sign to keep residents informed.	Northeast Cumberland Land Use Plan, 2025, p. 143
43	Land Use	Modify the Town of Falcon's zoning ordinance to establish an agricultural zoning district with a minimum lot size of two acres. Revise the zoning map to designate all undeveloped land as agricultural use.	Northeast Cumberland Land Use Plan, 2025, p. 143
44	Land Use	Actively promote participation in North Carolina's Present-Use Value (PUV) Tax program and Voluntary Agriculture Districts (VAD).	Northeast Cumberland Land Use Plan, 2025, p. 143

Recommendations

#	Topic	Action	Reference
45	Open Space and Recreation	Apply for grants and explore other options to improve and expand existing parks with additional amenities.	Northeast Cumberland Land Use Plan, 2025, p. 143
46	Open Space and Recreation	Utilize the Cumberland County Architectural Survey and other historical documents to identify and promote Falcon's historic properties and heritage on the town's website. Additionally, consider implementing town signs or wayfinding systems to highlight these sites.	Northeast Cumberland Land Use Plan, 2025, p. 143
47	Public Services and Infrastructure	Work with county officials to ensure adequate funding and support for Falcon's fire department and emergency response services. Explore opportunities for improved road maintenance and broadband expansion.	Northeast Cumberland Land Use Plan, 2025, p. 143
Town of Wade			
#	**Topic**	**Action**	**Reference**
48	Commercial Development	Support commercial development that complements Wade's small-town and rural character while protecting natural resources.	Northeast Cumberland Land Use Plan, 2025, p. 161
49	Community Appearance	Adopt signage and advertising guidelines that reinforce community aesthetics.	Northeast Cumberland Land Use Plan, 2025, p. 161

#	Topic	Action	Reference
50	General	Encourage the establishment of grocery stores, farmers' markets, and community gardens.	Northeast Cumberland Land Use Plan, 2025, p. 161
51	Open Space and Recreation	Seek grants and funding to support the expansion of public recreational spaces and programs.	Northeast Cumberland Land Use Plan, 2025, p. 161
52	Public Services and Infrastructure	Apply for transportation funding and collaborate with NCDOT to maintain and improve the town's roadways.	Northeast Cumberland Land Use Plan, 2025, p. 161
53	Public Services and Infrastructure	Coordinate with the North Carolina Department of Transportation to reinstate Exit 61 signage as the "Town of Wade" exit.	Northeast Cumberland Land Use Plan, 2025, p. 161
54	Public Services and Infrastructure	Enhance and extend utility services, particularly water and sewer, within the town and surrounding areas.	Northeast Cumberland Land Use Plan, 2025, p. 161
55	Public Services and Infrastructure	Evaluate options for alternative water sources and/or expansion of the town's water system.	Northeast Cumberland Land Use Plan, 2025, p. 161
56	Public Services and Infrastructure	Develop and implement a comprehensive wastewater and sewage management strategy.	Northeast Cumberland Land Use Plan, 2025, p. 161

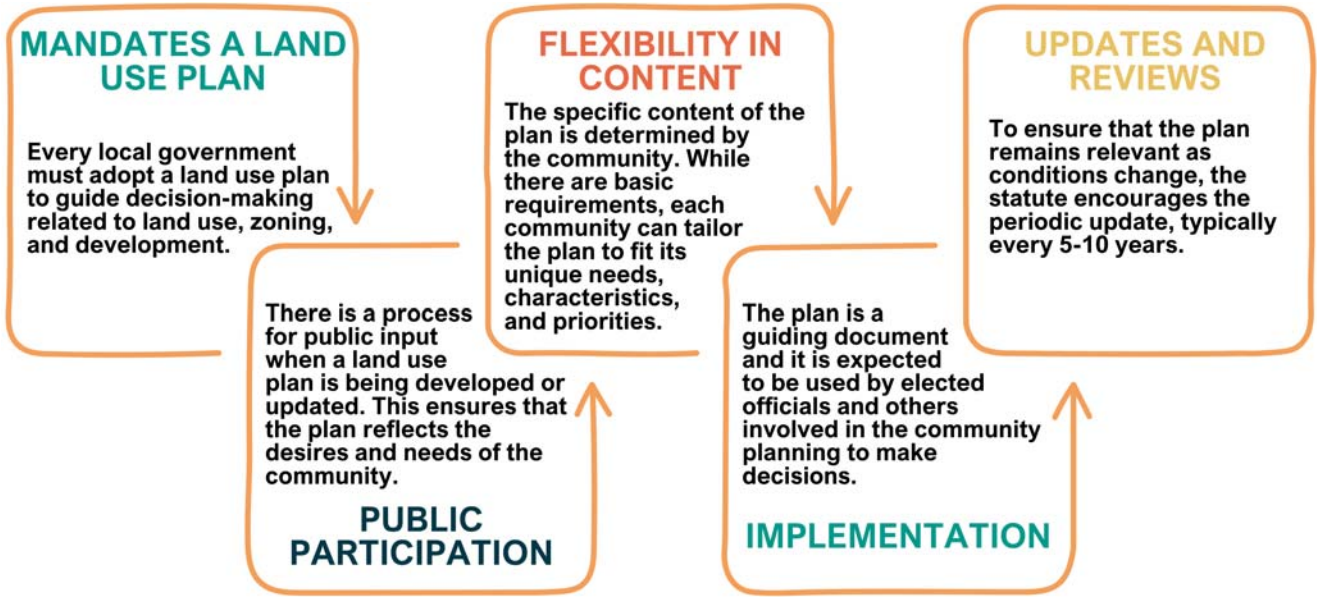


Purpose

70 Purpose & Reasoning
71 Planning Process
72 Key Terminology

Purpose & Reasoning

A land use plan serves as a vision for a community's future development and growth, but it is a guiding document rather than a binding one. The primary goals are to ensure balanced growth, protect natural and cultural resources, and guide economic development in a way that meets the needs and desires of the community. Prioritizing key initiatives helps ensure that growth remains sustainable and reflects the community's long-term vision. Frequent updates (every 5-10 years) are crucial to adapt the plan to changing circumstances, ensuring that it remains relevant and reflective of evolving community needs and priorities.



North Carolina General Statutes 160D-501 requires all local governments in the state to adopt a comprehensive land use plan to guide future development. This statute is part of the broader effort to standardize and improve land use planning across North Carolina, ensuring that communities have clear, consistent frameworks for making decisions about growth and development.



Planning Process

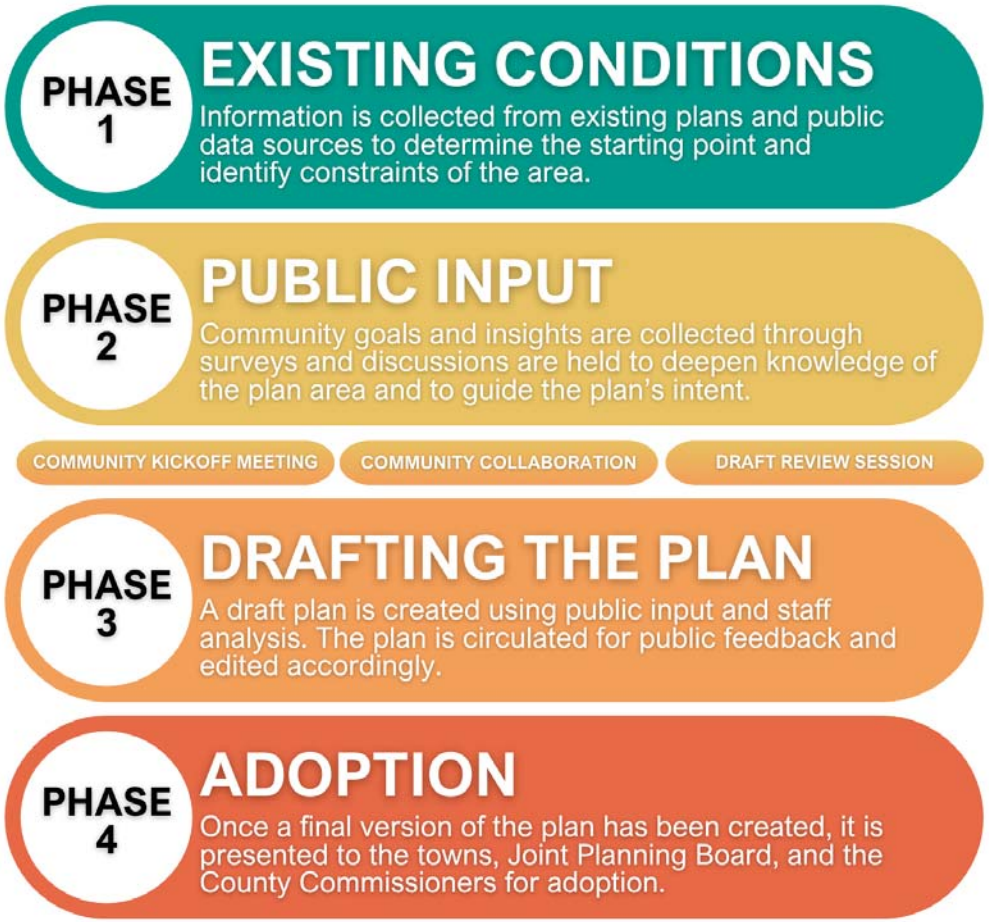
Creating a land use plan involves a multi-phase process designed to understand existing conditions, gather public input, draft recommendations, and adopt a final plan. This process ensures that the plan reflects community values and provides clear guidance for future development. Once adopted, the land use plan becomes a key policy document used by staff, boards, and elected officials when making land use decisions, particularly rezoning requests.

Who Uses the Plan?

- **Property owners and developers** may reference the plan when submitting rezoning requests or development proposals to better align with local goals or it could be used as supplemental material to advocate for local initiatives.
- The **Planning Department Staff** uses the document to provide advice and recommendations to community members, developers, and governing bodies about proposed development or preservation efforts.
- The **Joint Planning Board (JPB)** uses the document and the recommendation provided by planning staff to review if development requests are aligned with the goals of the community as stated in the plan, and provide a recommendation to a town's and/or the county's governing body.
- **Town Boards and the County Board of Commissioners** utilize the plan and recommendations provided by planning staff and the JPB to make a final determination whether to approve or deny rezoning or development proposals. These bodies should also use it as a guide to institute town or county-wide initiatives.

Once adopted, the plan is used to:

- Inform zoning and subdivision decisions;
- Shape updates to development ordinances;
- Guide infrastructure investment;
- Support grant applications and local, state, and federal partnerships;
- And provide recommendations and resources for residents, developers, and governing entities.



The phases of the land use planning process build upon one another and occasionally overlap.

Key Terminology

A ***Comprehensive Plan*** is a long-term, strategic framework used by local governments to guide the physical, economic, and social development of a community.

The ***County Subdivision Ordinance*** governs a division of land into smaller parcels for development. It sets standards for infrastructure such as roads, utilities, stormwater management, and the layout of new developments.

The ***County Zoning Ordinance*** dictates how land within a county can be used and developed. It outlines zoning districts, building height regulations, density restrictions, and other zoning requirements.

Development is the process of growth, improvement, or progress within a specific area including economic development, community development, infrastructure development, and sustainable development. These advancements are aimed at enhancing quality of life, addressing needs, and achieving a higher level of efficiency.

Economic Development is the process of improving economic health and well-being through a combination of strategic initiatives, investments, and policies that enhance the standard of living, create jobs, increase wealth, and foster sustainable growth. Ultimately, improving the quality of life for the community.

Existing Conditions refers to the current state or status of a particular area, system, or situation at a specific time. These typically include physical features, environmental conditions, socioeconomic factors, infrastructure and utilities, community needs, etc.

Jurisdiction is the legal authority or power to make and enforce laws, rules, or decisions within a certain geographic area or over a specific subject matter.

Land Use refers to the management, modification, and utilization of land for activities ranging from residential housing, industrial production, agriculture, recreational areas, or public utilities.

Land Use Classifications are represented on a map to guide decisions and are color-coded for easy reference, with each color representing a different land use category.

A ***Municipal Influence Area (MIA)*** refers to a designated geographic area outside the formal boundaries of a municipality that is subject to the planning and development influence of that municipality. The area may not be directly under the municipality's jurisdiction, but it has an interest in guiding development to align long-term goals and plans.

Policies and Recommendations refer to proposed changes or improvements aimed at shaping or updating existing regulations, ordinances, or policies that govern land use, development, and zoning. These are typically made based on planning principles, public input, and/or the need for better alignment with current or future goals for a community.

Public Services are essential services and infrastructure provided by the government to meet the basic needs of the public and promote the well-being of society. Common examples of public services are education, healthcare, public safety, and transportation.

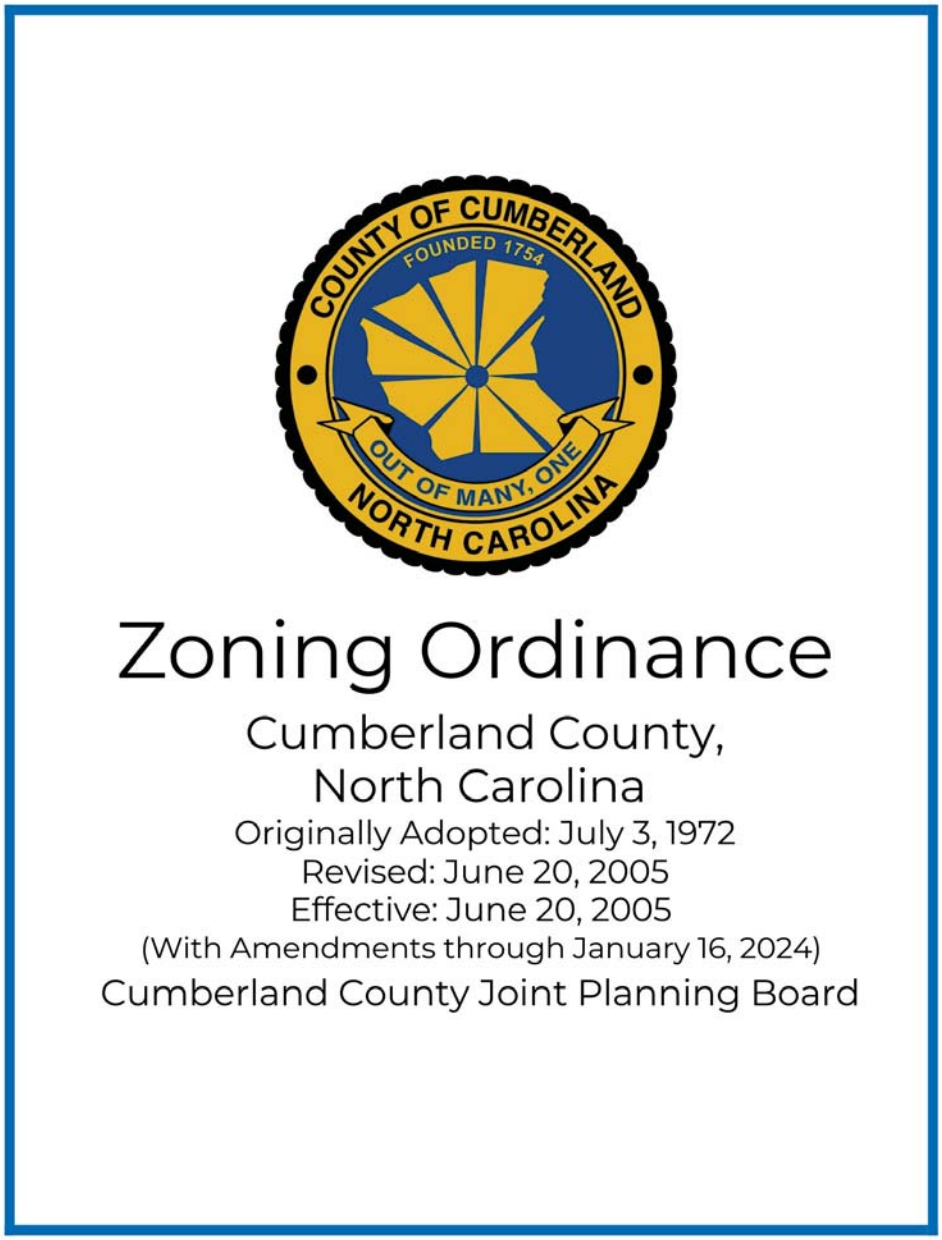
Quality of Life is the general well-being and standard of living experienced by individuals. Aspects such as access to basic needs, personal relationships, educational opportunities, and environmental conditions contribute to an individual's overall happiness, health, and life satisfaction.

Rural Character is defined as an open, natural environment, lower population density, and a closer connection to agricultural or undeveloped land. These areas are located outside urban areas in close-knit communities and encompass a slower pace of living.

Town Ordinance are specific to smaller municipalities and set rules for day-to-day governance, including zoning, building codes, and other local regulations.

A ***Vision*** is a clear and inspiring description of a future goal that guides decision-making and actions. It is often broad and long-term, providing the focus needed to drive efforts toward reaching a desired outcome.

Zoning Districts dictate how a property can be developed, what activities are permissible, and how building structures should adhere to specific requirements for safety, aesthetics, and environmental impact.





Plan Area

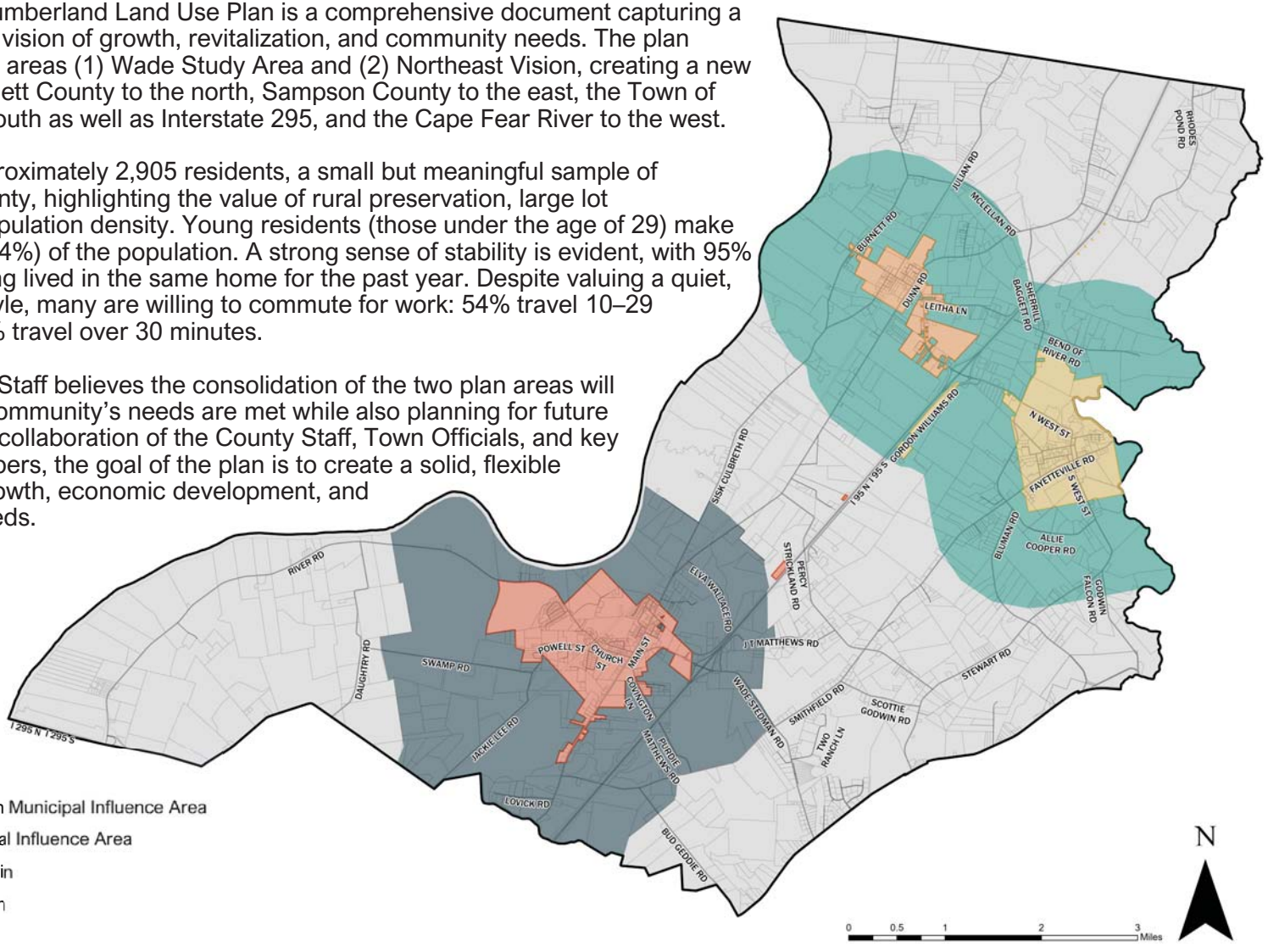
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Study Area Overview

The Northeast Cumberland Land Use Plan is a comprehensive document capturing a cohesive, shared vision of growth, revitalization, and community needs. The plan consolidates plan areas (1) Wade Study Area and (2) Northeast Vision, creating a new boundary of Harnett County to the north, Sampson County to the east, the Town of Eastover to the south as well as Interstate 295, and the Cape Fear River to the west.

It represents approximately 2,905 residents, a small but meaningful sample of Cumberland County, highlighting the value of rural preservation, large lot sizes, and low population density. Young residents (those under the age of 29) make up over a third (34%) of the population. A strong sense of stability is evident, with 95% of residents having lived in the same home for the past year. Despite valuing a quiet, slow-paced lifestyle, many are willing to commute for work: 54% travel 10–29 minutes, and 31% travel over 30 minutes.

County Planning Staff believes the consolidation of the two plan areas will ensure that the community's needs are met while also planning for future growth. Through collaboration of the County Staff, Town Officials, and key community members, the goal of the plan is to create a solid, flexible framework for growth, economic development, and infrastructure needs.



Legend

- Godwin-Falcon Municipal Influence Area
- Wade Municipal Influence Area
- Town of Godwin
- Town of Falcon
- Town of Wade

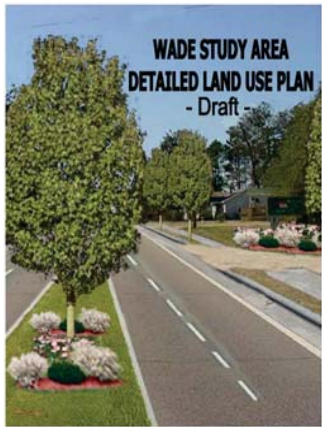
Relevant Plans

In order to fully understand the current environment and future vision of the Northeast Cumberland area, relevant plans for the area were reviewed.

Wade Study Area Detailed Land Use Plan (2003)
is the most recent land use plan for the southern section of the Northeast Cumberland area. This plan was utilized as a starting point for the planning process as previous recommendations and policies were reviewed for status of completion.

Vision Northeast (2011)
is the most recent land use plan for the northern section of the Northeast Cumberland area. This plan was utilized as a starting point for the planning process as previous recommendations and policies were reviewed for status of completion.

2030 Growth Vision Plan (2009) &
Cumberland County Land Use Policies Plan (2009)
These are the latest county-wide plans. The Cumberland County Land Use Policies Plan serves as an addendum to the 2030 Growth Vision Plan. The goals and intentions of these plans may be referenced as a starting point during the development of this plan.





Harnett County's Comprehensive Growth Plan (2015)
The Harnett County Comprehensive Growth Plan, completed in 2015, describes recent changes and future goals in the area. As the adjacent northern neighbor to the Northeast Cumberland area, the changes and goals of Harnett County provide important context when updating the land use plan.

Sampson County's Land Use Plan (2022)
The Sampson County's Land Use Plan, completed in 2022, describes recent changes and future goals in the area. As the adjacent eastern neighbor to the Northeast Cumberland area, the changes and goals of Sampson County provide important context when updating the land use plan.

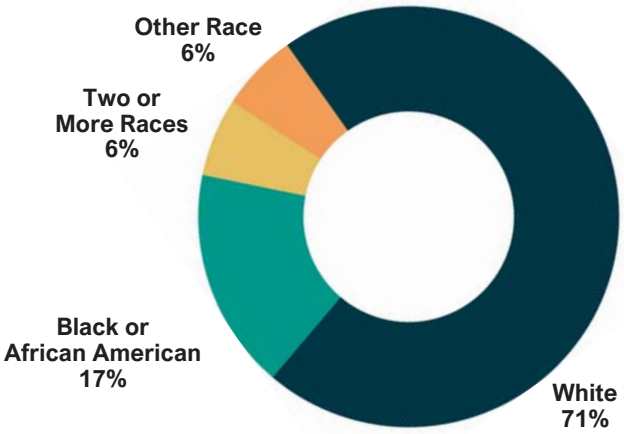
FAMPO/Cumberland County
Comprehensive Transportation Plan (2023)
The Cumberland County and Fayetteville Area Metropolitan Planning Organization (FAMPO) Comprehensive Transportation Plan (CTP) is a non-fiscally constraint multi-modal transportation plan, which identifies transportation deficiencies and provides recommendations within a 25-30 year range. The long-range plan is consistent with the MTP and is a joint effort with NCDOT, FAMPO, the Mid-Carolina Rural Planning Organization (MCRPO), Cumberland County, and its municipalities.

Demographics

Population Growth

Based on the 2020 U.S. Decennial Census, the Northeast Cumberland plan area saw significant population growth between 2010 and 2020. During that time, the number of residents increased from 1,603 to 2,905, an increase of roughly 81%. This growth was significantly higher than the increases seen in Cumberland County (just under 5%) and North Carolina overall (about 9.5%). While post-2020 growth for the entire plan area is not specifically tracked, the North Carolina State Demographer's 2023 Certified Estimates indicate that all three towns within the plan area—Godwin, Falcon, and Wade—have continued to grow since the 2020 Census.



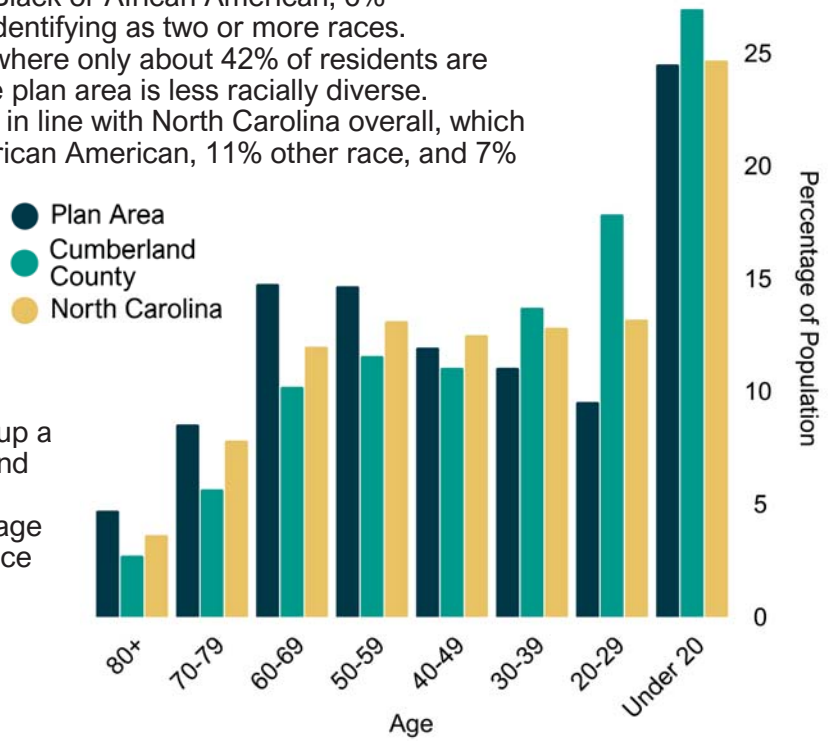


Racial Composition

At the time of the 2020 Census, the plan area's racial composition was approximately 71% White, 17% Black or African American, 6% identifying as another race, and 6% identifying as two or more races. Compared to Cumberland County—where only about 42% of residents are White and nearly 38% are Black—the plan area is less racially diverse. However, its demographics are more in line with North Carolina overall, which is about 62% White, 21% Black or African American, 11% other race, and 7% identifying as two or more races.

Age Distribution

The plan area's age distribution skews older than that of Cumberland County and the state. Just under 25% of residents are under age 20—slightly below the state average and well below the county's 27%. Younger adults, especially those in their 20s, make up a smaller portion of the population, at about 10%, compared to nearly 18% in Cumberland County. In contrast, older age groups are more heavily represented: roughly 15% of residents are in their 50s, another 15% in their 60s, and about 9% in their 70s. These age groups all exceed county and state levels, highlighting an aging trend that may influence future housing, transportation, and service needs.



Sewer and Water

The towns of Wade, Falcon, and Godwin, along with parts of unincorporated Cumberland County, share a regional approach to public water and wastewater infrastructure that supports existing development and allows for limited future growth. These services are delivered through a combination of interlocal purchase agreements, joint infrastructure management, and a shared sewer district known as NORCRESS.

Public Water Services

Public water in the northern portion of the plan area is primarily supplied through purchase agreements with the City of Dunn (Harnett County), while Wade generates its own water. Each town maintains its own water infrastructure and contracts out maintenance and service as needed. A Fayetteville Public Works Commission (PWC) water line runs along U.S. Route 301, providing additional regional connectivity, but PWC does not supply water to the towns in this area.

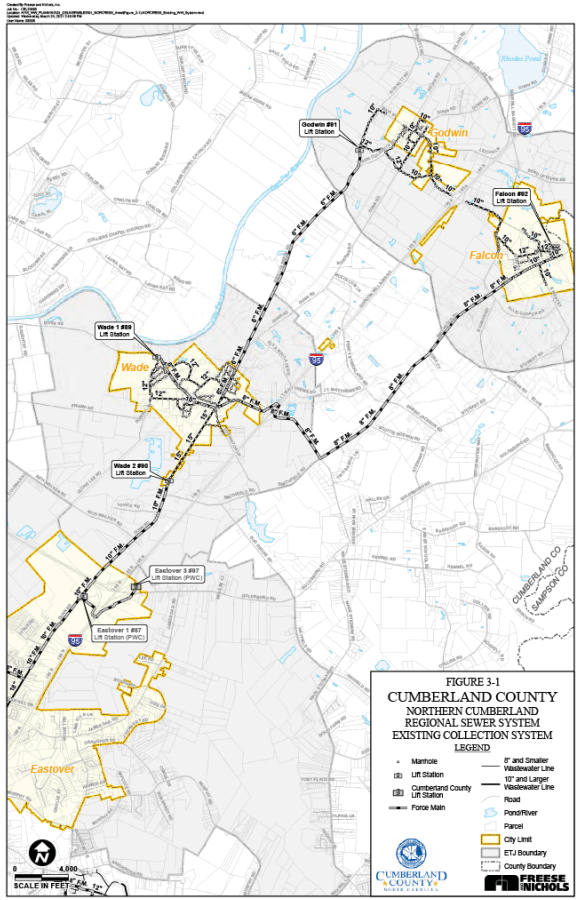
- Godwin purchases its water from the Town of Falcon, which sources it from Dunn. Godwin owns and maintains its own water infrastructure, contracting out maintenance, service, and any system expansion as needed.
- Falcon is supplied by the City of Dunn and operates town-owned water lines. The Town of Falcon contracts with outside service providers for the maintenance, servicing, and expansion of its water system.
- Wade operates its own municipal water system, supplied by seven wells. The town manages and maintains its own infrastructure, providing service to properties within town limits and select nearby areas.

Overall, the regional water system reflects a cooperative effort among the towns and utility providers. While it supports current needs in most areas, access and capacity may vary, and service extensions can be challenging in some locations. Continued coordination will be important for addressing long-term water service needs and planning for future growth.

Wastewater Services – NORCRESS

Wastewater service for the Northeast Cumberland area is managed by the Northern Cumberland Regional Sewer System (NORCRESS), a district formed in October 2005 through a cooperative partnership between Wade, Falcon, Godwin, and Cumberland County. NORCRESS operates a regional sewer collection system that serves both residential and commercial users across the area.

The system consists of shared sewer infrastructure maintained through interlocal coordination. While it enables the provision of sewer service in key areas, access is not universal, and future expansion will depend on funding, growth patterns, and available capacity. This shared approach supports cost efficiency and environmental protection, but may require ongoing improvements to meet long-term development goals.



Transportation

The towns of Falcon, Wade, and Godwin in northeastern Cumberland County, North Carolina, are well-connected to the broader region through a network of major highways, local roads, and proposed multi-use trails. These connections provide residents and businesses with access to larger urban centers such as Fayetteville to the south and Dunn to the north. Many of the planned roadway improvements and pedestrian facilities referenced in this section are drawn from the FAMPO/Cumberland County Comprehensive Transportation Plan (CTP). The CTP identifies long-range needs and recommended projects, but it does not reflect scheduled construction timelines or ongoing roadway maintenance. The absence of a project in the CTP does not mean the roadway will deteriorate or be removed—existing roads will continue to be maintained by NCDOT or the appropriate local agency.

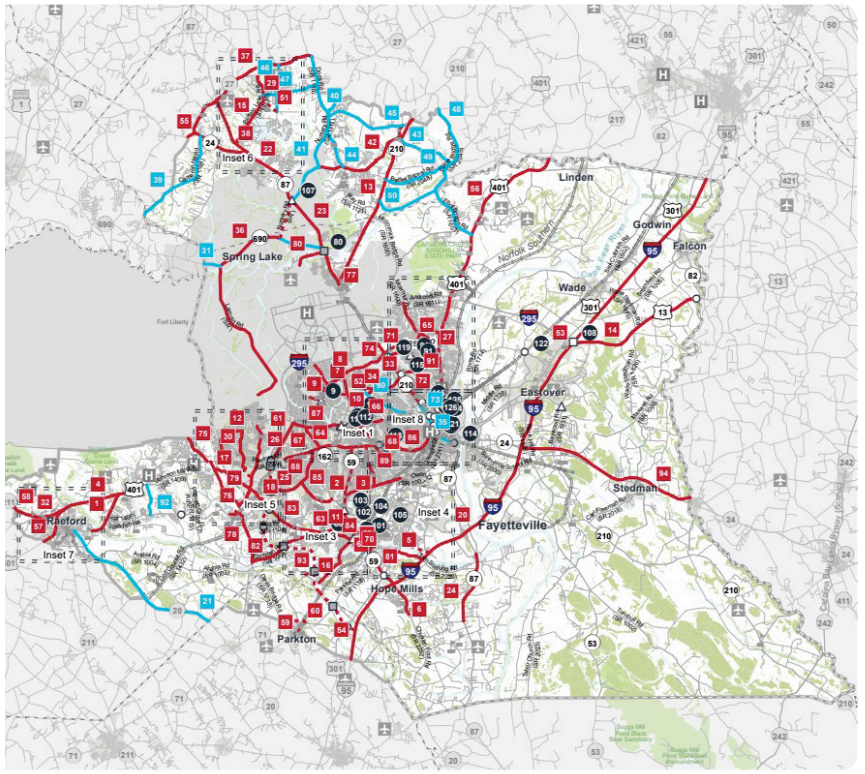
Major Transportation Routes

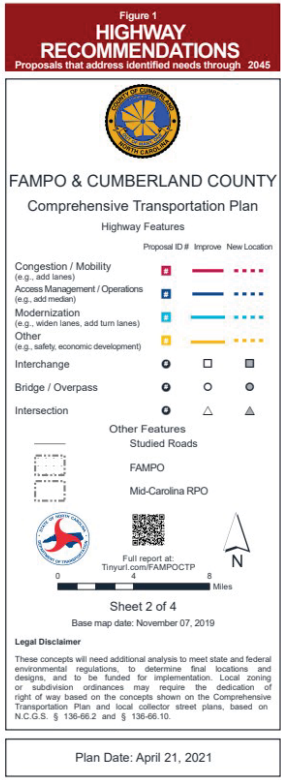
Interstate 95 (I-95): This vital north-south corridor passes directly through or near all three towns, serving as a key route for regional freight, commuter, and long-distance travel.

U.S. Highway 13 (US 13): Connecting with I-95 near Wade, US 13 facilitates east-west travel and links the area to nearby Sampson County and other parts of eastern North Carolina.

North Carolina Highway 82 (NC 82): A state-maintained route that connects Godwin and Falcon to Erwin and Dunn. Although signed as an east-west route, NC 82 primarily runs north-south in this area and provides access to historical and rural points of interest.

Interstate 295 (I-295): Also known as the Fayetteville Outer Loop, this partially completed beltway around Fayetteville improves traffic flow across the region. With its regional proximity to Godwin, Falcon, and Wade it enhances broader access to Fort Bragg and urban Fayetteville and may become increasingly relevant for regional travel in the future.



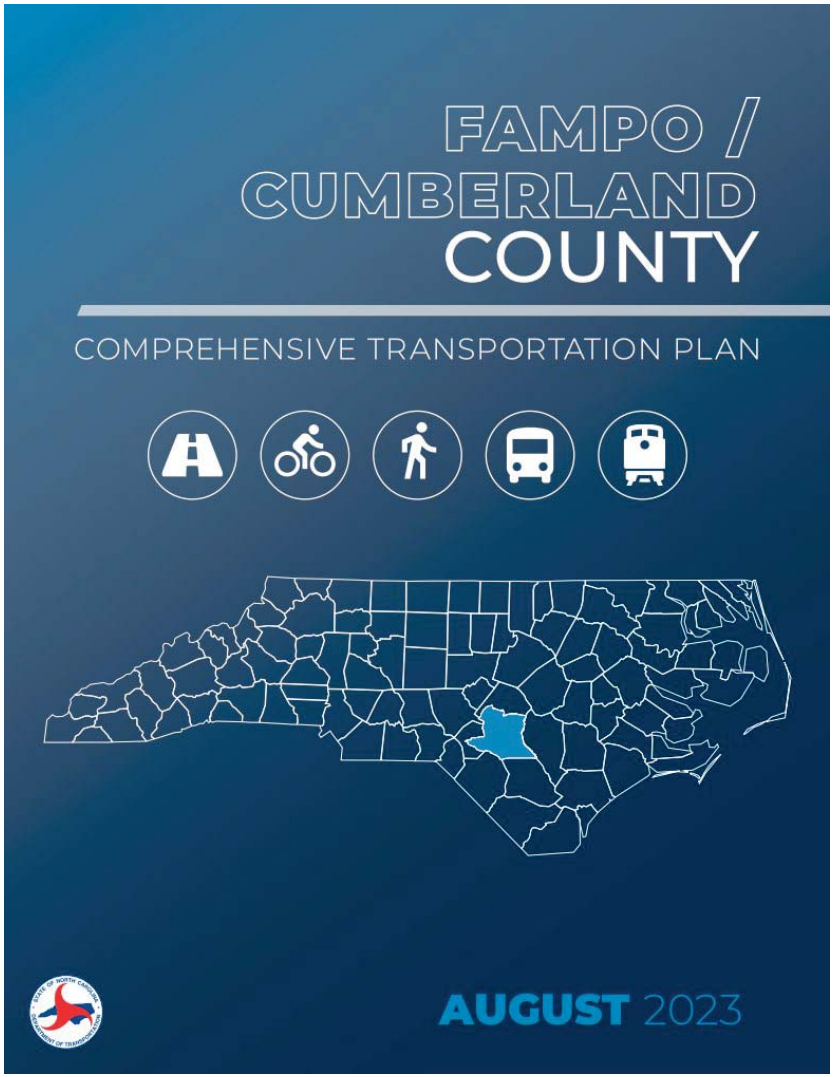


Planned and Future Transportation Projects

I-95 Widening (Project I-5986): The North Carolina Department of Transportation (NCDOT) is widening I-95 from four to eight lanes between Exit 56 (I-95 Business/ US 301) and Exit 81 (I-40). This major upgrade aims to improve safety, ease congestion, and bring the interstate up to modern standards.

U.S. 13 Improvements (Project H090761-A): This planned project would widen 7.31 miles of U.S. 13—from I-95 in Cumberland County to U.S. 421 in Sampson County—into a four-lane divided highway. It aims to improve safety, traffic flow, and regional connectivity for the area.

Proposed Interstate 685 (I-685): NCDOT and federal partners are considering designating U.S. 421 as Future I-685, connecting I-85 in Greensboro to I-95 near Dunn, with possible extension to Fayetteville via NC 87 and I-295. Aimed at improving mobility and freight movement, the project is still in early planning, and its exact route and impacts on Falcon, Wade, and Godwin remain uncertain.



Proposed Multi-Use and Pedestrian Paths

In addition to roadway improvements, several multi-use and pedestrian paths have been proposed to enhance non-motorized connectivity in the region. Notable planned paths include:

- **Recommendation # 326 – Cape Fear River Trail Extension (FAMPO026-M):** Would extend along the Cape Fear River from Harnett County to Carvers Creek State Park, offering scenic and recreational access for pedestrians and cyclists.
- **Recommendation # 353 – Burnett Road Multi-Use Path (FAMPO053-M):** Planned from Sisk Culberth Road to the Harnett County line to improve local, non-motorized travel options.
- **Recommendation # 354 – Burnett Road Trail (FAMPO054-M):** A connector trail linking the Cape Fear River Trail Extension, the Cape Fear Multi-Use Trail (East), and Burnett Road Multi-Use Path.
- **Recommendation # 409 – Cape Fear Multi-Use Trail (East) (FAMPO109-M):** Would follow the Cape Fear River from Harnett County to the Burnett Road Trail, integrating with other regional trails.
- **Recommendation #165 – Dunn Road Path (FAMPO065-P):** A proposed pedestrian path along Dunn Road that would improve walkability and provide safer, more accessible routes for non-motorized users in the area, particularly between residential areas and nearby community destinations including Rhodes Pond.

Additional multi-use and pedestrian paths are planned throughout the broader area, including in and around each of the three towns. These projects are further detailed within the individual community sections of this plan, where localized trail recommendations are reported and discussed.

Education

Cumberland County Schools (CCS) is the fifth-largest school district in North Carolina, serving nearly 50,000 students across 86 schools—including District 7 Elementary School in Wade. The district is guided by *The Cumberland Commitment: Strategic Plan 2026,* which outlines a roadmap of strategies, action items, and measurable outcomes designed to fulfill their mission and vision, anchored in the district's core values: excellence, equity, innovation, integrity, collaboration, and compassion.

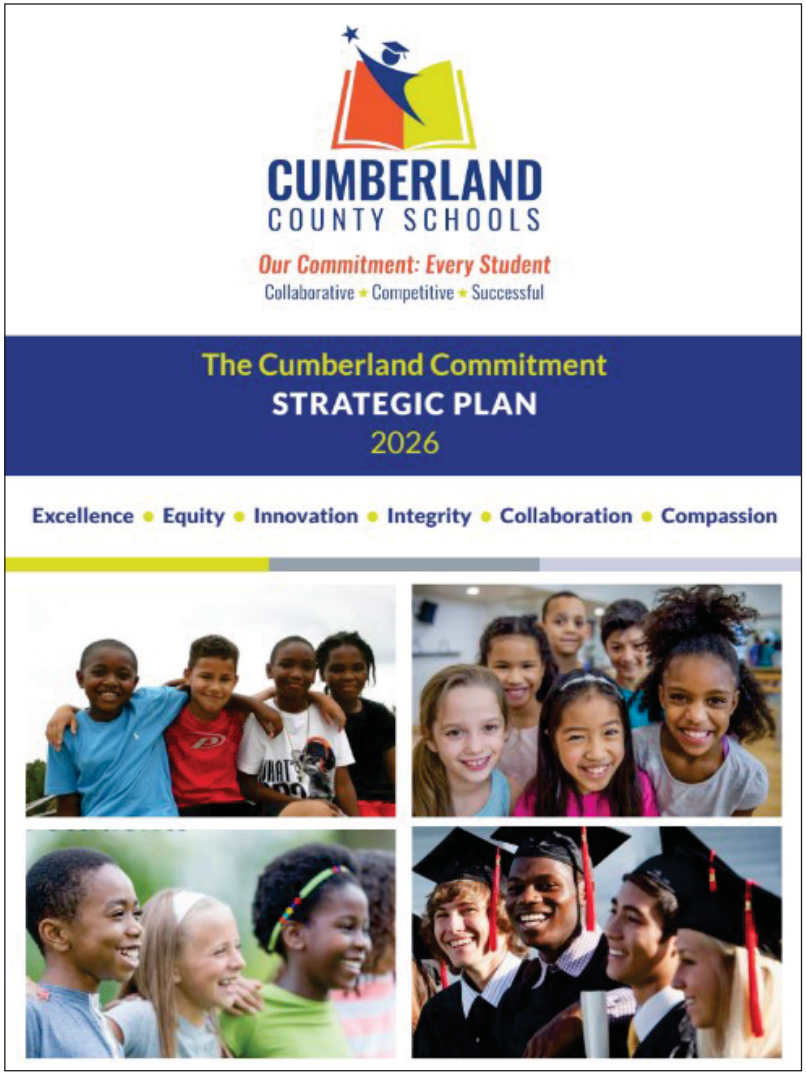
Mission
Cumberland County Schools will provide a safe, positive, and rigorous learning environment to prepare lifelong learners to reach their maximum potential.

Vision
Every student will have equitable access to engaging learning that prepares them to be "**C**ompetitive**, C**ollaborative, and **S**uccessful" in our global world.

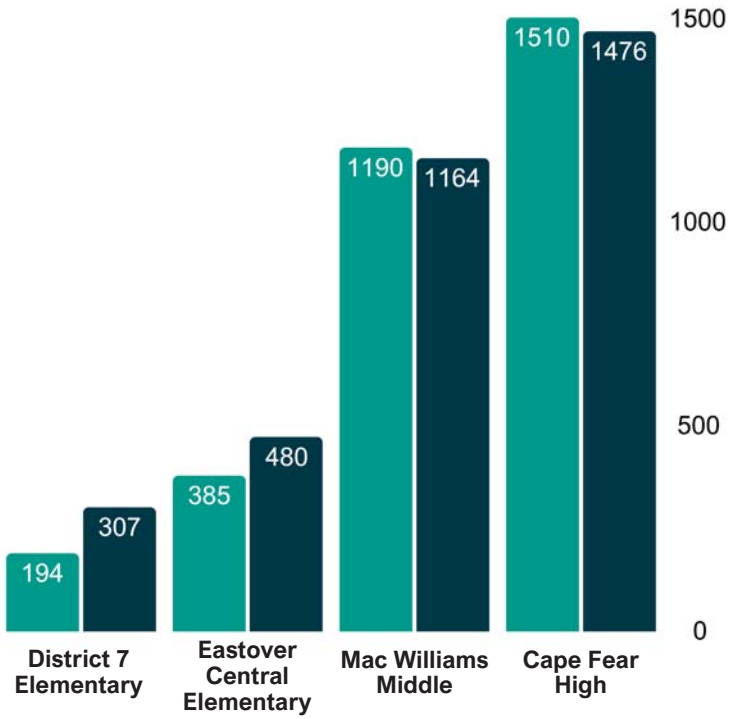
Strategic Priorities
- **Successful Students:** Graduate every student confident, competitive, and ready for a career, college, and life.
- **Premier Professionals:** Recruit, support, and retain impactful teachers, leaders, and support staff.
- **Exceptional Environment:** Integrate resources, facilities, and staff to maintain a safe, inviting learning environment for students to grow academically, socially, and emotionally.
- **Committed Community:** Collectively engage schools, parents, and community in building student success.

Our Core Values | Shared beliefs that guide our work

Excellence- We pursue and maintain the highest standards
Innovation - We develop new and emerging solutions
Collaboration - We work together to produce the best results
Fairness - We provide every student a fair opportunity for success
Integrity - We speak and act honestly and truthfully
Compassion - We treat everyone with concern and understanding



Northeast Cumberland School Districts





District 7 Elementary School

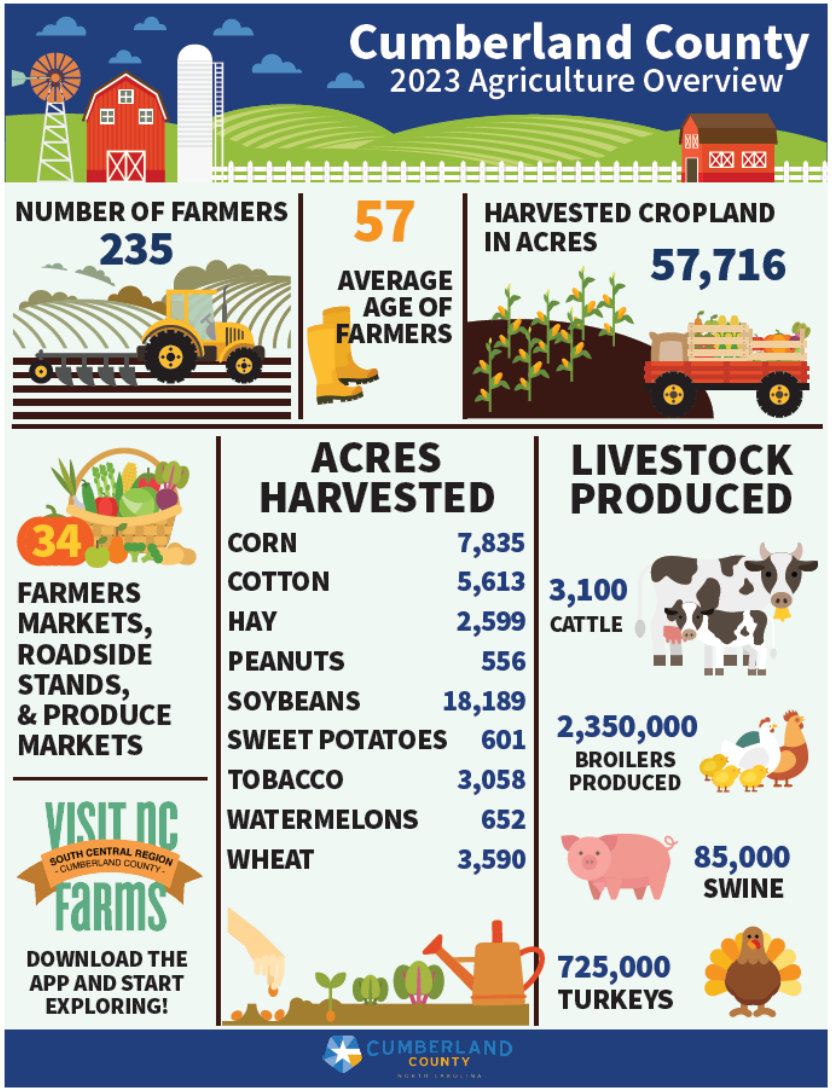
Located in Wade, North Carolina, District 7 Elementary School is the only public school within the Northeast Cumberland plan area. Serving students from Pre-Kindergarten through 5th grade, the school draws from across rural northeastern Cumberland County. Community involvement plays a vital role in the school's success, with parents and volunteers regularly contributing their time to support academic programs and extracurricular activities. District No. 7 also hosts events such as workshops and book fairs—often in partnership with Cumberland County Schools—fostering a strong connection between the school and the local community to promote student achievement.

Falcon Christian Academy

Located in Falcon, North Carolina, Falcon Christian Academy is a private, co-educational Christian school affiliated with Falcon Children's Home. The academy serves students from Pre-Kindergarten through 12th grade. While private school enrollment and staffing data are not always readily available, the National Center for Education Statistics (NCES) reported in its 2021–2022 Private School Universe Survey that the school had approximately 119 students and a student-teacher ratio of about 8:1. Falcon Christian Academy's mission emphasizes academic achievement, spiritual growth, and character development, aiming to support each student's full intellectual potential regardless of academic or social background. The school is a member of the Association of Christian Schools International (ACSI).

FALCON CHRISTIAN ACADEMY

Agriculture



Agricultural Heritage

The agricultural industry has long been the cornerstone of Northeast Cumberland County's settlement, economy, and way of life. For generations, it has provided a steady income for farmers while fostering a strong sense of community pride. Since the early 1800s, family farms have cultivated tobacco, sweet potatoes, and corn—crops that shaped settlement patterns and local culture. Today's farms continue that legacy with modern techniques, embodying the values and resilience of residents across all backgrounds.

Key Agricultural Areas

The northeast Cumberland County area is home to acres of Prime Farmland and State and Locally Important Farmland. Prime Farmland, as defined by the U.S. Department of Agriculture, includes soils ideally suited for producing food, feed, fiber, forage, and oilseed crops. These soils offer favorable conditions that, when combined with responsible farming practices, can economically sustain high crop yields with minimal energy and resource inputs, while minimizing environmental impacts. The Northeast Cumberland area has approximately 12,067 acres of Prime Farmland.

State and Locally Important Farmland refers to soils that, while not classified as prime, are still suitable for agriculture. These soils may require additional conditioning and management practices, such as drainage to control excess water and increased fertilization, to sustain profitable agricultural output. The Northeast Cumberland area has approximately 13,814 acres of State and Locally Important Farmland.

Combined, both Prime Farmland and State and Locally Important Farmland make up approximately 75% of the entire plan area.

Agricultural Production

Cumberland County is a agricultural powerhouse, boasting a diverse range of crops and livestock products—from thriving fields of soybeans, corn, and cotton to bustling broiler, turkey, and swine farms. In 2023, alone the county harvested over 57,716 acres of fertile farmland, showcasing the strength of the agricultural industry for Cumberland County and importantly the northeast region of the county.

Challenges

Despite its strengths, the agricultural sector faces ongoing challenges:

- **Development Pressure:** Proximity to I-95 and the growing Fayetteville and Research Triangle metro areas puts farmland at risk of conversion.
- **Aging Workforce:** The average farmer age exceeds 55, highlighting the need for succession planning and support for beginning farmers.
- **Market Volatility:** Fluctuating commodity prices and rising input costs challenge farm profitability.

Addressing these issues through coordinated land use policy, targeted preservation programs, and support for new entrants will be critical to the area's agricultural future.

Support Networks & Resources

Farmers and landowners in Northeast Cumberland have access to a diverse network of programs offering technical assistance, financial resources, education, and local advocacy.

- **Cumberland County Cooperative Extension**: Offers workshops, on farm demonstrations, soil testing, certification programs, and farm business planning.
- **Soil & Water Conservation District**: Provides planning assistance, conservation practice incentives, and flood mitigation guidance.
- **Cumberland County Farm Bureau**: Offers local advocacy, insurance services, and farm policy support, along with educational events and scholarships.
- **Cumberland County Agribusiness Council**: Promotes agricultural awareness, coordinates Farm-City Week, and supports youth engagement in local farming.
- **Cape Fear Farmers Market** (regional): Provides a local sales venue for producers, promoting agritourism and value added farm goods.
- **Cumberland County 4-H Program**: Supports youth development through livestock shows, farm camps, and leadership training in agriculture.



Land Preservation

Rural Character Preservation

The Northeast Cumberland area is uniquely positioned for development opportunities and pressure, situated along the I-95 corridor and within an hour's drive of the rapidly expanding metro areas of Fayetteville, Dunn, and the Research Triangle. This strategic location makes it a prime target for development, underscoring the pressing need to preserve its rural character. Protecting vital wildlife habitats, active farmlands, and the region's cultural heritage are essential goals of the area. Key strategies to address this challenge include:

- **Enrollment into Preservation Programs**: Safeguard active farmlands by encouraging enrollment into preservation programs such as a VAD.
- **Utilizing Conservation Development**: Balance new development with the preservation of open space and natural habitats by using tactics such as a conservation subdivisions.
- **Applying Smart Growth Principles**: Promote sustainable development through strategic policies that support local business growth, encourage a walkable community, and prioritize the preservation of open space and recreational assets.
- **Promoting Civic Agriculture**: Foster community-driven initiatives that strengthen community bonds and support the local economy—such as establishing a farmers market or creating a community garden.

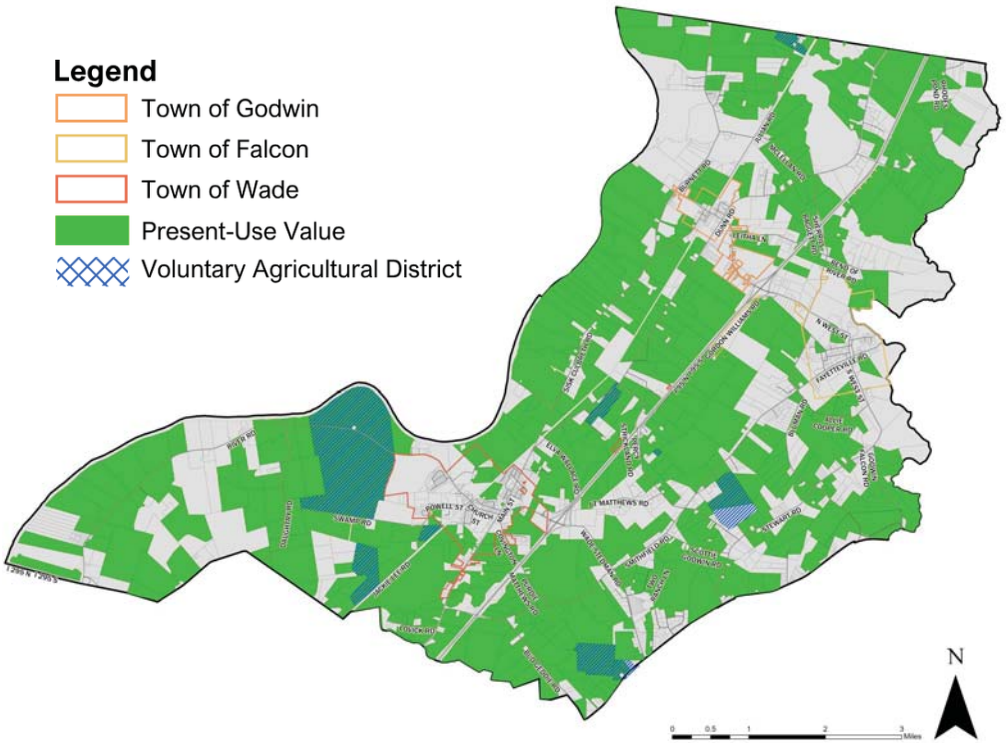


Agricultural Preservation

Protecting farmland is essential to maintaining the strength of agriculture and agribusiness in the Northeast Cumberland plan area and across the entire region. It is important for several reasons including:

- **Food Security**: Encouraging local farming operations ensures a stable supply of fresh, locally grown food for the local population and reduces the reliance on imports from across the state and country.
- **Environmental Protection**: Preserving farmland helps maintain ecosystems, support biodiversity, and prevent urban sprawl avoiding habitat loss and environmental degradation.
- **Economic Stability**: Farmland provides economic opportunities for farmers and rural communities, supporting local jobs through the production of food and other agricultural products.
- **Climate Resilience**: Well-managed farmland can play a role in mitigating climate change by sequestering carbon and supporting sustainable farming practices that reduce greenhouse gas emissions.
- **Water Management**: Farmland can help manage water resources, as crops and soils can regulate water flow and prevent runoff and flooding, and reduce soil erosion.
- **Cultural Significance**: The farming business can become an important part of a region's cultural identity and history, emboldening local residents to protect this heritage for future generations.

Northeast Cumberland VAD & PUV



Agricultural Preservation Programs and Strategies

Present-Use Value (PUV): The PUV program, introduced in 1974 by the state, is a tax deferment program providing benefits to landowners who maintain their land for agricultural, horticultural, or forestry purposes. Landowners who enroll in the program have their land value taxed at the rate assessed at the time of enrollment for as long as they maintain eligibility. 61% of the plan area is enrolled in PUV.

Voluntary Agricultural District (VAD): The VAD program, started in 1986 by the state, is a conservation agreement between counties and landowners which restrict non-agricultural uses of the land for a 10-year period. This aims to encourage the preservation of farmland. 5% of the plan area is enrolled in VAD.

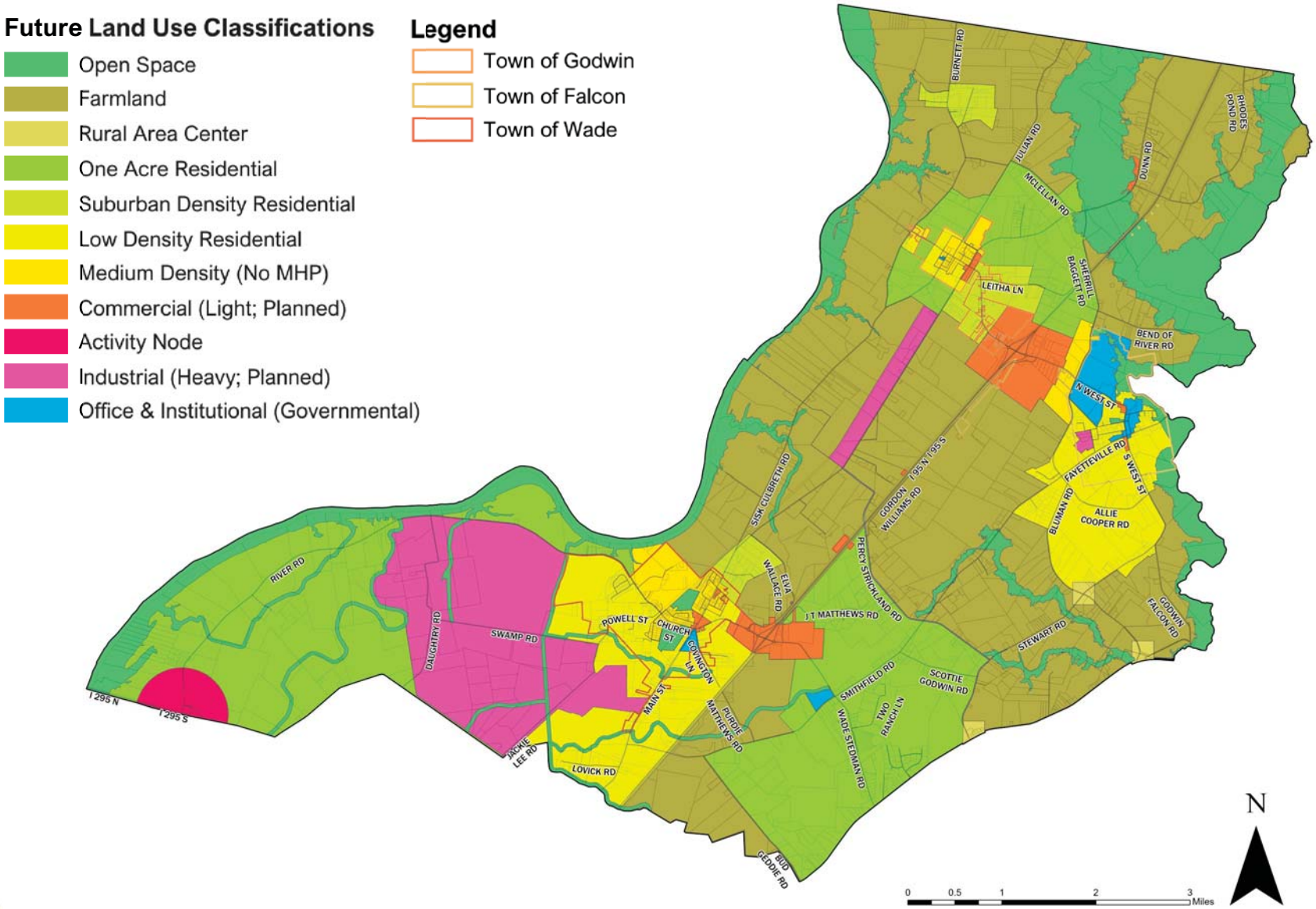
Bona Fide Farm Exemption: The bona fide farm exemption is a voluntary property status which protects agricultural operations from some land use zoning regulations.

Conservation Easement: A conservation easement is a voluntary legal agreement that places restrictions on a property to protect its conservation value.

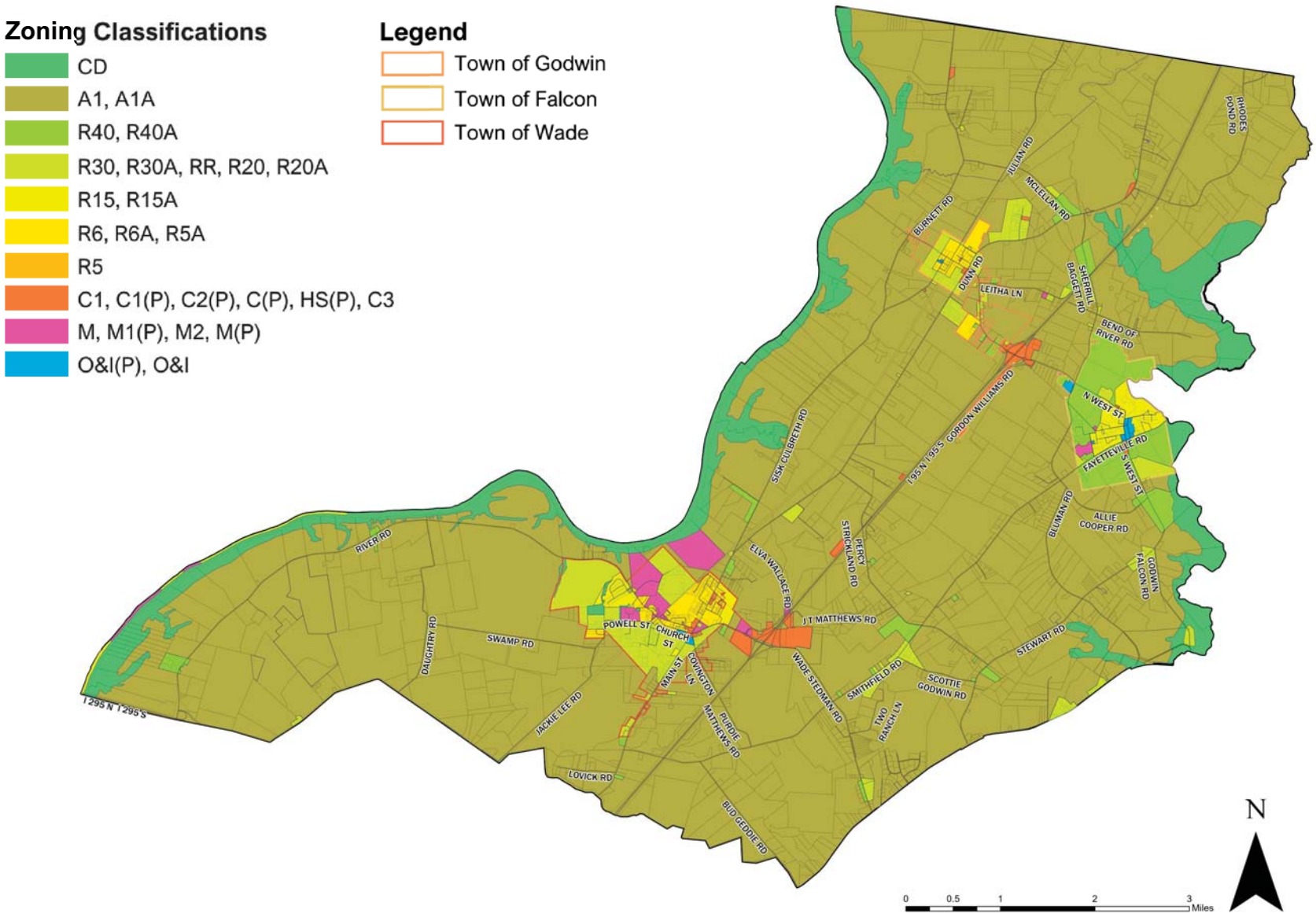
Adopting farmland preservation programs and strategies is vital to ensuring the Northeast Cumberland Area continues to enjoy the environmental, cultural, and economic benefits of responsible stewardship for generations to come.



Existing Future Land Use Map



Current Zoning Map





Community Engagement

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94 Kickoff Meeting
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100 Steering Committee
101 Online Engagement
102 Questionnaire
103 Draft Review Session

Overview

The Northeast Cumberland Land Use Plan was constructed to represent the community's vison and goals for the future. Public input and collaboration is essential to ensure that the final plan reflects the will of the people and lays out a framework to achieve community-focused initiatives. Throughout the planning process County Planning Staff engaged with the community through various meetings, surveys, and discussion opportunities.



Engagement Goals Toolkit

- **Conduct Surveys and Interviews**
- **Host Community Meetings**
- **Exchange Data and Information**
- **Create Maps, Graphics, and Visuals**
- **Utilize a Cost-Benefit Approach**
- **Work in Good Faith and Transparency**



Postcard Notifications — **1,567+** postcards were sent to area residents notifying them of the initial kickoff meeting and the draft review session.



Kickoff Meeting — **82** community members attended the initial plan area kickoff meeting held on October 10, 2024.



Values Survey — **52** surveys were completed and submitted by the community in physical or digital formats.



Draft Review Session — **59** community members attended the draft review session held on July 24, 2025.

Kickoff Meeting

The Northeast Cumberland Land Use Plan Kickoff Meeting was the first plan area-wide public engagement event hosted by County Planning Staff at the Godwin Community Building on October 10, 2024. The event was a 3-hour open house designed to allow County Planning Staff to connect with the community, share information about land use planning, and discuss area-specific topics and concerns. The event was broken into five stations focused on key topics, some included question-response items the public could engage with as well. Posters from each station can be found in the Appendix.

Kickoff Meeting Stations

- Station 1 — Land Use Planning
- Station 2 — Population and Housing
- Station 3 — Public Services and Quality of Life
- Station 4 — SWOT Analysis and Future Vision
- Station 5 — Land Development, Agriculture, and Rural Character

Station 1 — Land Use Planning

The land use planning process serves to create a blueprint document that outlines policies, strategies, and recommendations to shape future development, growth, and preservation across the region. The Land Use Planning Station provided an overview of this process, explaining its components and sharing the current future land use and zoning maps which guide development and preservation efforts today. Additional details about land use planning can be found on page 70.



Station 2 — Population and Housing

This station provided basic information on plan area and town-specific demographics as well as housing statistics. The posters at this station featured graphics that showed population change between 2010 and 2020, current age and race demographics, and housing statistics.

Housing Priorities Activity

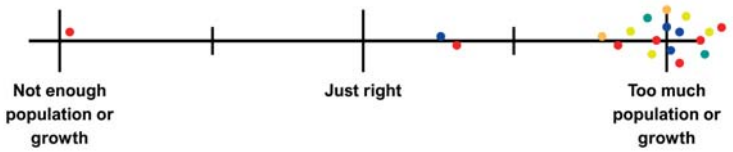
This activity was a ranked choice vote that requested participants to select their top three housing concerns among five categories and rank them according to priority 1-3. *Based on the given responses, it appears most respondents felt that the amount (supply), quality, and value of houses were the important concerns to be aware of.

	1	2	3
Amount of Housing	13	1	5
Housing Affordability	8	7	2
Housing Quality	10	4	1
Housing Value	11	4	2
Senior/Supportive Housing	7	3	2

*Standard ranked choice parameters were not adhered to in this exercise. Best inferences were made from given results.

Population and Growth Activity

This station activity presented a bar graph where respondents were asked to use stickers to indicate their feelings about population levels in the area. Most respondents felt that population levels were too much or there was too much growth in the area. Additional comments either advocated for intentional planning towards plan area improvements or offered that it might be best to keep the area rural and unchanged.



Station 3 — Public Services and Quality of Life

This station provided basic information on plan area and town-specific demographics as well as housing statistics. The posters at this station featured graphics that showed population change between 2010 and 2020, current age and race demographics, and housing statistics.

Quality of Life (QOL) Activity

This activity instructed participants to provide commentary on their quality of life and use a sticker to rank its current level. Enhancements to QOL included low population, rural character, and country living, whereas aspects that hindered QOL included traffic, new housing developments, and semitruck driver trainings. Most respondents indicated that their current QOL was between good and excellent.



Public Infrastructure Activity

This activity directed participants to consider if public service categories were strengths or weaknesses in the plan area. The respondents reported that fire services as well as education quality and access were the only prominent strengths in the plan area. The other seven public service categories were heavily indicated as weaknesses and additional commentary detailed that there was a need for permanent EMS and police substations or patrols in the area.

Vote Tally	
Strengths • Fire Services (19) • Education Quality and Access (11)	**Weaknesses** • Public Transportation (15) • Road Quality (18) • Walkability (11) • Supportive Services (11) • Police Services (23) • Utilities Quality and Access (11) • Emergency Preparedness (17)

Station 4 — SWOT Analysis

The SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis is a tool used in community planning and development which directs community stakeholders to think critically about the current conditions in their community and evaluate the opportunities or hinderances that could advance or inhibit community progress. The following list is the verbatim written responses from the community.

Strengths • Friendly communities – available land • Nothing • Access to major travel routes • Open Space/housing not crammed together / family history • Water 2 sewer	• Good People / Good Parks / Dedication to Rural Living • Major Highways Nearby • Parks/trash dump access/neighbors good • Not Hope Mills or Spring Lake! • Great area for new growth • Good Schools District 7 Flacon Christian Academy	• Low population • Rural – access to 95 + low population • Low population • Being Rural • Rural! No close neighbors
Weaknesses • LACK OF POLICE • Some poverty / roundabouts • Leadership • Main St + Wade-Stedman + Covington Lane Intersection • No Job's In This Area • LACK of sheriff support	• Internet • Lack of quick access to police + Hwy 301, Wade Stedman Rd. _ Covington Lane Intersection is dangerous • No sewer North of Godwin Dunn Rd. • No Stores To buy Anything • Public services	• Police no coverage for drug dealing @ post office • Not enough Deputies or Medics • No retail stores • Lack of police or all services
Opportunities • Promote Commercial Agriculture + Farming • Bring back mobile library + better access to water if wells run dry • Utilities • Maintain the rural landscape NO Neighborhoods	• Limitless opp. Growth Commercially and Residentually • Community support + oness • STOP BUILDING NO Housing Developments • Beautification Project to Increase Home Values	• More Presents of Sheriff • Low Density Rural Benefits
Threats • Over Population • Drugs + Prostitution • Small lot subdivisions • Too remote for police protection • Cramming a lot of houses in here • Small lot subdivisions + lack of infrastructure • Subdivisions with lots of less than ½ acre	• Growth too fast without proper planning • Two many people against growth not good planning • Democrats (x3) • Dilapidated Trailers – nobody wants to live near that • Too much traffic going down the road now. Poor road maintenance. Almost go hit numerous times – Falcon	• No Changes/No Subdivisions/No more traffic + Keep Natural Habitants • County comm & mayor of Godwin • Small crowded housing areas + Tear down old gas station @ I-95 @ Wade • NO small lots! No cheap housing! • Crime at Lucky 7 Truck Stop in Wade at I95 Exit 61 ex. Drugs + Prostitution

Kickoff Meeting

Station 5 — Future Development, Agriculture, and Rural Character

This station provided participants with information about agriculture in the plan area, Present-Use Value (PUV), Voluntary Agricultural Districts (VAD), and other methods and programs to preserve rural character and farming.

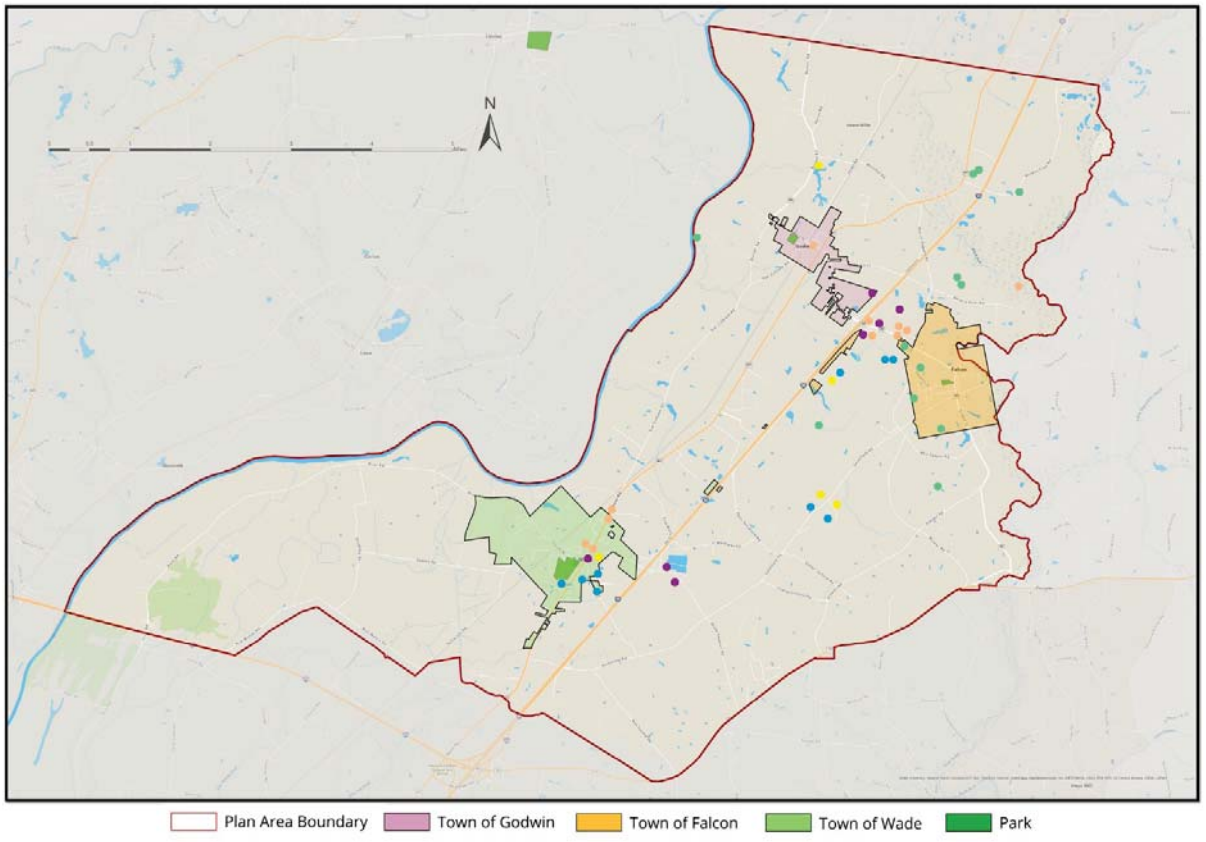
Rural Character Activity

This activity instructed participants to provide commentary on the types of development, infrastructure, and policy initiatives they would like to see to preserve the rural character of the area. Based on the comments provided, ideas to achieve this can be summarized into the following points:

- Preserve farmland and agriculture
- Conserve wetlands, the environment and natural habitats
- Keep the area rural and avoid gentrification and crime

Future Development Activity

This activity directed participants to indicate the location and type of development that would be appropriate in the plan area. The respondents used colored dots to indicate where large residential lots (blue), small residential lots (yellow), light commercial (orange), commercial/industrial (purple), or open space (green) development and/or conservation is suitable. The responses, as shown on the map to the right, presents a diverse preference for future development and conservation across the plan area.



Key Takeaways

- Preference for industrial and/or commercial development around the Exit 58 interchange and along 301 within the towns of Godwin and Wade
- Preference for large residential rather than small residential lots across the area
- A desire for conservation efforts in the northeast portion of the plan area

Values Survey

The Northeast Cumberland Values Survey was a 16-question open-ended survey constructed to reveal the personal values of residents in the community and their attitudes towards key strengths, weaknesses, and important aspects of the plan area. The following are the key takeaways from the five open-ended values questions.

Features to Maintain
- Rural character
- Peace and quiet
- Farms and fields
- Abundance of open spaces
- Small and closeknit communities

Features to Change
- Small, friendly, and closeknit communities
- Easy access to I-95
- Wide open spaces and natural areas
- Fire emergency services
- Quiet area with little to no traffic and crime

Strengths of the Area
- Small, friendly, and closeknit communities
- Easy access to I-95
- Wide open spaces and natural areas
- Fire emergency services
- Quiet area with little to no traffic and crime

Weaknesses of the Area
- Lack of county services and support
- Few stores and retail options
- Poor roadways and traffic intersections

Future of the Area in 10-20 Years
- The area will look and feel the same
- Planned and limited growth and development
- Preserved farmland and nature
- Increase in small commercial businesses



Ranked Choice Voting

A second portion of the survey allowed respondents to rank priorities on scales of 1-4 or 1-5. The following graphic shows the responses arranged in size according to what respondents valued the most amongst the four ranked-choice questions.



Steering Committee

The Steering Committee served as a collaborative forum for knowledgeable area leaders and representatives to provide area-specific information and guidance as the plan was developed. 15 representatives volunteered to work in coordination with County Planning Staff to discuss the plan progress, provide feedback, and critique plan initiatives. Committee roles and responsibilities were developed and collectively agreed upon to promote a productive environment where ideas and opinions can be shared freely and everyone is aligned in terms of the goals of the committee.

Committee Roles

- Review public-facing materials for quality, understandability, and accuracy.
- Serve at an advisory capacity by providing feedback, accountability, and coordination assistance with the community.
- Encourage diverse engagement through outreach among individual and community networks.

Committee Responsibilities

- Approve strategies of the public engagement process.
- Review materials and provide thoughtful feedback.
- Work in good faith with others whose interests and values may conflict with your own.
- Serve as representatives of the community and be engaged on topics, issues, and opportunities that impact the community.



Committee Meeting Schedule and Agenda Topics	
November 1, 2024	Steering Committee Introduction
December 5, 2024	Town Goals and Objectives
January 14, 2025	Town-specific Future Land Use Map
March 10, 2025	County-specific Future Land Use Map
June 5, 2025	Northeast Cumberland Land Use Plan Draft Review

Online Engagement

The County Planning Staff developed and launched a plan website in early September to provide rapid and accessible information to stakeholders and community members interested in the progress of the land use plan. The website included plan area information, a planning process overview, upcoming meeting announcements, links to plan area related materials and documents, plan area photos and videos, and a frequently asked questions section.

Homepage



Kickoff Meeting Findings Update

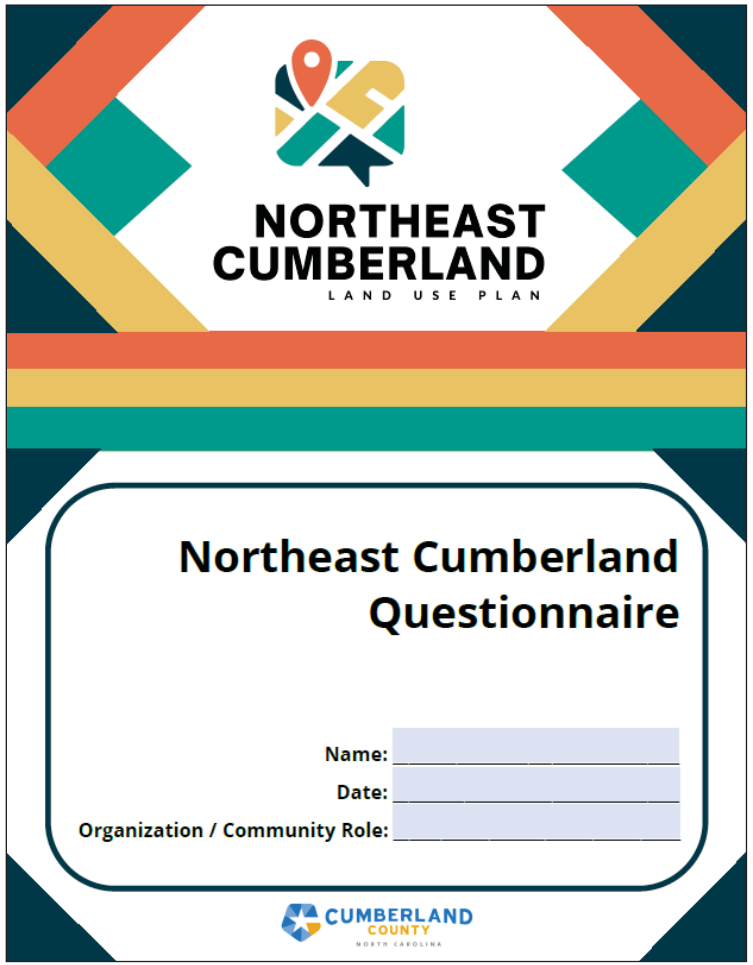


Scan here to view the Northeast Cumberland plan area website.

Questionnaire

The Northeast Cumberland Questionnaire was designed to gather detailed input from individuals with knowledge of or involvement in the community. It consisted of 27 open-ended questions divided into four sections: (1) General Questions, (2) Economic Development, (3) Housing and Residential, and (4) Infrastructure and Public Services. Each section included 6–7 questions, and participants were encouraged to answer as fully as possible, with the option to skip any question.

While stakeholders are commonly defined as residents, organizations, businesses, or agencies with an interest or role in the area's development, the steering committee determined that—for the purposes of this plan—only residents of the plan area would be considered stakeholders. Steering committee members completed the questionnaire in collaboration with other area residents, drawing on local knowledge and community perspectives to inform their responses. The following are the key takeaways from the given responses.



General

- Overregulation and taxes burden commercial and residential growth.

Economic Development

- Desire for small locally-focused businesses.
- Commercial development should be located along I-95 and east of Highway 301.
- Promote family-run and agricultural-related businesses.

Housing and Residential

- Promote residential development that protects rural character and preserves the natural environment.
- Encourage large-lot residential zoning and avoid overcrowding.
- Discourage sprawl and encourage housing to be in or near town limits to protect farming operations further out.

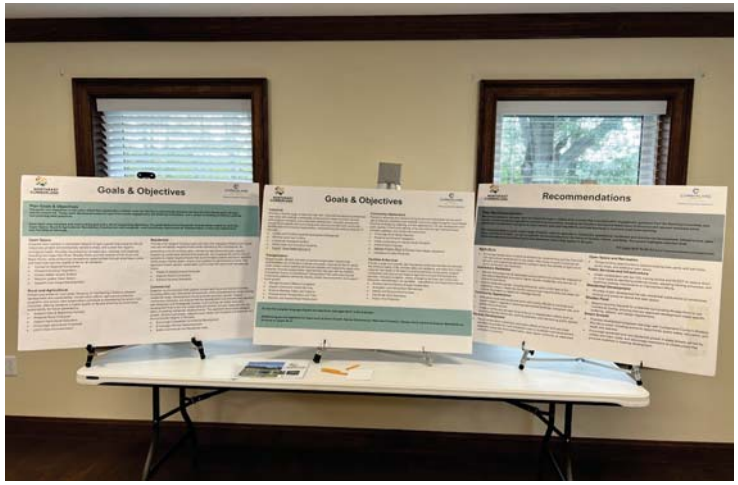
Infrastructure and Public Services

- Need for expanded emergency and safety services in the region.
- Improve and expand water, sewer, and internet service and capacity especially to areas outside the towns.
- Repair existing roadways and construct roadways to be more durable and be able to handle the weight of semi-trucks.

Draft Review Session

The Northeast Cumberland Draft Review Session was a 3-hour open house event held at the Godwin Community Building on July 24, 2025 to present the draft plan and gather feedback on its contents—primarily the future land use map, as well as the proposed goals and objectives. Approximately 59 community members attended, engaging with County Planning Staff to share their input, support, and suggestions for further consideration. A feedback form was also provided physically and digitally to gather participants views and allow those who couldn't attend the opportunity to provide feedback.





Draft Review Session Stations

- Station 1 — About Future Land Use
- Station 2 — Future Land Use Classifications
- Station 3 — Plan Area Goals, Objectives, and Recommendations
- Station 4 — Godwin Future Land Use
- Station 5 — Falcon Future Land Use
- Station 6 — Wade Future Land Use

Key Takeaways

- Verbal feedback from participants was generally positive, with many appreciating the level of detail in the plan.
- All three town sections received mostly positive feedback on their individual future land use maps, goals, objectives, and recommendations.
- Overall feedback emphasized the need to balance development with the preservation of rural and agricultural identity.
- Participants highlighted the importance of strengthening infrastructure—such as schools, roads, and sewer systems—to accommodate future development.
- Participants mentioned support for encouraging commercial services along major roadways, boosting tourism and investment around the Averasboro Scenic Byway and Rhodes Pond, and enhancing parks and recreational spaces

Draft Review Session

Public Feedback and Resulting Plan Updates

The Comprehensive Planning Staff received valuable input from the public during the draft review process. Based on this feedback, a number of changes were made to the Future Land Use Map and select plan content, where staff determined the suggestions aligned with the overall vision and intent of the plan.

Future Land Use Map Revisions

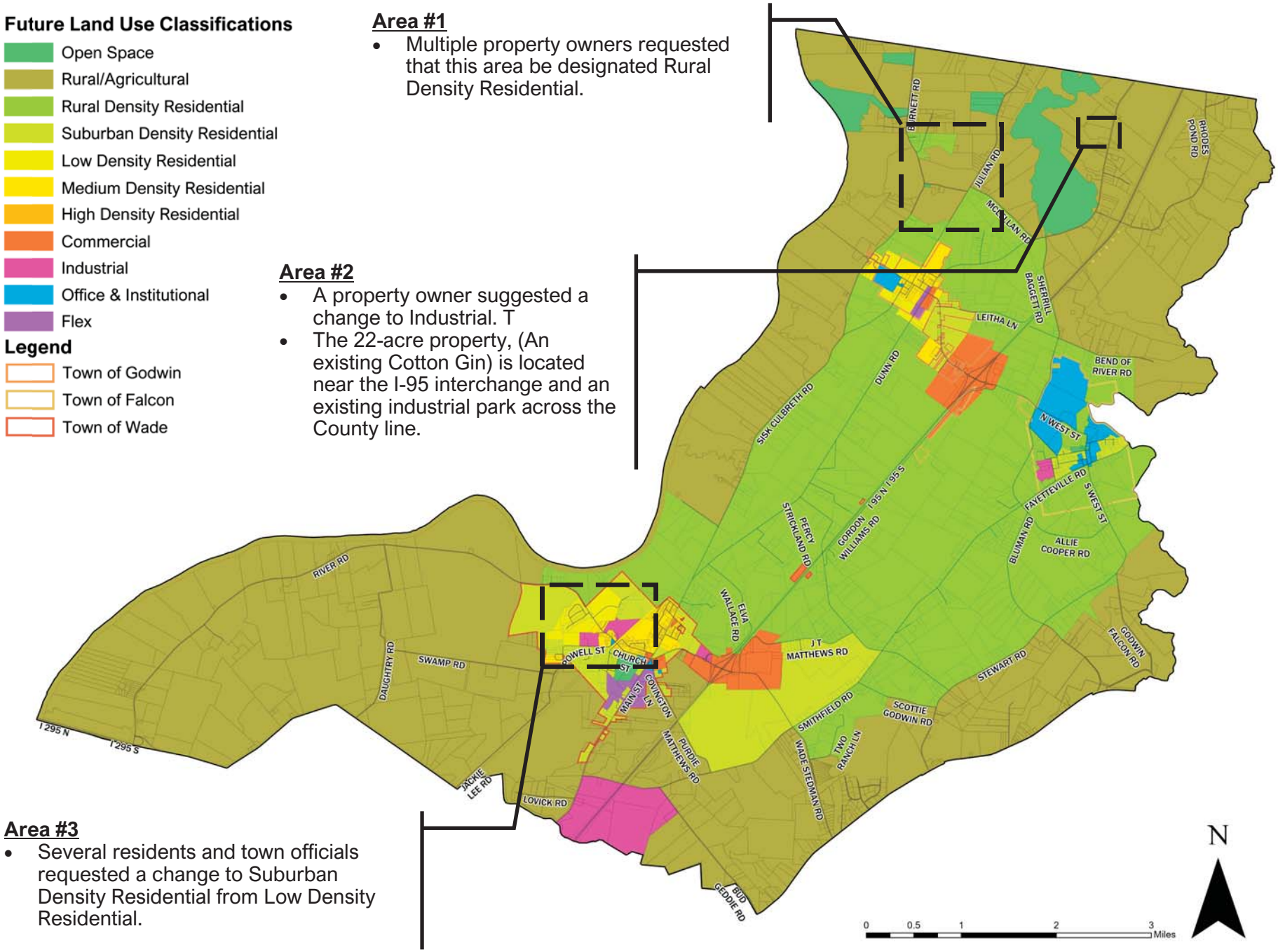
The map to the right highlights specific areas where revisions were made based on community input:

- **Area 1:** Multiple property owners requested that this area be designated Rural Density Residential.
- **Area 2:** A property owner suggested a change to Industrial. The 22-acre property, (An existing Cotton Gin) is located near the I-95 interchange and an existing industrial park across the County line.
- **Area 3:** Several residents and town officials requested a change to Suburban Density Residential from Low Density Residential.

Plan Content Revisions

In addition to map adjustments, a few minor textual and graphic updates were made to improve clarity and reflect local priorities:

- **Page 79 – Regional Sewer System Map:** A higher-resolution map was added to improve the legibility of sewer infrastructure. One public comment noted that a line along Wade-Stedman Road and Smithfield Road was not a sewer line but likely a water line. Staff was able to clarify that the line shown is an 8” forced sewer main (pumped by lift stations rather than gravity). While current access may be extremely limited in this area, future infrastructure investments may allow for expanded use and service in this area.
- **Page 144 – Town of Falcon: Key Considerations for Falcon’s Future:** Residents requested additional detail on future park and recreation projects. One bullet point was revised, and another added to reflect priorities such as an amphitheater, trail extensions, expanded park facilities, and a splash pad.


Future Land Use Classifications
Open Space
Rural/Agricultural
Rural Density Residential
Suburban Density Residential
Low Density Residential
Medium Density Residential
High Density Residential
Commercial
Industrial
Office & Institutional
Flex
Legend
Town of Godwin
Town of Falcon
Town of Wade
Area #1
Multiple property owners requested that this area be designated Rural Density Residential.
Area #2
A property owner suggested a change to Industrial. T
The 22-acre property, (An existing Cotton Gin) is located near the I-95 interchange and an existing industrial park across the County line.
Area #3
Several residents and town officials requested a change to Suburban Density Residential from Low Density Residential.
BURNETT RD
JULIAN RD
MCMILLAN RD
RHODES POND RD
SHERRILL BAGGETT RD
LEITHA LN
BEND OF RIVER RD
N WEST ST
S WEST ST
FAYETTEVILLE RD
SISK CULBRETH RD
DUNN RD
I 95 N I 95 S
PERCY STRICKLAND RD
GORDON WILLIAMS RD
BLUMAN RD
ALLIE COOPER RD
RIVER RD
DAUGHTRY RD
SWAMP RD
I 295 N
I 295 S
ELVA WALLACE RD
POWELL ST
CHURCH ST
MAIN ST
COVINGTON LN
J T MATTHEWS RD
STEWART RD
GODWIN FALCON RD
SMITHFIELD RD
SCOTTIE GODWIN RD
TWO RANCH LN
PURDIE MATTHEWS RD
WADE STEDMAN RD
JACKIE LEE RD
LOVICK RD
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Miles



Town of Godwin

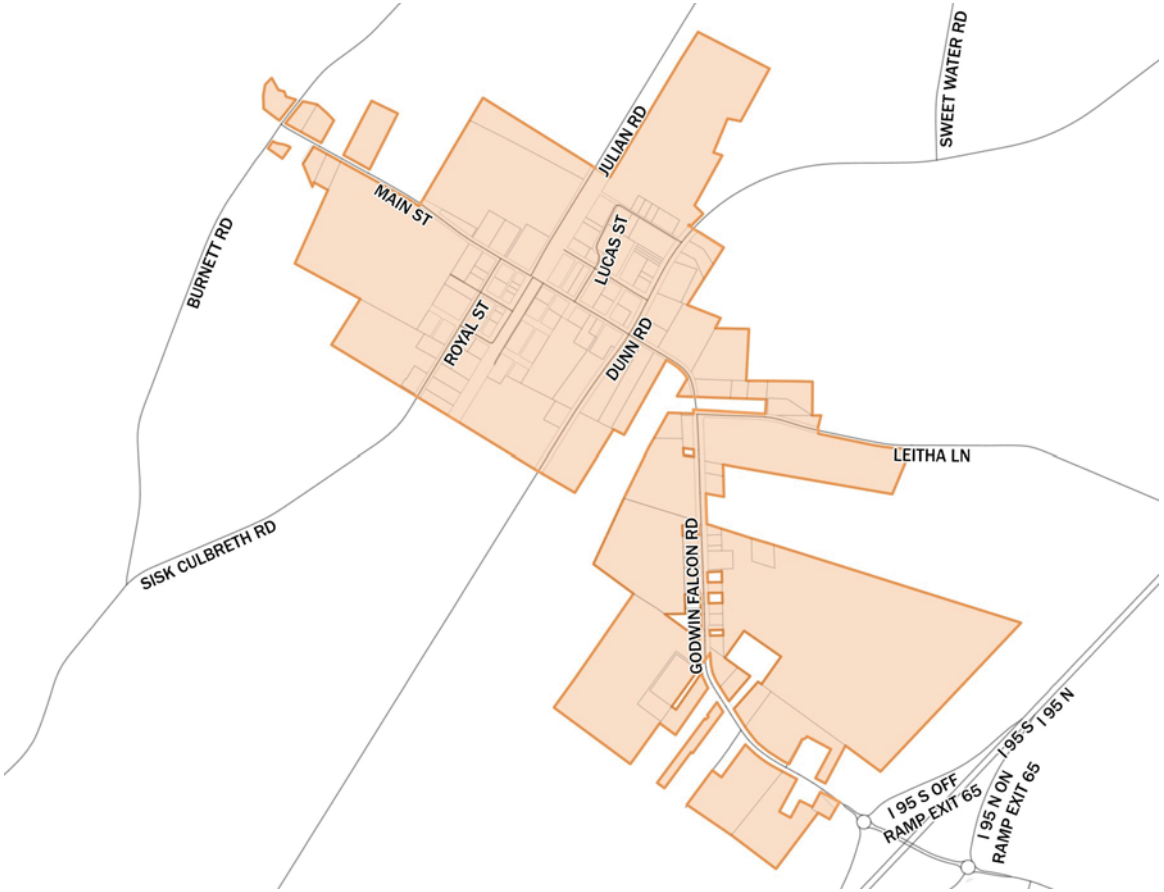
109 Introduction
111 History & Context
112 Existing Conditions
120 Future Land Use
122 Goal & Objectives
123 Recommendations
124 Looking Ahead



The Town of Godwin strives to cultivate a vibrant, inclusive community by promoting policies and initiatives that create opportunities for residential growth, small business development, and an enhanced quality of life for all residents, while maintaining the rural character and environment for current and future generations.

Introduction

The Town of Godwin, a charming and close-knit rural community, is nestled in northeastern Cumberland County, situated a few miles from the Cape Fear River and the Harnett County border. While the town exudes a peaceful and quiet atmosphere, its residents live with a vibrant spirit, whether relaxing in their homes, tending to their fields, or crafting in their backyard workshops. Godwin's history shines boldly, having once been a regional hub built around its central train station. The rail line that still runs through town was once a key artery in one of the East Coast's most vital rail networks, and the agricultural operations surrounding it fueled local commerce, making Godwin a small but vital trading post in the region. Although the closure of the railroad depot and the rise of nearby cities such as Dunn and Fayetteville have tempered the town's growth, the spirit of Godwin remains resilient. Rooted in deep pride for their heritage, the residents continue to collectively work to preserve and uplift their cherished community.





U.S. Post Office Godwin, NC 28344



Willie J. Burnette Park



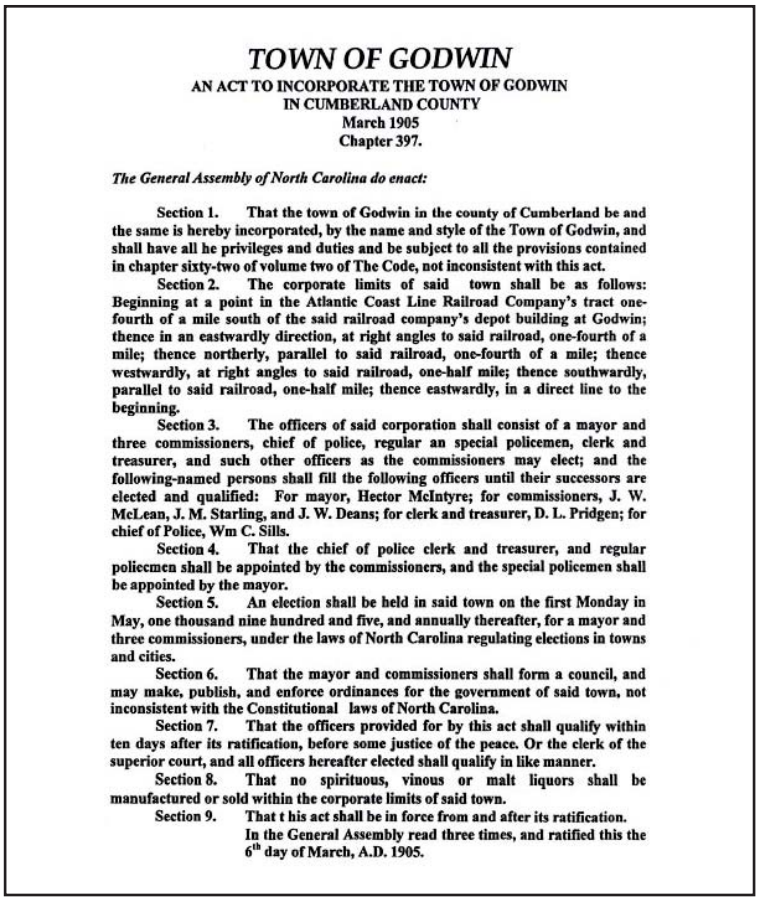
Godwin Town Hall

History & Context

The history of the Town of Godwin goes back to January 1887 with the establishment of the post office. Around the same period, local efforts to secure a railroad depot were successful, with both the post office and depot ultimately serving the newly constructed Wilson–Florence cutoff of the Wilmington and Weldon Railroad. Prior to this, the area was settled and inhabited by individuals of Scottish and later English ancestry. The pioneer settler for whom the town is named after, Mr. Isaac William Godwin, is credited for his instrumental work towards the placement of the railroad line and depot in the present-day Godwin area. Mr. Godwin, who also previously served as a member of the North Carolina House of Representatives, was appointed to be the first postmaster of the newly built post office for his efforts.

The town was officially chartered on March 6, 1905, by the North Carolina legislature. The main function of the town at the time was to provide resources and services that would support the surrounding areas agricultural operations and the rail line services running through the town. The areas agricultural operations included the cultivation of timber, cotton, tobacco, corn, wheat, and soybeans. As time progressed the town acquired four general stores, a cotton gin, a blacksmith shop, and a salt mill. At one point the town also worked to produce large quantities of Naval Stores including items such as tar, turpentine, and ship masts from the local long-leaf pine trees.

The town has roadway access to U.S. Route 301 and N.C. State Route 82, both intersecting through the town and I-95 running east of the town. A rail line currently used by CSX Transportation runs through the center of the town as part of the company's primary North-South corridor; however, the railroad routes no longer stop in the town. In 2012, the town opened Godwin Park becoming a source of pride and recreation for the community. A couple years later the park was renamed to Willie J. Burnette Park in honor of Mayor Willie J. Burnette's successful efforts to improve the park.



TOWN OF GODWIN

AN ACT TO INCORPORATE THE TOWN OF GODWIN IN CUMBERLAND COUNTY

March 1905

Chapter 397.

The General Assembly of North Carolina do enact:

Section 1. That the town of Godwin in the county of Cumberland be and the same is hereby incorporated, by the name and style of the Town of Godwin, and shall have all he privileges and duties and be subject to all the provisions contained in chapter sixty-two of volume two of The Code, not inconsistent with this act.

Section 2. The corporate limits of said town shall be as follows: Beginning at a point in the Atlantic Coast Line Railroad Company's tract one-fourth of a mile south of the said railroad company's depot building at Godwin; thence in an eastwardly direction, at right angles to said railroad, one-fourth of a mile; thence northerly, parallel to said railroad, one-fourth of a mile; thence westwardly, at right angles to said railroad, one-half mile; thence southwardly, parallel to said railroad, one-half mile; thence eastwardly, in a direct line to the beginning.

Section 3. The officers of said corporation shall consist of a mayor and three commissioners, chief of police, regular an special policemen, clerk and treasurer, and such other officers as the commissioners may elect; and the following-named persons shall fill the following officers until their successors are elected and qualified: For mayor, Hector McIntyre; for commissioners, J. W. McLean, J. M. Starling, and J. W. Deans; for clerk and treasurer, D. L. Pridgen; for chief of Police, Wm C. Sills.

Section 4. That the chief of police clerk and treasurer, and regular policemen shall be appointed by the commissioners, and the special policemen shall be appointed by the mayor.

Section 5. An election shall be held in said town on the first Monday in May, one thousand nine hundred and five, and annually thereafter, for a mayor and three commissioners, under the laws of North Carolina regulating elections in towns and cities.

Section 6. That the mayor and commissioners shall form a council, and may make, publish, and enforce ordinances for the government of said town, not inconsistent with the Constitutional laws of North Carolina.

Section 7. That the officers provided for by this act shall qualify within ten days after its ratification, before some justice of the peace. Or the clerk of the superior court, and all officers hereafter elected shall qualify in like manner.

Section 8. That no spirituous, vinous or malt liquors shall be manufactured or sold within the corporate limits of said town.

Section 9. That t his act shall be in force from and after its ratification.

In the General Assembly read three times, and ratified this the 6th day of March, A.D. 1905.

Existing Conditions

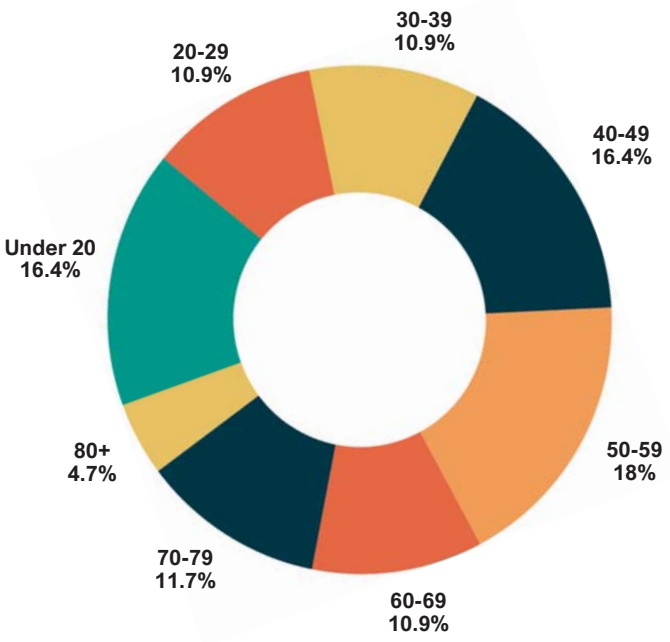
Population Trends

Over the past 15 years, the town has experienced modest population changes, including a period of decline followed by more recent growth. According to the 2020 U.S. Decennial Census, the town's population was reported at approximately 128 residents, a 7.91% decrease from the 2010 count of 139. This decline may be attributed to several factors, including an aging population, limited influx of young families, and the loss of youth who leave the area for education or employment opportunities and do not return.

However, more recent estimates compiled from the 2023 American Community Survey (ACS) indicate a notable increase in population, with the town reaching an estimated 170 residents. Looking ahead, the annexation of additional properties and the proposed development of two residential subdivisions—each projected to include 50 to 100 housing units—are expected to contribute to this growth. Based on these developments, the town's population is expected to gradually increase to between 250 and 350 residents over the next decade, helping to ensure the town's long-term sustainability and vitality for years to come.

Population by Age

2020 U.S. Decennial Census



Age

According to the 2020 U.S. Decennial Census, the median age in Godwin was 48 years. However, more recent estimates from the 2023 American Community Survey show a significant increase to 57.5 years. This demographic shift highlights an aging population, with nearly half of the town's residents now or nearing retirement age within the next ten years. Notably, the 2023 ACS data showed that approximately 65% of residents are over the age of 55 and the largest five-year age cohort among the data are residents 55 to 59 years old making up almost a quarter of the towns estimated population at the time. This trend underscores the importance of developing strategies and policies aimed at attracting younger residents—who preferably fit in with the character of the town—to sustain the town's vitality, economic stability, and community life as current residents transition into retirement or leave for economic and educational opportunities.

Racial Makeup

The Town of Godwin is home to a diverse population whose individual identities and backgrounds have collectively shaped the cultural fabric of the community and the broader region. Among these identities, race and ethnicity can play a significant role in a community member's sense of identity and connection within the larger community. According to the 2020 U.S. Decennial Census, the town's population was predominantly White (57.8%), followed by Black or African American residents (30.5%), with individuals of other races or multiracial backgrounds comprising the remaining 11.7%. Notably, the

share of the White population decreased by approximately 13% since the 2010 U.S. Decennial Census, while the proportion of all other racial and multiracial groups increased by an average of 3%, despite an overall decline in the town's population over the ten-year period.

Educational Profile

The estimates from the 2023 American Community Survey indicate that the Town of Godwin is home to a highly educated population. Nearly 98% of residents have earned at least a high school diploma, while an estimated 57% have achieved an Associate's Degree or higher. These figures highlight a community that values education and has actively pursued academic achievements, reflecting a strong commitment to personal development and long-term opportunities through further education.

Housing Market

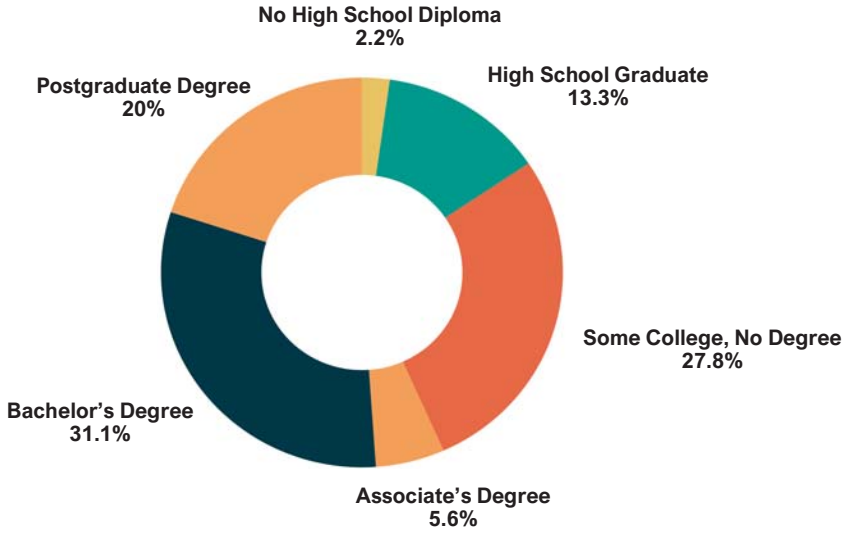
Between the 2010 and 2020 U.S. Decennial Censuses, the Town of Godwin's housing market remained relatively stable, experiencing only a modest 3% decrease in total housing units. Currently, the town's housing market consists of mainly single-family dwelling units with a mix of homeowner and renter occupation with no reported vacant units. As of the 2020 U.S. Decennial Census, approximately two-thirds of all housing units were occupied by homeowners split between those who own with a mortgage or loan (38%) and those who own the homes free and clear (29%). Renter ownership made up the remaining 33% of home occupations in the town.

Additionally, the 2023 American Community Survey estimates the median home value in Godwin—reflecting only owner-occupied units—to be $158,000. This figure falls below both the state and national median of $259,400 and $303,400, respectively. The relatively lower home value positions Godwin as a moderately stable and affordable housing market, particularly attractive to working-class families and first-time homebuyers. It also suggests potential for future growth in property values as development and investment continues.

Looking ahead, the town anticipates growth in housing stock due to the planned annexation and development of new properties. These developments present a valuable opportunity to attract new residents and stimulate growth. However, they will also require thoughtful and strategic planning to ensure that supporting infrastructure and services are in place, and that future growth remains aligned with the town's character and long-term vision.

Educational Attainment (Ages 25 - 64)

2023 American Community Survey



Housing Unit Occupations

2020 U.S. Decennial Census



Owner-Occupied **(67%)**

Renter-Occupied **(33%)**

Median Home Value **$158,000**

2023 American Community Survey

Existing Conditions

Workforce Overview
The Town of Godwin, according to the Quarterly Census of Employment and Wages provided by the Bureau of Labor Statistics, boasts a local workforce participation of approximately 199 people working in the town. These workers made an average annual salary of $63,113 as of the third quarter of 2024 marking a 4.8% increase in average wages when compared to the year prior.

The major employment occupations in the town include protective service (25.1%), office and administrative support (15.9%), and educational instruction and library (6.2%).

Local Business and Commerce
Historically, the Town of Godwin has maintained a local economy centered around supporting agricultural operations and meeting the essential needs of area residents. Currently, there are approximately three active businesses operating within the town limits: two automotive service providers—Barney's Automatic Repair Shop & 24 Hour Towing Services and Willie's Garage—and a farm supply and livestock store, Draughon Cattle Company LLC.

Additional businesses located within a one-mile radius of the town include Godwin Foodmart Inc., Smith's Towing & Repair Service, Cape Fear Awning & Canvas Works, and C&C Irrigation & Lighting, all of which contribute to the surrounding area's economic activity and local services.







Willie J. Burnette Park

Willie J. Burnette Park is a community park encompassing approximately 6 Acres of a 34 Acre property own by the Town of Godwin. It was originally constructed by the town in 2012 but has since expanded to include more amenities and recreational opportunities for visitors. The park currently features a variety of amenities, including a walking path, picnic shelters, a playground, and splash pads, making it worthwhile visit for residents of all ages.



Park Amenities

- Green space
- Picnic shelter
- Community playground
- Walking/jogging path
- Outdoor volleyball court
- Basketball courts
- Splash pad

The property also features an undeveloped portion which is currently rented out by the town to people who'd like to use it for agricultural purposes during the growing season, but is available if the town would like to expand the park further. Overall, the town park today has become a valued community asset — fostering social connection, promoting active lifestyles, and serving as a source of pride and leisure for the residents of Godwin.







Religious Spaces

Core values of family, faith, and a strong sense of community are deeply rooted among many residents of the town. As a result, churches and other religious institutions play a significant role in community life, serving not only as places of worship but also centers for social connection and support. The town and its immediate environment are home to several current and former active congregations, including Godwin Baptist Church, Spring Hill Free Will Baptist Church, Godwin Presbyterian Church, and Blacks Chapel Methodist Church.

Existing Conditions

Transportation

The Town of Godwin is well-connected to local, regional, and interstate transportation networks, supporting both mobility and economic access. The most prominent of these routes is Interstate 95 (I-95), which runs directly east of the town and includes an interchange that provides immediate regional connectivity. I-95 is the primary north-south interstate along the East Coast, linking communities from Maine to Florida. U.S. Route 301 (Dunn Road), a major north-south corridor paralleling I-95, passes directly through Godwin and supports both local travel and regional freight movement. North Carolina Highway 82 (Main Street/Godwin-Falcon Road) intersects with US-301 near the town center and serves as an important connector between communities in Cumberland and Harnett counties.

Godwin is included in the FAMPO/Cumberland County Comprehensive Transportation Plan (CTP), which outlines long-range transportation priorities through 2045. While no major highway upgrades are currently planned within the town limits, the CTP proposes a variety of pedestrian and multi-use trail projects aimed at improving walkability and non-motorized access for residents and visitors.



Pedestrian Pathways

Several recommended pedestrian projects aim to enhance connectivity within neighborhoods and improve walkable access to community destinations:

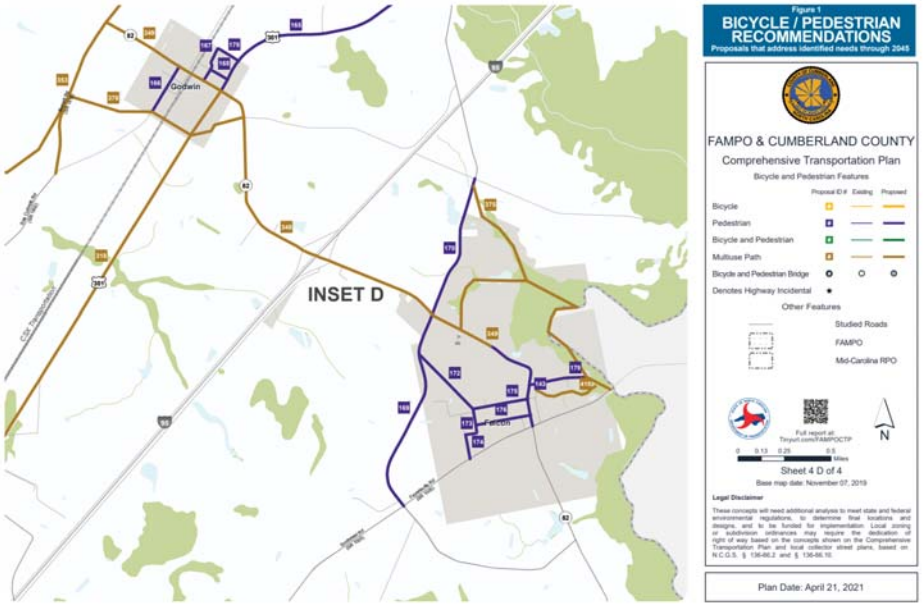
- **Dunn Road (FAMPO065-P, Recommendation #165):** A proposed pedestrian path along Dunn Road that would improve walkability and provide safer, more accessible routes for non-motorized users in the area, particularly between residential areas and nearby community destinations including Rhodes Pond.
- **Royal Street (FAMPO066-P, #166), Recommendation #167 (FAMPO067-P), Gin Street (FAMPO068-P, #168), and McLean Street (FAMPO078-P, #178):** Additional internal pedestrian routes intended to link residential areas with the town center and existing transportation corridors.

Multi-Use Paths

Godwin is also included in several regional multi-use path projects that support active transportation and recreation:

- **Dunn Road Trail (FAMPO018-M, #318):** A proposed multi-use path running along Dunn Road, providing a safe, alternative travel route through Godwin.
- **Godwin-Falcon Road Trail (FAMPO048-M, #348):** A key connection between Godwin and Falcon that supports regional non-motorized mobility.
- **Main Street Trail (FAMPO049-M, #349):** An extension of the Falcon Main Street trail that would improve connectivity through Godwin.
- **Burnett Road Multi-Use Path (FAMPO053-M, #353):** A regional trail project extending toward Harnett County.
- **Godwin Trail (FAMPO076-M, #376):** An internal network proposed to improve non-motorized movement within the town.

Together, these projects reflect Godwin's vision to support health, safety, and quality of life by expanding transportation choices, improving connectivity, and encouraging walkable, rural-friendly development patterns.





Existing Conditions

Current Zoning

Zoning is a regulatory tool used to guide the type, density, and arrangement of land uses in a community with the goal of preventing conflicts between incompatible uses. The Town of Godwin Zoning Ordinance (2013) outlines zoning districts uses by right, conditional uses, development standards, and other regulations that have the intent of promoting the general welfare and ensuring consistency, orderly growth, and fair development practices. The following is a brief overview of the zoning district classifications currently applied on properties within the Town of Godwin.

Agricultural Districts

- **A1 Agricultural** – A district designed to promote the continuation and preservation of agricultural activities in those areas most suitable for the activities.

Residential Districts

- **R40 Residential** – A district designed primarily for single-family dwelling units with a lot area of 40,000 square feet or above.
- **R40A Residential** – A district designed primarily for single family dwelling units including the use of manufactured homes on individual lots, with a lot area of 40,000 square feet or above
- **RR Rural Residential** – A district for traditional rural use with lots of 20,000 square feet or above. The principal use of the land is for suburban density residential, including manufactured housing units, and agricultural purposes

Planned Commercial Districts

- **C1(P) Planned Local Business** – A district designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods.
- **C2(P) Planned Service and Retail** – A district designed to allow for the non-residential development of land with service and retail uses not typically considered intrusive to neighboring residential properties or in areas generally requiring a greater degree of restrictions regarding the commercial use of properties.
- **C(P) Planned Commercial** – A district designed primarily for a wide variety of retail and wholesale business, commercial and contract services, commercial recreation and amusement, and public assembly and office uses.
- **C3 Heavy Commercial** – A dormant district which now corresponds to C(P).

Planned Professional Districts

- **O&I(P) Office and Institutional** – A district designed primarily for agencies and offices rendering services in the professions, finance, real estate and brokerage, as well as both public and private institutional functions, public assembly, religious and certain cultural and recreational activities and group housing.


Zoning Classifications
A1
R40, R40A
RR
R6, R6A
C1(P), C2(P), C(P), C3
O&I(P)
BURNETT RD
MAIN ST
JULIAN RD
SWEET WATER RD
LUCAS ST
ROYAL ST
DUNN RD
LEITHA LN
SISK CULBRETH RD
GODWIN FALCON RD
I 95 S OFF RAMP EXIT 65
I 95 N ON RAMP EXIT 65
I 95 S
I 95 N

Future Land Use

Future Land Use Map

The Future Land Use Map for the Town of Godwin is designed to guide thoughtful and balanced growth that aligns with the community's long-term goals and vision. It identifies strategic areas for residential, commercial, and recreational development while preserving the town's small-town character and accommodating anticipated population growth.

Key Recommendations

- **Commercial Zones**: Concentrate commercial development along Dunn Road and the I-95 corridor to leverage visibility with high traffic zones and enhance economic opportunities.
- **Residential Development**: Ensure that residential development is distributed throughout the town at appropriate densities that preserve the rural character and are in harmony with the surrounding area while providing flexibility to meet future housing demands.
- **Recreational and Institutional Expansion**: Encourage the expansion of institutional, civic, and recreational spaces to provide public services and enhance quality of life.
- **Flexible Mixed-Use Area**: Implement policies and strategies that support a designated Flex Area aimed at fostering a lively main street environment with a blend of local businesses, private homes, and shared public spaces.

Godwin Flex Area

The Flex Area along Dunn Road is designated to accommodate a range of compatible zoning districts, providing flexibility for future development based on the will of the town and the interests of local property owners. This Flex Area is located at a major intersection in the town and has the capacity to accommodate Low Density Residential, Medium Density Residential, Commercial, and Mixed Use classified future land use development. As new development occurs in the Flex Area, it is recommended that as the area assumes a residential, commercial, or mixed-use identity newer developments must be considerate of and in harmony with older developments within and neighboring the Flex Area.

Godwin Flex Area Compatible Zoning Districts: **MXD/CZ**, **R15**, **R7.5**, **R6**, **C1(P)**, **C2(P)**, and **C(P)**

Flex Area Development Priorities

- **Promote economic and small business development** that meets local needs while attracting visitors from Dunn Road and I-95.
- **Support low to medium-density residential housing** that complements the town's character and provides capacity for future population growth.
- **Prioritize community-oriented development** that enhances resident's health and wellbeing through public walkways, green spaces, and outdoor amenities.
- **Encourage innovative mixed-use development** that integrates commercial, residential, and recreational opportunities tailored to meet community needs.


Future Land Use Classifications
Rural/Agricultural
Rural Density Residential
Suburban Density Residential
Low Density Residential
Medium Density Residential
Commercial
Office & Institutional
Flex
MAIN ST
JULIAN RD
SWEET WATER RD
BURNETT RD
LUCAS ST
ROYAL ST
LEITHA LN
DUNN RD
SISK CULBRETH RD
I 95 S OFF RAMP EXIT 65
I 95 N ON RAMP EXIT 65
I 95 S
I 95 N
GODWIN FALCON RD

Goal & Objectives

Town of Godwin Goal

Preserve the rural landscape and small town character while providing opportunities for development and revitalization efforts that reflect the needs and character of the town. Furthermore, seek to institute policies and measures which will nurture residential growth, empower new business development, and improve upon the quality of life for all residents.

Objectives

- Protect and promote the small town heritage and rural character.
- Encourage future development design to emphasize the protection of natural features and environmentally sensitive areas.
- Promote natural buffers, development setbacks, and planting or maintaining indigenous greenery during new development.
- Encourage residential and commercial development that is in harmony with the surrounding area and reflects the needs of the community.
- Encourage the use of low impact development standards.
- Work to increase the availability of affordable and diverse types of housing.
- Encourage outdoor recreation and activities for all residents and visitors.
- Develop actions and policies which will attract new residents and visitors.
- Work with local and state partners to revitalize and expand public infrastructure including roadways, water service, public sewer, and broadband internet services.
- Provide land and opportunities for commercial development at prime commercial locations.
- Promote measures that encourage and support economic development and the growth of small businesses.
- Encourage public/private partnerships to promote economic growth in and around Godwin.



Recommendations

Permit the Upzoning of Agricultural Land
Recommendation: Allow the rezoning of farm-related or agricultural parcels to higher-density residential or commercial districts.
Reason: Maintaining existing agricultural zoning supports the rural landscape and protects active farming operations which preserves the current state of the community; however, it is in the community's future growth interest to encourage residential and commercial development that contribute to the town's identity and economy.

Encourage Open Space and Community-Oriented Design
Recommendation: Support development proposals that include open space, walking paths, and shared community spaces.
Reason: These features improve quality of life, promote social interaction, and align with the community's desire for a small-town, connected atmosphere.

Host Town-Sponsored Events
Recommendation: Organize seasonal events such as festivals, contests, and recreational activities throughout the year.
Reason: Community events strengthen civic pride, create social opportunities, and attract visitors from the surrounding region.

Improve Pedestrian and Bicycle Infrastructure
Recommendation: Collaborate with transportation agencies to add sidewalks and bike paths to public streets.
Reason: Improving walkability encourages healthier lifestyles, reduces vehicle dependence, and fosters safer community circulation.

Address Traffic and Safety at Key Intersections
Recommendation: Work with NCDOT to evaluate and improve traffic controls at major intersections along Godwin-Falcon Road and Main Street.
Reason: Improved signage, lighting, or signalization can enhance traffic safety and reduce congestion in high-use areas.

Improve Roadway Maintenance
Recommendation: Partner with NCDOT and local agencies to survey, repair, and maintain public roads in and around the town.
Reason: Well-maintained roads improve safety, reduce vehicle wear, and present a more professional image to residents and visitors.

Support Small Business Development Along Key Corridors
Recommendation: Coordinate with developers and economic development agencies (e.g. Fayetteville Cumberland County Economic Development Corporation) to promote commercial development along I-95 and Dunn Road.
Reason: Strategic growth in these areas can provide needed goods and services, create jobs, and strengthen the town's economic base.

Provide Incentives for New Businesses
Recommendation: Create and update ordinances and programs to support local startups and businesses by offering tax incentives, grants and loans, or advertising support.
Reason: These tools can attract small businesses and encourage entrepreneurs to invest in Godwin's future.

Looking Ahead

This plan is designed to guide the future growth and development of Godwin and the broader region. The plan specifically advocates for policies and initiatives that preserve Godwin's unique character and cultural heritage, while also fostering sustainable growth, expanding opportunities, and enhancing the quality of life for current and future generations. The provided framework allows for residents, developers, and decision-makers to make informed, thoughtful decisions that serve both individual interests and the broader community.

Key Considerations for Godwin's Future:

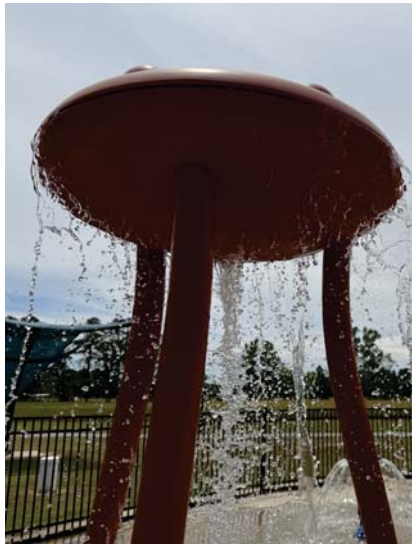
- Preserve the rural character, small town charm, and cultural heritage of the town.
- Cultivate a vibrant community where individuals, families, and business are inspired to establish roots and grow together.
- Empower residential growth that reflects the town's character and the current or planned capacity of the town's infrastructure.
- Promote policies that improve quality of life and strengthen residents physical, mental, and social well-being.
- Pursue opportunities to enhance and expand high-quality public services and infrastructure.






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AUTO & TRUCK REPAIR
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U-HAUL
RENTALS


WELCOME TO
GODWIN
est. 1905







Town of Falcon

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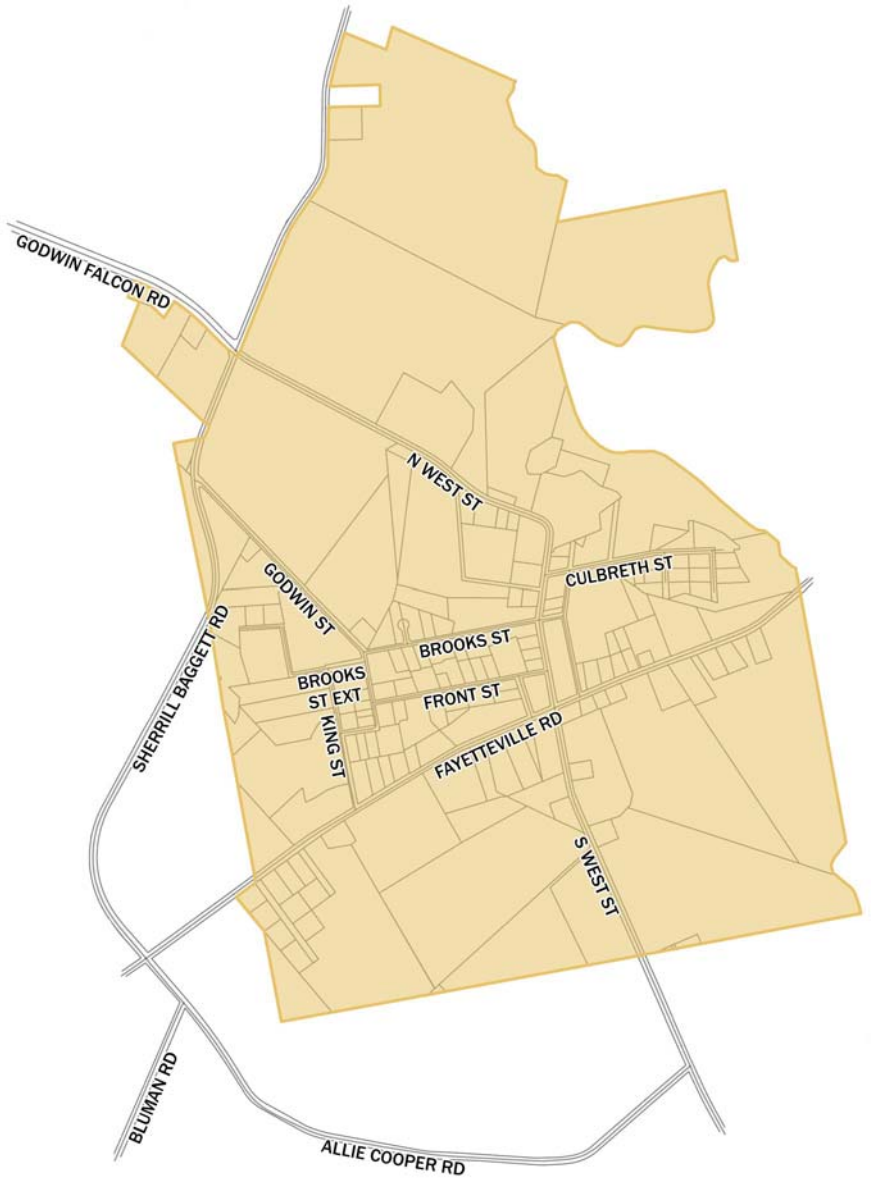


Falcon is a town where rural traditions and community values endure, ensuring a peaceful and connected way of life for generations to come. The town remains dedicated to preserving its small-town character while supporting essential services that enhance the residents' well-being.

Introduction

Falcon is a small, rural residential community in northeastern Cumberland County, North Carolina, situated between Fayetteville and Dunn, near the South and Black River Swamps, and the Sampson County border. The town is defined by its quiet, close-knit atmosphere and a landscape that blends rural homesteads, active farmland, and longstanding church properties. A key feature of the community is the Falcon Children's Home, an institution with deep historical and social significance in the area.

Originally established as a faith-centered settlement, Falcon has maintained its strong community values and commitment to preserving its rural character. Unlike larger neighboring towns, Falcon has seen little commercial expansion, instead prioritizing its role as a peaceful residential and agricultural enclave. Residents take pride in their town's history, natural surroundings, and the shared sense of responsibility that fosters a supportive and welcoming environment.



History & Context

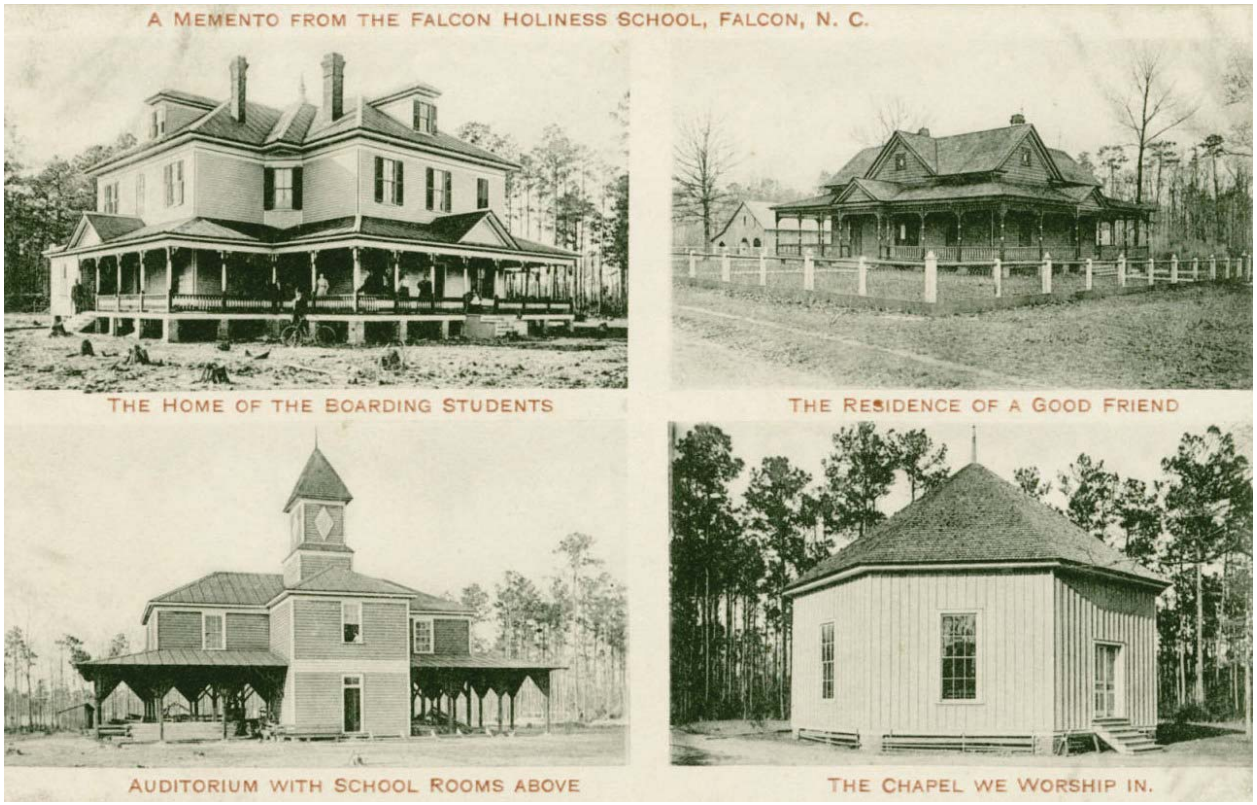


The area known as Falcon was originally inhabited by Native American tribes, including the Tuscarora and Cheraw. These tribes thrived in the region, relying on its rich natural resources for hunting, fishing, and agriculture. In the late 18th and early 19th centuries, Scottish Highland immigrants began settling in the region. Prominent early landowners such as Farquard, John, and William Campbell, along with John and James McKethan and John and James McNeill, obtained land through state patents (colonial land grant). The first recorded property sale took place in 1806, when James McNeill sold 50 acres to Ann McDonald.

The town's origins can be traced to the area around Starling's Bridge in Black River Township. In 1878, William Culbreth and his brother-in-law, James Lindsey Autry, both natives of Sampson County, purchased 259 acres of land from Daniel McDonald. Culbreth continued expanding his landholdings with additional acquisitions in 1880 and 1882, eventually relocating his family to the area and constructing the first known house of the area. He established a naval store and mercantile business, which also served as the community's post office. By 1893, a new mail route required a name for the location, but "Starling's Bridge" was unavailable, as it was already in use elsewhere in North Carolina. Julius Culbreth, William's son, suggested the name "Falcon" after spotting it on a box of Falcon-brand pens in his father's shop. The town was officially chartered in 1913 by the North Carolina General Assembly.



Julius Culbreth's strong religious convictions were profoundly influenced by a miraculous event in 1899, when his wife, Venie Irene Culbreth, was critically ill was healed after the elders of their church prayed over her in a religious ceremony. This transformative experience deeply strengthened their commitment to faith and service. In 1900, as a thank-offering for his wife's recovery, Julius Culbreth partnered with Reverend S.C. Todd to establish the Falcon Camp Meetings, aimed at promoting holiness and sanctification. Later, in 1902, he co-founded the Falcon Holiness School, Cumberland County's first rural private high school. Culbreth's dedication to service continued through collaboration with Bishop Joseph H. King and Reverend Francis M. Britton to establish the Falcon Orphanage in 1909. The town of Falcon also became the birthplace of the Pentecostal Holiness Church in 1911, solidifying its role as a center for spiritual and community development.



Today, Falcon maintains its small town feel, rural character and sense of community while it continues to serve as the headquarters for the North Carolina Conference of the Pentecostal Holiness Church. The annual Falcon Camp Meetings persist as a key tradition, and the Falcon Orphanage, now known as the Falcon Children's Home operates a transitional living program, foster care and adoption program, Falcon Christian Academy and Royal Home Ministries. The town is governed by a mayor and board of commissioners, who are charged with maintaining its commitment to preserving community values and fostering local engagement.

Existing Conditions





Development Trends
Over the past decade, the town has seen very little development, as reflected in satellite imagery. Only a handful of new residences have been built, while a few older homes have been removed. Most changes have been centered around community facilities, including establishment of the new Godwin-Falcon Fire and Rescue Station, the Marvin & Jones Whitfield Life Center, expanded accommodations for Falcon Children's Home, and the reconstruction of Falcon Town Hall. Some former farmland has transitioned into large-lot residential properties, but the natural environment remains largely untouched. Woodland areas have been minimally affected, and the South River Swamp has experienced noticeable vegetative growth.

Religious Footprint
Faith-based organizations play a central role in shaping Falcon's community identity and land use patterns. The town is home to several churches and religious institutions, including the Falcon Pentecostal Holiness Church, Culbreth Memorial Church, Antioch Baptist Church, Falcon Children's Home, and Falcon Christian Academy. These institutions serve not only as places of worship and education but also occupy a significant portion of the town's land area. Properties owned by churches and those affiliated with the Falcon Children's Home account for approximately 28% of the town limits, reflecting Falcon's historical ties to faith-based organizations and their continued influence on the community's character and development.

FALCON CHRISTIAN ACADEMY

NCIPHC



Economy and Services

Economic conditions influence the town's growth and development, particularly given Falcon's rural nature and geographic location. Residents rely heavily on nearby cities, such as Dunn and Fayetteville, for retail, services, healthcare, dining and grocery needs. Within Falcon itself, commercial and industrial activity remains minimal, with only four private businesses located within town limits—Martin's Pork Products, Golden Years Nursing Home, Quality Maintenance Service, and Reuben James Auto Electric. Additionally, Phil's Home Improvement operates out of Falcon, but without a fixed commercial location.

The Town of Falcon's fiscal condition has improved each year between 2022 to 2024 with an increase in monetary total value of assets and revenues. While the town's total liabilities and expenses have increased year by year, the towns assets exceed its liabilities and its revenue has increased more that the increase of its expenses. The towns operating revenue for its water related services is also greater than its expenses.



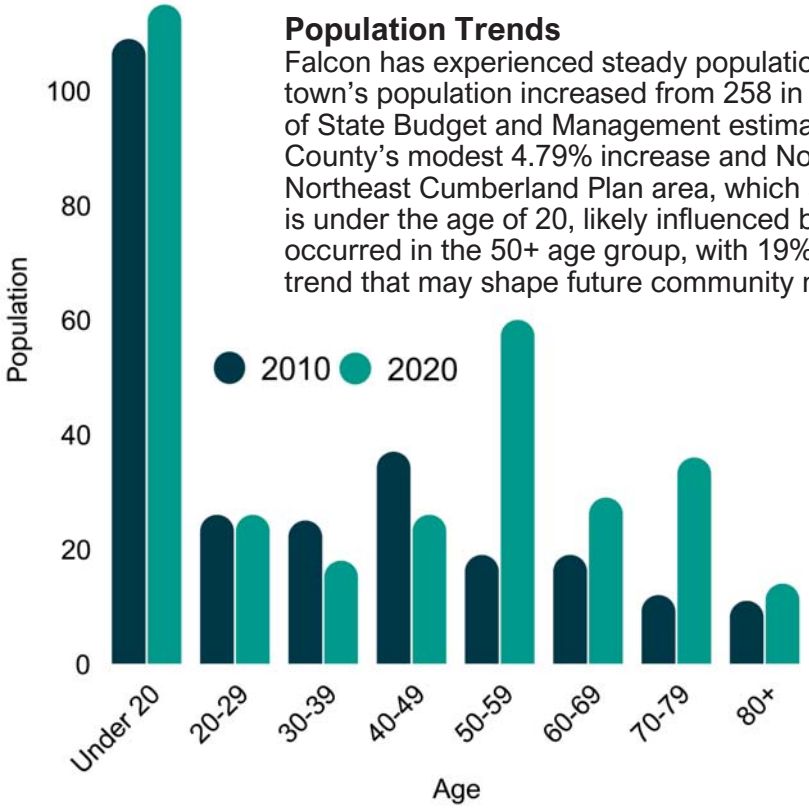




Agricultural Landscape

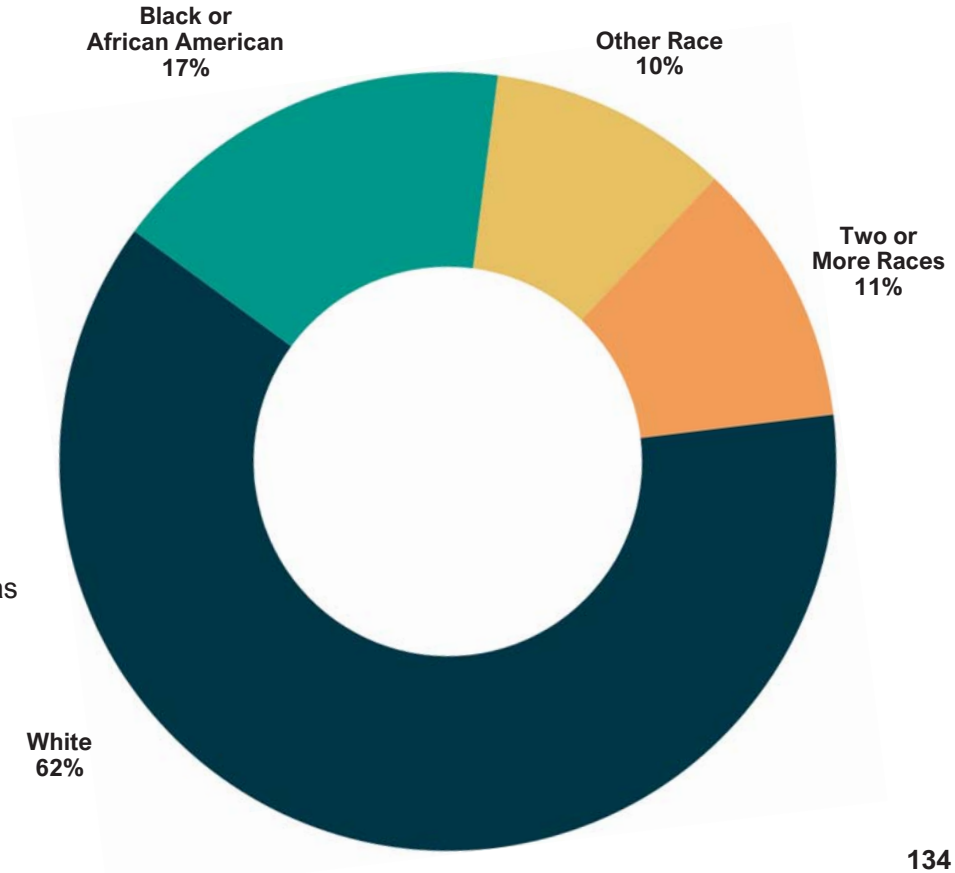
While no properties in Falcon are currently registered in the Voluntary Agricultural District (VAD) program, several parcels within the town are enrolled in the Present Use Value (PUV) Program, which provides tax benefits for qualifying agricultural, horticultural, and forestry land. Satellite imagery suggests that additional properties in Falcon are actively used for agricultural purposes, primarily cropland and pasture even though they are not enrolled in the PUV. The town includes areas identified as Prime Farmland—agricultural land recognized for its high-quality soil characteristics that support efficient and sustainable food production. In addition, portions of Falcon include State and Locally Important Farmland, which, while not meeting the definition of Prime Farmland, still contribute meaningfully to the area's agricultural economy.

Existing Conditions



Population Trends

Falcon has experienced steady population growth over the past decade. According to the U.S. Decennial Census, the town's population increased from 258 in 2010 to 324 in 2020, a 25.57% rise. More recently, the North Carolina State Office of State Budget and Management estimated Falcon's 2023 population at 388. While Falcon's growth outpaces Cumberland County's modest 4.79% increase and North Carolina's 9.48% growth, it remains moderate compared to the broader Northeast Cumberland Plan area, which saw an 81.22% population surge. A significant portion of Falcon's population, 35%, is under the age of 20, likely influenced by the presence of Falcon Children's Home. However, most recent growth has occurred in the 50+ age group, with 19% of residents between 50 and 59 and 24% aged 60 or older, reflecting an aging trend that may shape future community needs.

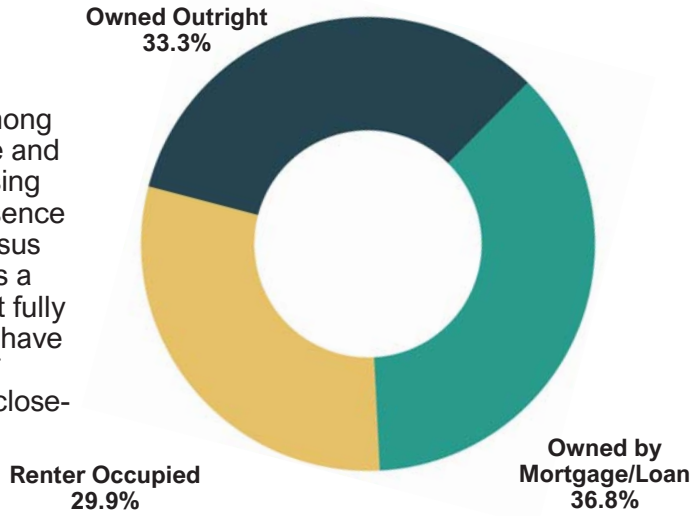


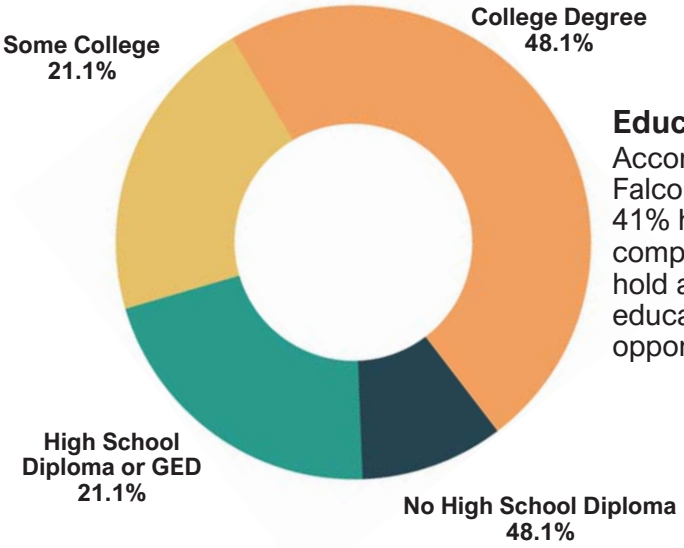
Demographic Composition

According to the 2020 Decennial Census, Falcon's racial composition is approximately 62% White, 17% Black or African American, 11% identifying as two or more races, and 10% classified under other racial groups. While the town remains predominantly White, its demographics reflect a variety of backgrounds that contribute to the community's culture and identity.

Housing Characteristics

Falcon's housing market is primarily owner-occupied, with nearly all housing units occupied. Among these, approximately 37% are owned with a mortgage or loan, while around 33% are owned free and clear. Rental units make up the remaining roughly 30% of occupied housing, offering some housing diversity within the town. While homeownership remains the predominant housing type, the presence of rental properties provides additional housing options. Housing data is based on the 2020 Census and may have changed in recent years. The 2023 American Community Survey (ACS) estimates a median property value of $177,100, though this figure is based on a limited data set and may not fully reflect current market conditions. Additionally, the 2023 ACS reports that over 90% of residents have lived in the same home for at least one year, highlighting the town's stability and strong sense of community. This long-term residency suggests that Falcon's residents value its rural character, close-knit environment, and quality of life, contributing to a relatively low turnover in housing.



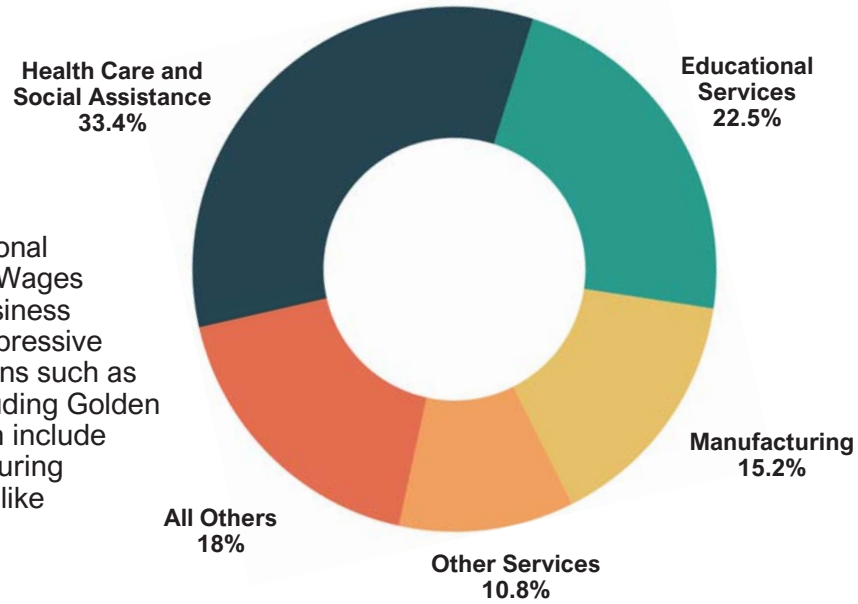


Educational Profile

According to estimates from the 2023 American Community Survey, the educational attainment of Falcon residents aged 25 and older shows a wide range of academic backgrounds. Approximately 41% have earned a college degree (associate degree or higher), while an additional 21% have completed some college without obtaining a degree. Around 21% are high school graduates or hold an equivalency diploma, and roughly 10% have not completed high school. This mix of educational levels reflects both the diversity of the community's academic experience and opportunities for continued investment in education.

Workforce Overview

Based on 2024 third-quarter data from the Bureau of Labor Statistics' (BLS) Occupational Employment and Wage Statistics (OEWS), and Quarterly Census of Employment and Wages (QCEW), supplemented with information from the U.S. Census Bureau's Zip Code Business Patterns (ZBP), Falcon supports a local workforce of approximately 262 people, an impressive figure for a town of its size. The employment base is anchored by religious organizations such as Falcon Children's Home and its associated programs, along with local employers including Golden Years Nursing Home and Martin's Pork Products. Major employment sectors in Falcon include healthcare and social assistance (33.4%), educational services (22.5%), and manufacturing (15.2%). Given the town's rural setting, many residents also commute to nearby cities like Dunn and Fayetteville for additional employment, retail, and service opportunities.



Existing Conditions

Transportation – Falcon, NC
The Town of Falcon is strategically located along Interstate 95 (I-95), one of the most important highway corridors on the East Coast. This location offers direct access to regional economic hubs and major metropolitan areas from the Mid-Atlantic to the Southeast. U.S. Route 301 (US-301) runs parallel to I-95 and provides an alternate north-south corridor that supports local and regional travel. North Carolina Highway 82 (NC-82) runs directly through Falcon and links the town with nearby communities and to NC Highway 13, a regional route that enhances broader connectivity. These corridors serve local needs while preserving Falcon's rural identity.

Falcon is included in the FAMPO/Cumberland County Comprehensive Transportation Plan (CTP), which outlines long-term transportation strategies through 2045. While no major roadway improvements are currently planned within Falcon's municipal limits, the CTP identifies several pedestrian and multi-use path projects designed to enhance walkability and recreational access. It's important to note that the CTP focuses on new or recommended projects and does not include routine street maintenance or repair of existing roadways.

Pedestrian Pathways

- **Sherrill Baggett Road Corridor:** *Recommendations #169 and #170* propose a continuous sidewalk along Sherrill Baggett Road from Fayetteville Road to Bend of the River Road, enhancing pedestrian access between neighborhoods and regional roads.
- **Internal Street Connections:** *Recommendations #143, 172–176, and 179* focus on establishing a local pedestrian network within Falcon. These proposed walkways connect key streets such as South West Street, Godwin Street, Taylor Street, King Street, Brooks Street, Front Street, and Culbreth Street, supporting safer foot traffic throughout the town and linking residential areas to civic and community destinations.

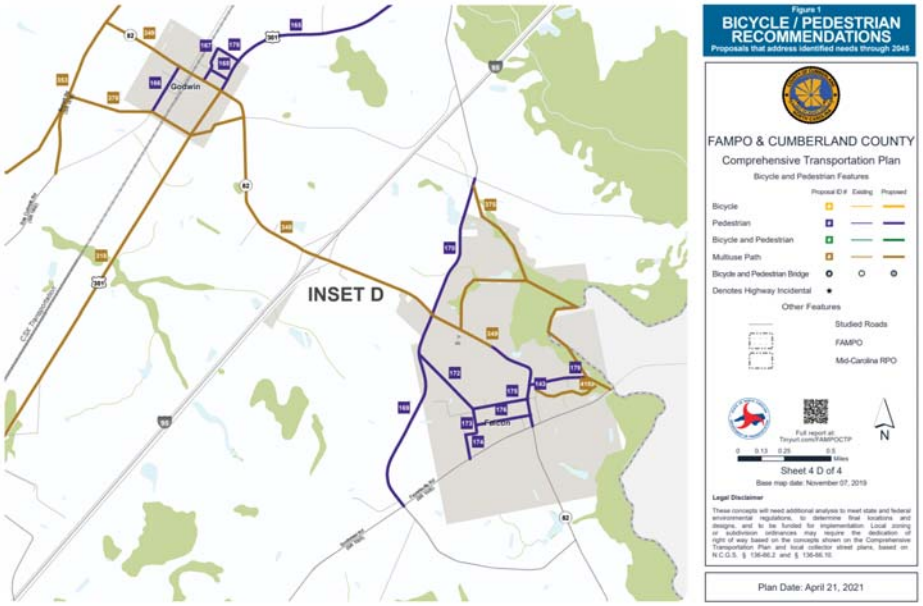
These proposed pedestrian routes would create safer, walkable corridors throughout Falcon and improve connectivity between residential neighborhoods and community destinations.



Multi-Use Paths

- **Recommendation #349 – Main Street (FAMPO049-M):** A proposed trail running through Falcon that provides a primary multi-use route which is linked to Recommendation #348 – Godwin-Falcon Road (FAMPO048-M): Located just outside Falcon's municipal limits, this connection would extend the Main Street trail into Godwin, improving regional access.
- **Recommendation #375 – Falcon Multi-Use Trails (FAMPO075-M):** An internal network to support non-motorized travel within the town.
- **Recommendation #418 – Falcon Greenway (FAMPO118-M):** A signature project connecting South River to Hudson Street. The greenway would link key destinations such as the town park, Falcon Children's Home, and the fishing pier with a kayak/canoe launch. Falcon has already acquired land for this project, showing a strong local commitment to enhancing recreation and mobility.

Together, these proposed pedestrian and multi-use trail projects support Falcon's goals of maintaining rural character while improving accessibility, walkability, and recreational opportunities.





Existing Conditions

Town of Falcon Zoning Districts

Residential Districts

Falcon's residential zoning districts regulate the types of housing, minimum lot size and land uses allowed within the town. While primarily intended for single-family dwellings, all residential districts also permit agricultural and rural farm uses.

- **R40A** – Primarily for single-family homes and Class A manufactured homes on lots of 40,000+ sq. ft.
- **R20 & R20A** – Single-family homes (R20A allows Class A manufactured homes) on lots of 20,000+ sq. ft.
- **R15 & R15A** – Single-family homes (R15A allows Class A manufactured homes) on lots of 15,000+ sq. ft.

The ordinance also includes R7.5 and R6 districts, which allow for smaller lot sizes and multi-family housing, but these are not currently utilized in Falcon.

Commercial & Industrial Districts

Falcon's commercial and industrial zoning districts regulate business and industrial activity within the town. These classifications determine the types of businesses and services permitted in designated areas.

- **O&I (Office & Institutional)** – Intended for professional offices, public institutions, and group housing, with minimal retail activity.
- **C-1, C(P), and C-3 (Commercial Districts)** – Designed for a range of business uses, from local neighborhood shops (C-1) to planned commercial developments (C(P)) and larger-scale retail and service businesses (C-3).
- **M (Industrial District)** – Allows for manufacturing and processing industries, functioning similarly to the ordinance-defined H Industrial District.

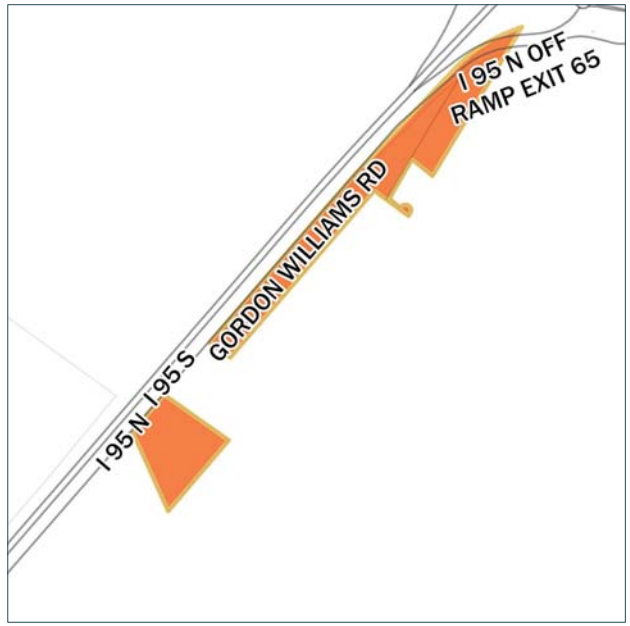
The ordinance also includes the Conservancy District (CD) for natural resource protection, but it is not currently utilized in Falcon.

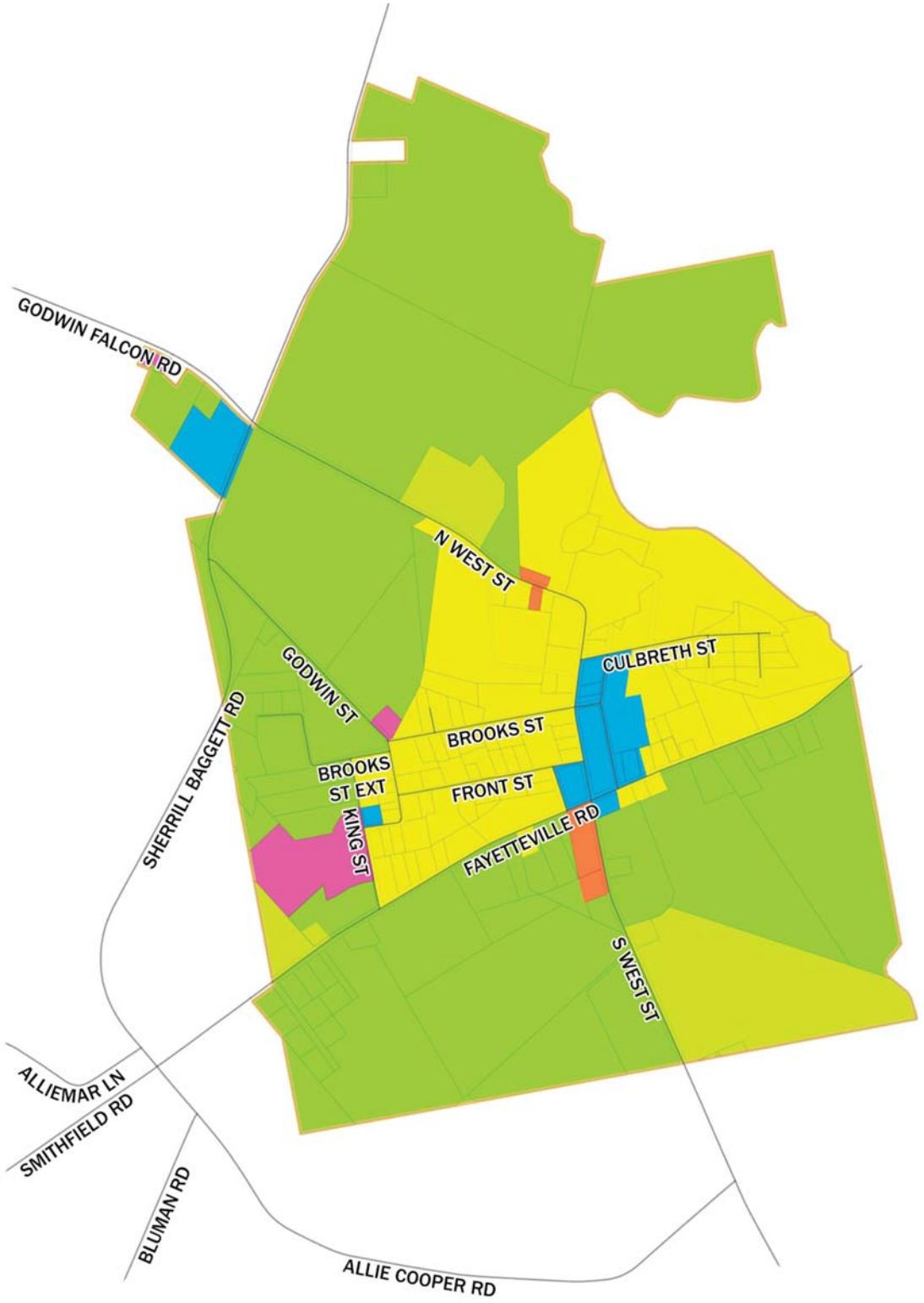
Additional Zoning Considerations

Falcon also allows for Conditional Use Districts (CUD), which applies case-specific development conditions to existing zoning districts.




I 95 S
I 95 N


I 95 N OFF
RAMP EXIT 65
GORDON WILLIAMS RD
I 95 N
I 95 S


GODWIN FALCON RD
N WEST ST
GODWIN ST
CULBRETH ST
SHERRILL BAGGETT RD
BROOKS ST
BROOKS
ST EXT
FRONT ST
KING ST
FAYETTEVILLE RD
S WEST ST
ALLIEMAR LN
SMITHFIELD RD
BLUMAN RD
ALLIE COOPER RD

Future Land Use

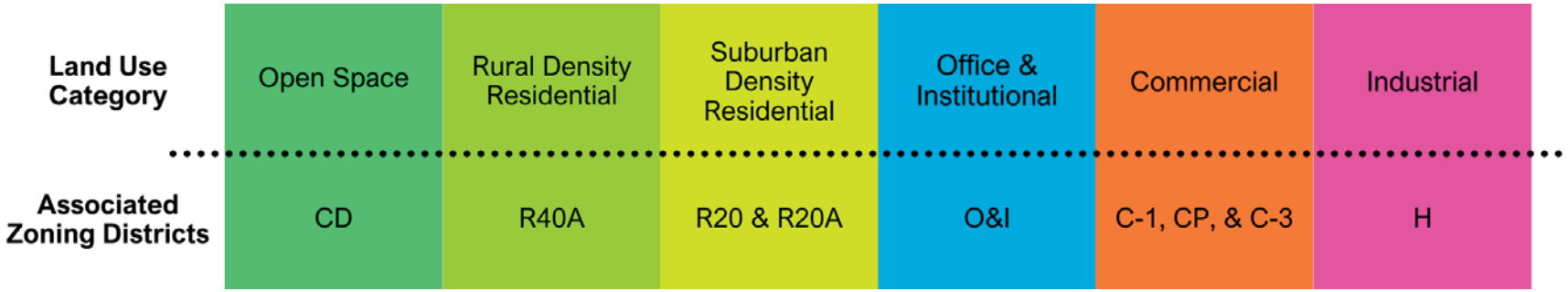
Future Land Use Map

The future land use map for the Town of Falcon emphasizes maintaining its rural character while allowing for thoughtful development that aligns with the community's values. The predominant land use designation is Rural Density Residential, which requires a minimum lot size of 40,000 square feet to preserve the town's agricultural heritage and open space. Office & Institutional uses are designated primarily for existing church-owned land, ensuring that these areas can continue to serve the community in appropriate capacities. Additionally, Suburban Density Residential is planned in areas where higher-density development already exists, allowing for 20,000-square-foot lots while preventing further encroachment into rural areas.

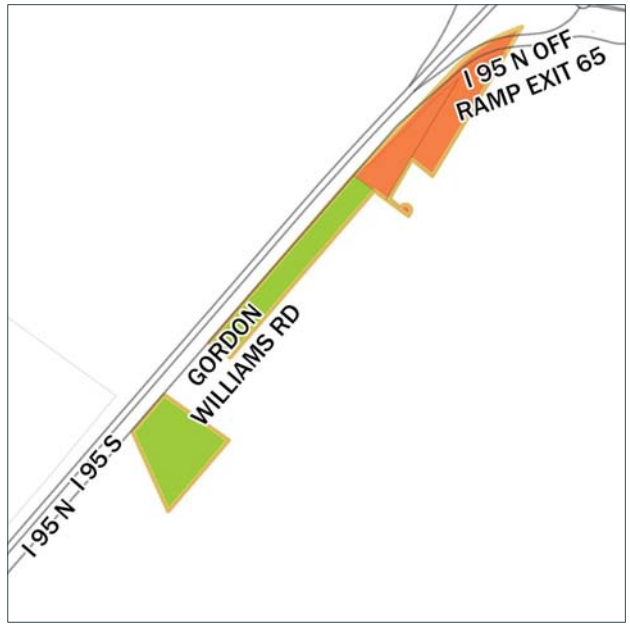
While no commercial land use designation exists in the town center, commercial land use is designated near I-95 and Godwin Falcon Road, in Falcon's satellite annexation areas aligning with similar classifications in adjacent county jurisdiction. The plan encourages small, community-serving businesses rather than large-scale retail or industrial development. Such businesses should be located in areas with existing infrastructure and designed to support local needs while respecting the town's rural character. In the town center, proposals that align with these guidelines may be considered appropriate, even in areas without a formal commercial designation if sufficiently buffered form noncommercial operations.

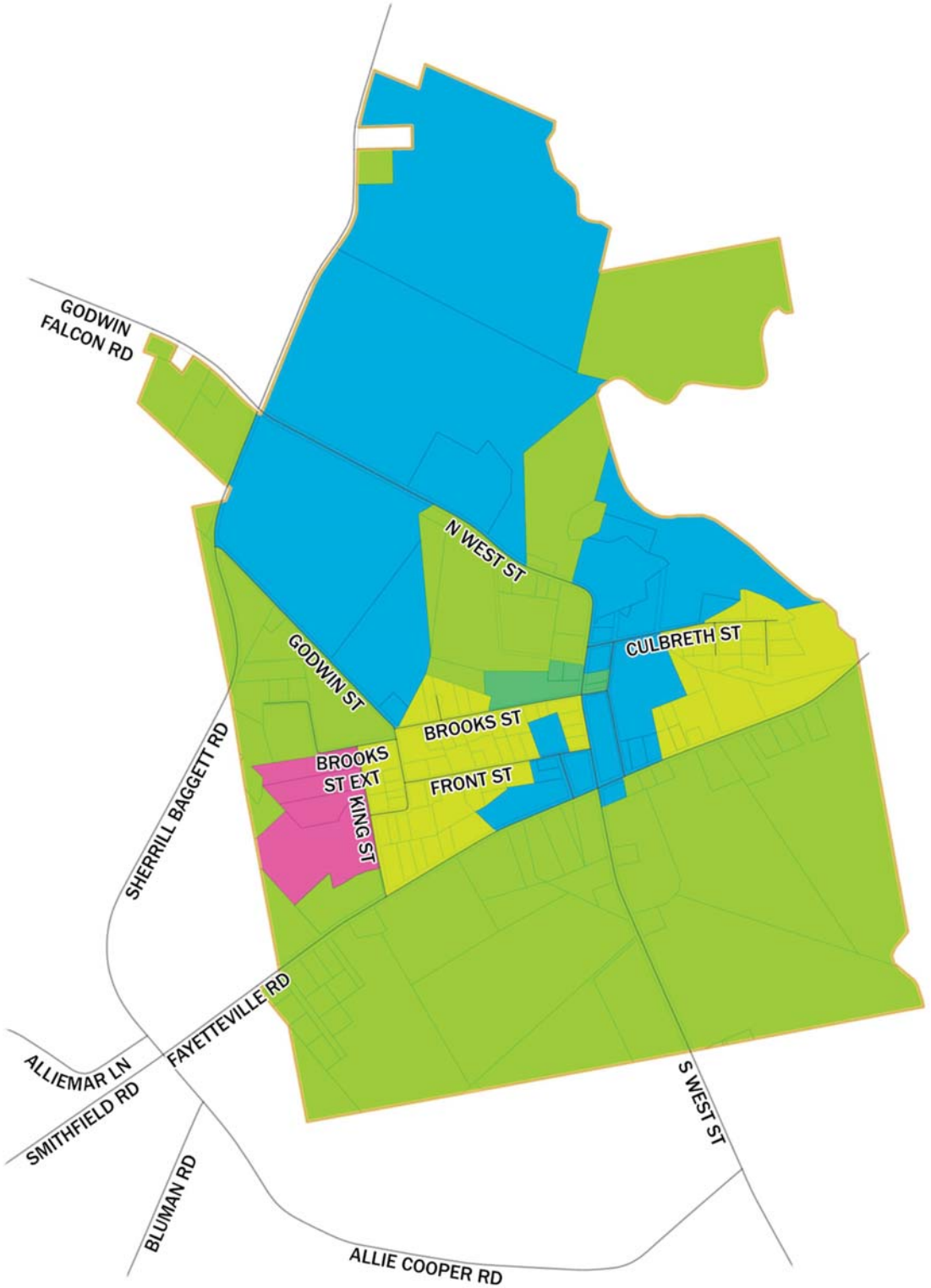
Development Priorities:

- **Preserve Falcon's small town-character** by guiding growth that reflects community values and maintaining larger lot size.
- **Promote agriculture** as a key component of the town's identity and character.
- **Encourage small, community-serving businesses** rather than large-scale commercial or industrial developments.
- **Support institutional and office uses** on church-owned properties.
- **Maintain less-dense residential development** except in areas already developed at suburban densities.




I 95 S
I 95 N


I 95 N OFF
RAMP EXIT 65
GORDON
WILLIAMS RD
I 95 N
I 95 S


GODWIN
FALCON RD
N WEST ST
CULBRETH ST
GODWIN ST
BROOKS ST
BROOKS
ST EXT
FRONT ST
KING ST
SHERRILL BAGGETT RD
FAYETTEVILLE RD
ALLIEMAR LN
SMITHFIELD RD
BLUMAN RD
ALLIE COOPER RD
S WEST ST

Goal & Objectives

Town of Falcon Goal

Safeguard Falcon's rural heritage by protecting its landscapes, agricultural roots, and historic sites. Ensure responsible land use that maintains the town's identity while supporting community-serving development that meets local needs.

Objectives

- Encourage preservation of historical and cultural sites that reflect Falcon's unique history.
- Maintain the town's low-density, rural setting while protecting agricultural and natural lands.
- Promote small-scale, locally owned businesses that align with the community's needs and character.
- Allow for commercial development only when it is able enhance the town's service offerings without compromising its small town character.
- Protect, improve, and revitalize parks, recreational spaces, and public facilities that contribute to the town's sense of community. Plan for efficient and sustainable infrastructure improvements that enhance safety, reduce traffic congestion, and meet residents' needs.
- Designate zones for light commercial use in locations that minimize disruptions to residential and agricultural areas.
- Involve residents and local stakeholders in decisions about land use to ensure alignment with community values.
- Incentivize the retention of agricultural lands through voluntary conservation easements or agricultural districts.
- Identify key open spaces for long-term preservation as community and ecological assets.
- Encourage land use practices that protect water quality, wildlife habitats, and forested areas.



Recommendations

Amend the Town of Falcon Zoning Ordinance
Recommendation: Remove zero lot line developments or any language associated with such developments from the zoning ordinance.
Reason: These developments do not promote Falcon's rural character and tend to maximize density in the most profitable areas, often disregarding visual aesthetics and neighborhood appearance. An alternative suggestion would be to add language for Density Development (Conservation Subdivision) to encourage a more rural, spacious layout.

Improve Communication on Land Use Decisions
Recommendation: Announce rezoning and related cases on town-run social media platforms, the website, and install a town message board or sign to keep residents informed.
Reason: Many residents have expressed a desire to be included in land use decisions, and improved communication can enhance community engagement and transparency.

Promote Participation in Agricultural Programs
Recommendation: Actively promote participation in North Carolina's Present-Use Value (PUV) Tax program and Voluntary Agriculture Districts (VAD).
Reason: These programs protect farmland and support local agricultural activities, aligning with the community's goals of preserving rural heritage.

Enhance Emergency Services and Infrastructure
Recommendation: Work with county officials to ensure adequate funding and support for Falcon's fire department and emergency response services. Explore opportunities for improved road maintenance and broadband expansion.
Reason: Emergency services are a community asset, and improving infrastructure can enhance safety and quality of life without encouraging rapid growth.

Be Mindful of Satellite Annexations
Recommendation: Use satellite annexations judiciously, prioritizing those that help guide nearby development in ways that benefit the Town.
Reason: North Carolina General Statute 160A-58.1(b)(5) limits satellite annexations to 10% of a town's total land area. With Falcon covering approximately 768* acres and already using about 5.7%* (or 44.3* acres) for satellite annexations, the Town has limited remaining capacity. Careful, strategic use of this tool—particularly for potential development along I-95—is essential to maximize long-term benefit and ensure efficient provision of town services.

**Note: These figures do not reflect an additional satellite annexation approved in early 2025. As of the time of writing and draft proposal for recommendation, updated Geographic Information System (GIS) data was not yet available, so the acreage and percentage estimates could not be revised to account for this change.*

Promote Historic Properties and Heritage
Recommendation: Utilize the **Cumberland County Architectural Survey** and other historical documents to identify and promote Falcon's historic properties and heritage on the town's website. Additionally, consider implementing town signs or wayfinding systems to highlight these sites.
Reason: This will help promote Falcon's unique history and cultural heritage, fostering community pride and attracting interest from residents and visitors alike.

Establish an Agricultural Zoning District
Recommendation: Modify the Town of Falcon's zoning ordinance to establish an agricultural zoning district with a minimum lot size of two acres. Revise the zoning map to designate all undeveloped land as agricultural use.
Reason: This update would support the long-term preservation of agricultural operations and help maintain the town's rural character. While there may be legal constraints under new laws, this has been a community request that reflects local values.

Looking Ahead

With the adoption of this plan, Falcon has a tool to help guide future decisions while honoring the values that define this small, close-knit community. Residents have consistently voiced a desire to preserve Falcon's peaceful, rural way of life—while ensuring that local services and infrastructure continue to meet community needs. This plan provides a framework for Falcon to thoughtfully shape its future at its own pace, ensuring that any changes support the town's character and sense of place.

Key Considerations for Falcon's Future:

- Preserve rural character and avoid growth that disrupts the town's quiet atmosphere.
- Limit development to what serves local needs and complements existing land use patterns.
- Support investments in services and infrastructure that improve everyday life for residents.
- Maintain and celebrate local landmarks, gathering spaces, and small-town traditions.
- Support improvements to recreational spaces such as expanded parks, trails, or a splash pad, that serve all ages and foster outdoor activity.
- Invest in gathering places and events that celebrate Falcon's identity and bring residents together, such as an amphitheater or town festival.
- Let planning decisions reflect Falcon's heritage, values, and deep sense of community.




Falcon Town Hall




6243


FALCON
CHILDREN'S HOME AND FAMILY SERVICES
MAKING A DIFFERENCE IN THE LIVES OF CHILDREN



Town of Wade

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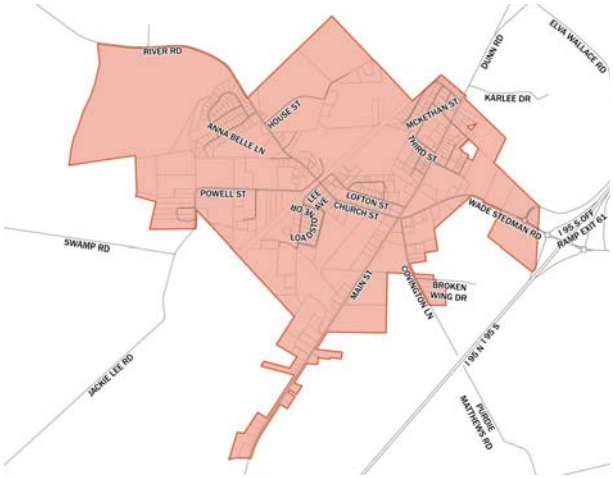


The Town of Wade strives to foster a warm and welcoming environment that embodies the essence of small-town living. The town is dedicated to building a strong sense of community where neighbors know each other, local businesses thrive, and everyone feels at home.

Introduction

Wade is a small town situated in the northeastern part of Cumberland County. It sits approximately one mile north of Eastover, east of the Cape Fear River, and west of Interstate 95. The town's center lies about four miles south of I-95 Exit 65 at Godwin-Falcon Road.

The Town of Wade identifies itself as the "Home of Southern Hospitality," embracing it's warm and welcoming environment. The community is proud to not only know their neighbors, but to also, know their neighbors well. Wade's history dates back to 1869 with the establishment of its original charter. The town was re-chartered on March 8, 1913, defining a one-mile municipal boundary and forming a town board composed of a mayor and three commissioners. In the following years, Wade developed key civic infrastructure, including a jail, post office, drugstore, and other local businesses. The town is primarily residential, complemented by areas of farmland, as well as some commercial and industrial activity. It features essential services such as a fire department, town hall, post office, and a community park. The community is also home to several churches, the Wade Family Medical Center, and a handful of small businesses.



1869
ORIGINAL CHARTER
Town was named after N.G. Wade, a local businessman who sold cross ties to the railroad.

1913
2ND CHARTER
The town was chartered again on March 8, 1913 with a mayor and three commissioners.

1968
1ST ELECTION
The first election for the mayor and three commissioners was held.

1969
CHARTER AMENDED
Charter added two additional commissioners as well as a community fire department.

1972
TOWN HALL
Establishment of the town hall.

1977
TOWN PARK
Establishment of the town park.

1985
WATER SYSTEM
Awarded a $489,000 grant for construction of the town's water system.

1988
PUBLIC WATER
Public water was made available to the community.

1990
1ST ANNEXATION
First annexation of land into the town limits, expanding it beyond the original mile.

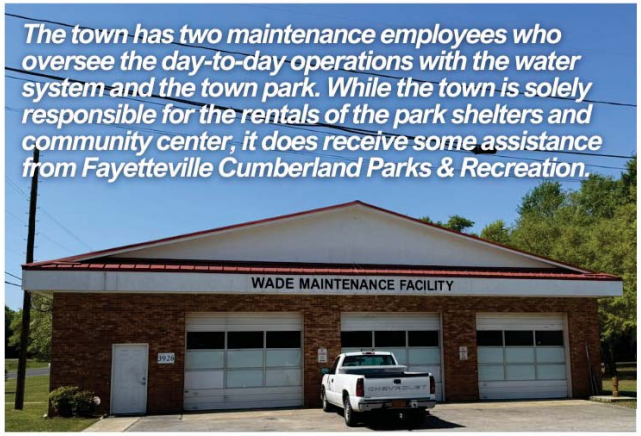
2001
WADE COMMUNITY PARK
Additional land and renovation to Wade Community Park.

2002
NORCRESS
The town becomes a part of NORCRESS (North Cumberland Region Sewer System).

2005
SEWER
Sewer becomes available to the town.



Splash pad at Wade Community Park.



The town has two maintenance employees who oversee the day-to-day operations with the water system and the town park. While the town is solely responsible for the rentals of the park shelters and community center, it does receive some assistance from Fayetteville Cumberland Parks & Recreation.



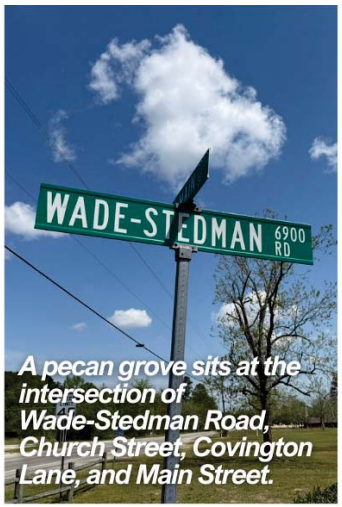
Donovan E. McLaurin Walking Trail at Wade Community Park.



The town's water system dates back to 1985, when a grant was awarded for its construction. By 1988, public water service became available to the community. Today, the town operates seven wells and continues to prioritize water and sewer (in partnership with NORCRESS) infrastructure to support ongoing growth and development.



Established on February 17, 1969, the Wade Community Fire Department was founded on a solid foundation of dedication and hard work. Today, it operates as a full-service agency with a rare "Class 5" ISO rating. Its comprehensive services include primary fire suppression, emergency medical response, rescue operations, and hazardous materials handling across the district.



A pecan grove sits at the intersection of Wade-Stedman Road, Church Street, Covington Lane, and Main Street.


The Clayton (Sam) House Community Center serves as a central gathering place for residents. In addition to hosting town meetings, the center is frequently rented for special celebrations and a variety of community events.


Wade Community Park, originally established in 1977 and expanded in 2001, now spans nearly 35 acres. It features two playgrounds, a baseball field, soccer field, tennis court, pickleball court, splash pad, and three picnic shelters.



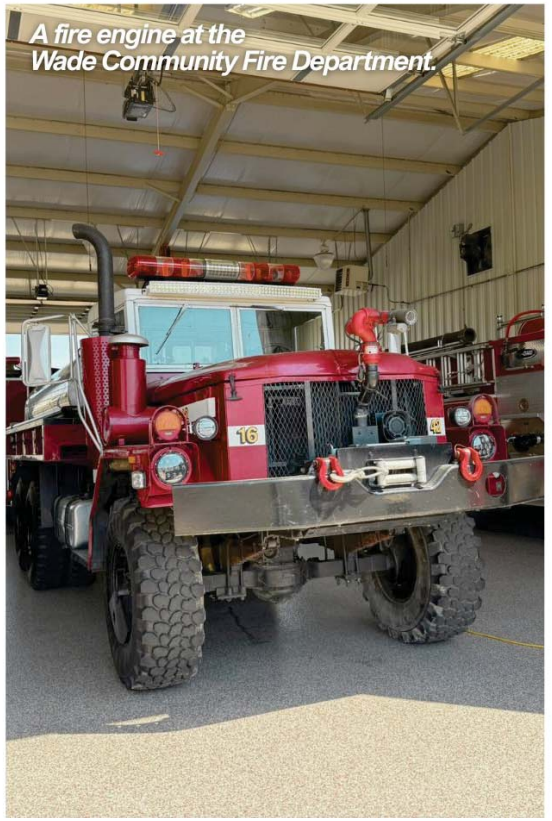
The CounTree Store on Main Street.



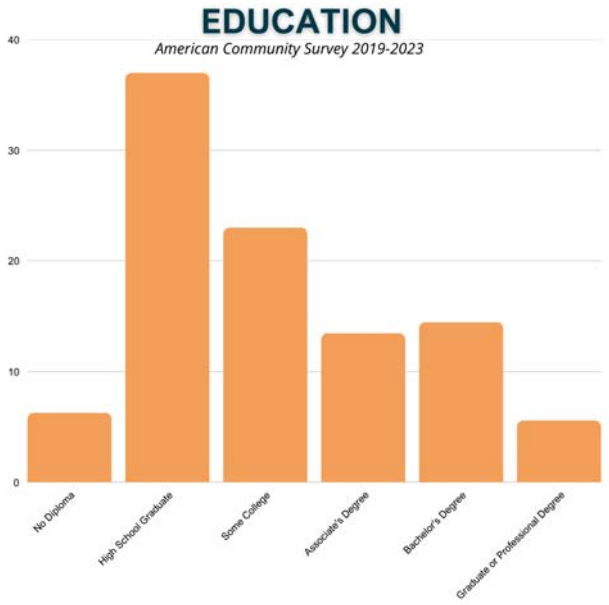
Entrance of Wade Community Park.



Established in 1972, Wade Town Hall contains spaces for clerical work and meetings.


A fire engine at the Wade Community Fire Department.

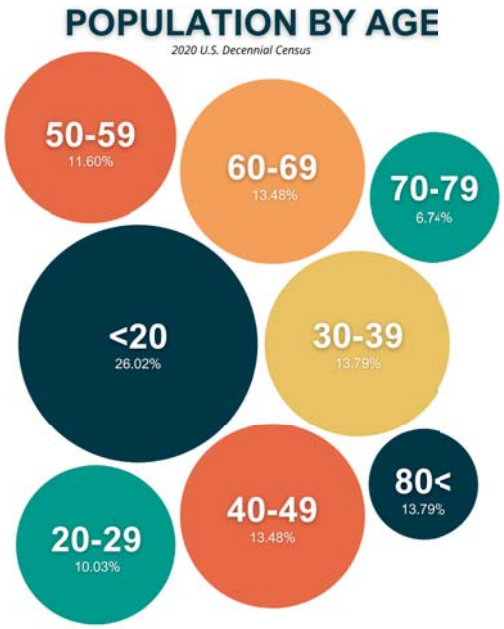
Existing Conditions



Population Trends
Over the past decade, the Town of Wade has experienced steady population growth. According to the U.S. Decennial Census, the town's population increased by 14.75% from 2010 to 2020, rising from 556 to 638 residents. A more recent estimate by the North Carolina Office of State Budget and Management, completed in 2023, indicates a slight increase to 642 residents.

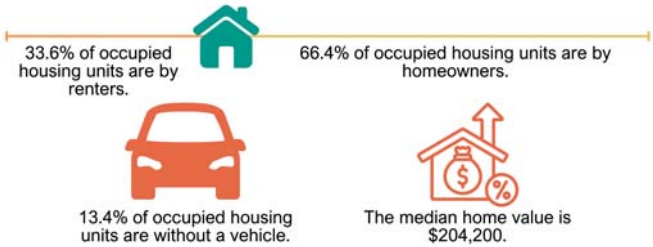
In 2020, Wade's population represented approximately 21% of the total population within the broader plan area, which had 2,905 residents at the time. The town's growth rate during that decade (14.75%) more closely aligned with the statewide growth rate of 9.48%, outpacing Cumberland County (4.79%), the City of Fayetteville (3.96%), and the Northeast Cumberland plan area, which saw a dramatic increase of 81.22%.

Looking ahead, both Wade and the surrounding plan area are expected to continue growing. This trend is driven in part by the town's proximity to the Harnett County line and the increasing demand for new housing to support a younger demographic—nearly 25% of Wade's population is under the age of 20.

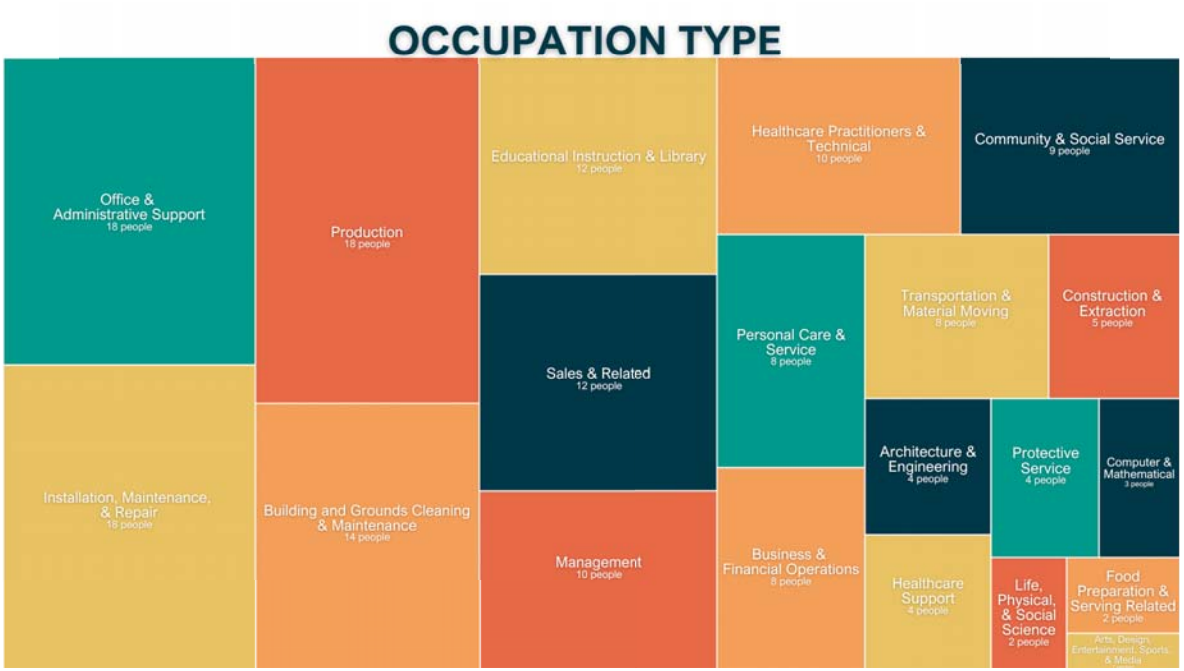


Housing Characteristics
The housing market in the Town of Wade is predominantly owner-occupied, with 70.92% of housing units occupied by their owners, compared to 29.08% that are renter-occupied. Of the owner-occupied homes, approximately 43% are financed through a mortgage or loan, while 28% are owned outright without any debt. According to estimates from the 2023 American Community Survey (ACS), the median property value in Wade is $204,200. However, this figure is based on a limited data sample and may not fully represent current market conditions. The ACS also reports that 13.4% of occupied housing units lack access to a vehicle, which may indicate transportation challenges for some residents.

Educational Profile
Estimates from the 2023 American Community Survey highlight a diverse range of educational backgrounds among Town of Wade residents aged 25 and older. Approximately 33.6% have attained a college degree, including associate degrees or higher. An additional 23% have



completed some college coursework without earning a degree. Roughly 37% are high school graduates or hold a GED, while fewer than 10% have not completed high school. This distribution of educational attainment reflects the community's varied academic experiences and underscores the potential for continued investment in educational access and advancement.



Workforce Overview

236 residents (55.9%) participate in the labor force, earning an average annual wage of $49,228. With a Cost of Living Index of 87.8, this translates to approximately $56,089 in U.S. purchasing power. The top three industry sectors by employment are Health Care and Social Assistance (53 workers), Utilities (35 workers), and Manufacturing (23 workers). Among these, Utility workers earn the highest average wage at $86,417. Most workers (82.7%) are employed in the private sector, while the remainder are self-employed or work for local, state, or federal government entities. The leading occupational group is Office and Administrative Support Occupations. This is followed by Installation, Maintenance, and Repair Occupations, and Production Occupations. The highest average wages by occupation group are found in Management Occupations ($115,600), Healthcare Practitioners and Technical Occupations ($101,900), and Computer and Mathematical Occupations ($97,300). Unemployment rates vary by group, ranging from 2.3% for Office and Administrative Support Occupations to 5.4% for Production Occupations. Over the next five years, the fastest growing occupation group is projected to be Architecture and Engineering Occupations, with an annual growth rate of 2.0%. In terms of absolute job growth, the largest increases are expected in Installation, Maintenance, and Repair Occupations, and Healthcare Practitioners and Technical Occupations. The highest separation demand—driven by retirements and career transitions—is anticipated in Office and Administrative Support Occupations and Production Occupations.

*Data Notes: Industry employment and wages (including total regional employment and wages) are as of 2024Q3 and are based upon BLS QCEW data, imputed by Chmura where necessary, and supplemented by additional sources including Census ZBP data. Employment forecasts are modeled by Chmura and are consistent with BLS national-level 10-year forecasts. Occupation employment is as of 2024Q3 and is based on industry employment and local staffing patterns calculated by Chmura and utilizing BLS OEWS data. Wages by occupation are as of 2024, utilizing BLS OEWS data and imputed by Chmura. GDP is derived from BEA data and imputations by Chmura. Productivity (output per worker) is calculated by Chmura using industry employment and wages as well as GDP and BLS output data. Supply chain modeling including purchases by industry are developed by Chmura. Industry Spotlights are mainly about jobs. Jobs are the **jobs in a place**, regardless of where the people live.*

Industry Type: Other Services (except Public Admin) (4.1%) Arts, Entertainment, & Recreation (1.1%) All Others (1.5%)



Existing Conditions

Transportation – Wade, NC
The Town of Wade benefits from its location near major transportation corridors, offering both regional connectivity and local accessibility. Positioned just northeast of Interstate 95 (I-95), Wade enjoys convenient access to this critical East Coast highway, facilitating travel and commerce throughout the eastern United States. U.S. Route 301 (US-301), running parallel to I-95, also passes near Wade and serves as an important secondary corridor for north-south travel. Dunn Road and Wade-Stedman Road provide local connections, supporting intra-county movement and linking Wade with neighboring communities such as Godwin and Falcon.

Wade is included in the is included in the FAMPO/Cumberland County Comprehensive Transportation Plan (CTP), which outlines regional transportation priorities through 2045. While the plan does not currently propose major road improvements within Wade's corporate limits, several pedestrian and multi-use path projects are recommended to improve walkability and recreational opportunities:

Pedestrian Pathways

- **Recommendation #140 – Church Street (FAMPO040-P):** A proposed pedestrian pathway within Wade's town limits, aimed at improving walkable access between residential areas and civic destinations.



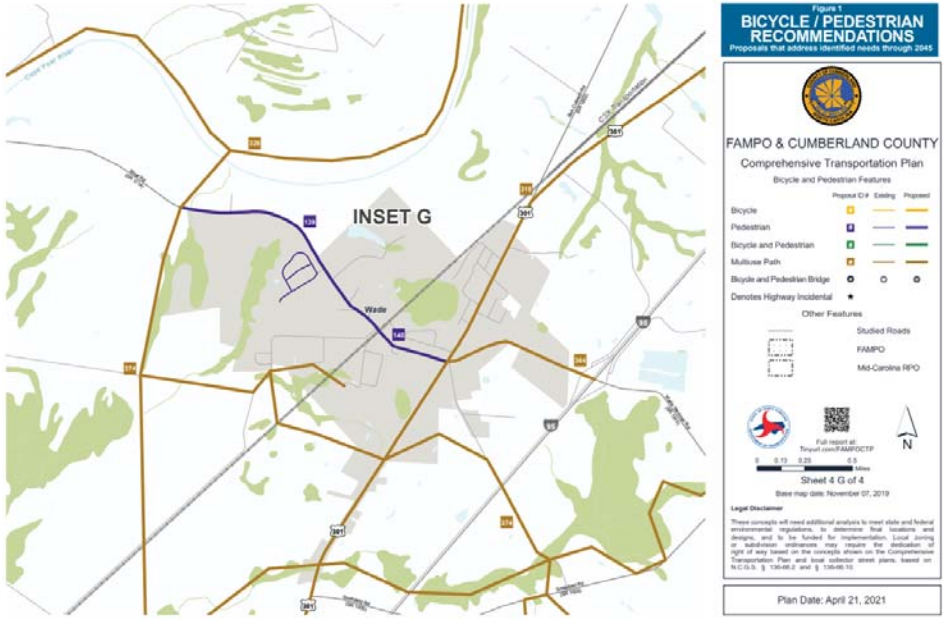


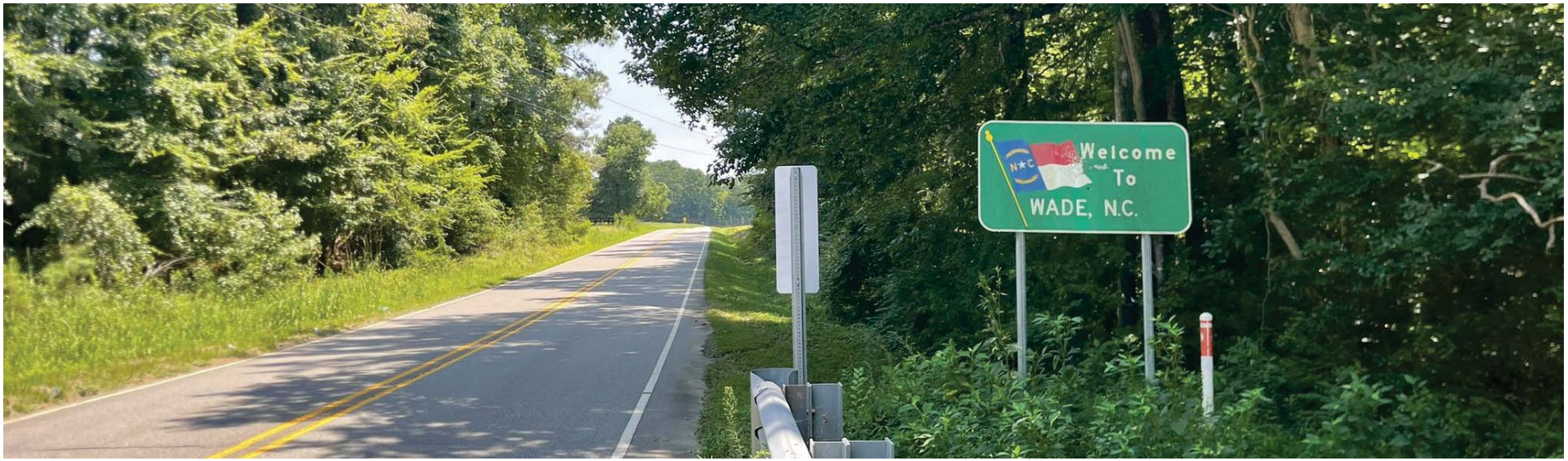
Multi-Use Paths

- **Recommendation #318 – Dunn Road (FAMPO018-M):** A path aligned with Dunn Road near Wade, offering regional connectivity and potential recreational use.
- **Recommendation #364 – Wade-Stedman Road (FAMPO064-M):** This path would enhance safety and recreational opportunities along one of Wade's key local roads.
- **Recommendation #374 – Wade Multi-Use Trails (FAMPO074-M):** A set of trails envisioned to run through or adjacent to Wade, promoting outdoor activity and non-vehicular travel within the town.

Additionally, **Multi-Use Path #326 – Cape Fear River Trail Extension (FAMPO026-M)** is a notable nearby project. Although located outside the municipal boundary, this trail extension is regionally significant and could serve as a recreational and ecological asset for Wade residents by providing future trail linkages along the Cape Fear River corridor.

These projects align with regional goals to promote active transportation, connect communities, and improve quality of life. As Wade continues to develop, these proposed pathways will be key in maintaining accessibility while preserving the town's rural charm and natural assets.





Existing Conditions

Town of Wade Zoning Districts

CD Conservancy District

- **CD** – Designed to preserve and protect identifiable natural resources from encroachment.

Agricultural Districts

- **A1** – Designed to promote the continuance and preservation of agricultural activities while coexisting with other residential or non-residential uses on large lots of 2 acres or more.
- **A1A** – Primarily designed to allow residential use of single-family residential dwelling and/or Class A manufactured homes with an area of at least an acre, but no more than ten acres.

Residential Districts

- **R40 & R40A** – Primarily for single-family homes (R40A allows Class A manufactured homes) on lots of 40,000+ sq. ft.
- **R30 & R30A** – Primarily for single-family homes (R30A allows Class A manufactured homes) on lots of 30,000+ sq. ft.
- **R20** – Primarily for single-family homes on lots of 20,000+ sq. ft.
- **RR** – A district for traditional rural use with lots of 20,000+ sq ft. The principal use of the land is for suburban density residential, including manufactured housing units and agricultural purposes.
- **R15** – Single-family homes on lots of 15,000+ sq. ft.
- **R7.5** – Single-family homes on lots of 7,500+ sq. ft.
- **R6 & R6A** – A mix of single– and multifamily homes (R6A allows for Class A manufactured homes) on lots of 6,000 sq. ft.
- **R5A** – Multifamily homes allowing a maximum density of 13 ½ dwelling units per net acre.

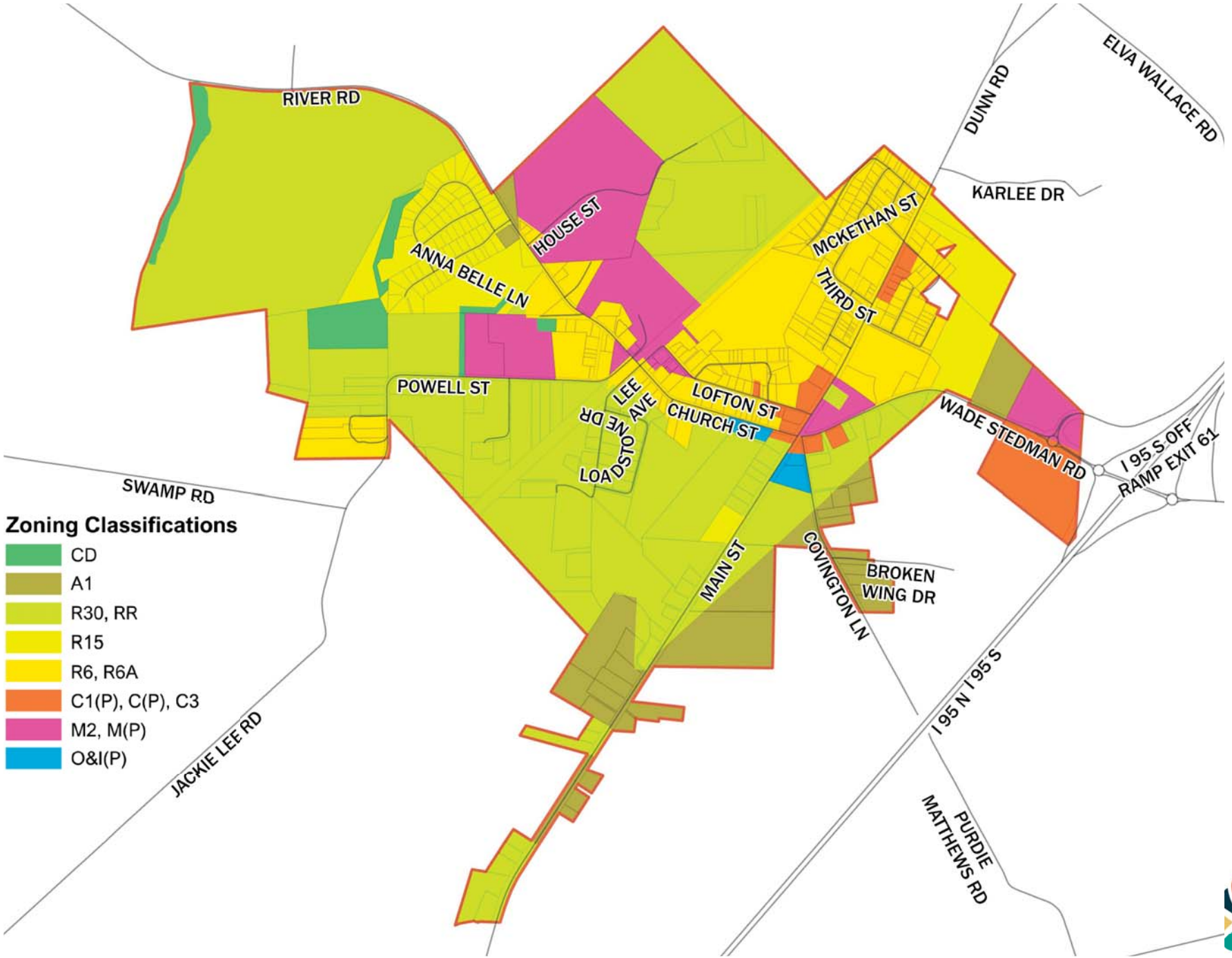
Office & Institutional, Commercial & Industrial Districts

- **O&I(P)** – Intended for professional offices, public institutions, and group housing, with minimal retail activity.
- **C1, C2(P), and C(P)** – Designed for a range of business uses, from local neighborhood shops (C1) to planned commercial developments (C2 (P)) and larger-scale retail and service businesses (C(P)).
- **M1(P) & M(P)** – Allows for manufacturing and processing industries.

Additional Zoning Considerations

- Companion Districts
- Mixed Use Development—Conditional Zoning District (MXD/CD)
- Density Development—Conditional Zoning District (DD/CZ)

***Note: There is currently no A1A, R40, R40A, R30A, R20, or R7.5 zoning districts active within the town limits.*


RIVER RD
DUNN RD
ELVA WALLACE RD
KARLEE DR
HOUSE ST
ANNA BELLE LN
MCKETHAN ST
THIRD ST
POWELL ST
LEE AVE
LOADSTONE DR
LOFTON ST
CHURCH ST
WADE STEDMAN RD
I 95 S OFF RAMP EXIT 61
SWAMP RD
MAIN ST
COVINGTON LN
BROKEN WING DR
I 95 N I 95 S
JACKIE LEE RD
PURDIE MATTHEWS RD
Zoning Classifications
CD
A1
R30, RR
R15
R6, R6A
C1(P), C(P), C3
M2, M(P)
O&I(P)

Future Land Use

Future Land Use Map

The future land use map for the Town of Wade ensures that any growth respects and reflects the rural nature of the town. The predominant land use designation is Suburban Density Residential which requires a minimum lot size of 20,000 square feet to encourage responsible development that fits within the town's infrastructure limits and maintains its rural identity. The prevalence of Medium Density Residential is a result of current zoning designations, and retaining this classification supports consistency with how the land is presently used. Medium Density Residential is designed to accommodate single and multi-family homes in a more dense residential neighborhood development. Because the Town of Wade wholly lies within the Cape Fear River WS-IV Protected Area (WS-IV-PA), development within the town must carefully consider the guidelines to ensure growth aligns with long-term protection strategies. For more information, turn back to page 42.

To address the limited availability of resources for essential commercial services like grocery stores and locally owned restaurants, a designated Flex Area has been created. This area is supported by the zoning districts **R30, R30A, R20, RR, C1(P), and O&I(P).** These districts align with the town's current zoning framework, offering flexibility to:

- Support balanced residential growth
- Enable local neighborhood businesses
- Provide space for expanding the town's infrastructure and community resources (e.g., utilities, community gardens, etc.)

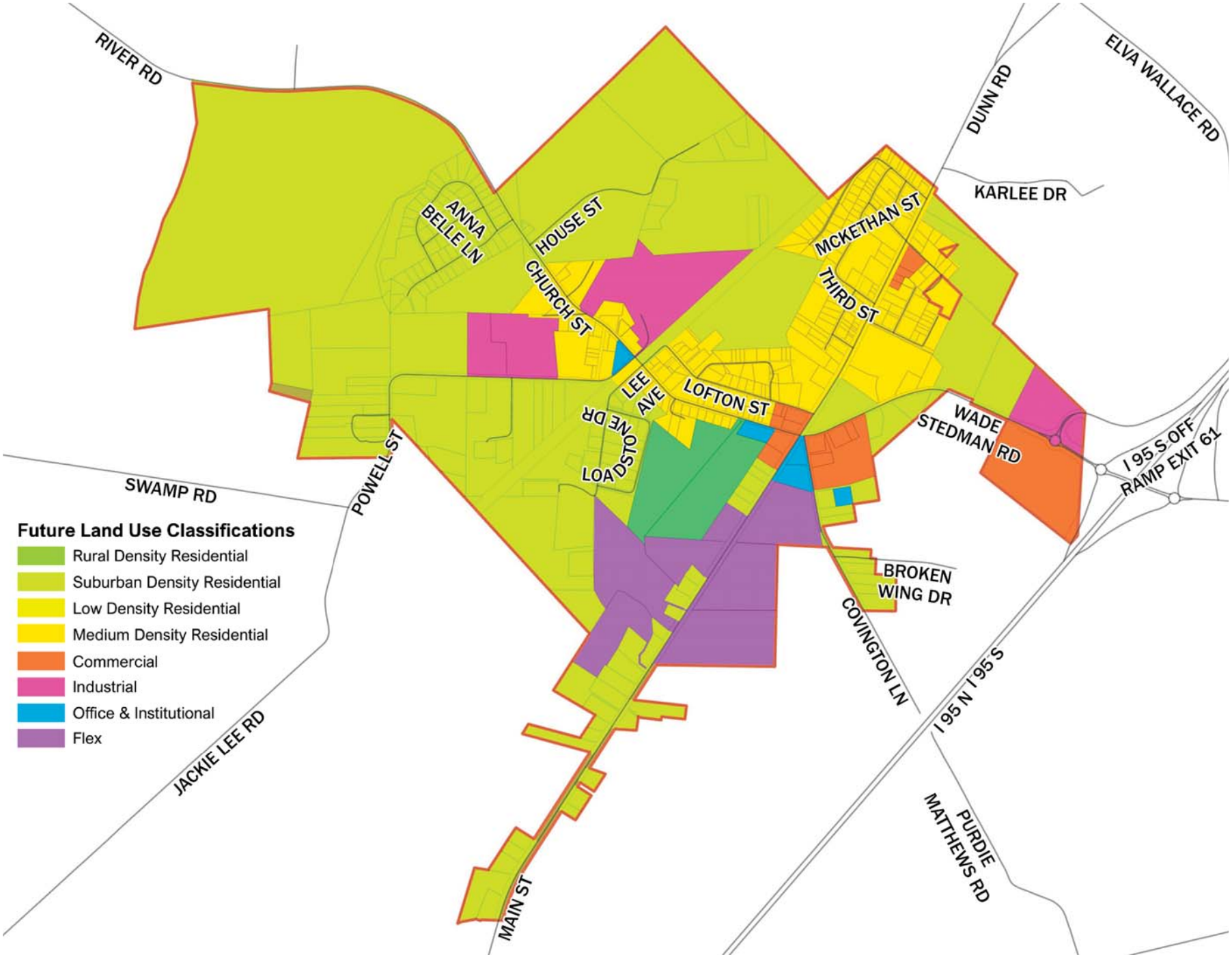
Properties with an area of 2.5 acres or greater along the Main Street south entrance corridor were selected for the classification. It is more desirable to have less density; however, this classification allows for a minimum lot size of 20,000 square feet.

Growth is inevitable for the town, but to maintain its rural character, it's essential to ensure consistency while fostering balanced development. A Flex Area directs growth to a preferred location, but the associated zoning districts allow for flexibility, leaving the area's future open to adaptation.

Development Priorities:

- **Maintain rural character** by encouraging residential development on larger lots, preferably with a minimum lot size of 30,000 square feet.
- **Guide development** in a way that is consistent with the town's infrastructure.
- **Encourage small, community-serving businesses** by allocating appropriate resources.

When rezoning, conditional zoning should be utilized to ensure the use is in harmony with existing and potential future uses.


RIVER RD
DUNN RD
ELVA WALLACE RD
KARLEE DR
ANNA BELLE LN
HOUSE ST
CHURCH ST
MCKETHAN ST
THIRD ST
LEE AVE
LOFTON ST
LOADSTONE DR
WADE STEDMAN RD
I 95 S OFF RAMP EXIT 61
SWAMP RD
POWELL ST
BROKEN WING DR
COVINGTON LN
I 95 N I 95 S
JACKIE LEE RD
MAIN ST
PURDIE MATTHEWS RD
Future Land Use Classifications
Rural Density Residential
Suburban Density Residential
Low Density Residential
Medium Density Residential
Commercial
Industrial
Office & Institutional
Flex

Goal & Objectives

Town of Wade Goal

Promote a balanced system of development through intentional growth and preserve the unique, charming aesthetic of a small town by incorporating open spaces, sustainable infrastructure, and supporting local businesses.

Objectives

- Protect and preserve existing farming and farming operations, rural landscapes, and natural areas from urban encroachment.
- Ensure residential areas are designed in a way that minimizes the environmental impact.
- Coordinate the development of residential areas with the existing or planned utility infrastructure.
- Encourage “conservation subdivisions” that allow for cluster homes on smaller lots while preserving large areas of undeveloped land to protect rural character.
- Protect utility corridors from encroachment by incompatible land uses, such as high-density residential or commercial developments.
- Offer slower-paced, community-based services like local shops, post offices, and libraries where interactions are personal and familiar.
- Limit large chain stores or franchises in the town center to preserve the authenticity and character of the local economy.
- Support commercial development that prioritizes in key essentials such as food, gas, and household items.
- Ensure access to healthy food options by promoting areas for grocery stores, farmers’ markets or community gardens.
- Promote a stable economic environment for locally owned and operated businesses to become established.
- Develop and upgrade infrastructure to relieve congestion and ease travel activity for the residents.
- Design and expand infrastructure that allows for quick emergency response times (e.g. emergency personnel facilities, staffing, wider roads, etc.)
- Incorporate existing open space areas into park designs to expand opportunities.
- Host community events in public spaces, such as outdoor concerts, farmers’ markets, holiday festivals, or outdoor movie nights, to engage residents and foster community pride.



Recommendations

Promote Wade's Visibility on I-95
Recommendation: Coordinate with the North Carolina Department of Transportation to reinstate Exit 61 signage as the "Town of Wade" exit.
Reason: Reinstituting the town's name on interstate signage can help strengthen local identity, boost small-town pride, and improve visibility for residents, businesses, and visitors.

Expand Water and Sewer Infrastructure
Recommendation: Enhance and extend utility services, particularly water and sewer, within the town and surrounding areas.
Reason: Improved infrastructure supports current residents, accommodates future development, and protects public health.

Explore Alternative Water Sources
Recommendation: Evaluate options for alternative water sources and/or expansion of the town's water system.
Reason: Long-term water security is essential for residential, agricultural, and commercial sustainability.

Create a Long-Term Sewage Management Plan
Recommendation: Develop and implement a comprehensive wastewater and sewage management strategy.
Reason: A long-term plan helps guide investment in infrastructure and prevents issues related to capacity, treatment, and environmental compliance.

Encourage Balanced Growth
Recommendation: Support commercial development that complements Wade's small-town and rural character while protecting natural resources.
Reason: A balanced approach promotes economic opportunity without sacrificing quality of life or environmental integrity.

Promote Access to Healthy Food
Recommendation: Encourage the establishment of grocery stores, farmers' markets, and community gardens.
Reason: Access to nutritious food improves public health and contributes to community resilience.

Implement Signage and Advertisement Standards
Recommendation: Adopt signage and advertising guidelines that reinforce community aesthetics.
Reason: Well-designed signage contributes to a positive town image and helps guide future development.

Invest in Public Recreation
Recommendation: Seek grants and funding to support the expansion of public recreational spaces and programs.
Reason: Recreational amenities promote wellness, enhance community life, and attract families and visitors.

Support Road Maintenance and Upgrades
Recommendation: Apply for transportation funding and collaborate with NCDOT to maintain and improve the town's roadways.
Reason: A well-maintained road system improves safety, mobility, and access for residents and businesses.



Looking Ahead

This plan serves as a tool to guide practical, community-focused development in a way that honors Wade's strong sense of history, hospitality, and community pride. It allows for new growth while ensuring that development is thoughtfully planned to align with the town's existing infrastructure and resources. The opportunities outlined in the plan are intended to empower the Town of Wade to make informed, deliberate decisions and shape its future at a pace that reflects the community's values.

Key Considerations for Wade's Future:

- Encourage large lot sizes to prevent overcrowding and maintain small town vibe.
- Direct development to areas that can be well supported by the existing infrastructure.
- Prioritize the upkeep and improvement of existing infrastructure to ensure it can support both new and existing developments effectively.
- Invest in qualify of life aspects that benefit residents and enhance daily life.




MAMA B'S SOUTHERN KITCHEN


Donovan E.
McLaurin
Walking
Trail


Clayton M. (Sam) House
Community Center
COMMUNITY
WATCH MEETING
APRIL 15





Plan Implementation

Looking Ahead

This plan serves as a unified guide for the communities of the Northeast Cumberland plan area encompassing Godwin, Falcon, Wade, and their surrounding areas. With this plan in place, the region has a roadmap for the future—one that reflects input from the community, protects what residents value, and helps ensure that changes over time are consistent with the area's character and goals, while allowing flexibility to adapt as circumstances change. It strikes a balance between preserving the unique identities of each town and advancing shared goals for sustainable growth and preservation.

As the region moves forward, this plan offers guidance—not just in what to build or preserve, but in how to make decisions that reflect the collective values and vision of the community.

Plans don't predict the future, they help shape it.

Guiding Ideas for the Future

- **Prioritize What Matters Most**
  Each community brings its own strengths, but they share a commitment to preserving the features that make them unique: rural landscapes, agricultural traditions, and close-knit neighborhoods.
- **Use the Plan as a Guide, Not a Rulebook**
  The future land use map and recommendations are tools to help navigate future decisions. While they provide direction, they are flexible enough to accommodate changes and challenges that arise over time.
- **Support Thoughtful Growth**
  Development should reflect the scale and nature of the communities it serves. Focus on projects that respect the area's rural setting, provide for local needs, and protect valuable resources such as farmland and open spaces.
- **Remain Adaptable**
  This plan is intended to provide long-term guidance, but flexibility is key. As conditions change, the plan should be applied in a way that respects its goals while responding to new circumstances, opportunities, and community feedback.
- **Engage the Community**
  Ongoing dialogue is essential. Encourage input from residents, local organizations, and civic groups to keep the plan aligned with the lived experiences and evolving needs of the community.
- **Celebrate Progress, Big and Small**
  Positive change can be incremental. Every improvement—whether it's a new community center, a sidewalk upgrade, or better signage—adds to the overall quality of life and strengthens the sense of place.

Let change serve the community, not the other way around.

The future of Northeast Cumberland is not determined by one plan or one project, but by the consistent, thoughtful actions of people committed to the future of these communities. With this plan in place and the ongoing engagement of residents, these towns are ready to navigate the future with confidence, guided by the values they hold dear.




NORTH CAROLINA
Wildlife
RESOURCES
RHODES POND BOATING ACCESS
11055 DUNN ROAD
GAS MOTORS PROHIBITED


JCT
INTERSTATE
95













Appendix

170 Rural Character Preservation
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243 Zoning Descriptions
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Rural Character Preservation

In addition to the streetscape buffering measures (outlined on the next page), subdivisions and other developments in rural areas should incorporate site planning techniques that help preserve rural character. These strategies are intended as guidance and are not regulatory standards and are not all inclusive. The Joint Planning Board and Cumberland County Board of Commissioners retain full discretion to require or encourage additional rural character preservation measures. Planning staff may also identify or propose site-specific techniques to better align proposed developments with the rural context and community values of the area.

The following recommended practices vary depending on whether lots front directly onto a state-maintained road or are accessed by an internal public road:

For Properties Abutting State-Maintained Roads

- **Shared Driveway Access -** Limit the number of individual driveway connections by using shared driveways or access easements for multiple lots.
- **Clustering Homes Away from the Road -** Encourage clustered development patterns that place homes further back from the road to preserve open views and minimize visual impact.
- **Conservation of Roadside Vegetation -** Preserve existing trees and natural vegetation along the road frontage to maintain a wooded or agricultural roadside appearance.
- **Deeper Front Setbacks -** Increase minimum front setbacks beyond the zoning minimums to reduce the suburban appearance of homes along rural corridors.
- **Streetscape Buffering -** Install rural-appropriate buffers (see next page) with native plantings and natural screening materials like berms or staggered tree rows.

For Properties with (New) Internal Public Roads

- **Perimeter Buffers Along External Roads -** Even when accessed internally, subdivisions should include perimeter buffers along adjacent state-maintained roads to minimize visibility.
- **Cluster Development with Open Space -** Use cluster or conservation subdivision layouts to preserve large portions of land as undisturbed open space, farmland, or forest.
- **Natural Landscaping and Open Areas -** Integrate meadows, native trees, or farm-like fencing along internal roadways to maintain area aesthetic.
- **Varied Lot Widths and Setbacks -** Avoid uniformity by allowing flexible setbacks and wider lots to reflect organic, non-suburban rural patterns.
- **Preservation of Natural Topography -** Design roads and lot layouts that follow the natural landform, reducing grading and retaining rural landforms and drainage features.

Streetscape Buffering for Rural Character

Where rural character preservation is a planning and community priority, developments should incorporate appropriate streetscape buffering. At least one of the buffer types listed below is recommended as a baseline approach to minimize the visual impact of new development and to maintain the rural aesthetic along state-maintained roadways.

Recommended Street Buffering

- Buffering must be shown on the site plan submitted by the applicant.
- Elected and/or appointed officials may require more or less restrictive buffering requirements based on the site context and surrounding area.
- All landscaping, fencing, walls, buffers, or other structures used for buffering with the intent of preserving rural character must indicate who is responsible for ongoing care, maintenance, and replacement if necessary.

Streetscape Buffer Types

Developments with lots that abut a NCDOT maintained roadway should be buffered with a minimum 30-foot buffer measured from the right-of-way. All buffer types shall include a staggered row of large maturing trees and at least five (5) low growing shrubs for every required large maturing tree as well as one of the following screening techniques:

a. A row of evergreen conifers or broadleaf evergreens placed not more than five (5) feet apart which would grow to form a continuous hedge of at least six (6) feet in height within two (2) years of planting supplemented with large maturing trees every 30 feet; or

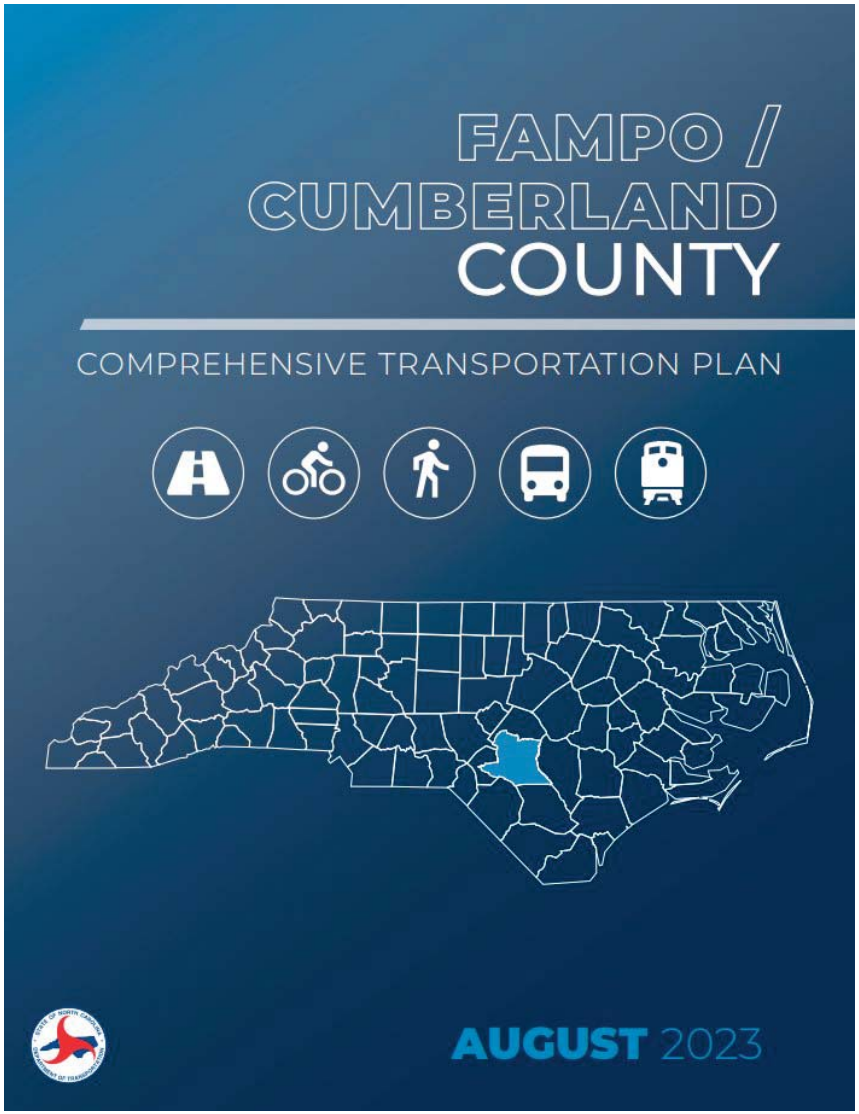
b. A masonry wall located within the required buffer; such wall shall be a minimum height of six (6) feet (above finished grade) and, if a block wall, it shall be painted on all sides, supplemented with large maturing trees every 50 feet; or an opaque fence six (6) feet in height finished side of fence shall face out, and supplemented with large maturing trees every 50 feet; or

c. A berm, meeting the following requirements: A berm shall have a maximum of 3:1 slope with a minimum crown width of two (2) feet and planting combination, with the berm an average height of three (3) feet and dense plantings which will, when combined with the berm, achieve a minimum height of six (6) feet and 75 percent (75%) opacity within two (2) years.

Relevant Projects & Plans

Transportation Planning
In August of 2023, the North Carolina Department of Transportation (NCDOT) created the FAMPO/Cumberland County Comprehensive Transportation Plan in conjunction with the Fayetteville Area Metropolitan Planning Organization (FAMPO), Mid-Carolina Rural Transportation Planning Organization, Cumberland County, City of Fayetteville, along with other regional organizations and local officials. This comprehensive plan showed proposed new construction and improvements to the area's transportation needs. Roadway improvements for the plan area of the Comprehensive Transportation Plan (CTP) include features related to congestion/mobility, access management/operations, modernization, and other transportation issues. The CTP also has proposed Public Transportation/Rail plans along with bicycle and pedestrian features which show existing and proposed features for bus corridors, guideways, railways, bicycles, pedestrians, and multiuse paths and bridges. Multiple features of the CTP are located within and/or have the potential to affect the plan area.

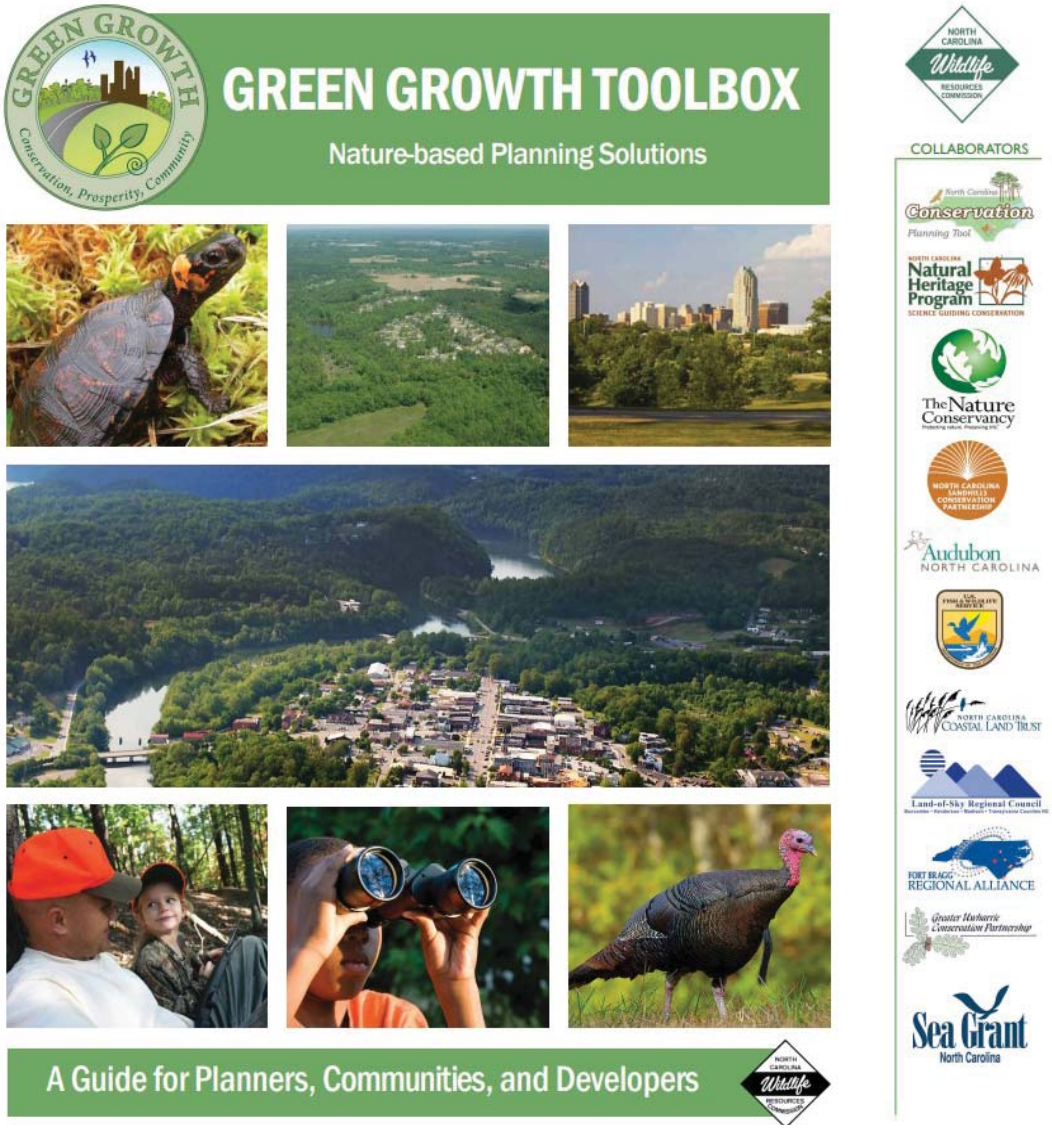
The Cumberland County and FAMPO CTP and related maps can be viewed at: connect.ncdot.gov/projects/planning/Pages/CTP-Details.aspx?study_id=Cumberland County and FAMPO CTP



Green Growth Toolbox

The third edition of the Green Growth Toolbox, released in 2023 by the North Carolina Wildlife Resources Commission, was collaboratively developed by the department along with various partners, including The Nature Conservancy, U.S. Fish & Wildlife Service, and the North Carolina Natural Heritage Program, among others in the conservation and planning sectors. This comprehensive resource comprises technical assistance, a guidance handbook, GIS datasets, and a website, all aimed at assisting North Carolina's counties, towns, and cities in conserving wildlife, habitats, and other valuable natural resources while accommodating growth and development. Consultation of the Green Growth Toolbox is recommended during the creation or revision of plans, ordinances, and developments to facilitate environmental conservation without impeding growth.

The North Carolina Wildlife Resources Commission Green Growth Toolbox and related material can be found at: https://www.ncwildlife.org/Conserving/Programs/Green-Growth-Toolbox



Relevant Projects & Plans

Previous Plan Recommendations

ACTION	SOURCE
Define Municipal Influence Areas (MIA) for Godwin and Falcon.	Vision Northeast 2010, p. 57
CSX spur beginning in Godwin traversing the area.	Vision Northeast 2010, p. 58
Protect prime farmland.	Vision Northeast 2010, p. 59
Protect unique natural historic resources.	Vision Northeast 2010, p. 60
Utilize cluster development techniques to retrain rural character of the area.	Vision Northeast 2010, p. 61
Prohibit manufactured home parks in the core of Godwin.	Vision Northeast 2010, p. 62
Utilize Godwin's, Falcon's, Wade's, the City of Dunn, Harnett County, and the Eastover Sanitary District's water systems to expand service to the unincorporated portions of northeast Cumberland.	Vision Northeast 2010, p. 63
Develop entry corridor and landscape plans for Falcon and Godwin.	Vision Northeast 2010, p. 64
Adopt proposed land use plan.	Vision Northeast 2010, p. 66
Encourage local farmers to participate in the voluntary agricultural district program.	Vision Northeast 2010, p. 69
Develop pedestrian plan for Godwin and Falcon.	Vision Northeast 2010, p. 70
Consider re-visiting development standards for Falcon and Godwin.	Vision Northeast 2010, p. 71
Adopt water and sewer policy for Falcon and Godwin's Municipal Influence Areas.	Vision Northeast 2010, p. 71
Promote use Rhodes Pond, Averasboro Battlefield, the Cape Fear River bluffs, and other unique natural resources as an economic driver.	Vision Northeast 2010, p. 71
Partner with the Fayetteville/Cumberland County Chamber of Commerce and Fayetteville Area Visitors Center and Convention Bureau to market and promote economic development in the area.	Vision Northeast 2010, p. 72

ACTION	SOURCE
The Town of Wade develops and administers its own Zoning Ordinance.	Wade Study Area Detailed Land Use Plan 2003, p. 64
The Town of Wade develops standards for entrance corridor treatment and a landscape ordinance.	Wade Study Area Detailed Land Use Plan 2003, p. 64
The Town of Wade adopts development standards (to include street construction standards and recreation provisions).	Wade Study Area Detailed Land Use Plan 2003, p. 64
A Farmland and Rural Character Protection Plan be developed.	Wade Study Area Detailed Land Use Plan 2003, p. 64
The Wade Municipal Influence Area be expanded as recommended.	Wade Study Area Detailed Land Use Plan 2003, p. 64
The Town and Cumberland County elected officials get the recommended road improvements included in the Thoroughfare Plan.	Wade Study Area Detailed Land Use Plan 2003, p. 64
The Town develops a Capital Improvement Program to address drainage, street improvements, sidewalk installation.	Wade Study Area Detailed Land Use Plan 2003, p. 64
The County and Town officials, in conjunction with Fayetteville Area Economic Development Corporation and the State Department of Commerce, pursue a spur line off the CSX Railroad to serve the mega-industrial site recommended in the Plan.	Wade Study Area Detailed Land Use Plan 2003, p. 64
The Town connects to a more reliable water source.	Wade Study Area Detailed Land Use Plan 2003, p. 64
The Town of Wade develops incentives to attract development within the Town Limits.	Wade Study Area Detailed Land Use Plan 2003, p. 64
The Town of Wade develops a Neighborhood Improvement Plan addressing drainage, sidewalks, curb and gutters, street widening and improvements, and housing rehabilitation.	Wade Study Area Detailed Land Use Plan 2003, p. 64
The County develops measures that ensures the protection and preservation of the Cape Fear River Bluffs, historic sites, and scenic beauty.	Wade Study Area Detailed Land Use Plan 2003, p. 64

Rhodes Pond Grant

In December 2024, Cumberland County was awarded a $500,000 nonrecurring grant (Cumberland County Grand ID 20183) related to Senate Bill 508, specifically designated for capital improvements at Rhodes Pond. The grant originated from a reallocation of funds previously designated to the North Carolina Wildlife Resources Commission (WRC) and was secured following outreach efforts by local town representatives in 2022 and 2023 to Representative Diane Wheatley, North Carolina House of Representatives, District 43.

The funding was awarded to Cumberland County, with the County Engineering Department tasked as the lead agency managing the project. According to available information, the funds are designated for bathroom and parking facility improvements at the site.



Current Project Scope and Status

- The County is evaluating three primary improvement options:
  a. Renovating the existing (currently unused) bathroom building and improving approximately 10 parking spaces.
  b. Demolishing the existing structure and replacing it with a modular bathroom facility and a redesigned parking area.
  c. Implementing Option 2, with additional general park enhancements (e.g., trail upgrades, picnic structures) if budget allows.
- The septic system serving the site has been evaluated and repaired.
  a. Additional septic system options are going to be evaluated in preparation of the feasibility of the provided improvement options.

Ownership and Constraints

- The North Carolina Wildlife Resources Commission (WRC) retains full ownership of Rhodes Pond.
- All improvements are subject to WRC approval, particularly regarding the location of any new structures.
- No improvements may interfere with WRC or NCDOT-required access elements.
- A maintenance agreement will be required for any new facilities, as WRC will not be responsible for the cleaning or upkeep of new structures.
- The grant is restricted to capital improvements for parking and bathroom facilities, limiting the potential use of funds for broader enhancements.

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Community Engagement

Community engagement is a vital aspect of creating a future land use plan. Throughout the planning process, Planning Staff worked diligently to provide opportunities for input which was collected through public forums, in-person meetings, phone calls, and online surveys.
This section provides insight regarding the community engagement efforts and input results. This section provides supplemental information regarding the community engagement efforts and input results. It includes blank and/or filled out copies of engagement materials and additional commentary that was not included in the Community Engagement section of the Northeast Cumberland Land Use Plan 2025.

All efforts helped Planning Staff connect with residents during the planning process on multiple levels and the staff appreciated the feedback provided from the public!

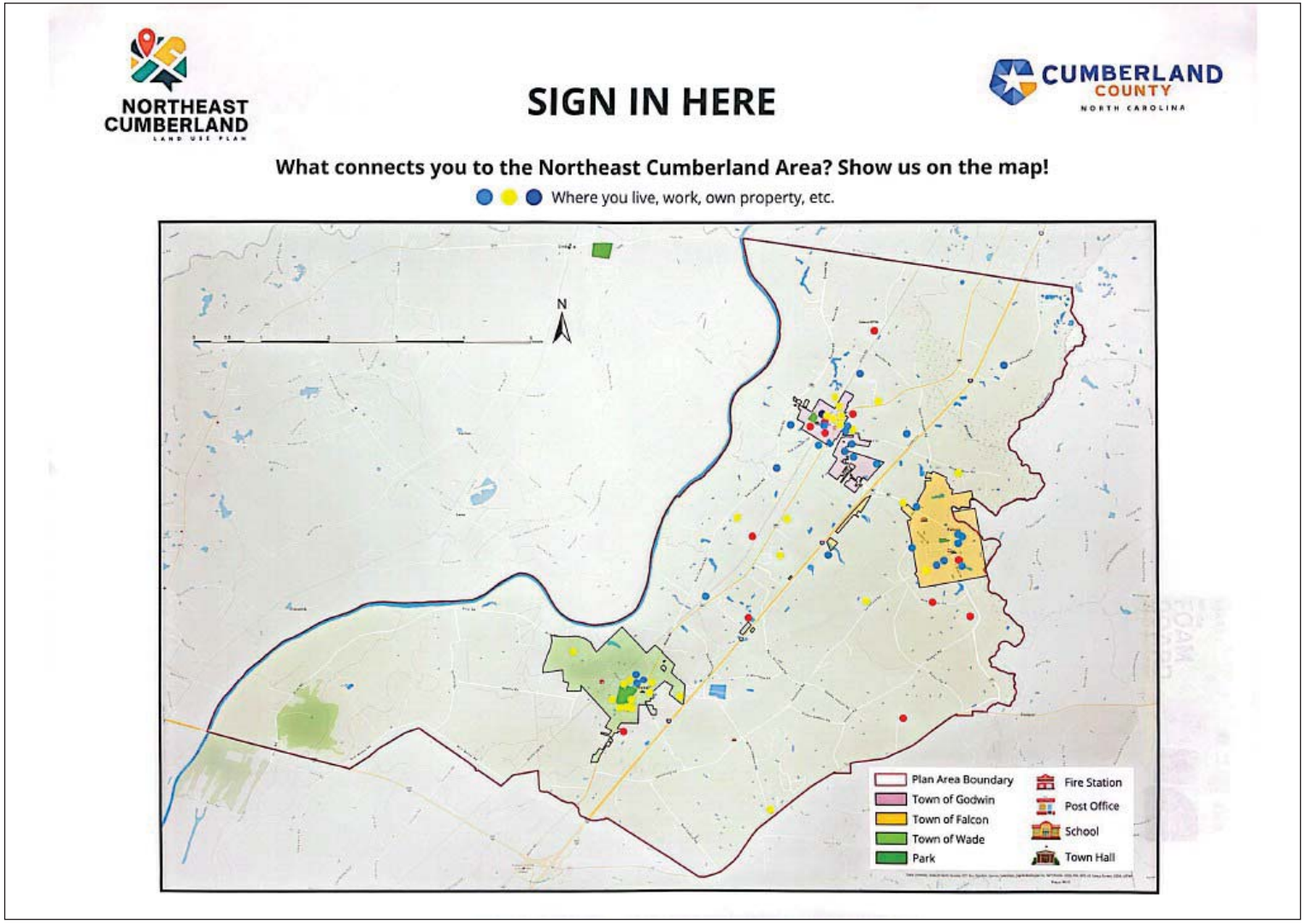
Engagement Materials in this Section

- Kickoff Meeting Posters (results and additional commentary)
- Northeast Cumberland Questionnaire (blank copy)
- Values Survey (blank copy)
- Draft Review Session Posters (results and additional commentary)



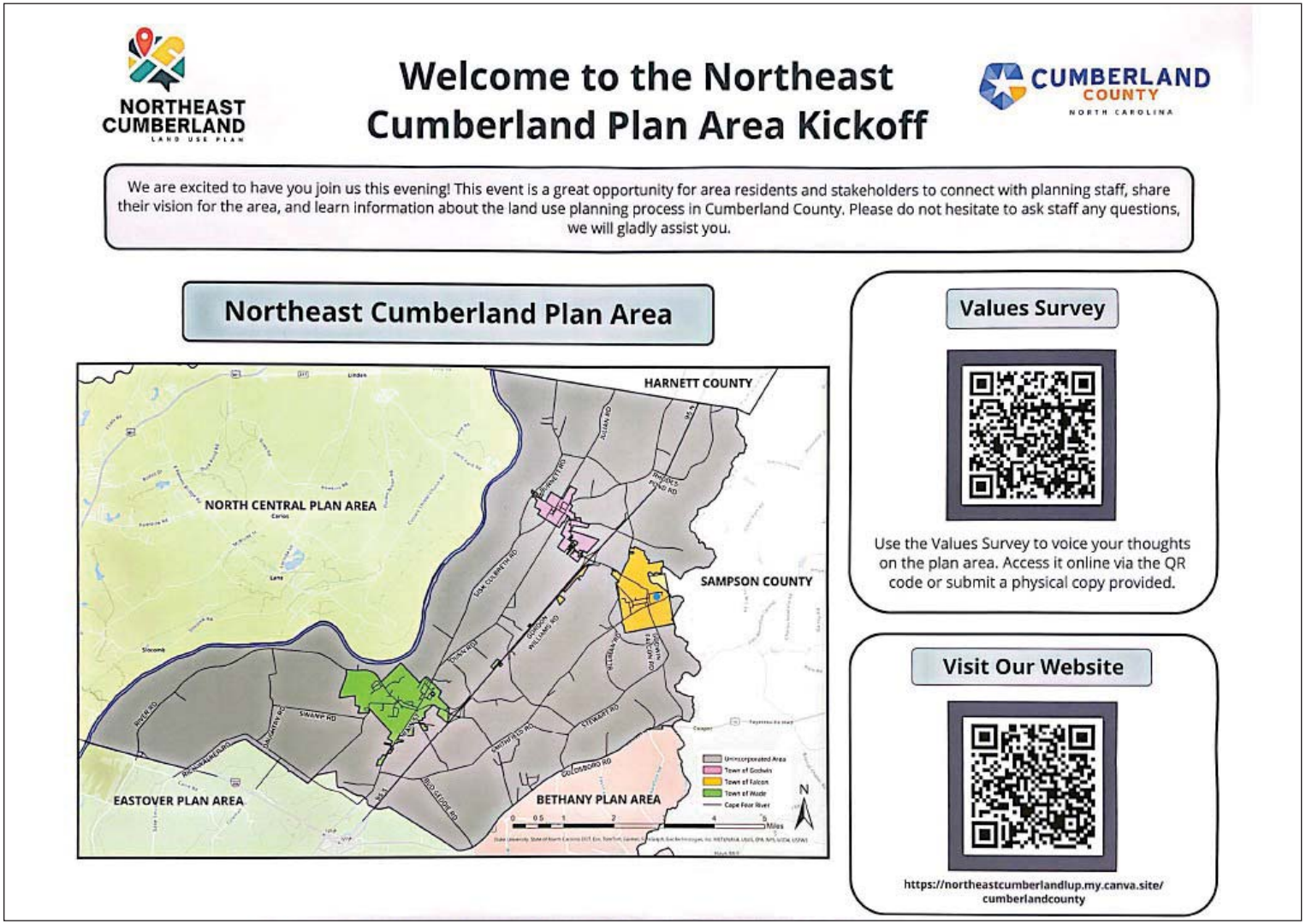


Kickoff Meeting Station 0: Sign In and Welcome - Poster 1

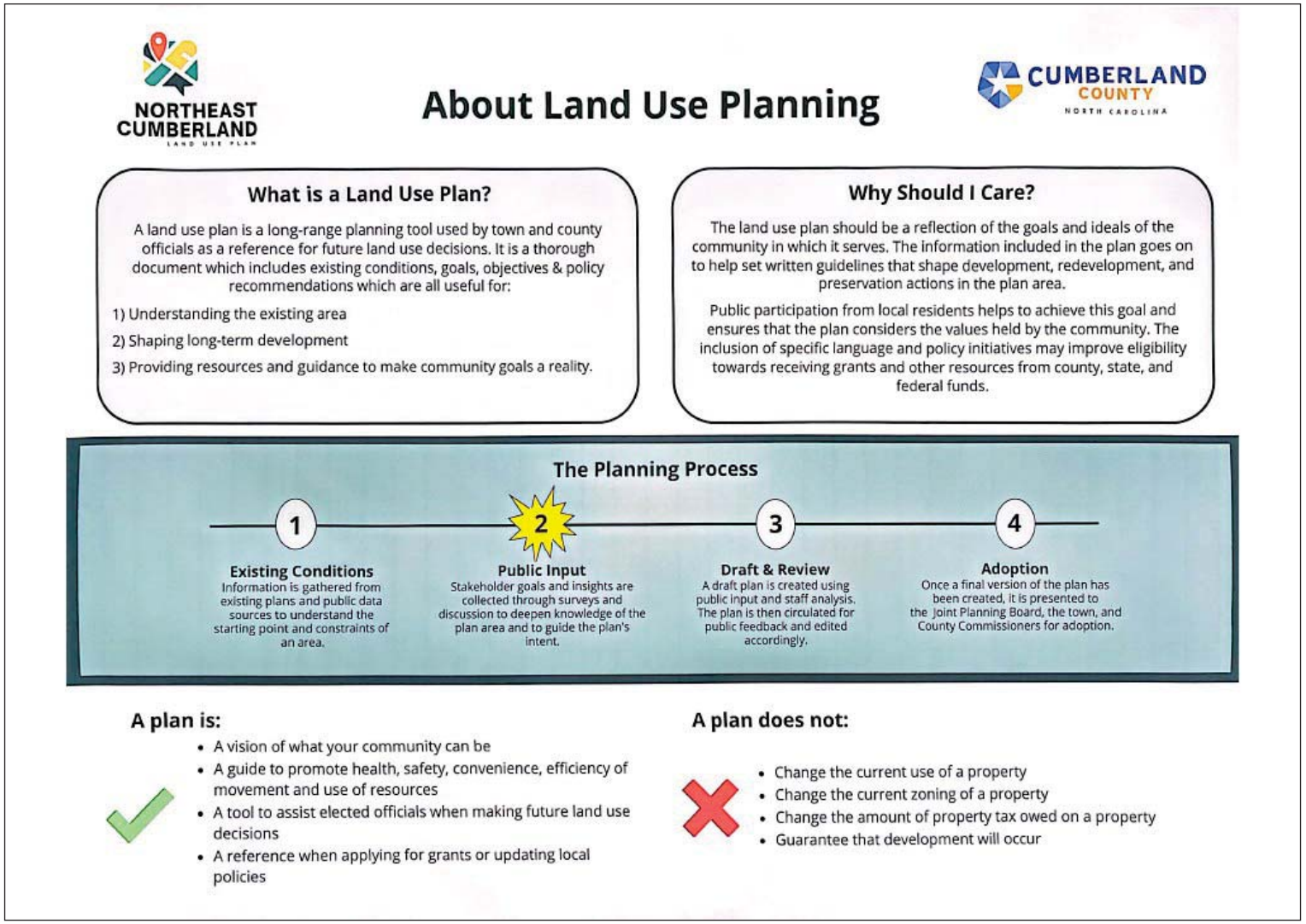


Community Engagement

Kickoff Meeting Station 0: Sign In and Welcome - Poster 2

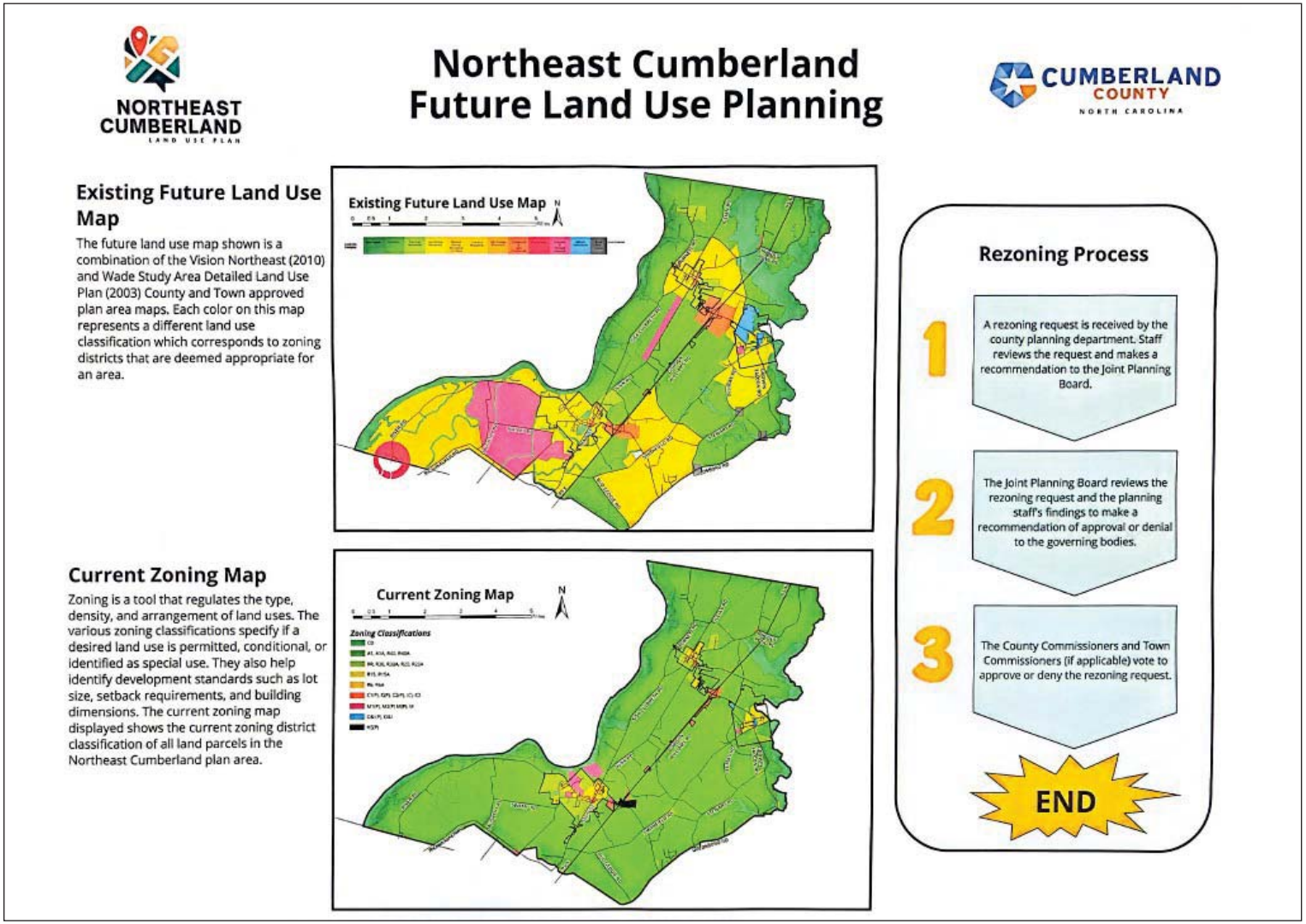


Kickoff Meeting Station 1: Land Use Planning - Poster 1



Community Engagement

Kickoff Meeting Station 1: Land Use Planning - Poster 2



Kickoff Meeting Station 2: Population and Housing - Poster 1

NORTHEAST CUMBERLAND LAND USE PLAN

Population & Demographics

CUMBERLAND COUNTY NORTH CAROLINA

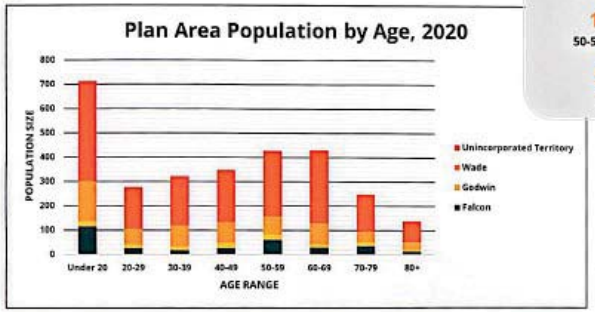
There are approximately **2,951** residents in the Northeast Cumberland area (2020 U.S. Decennial Census). This figure presents a 9% increase in population over the ten year period between 2010 and 2020. The population and housing demand in the plan area is still expected to experience considerable growth over the next several years due to several factors including area-wide transportation improvements, the expansion of the Raleigh and Fayetteville influence areas, and the growing attractiveness of living or operating a business in North Carolina. Improvements to I-95, I-295, and I-40 specifically would increase the plan area's access to Fayetteville, Dunn, and the Raleigh metro area presenting the opportunity to experience country living while being able to work and play in urban areas.

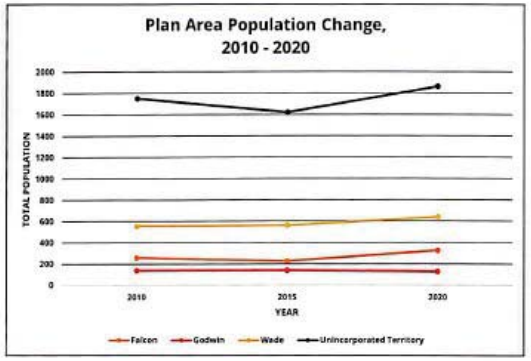
Plan Area

25% Under 20

15% 50-59 / 60-69

5% 80+



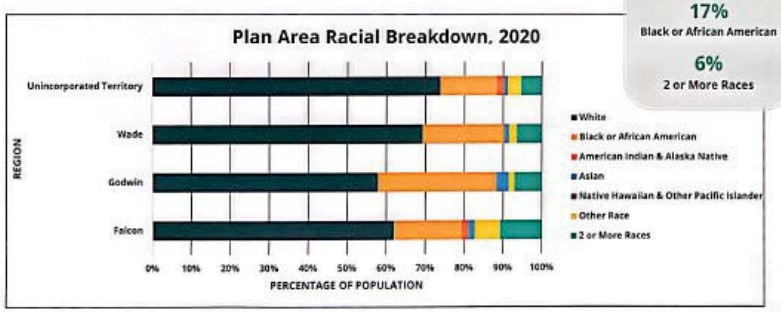


Plan Area

71% White

17% Black or African American

6% 2 or More Races



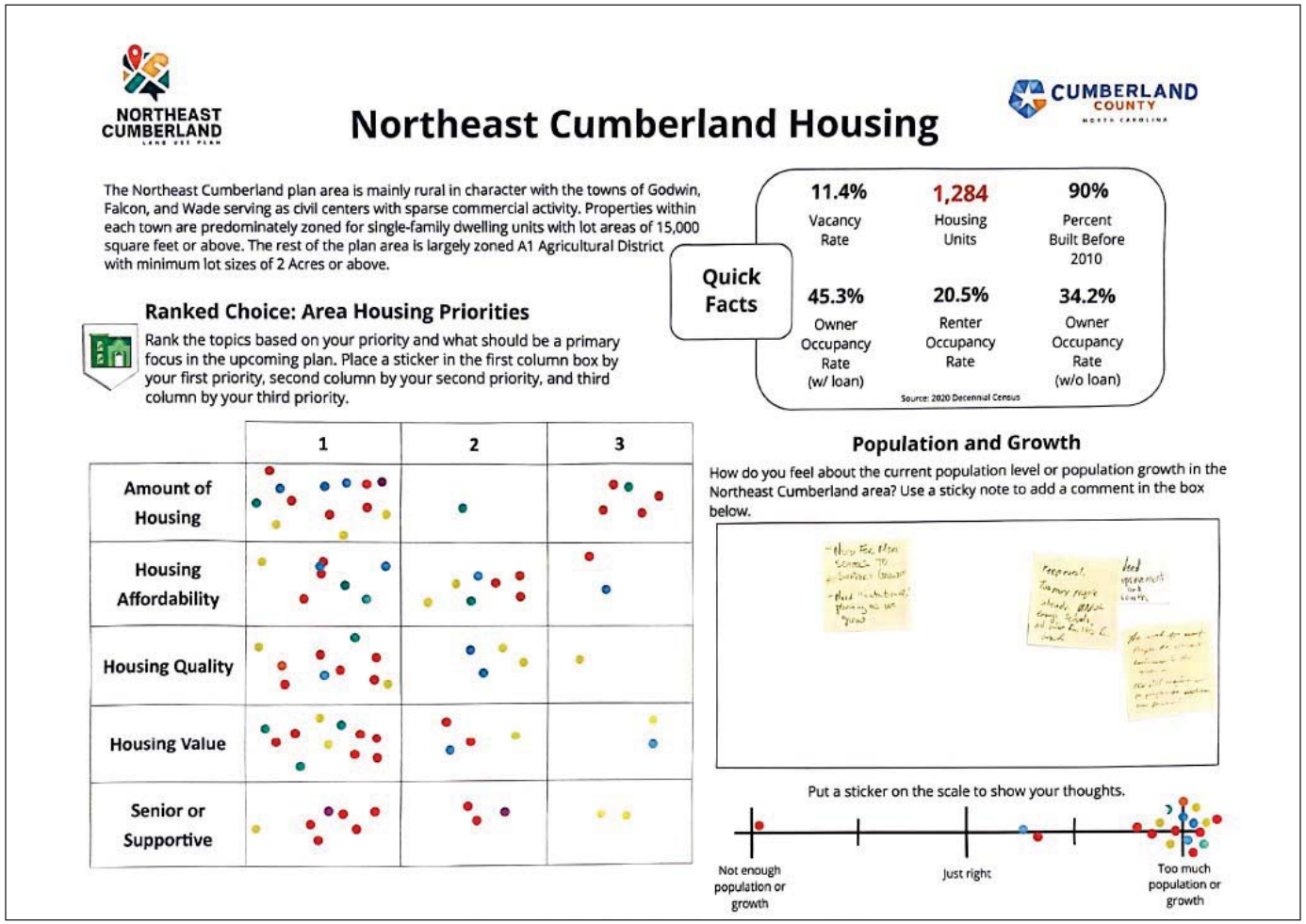
What do you find interesting about these graphs? Are there any ideas or conclusions about the present and future of the plan area that you can draw from them?

Please use a sticky note to share your thoughts.

Data Source: 2020 Decennial Census

Community Engagement

Kickoff Meeting Station 2: Population and Housing - Poster 2



Poster Comments

- NEED FOR MORE SCHOOLS TO SUPPORT GROWTH + need "intentional" planning as we grow
- Keep rural. Too many people already. Not enough schools, and other facilities for growth
- Need improvement and Growth
- The need for enough people to warrant businesses in the area – this will require us to prepare to welcome new persons!

Kickoff Meeting Station 3: Public Services and Quality of Life - Poster 1

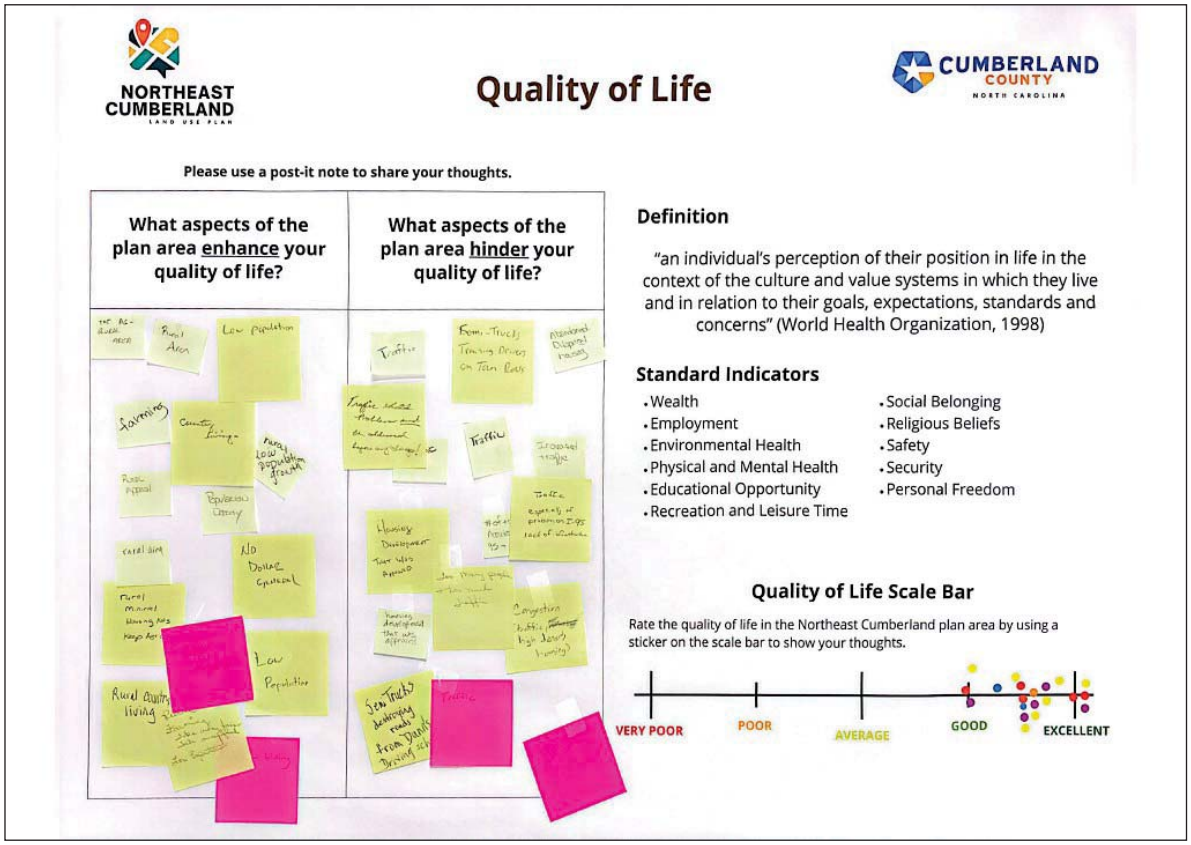
Poster Comments

Aspects that Enhance:

- THE AG-RURAL AREA
- Rural Area
- Low Population
- Farming
- Country living –
- Rural low population growth
- Rural Appeal
- Population Density
- Rural area
- No Dollar General
- Rural minimal Housing lots Keep Agricultural
- Low Population
- Low Population
- Rural country living
- Rural Farming – Take away farms take away food – Low population

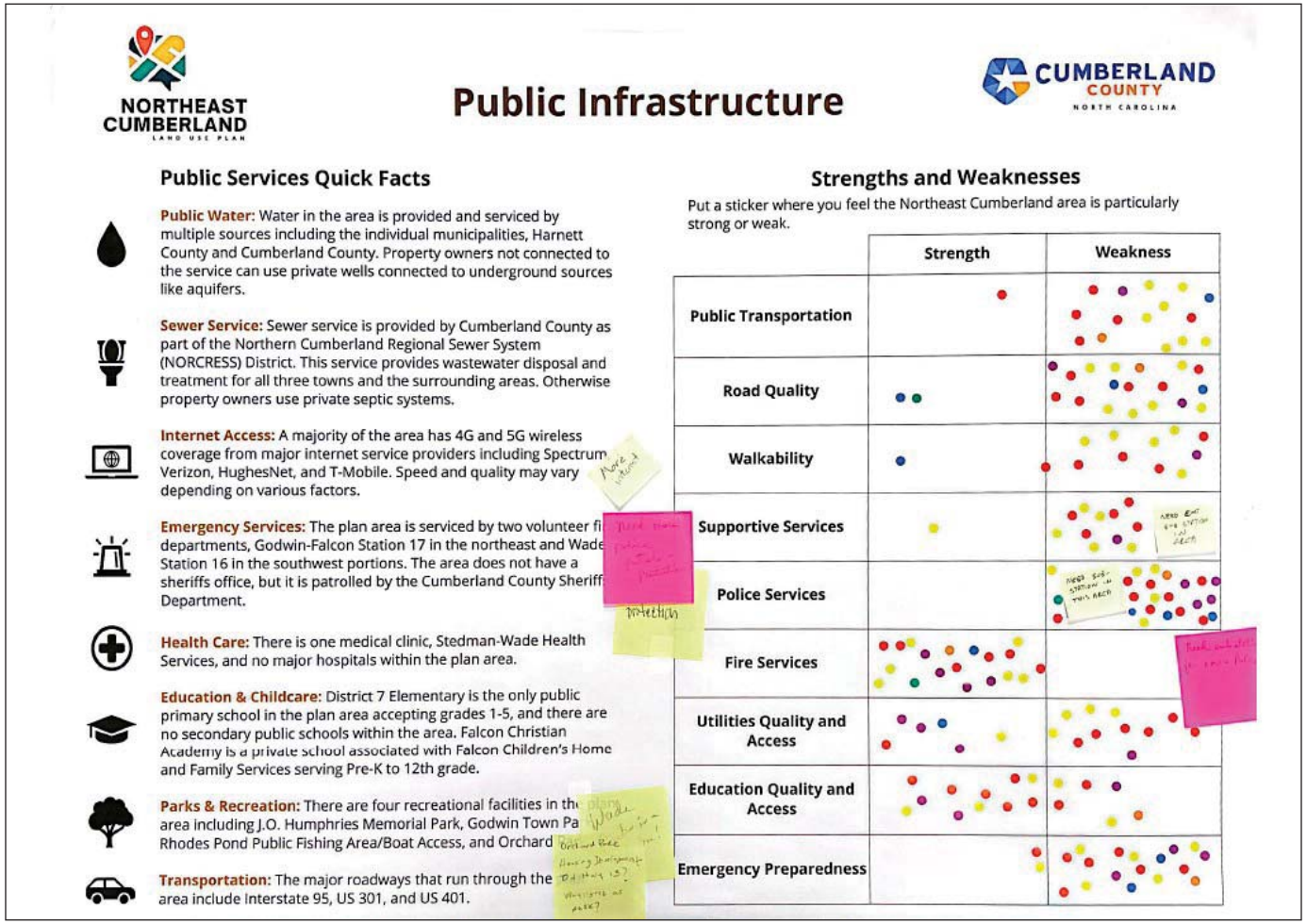
Aspects that Hinder:

- Traffic (x5)
- Semi-Trucks Training Drivers on Town Roads
- Abandoned Dilapidated housing
- Increased traffic
- Housing DEVELOPMENT THAT WAS APPROVED
- Traffic especially if problem on I-95 lack of infrastructure
- # of traffic Accidents 95 + 301
- Too many people + too much traffic
- Housing development that was approved
- Congestion, traffic, high density housing
- SemiTrucks destroying roads from Dunn's Driving school



Community Engagement

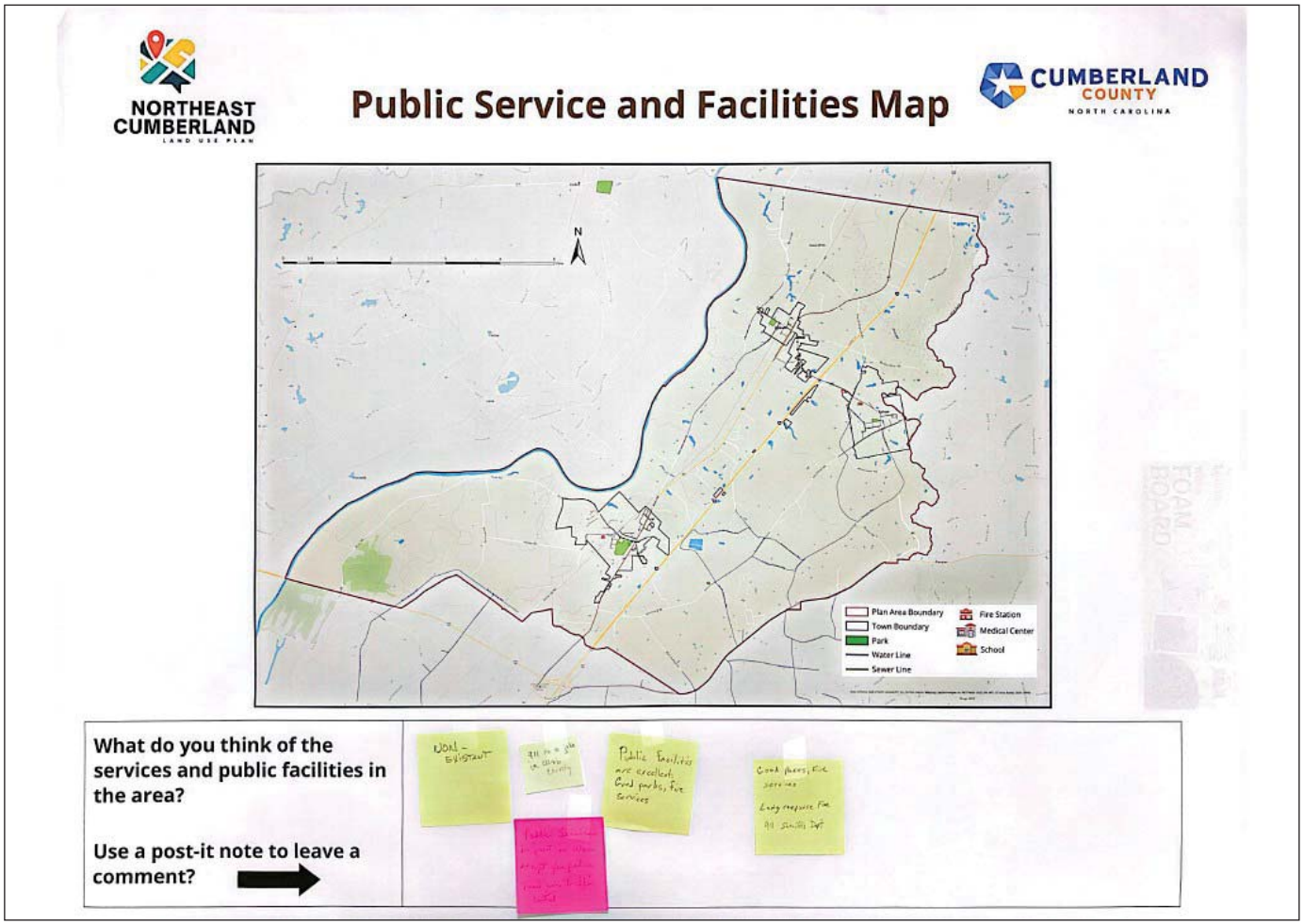
Kickoff Meeting Station 3: Public Services and Quality of Life - Poster 2



Poster Comments

- More internet
- Need more police patrols + protection
- No police protection
- Wade Park is a good one!
- Orchard Park Housing Development on Hwy 13? Why listed as park?
- NEED EMT SUB STATION IN AREA (Supportive Services Weakness)
- NEED SUB-STATION IN THIS AREA (Police Services Weakness)
- Need substation for EMS + police (Fire Services Weakness)

Kickoff Meeting Station 3: Public Services and Quality of Life - Poster 3

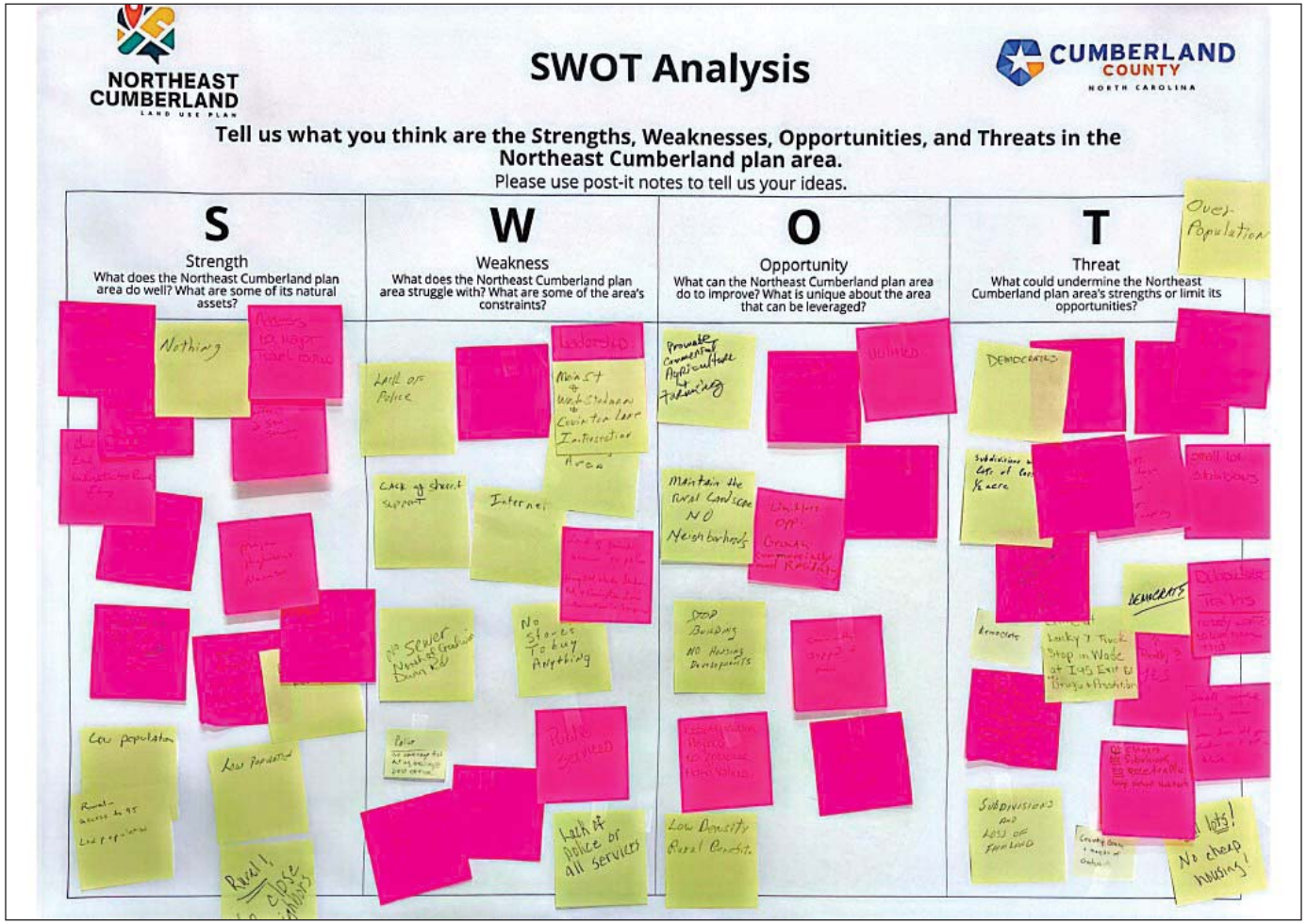


Poster Comments

- NON-EXISTANT
- 911 is a joke in cumb county
- Public Services is great in Wade except for police. Need more traffic control.
- Public facilities are excellent. Good parks, fire services
- Good parks, fire services + Long response For 911 Sheriff's Dept

Community Engagement

Kickoff Meeting Station 4: SWOT Analysis and Visioning the Future - Poster 1



All poster comments available on Page 96.

Kickoff Meeting Station 4: SWOT Analysis and Visioning the Future - Poster 2



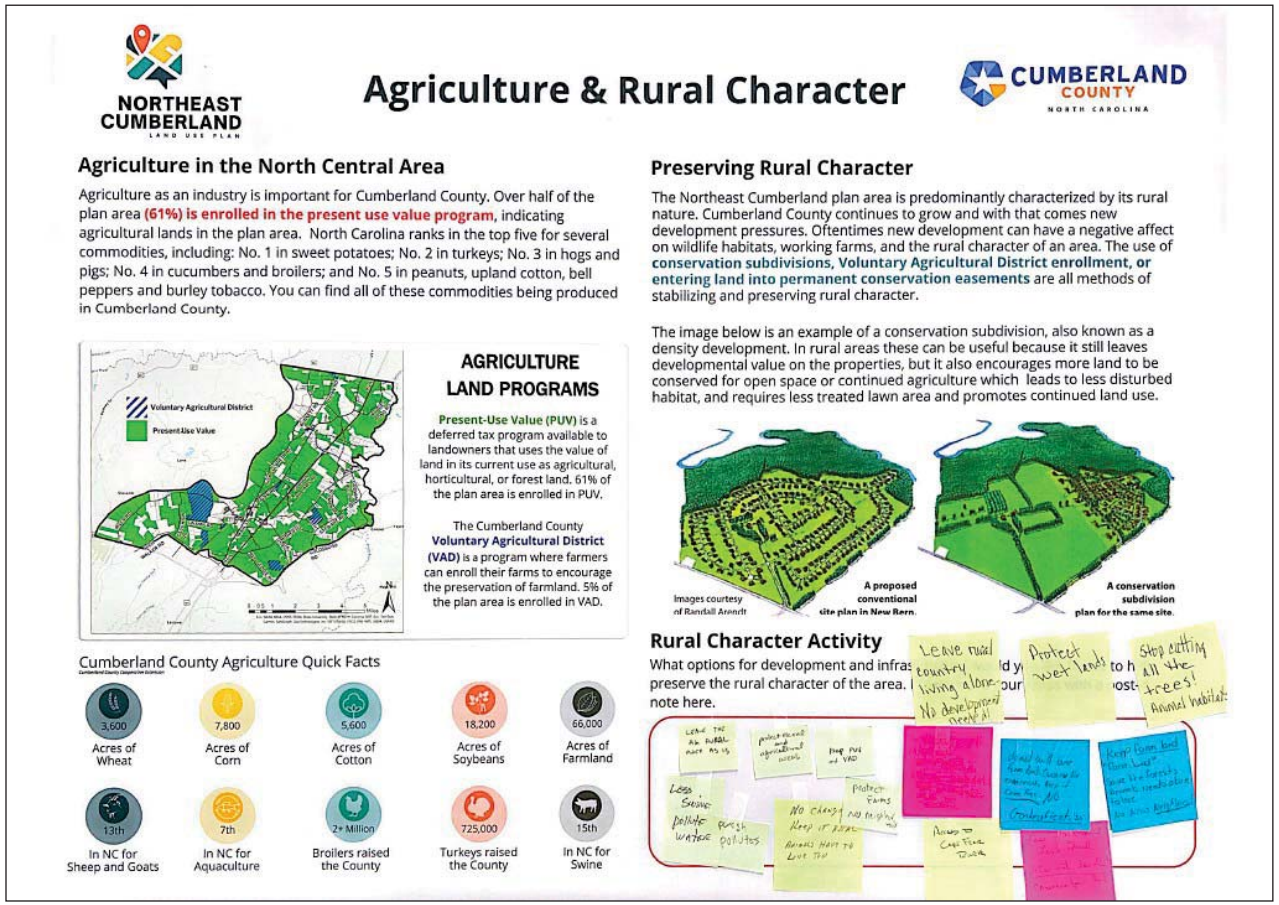
Poster Comments

- Growth -commercially -residentially / Charge stations stores Dollar Generals
- New Commercial areas to support all of new residential
- The Best Resources we have is the farm land. A large Population increases brings stores but also bring crime. Keep it Rural
- Grocery Store/Convenience Store/Small Businesses
- We need Dollar Tree/Family Dollar/We Need Stores
- Control growth by using large lots for development
- Good controlled growth to be monitored

- BE ABLE TO USE MY OWN WELL WATER AND NOT HAVE $9000 A MONTH CONFISCATED FROM ME.
- Want it to stay rural. Falcon
- Sewer please North of Godwin – Dunn Rd
- Day Care + Grocery Store
- Need controlled growth! Large lots for families Need a good restaurant
- Keep it untouched no gentrification no housing projects 8 miles from Dunn – Plenty here
- NO GROWTH STAY RURAL
- Cheap Retail stores do NOT increase property values!
- KEEP CHAINS STORES OUT OF GODWIN / NO DOLLAR GENERAL!
- MORE OUTDOOR RECREATIONAL OPPORTUNITIES
- Leave alone re: no new housing improved 911 police svcs
- Increase property values through beautification Projects
- Commercial Development at I-95 Exit 61
- Keep the Area Rural
- Protect Farm lands + rural country living
- Keep Rural Planned Improvement
- Protect Farm Lands
- I95 Development
- Keep Low Density – Keep Rural
- You live 8 miles to Dunn Dunn has all these stores! Keep it rural!
- Protect quality of life!! Keep quality of education for our children
- Home Lots minimum of 1ac. + EMS/Police Substation
- Controlled thoughtful GROWTH
- Proper vision and planning for the very best outcome! Growth is good!

Community Engagement

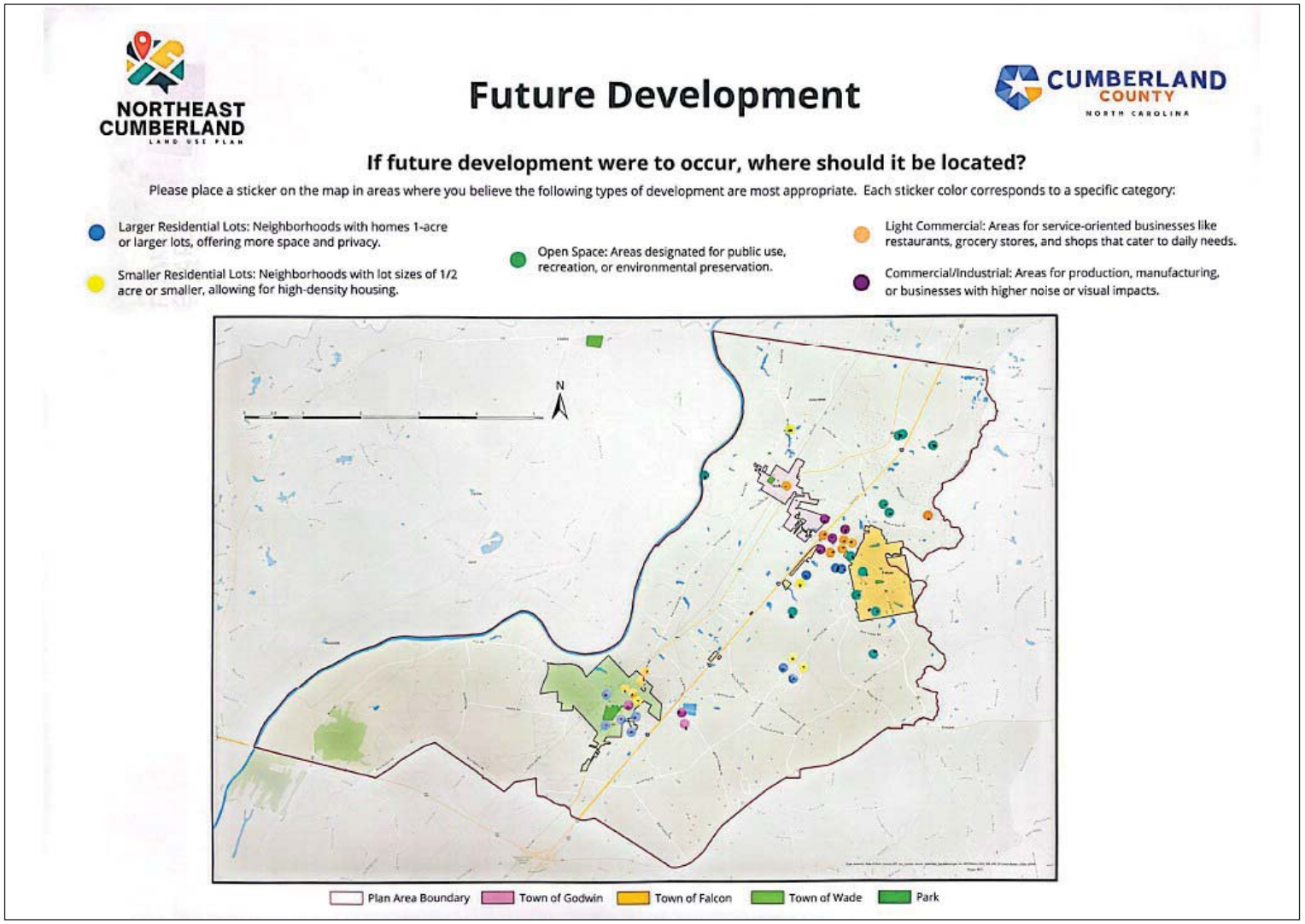
Kickoff Meeting Station 5: Land Development, Agriculture, and Rural Character - Poster 1



Poster Comments

- Rural Character Activity – what options help preserve rural character
- LEAVE THE AG RURAL AREA AS IS
- LESS SWINE POLLUTE WATER
- Punish polluters
- Protect rural and agricultural areas
- KEEP PUV and VAD
- NO CHANGE KEEP IT RURAL ANIMALS HAVE TO LIVE TOO
- Leave rural country living alone – No development needed!
- Leave it rural – animals need their habitat – to much traffic is Falcon
- Access to Cape Fear River
- Protect wetlands
- Stop cutting all the trees! Animal habitats
- Do not build over farmland. Conserve the environment. Keep it Crime Free. No Gentrafication
- Keep farmland "farmland" save the forests Animals need a place to live No New Neighbors!
- Lose Farmland Lose Food Lets eat local! – Conserve farmland

Kickoff Meeting Station 5: Land Development, Agriculture, and Rural Character - Poster 2



Community Engagement

Values Survey - Blank

NORTHEAST CUMBERLAND
LAND USE PLAN

VALUES SURVEY

This survey is approximately 16 questions long and should not take longer than 10 minutes to complete. Thank you for your participation!

1. **Please select the age group you are within.**
   a. Under 20
   b. 20-40
   c. 41-60
   d. 61 or older
2. **Please select your household income.**
   a. Less than $15,000
   b. $15,000 to $34,999
   c. $35,000 to $49,999
   d. $50,000 to $74,999
   e. $75,000 to $99,999
   f. $100,000 to $149,999
   g. $150,000 or more
3. **Please select your race and ethnicity.**
   a. White
   b. Black or African American
   c. Hispanic
   d. Asian
   e. Native Hawaiian or Pacific Islander
   f. American Indian or Alaskan Native
   g. Two or more races - _____
4. **Please select your zip code. If you live and own property in multiple zip codes, please select the most applicable zip code.**
   a. 28342
   b. 28344
   c. 28395
   d. Other - _____

1

5. **Do you live within town limits?**
   a. No
   b. Yes
6. **What connects you to the area?**
   a. I am a renter.
   b. I am a homeowner.
   c. I am a property owner.
   d. I am a key investor.
   e. I work in the area.
7. **What features of the area would you like to remain the same?**
   _____
   _____
   _____
   _____
8. **What features of the area would you like to change?**
   _____
   _____
   _____
   _____
9. **What would you consider a strength of the area?**
   _____
   _____
   _____
   _____
10. **What would you consider a weakness of the area?**
    _____
    _____
    _____
    _____
11. **What would you like the area to look like in 10-20 years?**
    _____
    _____
    _____
    _____

2

Values Survey - Blank

12. Which housing topics are the most important for the plan to focus on? Rank the options below based on how you value them from most important to least important. 1 being most important and 5 being least important.

___ Increasing home values
___ Increasing housing affordability
___ Encouraging new housing development
___ Supporting redevelopment of existing housing
___ Increasing senior and supportive housing options

13. Which do you think are the most important for the plan to focus on? Rank the options below based on how you value them from most important to least important. 1 being most important and 5 being least important.

___ Encouraging development (new and redevelopment)
___ Hosting community events
___ Improving transportation and community walkability
___ Utilities access
___ Safety services

14. Which quality of life topics do you think are most important for the plan to focus on? Rank the options below based on how you value them from most important to least important. 1 being most important and 5 being least important.

___ Quality food and retail options
___ New park amenities and maintenance
___ Utility options
___ Medical services
___ Preservation of rural character

15. What topics are the most important to you? Rank the options below based on how you value them from most important to least important. 1 being most important and 4 being least important.

___ Public Services
___ Housing
___ Business and Economic Development
___ Quality of Life

3

16. Are there any other aspects that should be considered in the plan?

_____
_____
_____
_____
_____
_____
_____
_____

4

Community Engagement

Values Survey - Demographic Response

***Question 1**: Please select the age group you are within.*

Age Group	Physical	Online	Total
Under 20	0	0	0
20-40	2	3	5
41-60	9	5	14
61 or older	28	2	30
Did Not Respond	3	0	3
Total	42	10	52

***Question 2**: Please select your household income.*

Household Income	Physical	Online	Total
Less than $15,000	2	1	3
$15,000 to $34,999	4	2	6
$35,000 to $49,999	4	0	4
$50,000 to $74,999	8	3	11
$75,000 to $99,999	3	1	4
$100,000 to $149,999	8	1	9
$150,000 or more	5	2	7
Did Not Respond	8	0	8
Total	42	10	52

***Question 3**: Please select your race and ethnicity.*

Race & Ethnicity	Physical	Online	Total
White	27	6	33
Black or African American	12	2	14
Hispanic	0	0	0
Asian	0	0	0
Native American or Pacific Islander	0	0	0
American Indian or Alaskan Native	0	1	1
Two or more races	0	1	1
Did Not Respond	3	0	3
Total	42	10	52

***Question 4**: Please select your zip code. If you live in and own property in multiple zip codes, please select the most applicable zip code.*

Zip Code	Physical	Online	Total
28342	7	4	11
28344	17	3	20
28395	8	1	9
Other - 27511	1	0	1
Other - 28334	5	0	5
Other - 28339	1	0	1
Other	0	2	2
Did Not Respond	3	0	3
Total	42	10	52

Values Survey - Demographic Response (Continued)

***Question 5**: Do you live within town limits?*

Live in Town Limits	Physical	Online	Total
Yes	17	4	21
No	23	6	29
Did Not Respond	2	0	2
Total	42	10	52

***Question 6**: What connects you to the area?*

Area Connection	Physical	Online	Total
I am a renter.	0	1	1
I am a homeowner.	17	3	20
I am a property owner.	7	1	8
I am a key investor.	1	0	1
I work in the area.	1	0	1
*Multiple Circled**	16	5	21
Did Not Respond	0	0	0
Total	42	10	52

*Multiple Circled Breakdown	Physical	Online	Total
Homeowner & Property Owner	14	5	19
Homeowner & Work in Area	1	0	1
Homeowner, Property Owner, & Key Investor	1	0	1
Total	16	5	21

Community Engagement

Values Survey - Open End Response

***Question 7**: What features of the area would you like to remain the same?*

Verbatim Responses

- All (3)
- Being rural w/ no chain stores + we got a good mayor
- Everything (4)
- Everything No housing projects, no gentrification
- Farm fields, family land
- Farms
- Farms + Fields
- Godwin Falcon Rd
- I love this area exactly as is.
- Keep the land same
- Keep trash or dump location in same place and post office.
- Maintain the current population. Do not develop new housing. Keep the town's small foot print.
- N/a
- No Answer (12)
- No neighbourhoods, maintain low population density
- None (3)
- Open Space / Parks / Historical Features
- Peaceful landscape
- Quiet, residential and farm land
- Remain a small town with limited growth
- Rural
- Rural appeal of the area
- Rural character
- Rural country living – NO small lots or cheap housing
- Rural feel and low crime
- Rural landscape small community feel
- Rural small town feel with homes on average. We do NOT need or want neighborhoods with houses stacked close together. The schools and roads can't handle the volume.
- Rural, country feel, while being open to progress. Large lots for homes
- Small steady growth
- The country feel, not to many people
- The country lifestyle, Community connection, The wide open space, *illegible* community like Falcon Childrens Home
- The houses sitting on acrage
- The quietness of the community
- To not be commercialized and stay a country setting. Housing developments coming in need to be on 1 acre lots or more to keep the living in country setting of the surrounding areas. Keep Wader and outside of Wade beautiful and not packed with housing developments. Leave farm land alone for farmers. We will run out of room in classrooms for our children. All in all way to much over crowding in schools on roads and in the area if it continues to over develope. Wade and Falcon and Godwin will never be the same. Keep the country charm.

Values Survey - Open End Response (Continued)

***Question 8**: What features of the area would you like to change?*

Verbatim Responses

- Add Neighborhood Wal-Mart near exit 65 area. Or, little mini shopping center with gas station in the exit 65. Add a restaurant or two. This could had this area location bring in business to this area.
- Amount of time for CC Sheriff's Dept to respond
- Better roads
- Better roads. Smithfield and Wade Stedman Rd and others are in desperate need of repairs from I95 Road work.
- Better support from the county for maintenance of infrastructure
- Bring more business to the area
- Clean area up
- Easier access to nearby shopping
- Lack of police coverage/response
- Less semi trucks new drivers learning to drive
- More Available Housing / Increased Industry or stores in area / New Business Near I 95 / Quality Housing
- More new houses / Dollar General
- More options for shopping, grocery, etc. (schools)
- No Answer (11)
- No chain stores / no additional single/double wide mobile homes / Remove overgrown, abandoned mobile homes
- None (5)
- Not have a subdivision coming into the area
- Not much
- Not so much traffic / road maintenance
- Nothing (3)
- Nothing I like it the way it is
- Parks / Rec. areas
- People yards clean up
- Remove Round a bouts
- Rhodes Ponds Fishing Access / Remove Trailers & Double Wides / Enforce People To Limit Number Of Broken Down Cars In Yard
- Sewer
- Some businesses at I-95 Exit 65
- Stop the semi trucks from driving through our town damaging the roads
- Stopping any encroachment of Fayetteville, or Raleigh
- Stores in the community
- Street lights
- There are areas where growth should come & will come
- Wade Stedman Road need to be repaved be
- Would like to have more stores
- WOULD LIKE TO SEE A CONVENIENCE STORE/RESTAURANT OWNED BY AMERICANS

Community Engagement

Values Survey - Open End Response (Continued)

***Question 9**: What would you consider a strength of the area?*

Verbatim Responses

- Access to I-95
- Easy access to 95
- Farm Land Not overdeveloped in Housing
- Farming + Family
- Fire Services
- Good country folk who help each other
- Good neighbors. Quiet Area
- Highway access to 95
- I95 Access To Fort Bragg / Great Neighbors / Good Water
- IT IS MADE UP OF MOSTLY CONSERVATIVES
- Living in the country
- Low Population
- Nature, people, quiet, low crime, hardly any traffic, family, a lot of wildlife
- Need to add strength of small shopping center like little Neighborhood Wal-Mart. Or a shop shopping center with a gas station. Bring restaurant or fast food business. This could help area exit 65.
- No Answer (13)
- Not to many people
- Off 95
- Old towns and friendly community and small town. Beautiful farm land. Beautiful community
- Open spaces / Farm Land / Sense of Community
- Our Community, natural beauty, no traffic, no crime, no drugs
- People/families / shared history / wide open spaces
- Proximity to 95 – commuting North + South
- Quiet, residential and farming community
- Rural & Farming
- Rural (3)
- Rural character
- Small community / close knit community / community school
- Small size
- Space for my family
- The natural beauty, quiet, low crime
- The people (2)
- The people / Wide open spaces / Interstate availability / Falcon Childrens Home
- The people and land
- Undeveloped
- We are able to know and help our neighbors because we are small and know each other. To many people reduce the close knit nature of small town.
- We have Water, Sewer, Fabriactives already In Place

Values Survey - Open End Response (Continued)

***Question 10**: What would you consider a weakness of the area?*

Verbatim Responses

- Bad roads, they are torn up from big trucks
- Criminals who come out this way thinking we are easy targets
- Cumberland County 911
- Cutting trees and animal habitats
- Few stores
- Gentrification
- Internet is horrible / No stop sign (4-way stop) on 301 + Main because during an accident on 95 it is impossible to get across 301
- Lack of country support if we suffered a natural disaster like we see in western North Carolina
- Lack of county service, such as Sheriff's deputies regularly coming through
- Lack of County Services + Support
- Lack of land management + enforcement of code / lack of police/ sheriff – length of time for response
- Lack of police presence (2)
- Lack of Services
- Lack of services available
- Lack of sewer
- Limited growth / No clear vision for area
- New neighborhoods being built with tiny lots and people moving in who don't really care about the area because they will only be here for a short time. They have no pride in ownership and it drives down property value and drives crime up.
- No Answer (15)
- No law enforcement presence / Need substation
- No retail
- No stores or gas
- None (2)
- Not Enough Growth
- Outsider crime
- People not willing to come together to fight to keep community more like it is
- Police Response
- Road Ways
- Roads
- Roads suck, People driving to fast in/through our town
- THERE AT LEAST ONE DEMOCRAT.
- There is nothing in this area to bring traffic to stop people in this location. Especially to stop people to come in stop exit 65.
- To many houses being built, to much traffic
- Traffic
- Utilities – we need more sewer + water
- We need one nice restaurant
- Wet land – Need Water & Sewer to grow

Community Engagement

Values Survey - Open End Response (Continued)

***Question 11**: What would you like the area to look like in 10-20 years?*

Verbatim Responses

- A – lot like it does now
- A Growing Town
- About the same as it does now
- About the same as it is now
- About the same as now
- Better community oriented – live, work + shopping near by
- Bigger
- Clean, upkept town
- Exactly the same
- Growth
- Houses on ½ Acre Land
- I do not want a large population of homes
- I would like to see the woods + Farmland being used as woods + Farmland without massive development that destroys peaceful small towns
- Keep the farm fields and spread out houses.
- Like it does now
- Little growth
- Mix of suburban + light industry
- More convenient for neighborhood
- More small little shops, stores, etc. Oh, also gas station in area exit 65 on north and south sides of I-95.
- Near by shopping, grocery
- New but limited housing growth / New stores + *illegible*
- No Answer (12)
- No more construction
- Planned urban development
- Quiet, residential and farming with sewer:)
- Residential area with limited commercial
- SAME
- SAME AS IT DOES TODAY (2)
- Slow, controlled growth for residential and commercial buildings
- Some small growth + Jobs in area
- The exact same. More trees, more farms
- The same (2)
- The same as it is today
- THE SAME WITH THE ABOVE MENTIONED BUSINESS (referring to there being more conservative residents and businesses and less democrats)
- The same, maybe a little growth
- The same, unfortunately I know that is impossible. Times change and areas grow. Just needs to be done in a 15 to 20 year. Or as needed
- The way it looks today

Values Survey - Open End Response (Continued)

***Question 16**: Are there any other aspects that should be considered in the plan?*

Verbatim Responses

- Crime increases as population increases. Housing has destroyed Linden. Leave at least one town rural. Dunn + Eastover, and Fayetteville are close and have places to eat and shape. Leave us alone!
- Don't let the house builders put up to many houses, we like our land
- Each Community is Different – Should be planned accordingly]
- Help Seniors have housing for older adults.
- If you want a housing complex, build it in your backyard sell to other farmers. Do not destroy the land so many natural animals and plants life stay. We have endangered species in our area. Keep crime drugs and pollution away.
- INCREASE IN CRIME / Overloading schools
- Internet Access + cell access + less development + MORE PARKS/REC.
- Jobs – and land for future business to expand and have jobs
- KEEP BUILDING AND THERE WON'T be ANY FARMLAND LEFT. / LEAVE THIS AREA ALONE!!!
- Keep our part of the country rural. We have not lived here our whole lives to have the cities encroach on our area. We live here for a reason. Keep the city in the city and the country in the country. You don't see us at city hall trying to convert parking lots to cow pasture in the cities.
- Leave it alone – too much traffic – poor road maintenance DO NOT take away animal habitats
- Leave our area alone. We do not want a housing development near us. Sell land to another farmer if one does not want to farm anymore. If development is approved by commissioner the farmer + developer should be responsible for costs associated with schools, roads, sewage, utilities and water and environment management. Not on tax payer dime! Should get approval from people in the community that it is going to affect!
- Local Walking Traffic To Access Park / Access To The Cape Fear River, Godwin Has A Water Drainage Issue That Needs Addressed
- Maintain the integrity of the country life while at the same time increasing the growth of the area with homes + commercial abilities / "Need a dollar general Store"
- Maintaining the rural setting.
- N/A
- No Answer (27)
- No more construction. I like the rural area and the quiet area
- No?
- Road ways improvement prior to new development
- Take in mind opinions of area citizens
- Traffic considerations / Utilities – Godwin water is purchased from Falcon need an affordable option / 301 neighbors have much more affordable water + it runs by our house but we have to pay Falcon! / Also a water drainage issue in Godwin. Standing water in ditches the mosquitoes are creating a health issue need proper draining.
- We are not Fayetteville and we don't want to be Fayetteville, keep city problems in the city. Most of us have lived here our whole lives and we did that for a reason.
- Well *illegible*
- Would love the bookmobile back
- YOU SHOULD HAVE TO PURCHASE THE LAND BEFORE YOU START MAKING PLANS FOR IT.

Community Engagement

Values Survey - Ranked Choice Response

Note: While all responses were taken into consideration in the plan, it was determined that not all responses were completed correctly.

***Question 12**: Which housing topics are the most important for the plan to focus on? Drag and rank the options below based on how you value them from most important to least important. 1 being most important and 5 being least important?*

Housing Topic	*Total*	*Average*	*Rank*
Increasing home values	65	1.25	5
Increasing house affordability	66	1.32	3
Encouraging new housing development	138	2.82	1
Supporting redevelopment of existing housing	94	1.92	2
Increasing senior and supportive housing options	62	1.29	4

***Question 13**: Which public services do you think are the most important for the plan to focus on? Drag and rank the options below based on how you value them from most important to least important. 1 being most important and 5 being least important.*

Public Service	*Total*	*Average*	*Rank*
Encouraging development (new and redevelopment)	153	3.06	1
Housing community events	104	2.04	2
Improving transportation and community walkability	104	2.04	2
Utilities access	83	1.63	4
Safety services	64	1.28	5

Values Survey - Ranked Choice Response (Continued)

***Question 14**: Which quality of life topics do you think are most important for the plan to focus on? Drag and rank the options below based on how you value them from most important to least important. 1 being most important and 5 being least important.*

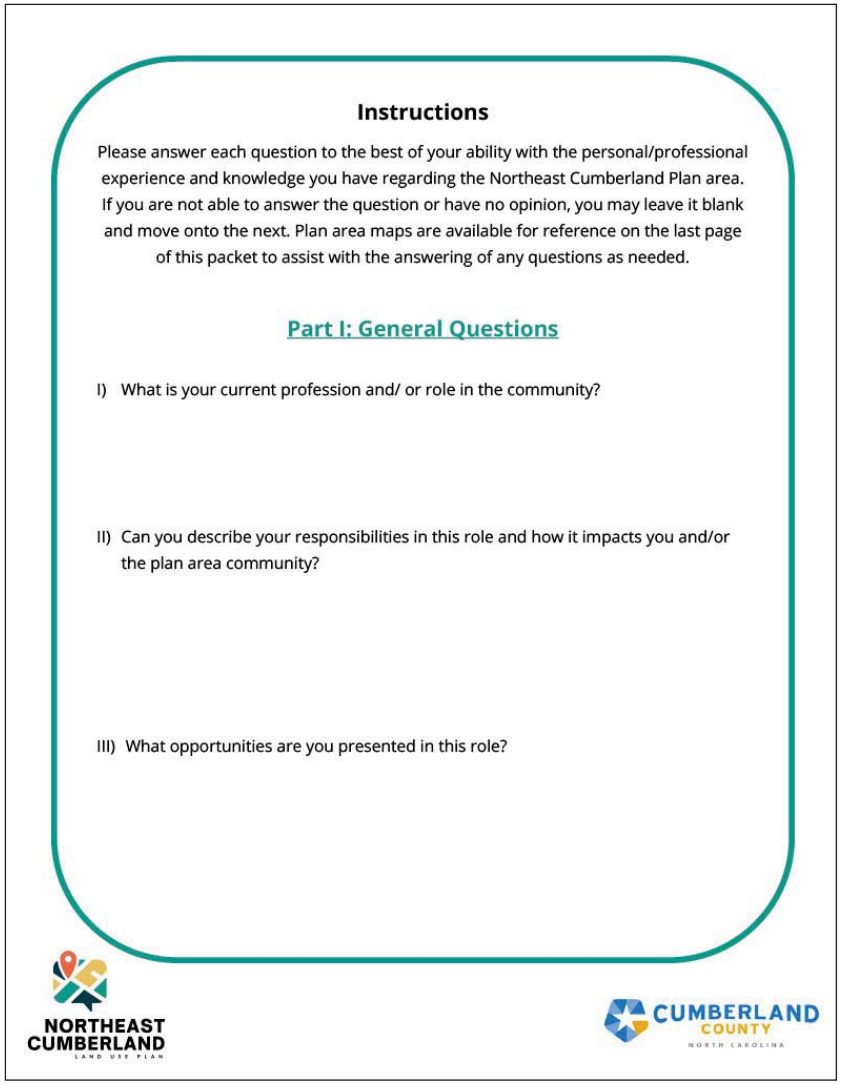
Quality of Life Topic	*Total*	*Average*	*Rank*
Quality food and retail options	126	2.57	1
New park amenities and maintenance	114	2.28	2
Utility options	89	1.75	3
Medical services	81	1.69	4
Preservation of rural character	63	1.31	5

***Question 15**: What topics are the most important to you? Drag and rank the options below based on how you value them from most important to least important. 1 being most important and 4 being least important.*

Topic	*Total*	*Average*	*Rank*
Public Services	99	1.98	2
Housing	95	1.90	3
Business and Economic Development	122	2.39	1
Quality of Life	50	1.02	4

Community Engagement

Northeast Cumberland Questionnaire: General Questions



Instructions

Please answer each question to the best of your ability with the personal/professional experience and knowledge you have regarding the Northeast Cumberland Plan area. If you are not able to answer the question or have no opinion, you may leave it blank and move onto the next. Plan area maps are available for reference on the last page of this packet to assist with the answering of any questions as needed.

Part I: General Questions

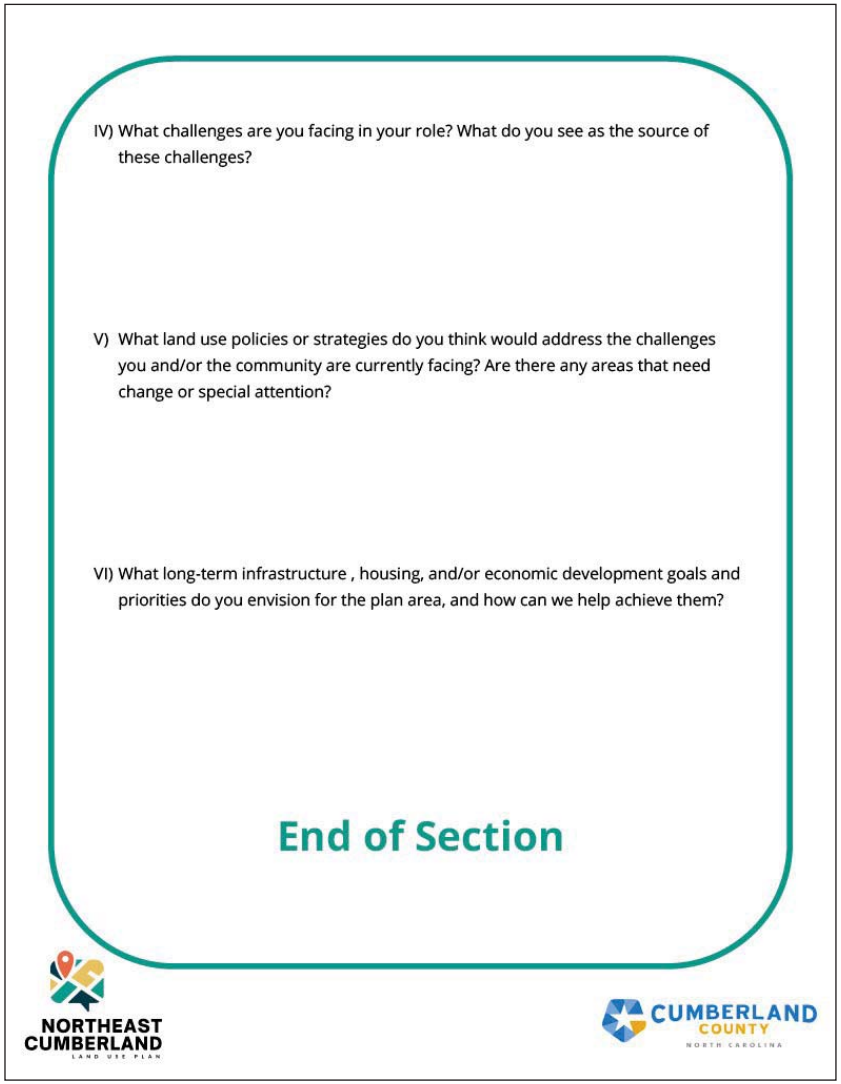
I) What is your current profession and/ or role in the community?

II) Can you describe your responsibilities in this role and how it impacts you and/or the plan area community?

III) What opportunities are you presented in this role?

NORTHEAST CUMBERLAND LAND USE PLAN

CUMBERLAND COUNTY NORTH CAROLINA



IV) What challenges are you facing in your role? What do you see as the source of these challenges?

V) What land use policies or strategies do you think would address the challenges you and/or the community are currently facing? Are there any areas that need change or special attention?

VI) What long-term infrastructure , housing, and/or economic development goals and priorities do you envision for the plan area, and how can we help achieve them?

End of Section

NORTHEAST CUMBERLAND LAND USE PLAN

CUMBERLAND COUNTY NORTH CAROLINA

Northeast Cumberland Questionnaire: Economic Development

Part II: Economic Development

I) Describe your vision for economic development in the Northeast Cumberland area.

II) Is the Northeast Cumberland area a good place for commercial businesses and industries to grow and develop? Why or why not?

III) What type of opportunities should be encouraged and supported in the area?

IV) What types of development would you like to see? Where, specifically?

IV) What challenges are local businesses facing that prohibit them from operating efficiently or expanding their operations?

V) What types of businesses would best serve the community? Where are the prime nodes or locations for these businesses in the plan area?

VI) What can be done to support the growth of small businesses and local industries? How can we ensure that economic development is sustainable and equitably benefits all members of the community?

End of Section

Community Engagement

Northeast Cumberland Questionnaire: Housing and Residential



Part III: Housing and Residential

I) Describe your vision for housing and/or your ideal neighborhood in the Northeast Cumberland area.

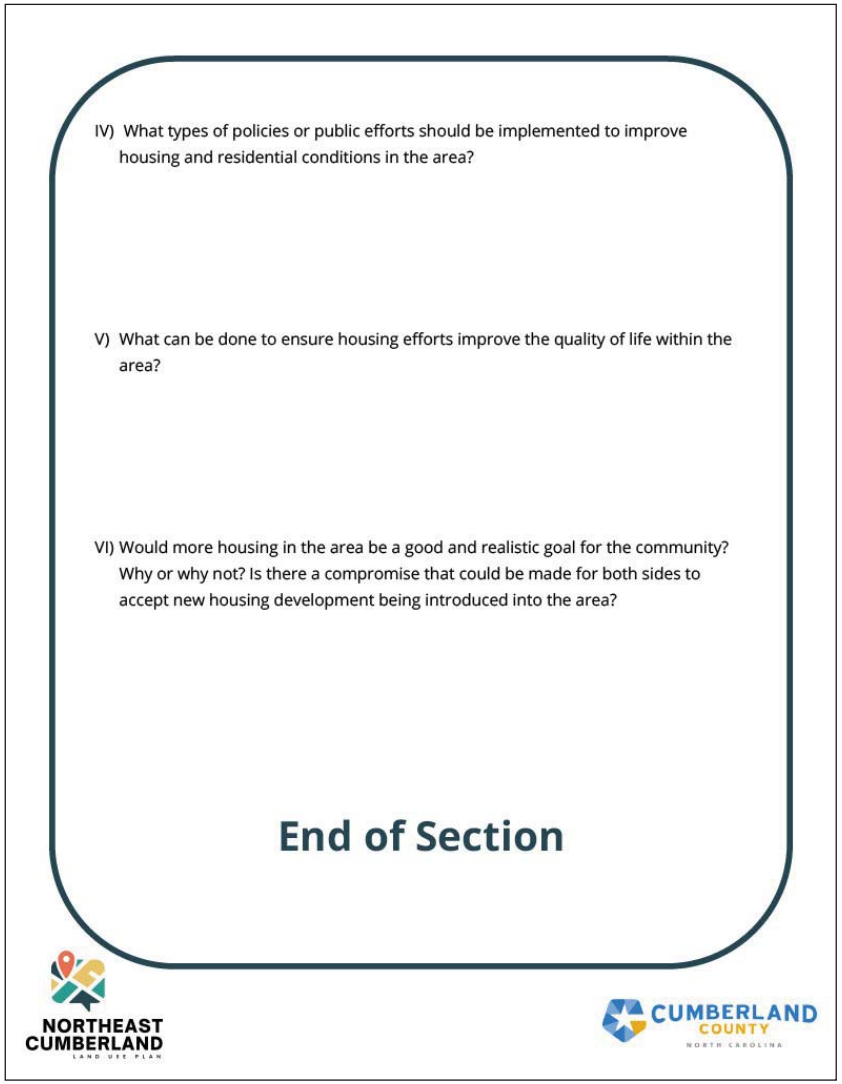
II) What challenges are you facing in your role as a homeowner/renter/landlord/etc.? What do you see as the source of these challenges?

III) Are there any areas in the plan area that housing is a concern? What is the concern?

IV) What type of housing should be dis/encouraged & supported in the area? Where?

NORTHEAST CUMBERLAND LAND USE PLAN

CUMBERLAND COUNTY NORTH CAROLINA



IV) What types of policies or public efforts should be implemented to improve housing and residential conditions in the area?

V) What can be done to ensure housing efforts improve the quality of life within the area?

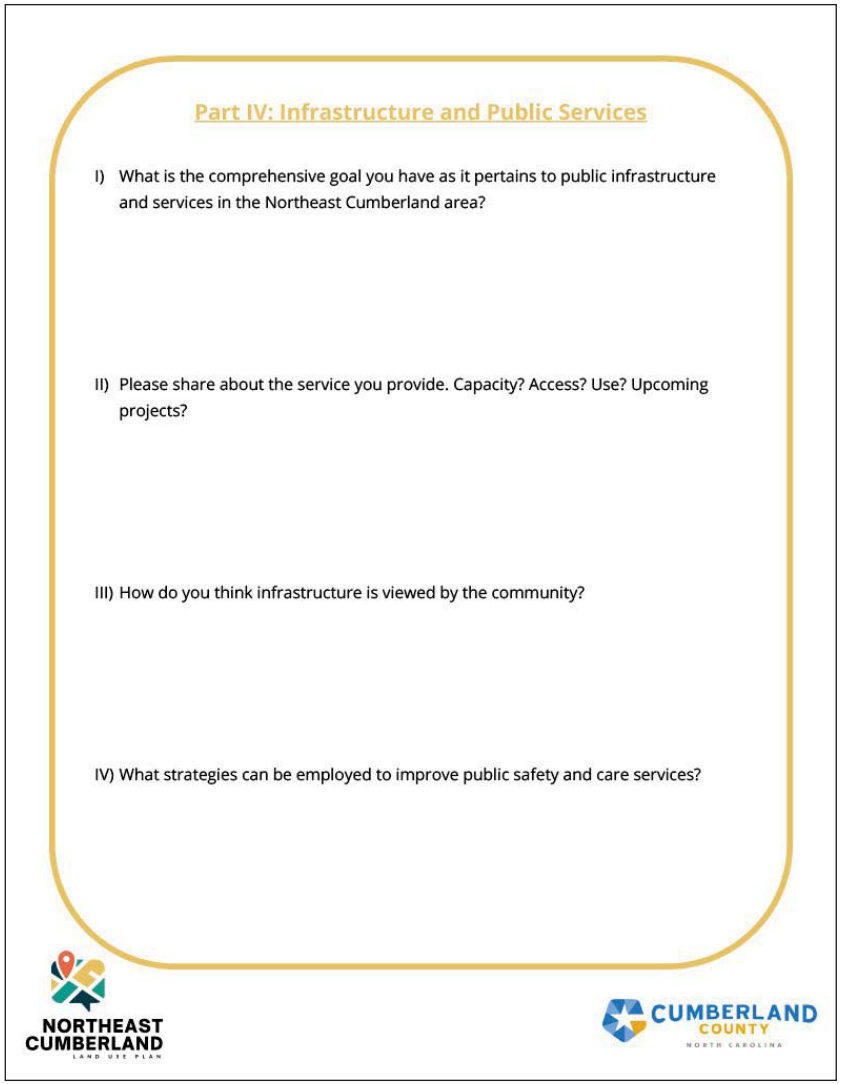
VI) Would more housing in the area be a good and realistic goal for the community? Why or why not? Is there a compromise that could be made for both sides to accept new housing development being introduced into the area?

End of Section

NORTHEAST CUMBERLAND LAND USE PLAN

CUMBERLAND COUNTY NORTH CAROLINA

Northeast Cumberland Questionnaire: Infrastructure and Public Services



Part IV: Infrastructure and Public Services

I) What is the comprehensive goal you have as it pertains to public infrastructure and services in the Northeast Cumberland area?

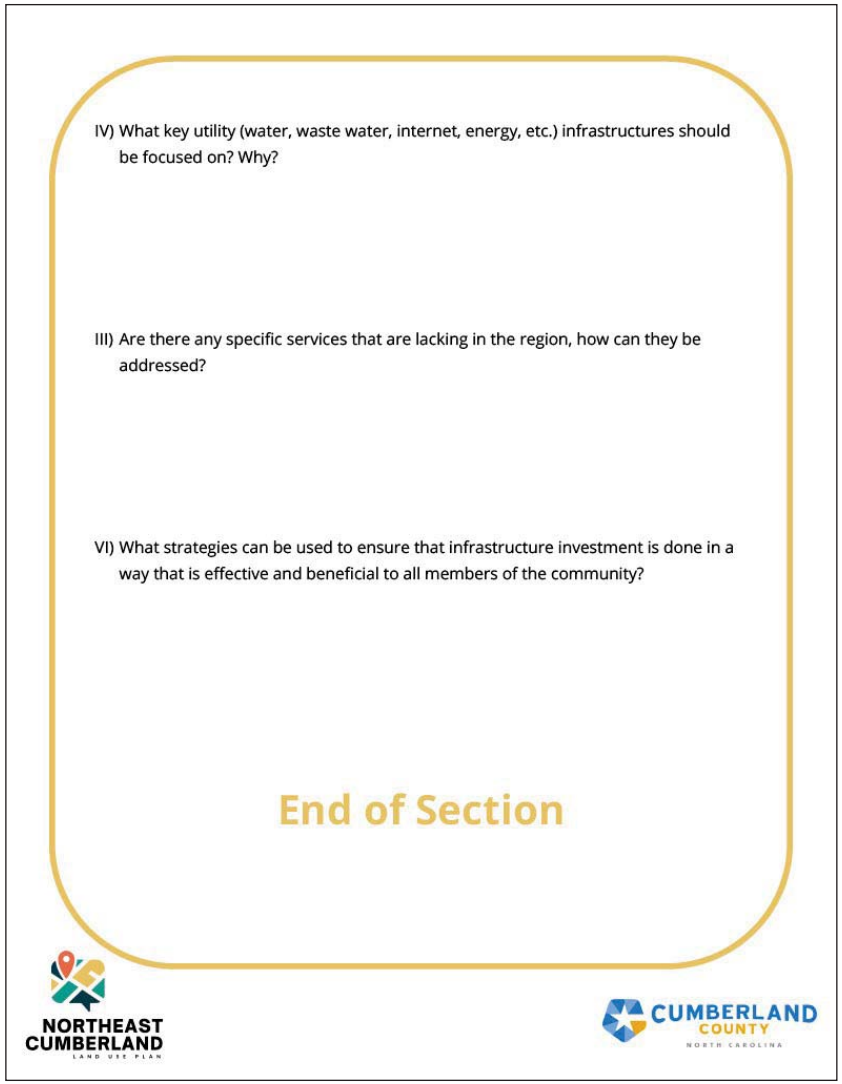
II) Please share about the service you provide. Capacity? Access? Use? Upcoming projects?

III) How do you think infrastructure is viewed by the community?

IV) What strategies can be employed to improve public safety and care services?

NORTHEAST CUMBERLAND
LAND USE PLAN

CUMBERLAND COUNTY
NORTH CAROLINA



IV) What key utility (water, waste water, internet, energy, etc.) infrastructures should be focused on? Why?

III) Are there any specific services that are lacking in the region, how can they be addressed?

VI) What strategies can be used to ensure that infrastructure investment is done in a way that is effective and beneficial to all members of the community?

End of Section

NORTHEAST CUMBERLAND
LAND USE PLAN

CUMBERLAND COUNTY
NORTH CAROLINA

Community Engagement

Northeast Cumberland Questionnaire: General Questions Response

NOTE: Each respondent was assigned the same corresponding number for their responses to each question of the questionnaire.

***Question I**: What features of the area would you like to remain the same?*

Verbatim Responses

1. Planner for Mid-Carolina. We provide planning assistance to our members including Cumberland County and municipalities.
2. Retired Lumber, pallet, crate Mfg-
3. My current role in the community of the Town of Wade is commissioner.
4. Medical Supply Distribution Executive. Serve as the team leader for the Falcon Emergency Response Team. Active at all town board meetings.
5. I am a supervisor of ADUSA Distribution Center. I am also a Commissioner for the Town of Falcon.
6. Cabinet maker, shop owner, semi retired
7. Educator, tax payer, land owner, homemaker

***Question II**: Can you describe your responsibilities in this role and how it impacts you and/or the plan area community?*

Verbatim Responses

1. We provide planning assistance to our members. Planning shapes communities in the plan area.
2. Provide historical use of the land and desires of most of the citizens of the community.
3. My responsibilities in this role are to work and discuss diligently with all of the commissioners of the Town to see if we might be able to come to a decision of how it impacts the plan area community.
4. With the limited support Falcon receives from the County, the ERT was established to help the town clear roads and direct traffic after a natural disaster. As the team leader the more traffic we have, the more difficult my job becomes.
5. I help make decisions that will influence the community in the future.
6. Owner-operation
7. No response

Northeast Cumberland Questionnaire: General Questions Response (Continued)

***Question III**: What opportunities are you presented in this role?*

Verbatim Responses

1. Opportunities to shape communities in terms of land use, build relationships, and foster good governance
2. Hopefully help guide the county staff making the land use plan.
3. Due to unable to attend the presentation given by a representative concerning the Northeast Cumberland Plan I missed that meeting.
4. To get to know my neighbors better. To serve the town I live in. To be the participation I want to see from my fellow residents.
5. I am (after?) see and somewhat influence the future of this community.
6. Cabinet/woodworks
7. NONE

***Question IV**: What challenges are you facing in your role? What do you see as the source of these challenges?*

Verbatim Responses

1. A lack of resources and training for certain local gov't roles and needs; Striking a balance between flexibility and control or growth and development
2. Disagreeing with the state and county economic development decision makers over some of their visions for the area.
3. No response
4. 1) A sense of Apathy from some residents. 2) Damaged roads from semi-trucks using our town as a training location.
5. Rapid growth due to the expansion of highway 95. Although I see the benefit of the project I don't want it to adversely affect the small town feel of the community.
6. None
7. No response

Community Engagement

Northeast Cumberland Questionnaire: General Questions Response

***Question V**: What land use policies or strategies do you think would address the challenges you and/or the community are currently facing? Are there any areas that need change or special attention?*

Verbatim Responses

1. Research into form-based code may address many residents' concern regarding a sense of place and quality of development
2. The Cape Fear River Corridor should not be used for industrial, commercial, and residential development. This area should be left for agriculture and wildlife habitat.
3. No response
4. NE Cumberland County does not want to be a bedroom community for Raleigh or any other city. We all live here because we like rural area. Small lot size neighborhoods should be forbidden.
5. Not allowing super crowded subdivisions ie new homes on less than 1 ½ acres
6. Housing availability
7. Uprooting farmlands!; American made foods!; Global food supplies – overheating planet; Animal habitats – wetlands; Bees

***Question VI**: What long-term infrastructure, housing, and/or economic development goals and priorities do you envision for the plan area, and how can we help achieve them?*

Verbatim Responses

1. Conservation subdivisions, addressing sprawl but providing need housing
2. How much pressure can be put on the Cape Fear River as a source of potable water and the disposal of that water and other fluids.
3. No response
4. If we cant stop semi-trucks from using our roads, then the NCDOT needs to repave and build the roads to take the weight
5. Better access to law enforcement and emergency health care
6. Improve or widen state or county highways; Retail services – gas, convenience stores
7. Create sufficient family fun construction and facilities utilizing Rhodes Pond. Incorporating "green areas". Bathrooms, playground areas – paddle boats, canoes, fishing – Clean Family Fun

Northeast Cumberland Questionnaire: Economic Development Response (Continued)

***Question I**: Describe your vision for economic development in the Northeast Cumberland area.*

Verbatim Responses

1. Commercial development to address needs for goods and services, focusing on design standards rather than uses.
2. Keep Development to the East side of Hwy 301. Land on the West side of Hwy 301, particularly close to the river, should be reserved for Agricultural Wildlife Habitat and Light residential development 30,000 sq. ft lot size and greater
3. No response
4. Slow and measured. Very little commercial zoned land, and what commercial there is needs to be directly next to I-95 within a very strictly enforce buffer zone.
5. Some small businesses but keep the rural and small town atmosphere
6. Retail stores, gas stations, manufacturing, improve Rhodes Pond
7. Preserve the farmland and rural culture. Farms play a crucial role in enhancing the overall well being of the community

***Question II**: Is the Northeast Cumberland area a good place for commercial businesses and industries to grow and develop? Why or why not?*

Verbatim Responses

1. Yes. Cumberland County needs strong, small towns to support urban growth and density. Towns should facilitate growth consistent with desired character and contribute to appropriate developmental gradients between Fayetteville and rural Cumberland.
2. West of Hwy 301 development should be limited. Limit run off as much as possible in this river corridor. East of Hwy 301, the soils are better and more conducive to development. River Corridor is mostly hydric soils.
3. Yes! The challenges that I'm facing as commissioner of the town of Wade are the construction of homes for families that would not against living in them. The source of these challenges as I see now, is wet land and zoning.
4. Very limited. Why not? Because we don't want NE Cumberland turning into Fayetteville.
5. No due to destruction of natural resources ie Monsanto
6. Yes, I95 Corridor
7. Absolutely NOT! This is a farming community! A sanctuary for woods animals wildlife conservation and protect our environment

Community Engagement

Northeast Cumberland Questionnaire: Economic Development Response (Continued)

***Question III**: What type of opportunities should be encouraged and supported in the area?*

Verbatim Responses

1. Industry. Essential commercial. Residential.
2. Agricultural, Light residential on lots 30,000 sq ft and better using septic. No additional sewer in the river corridor. West of Hwy 301, Sisk Culbreth Rd and Hwy 82 running from Godwin town limit to Harnett County
3. Housing and small businesses will be beneficial to the residents of Wade and other communities. Examples like Dollar Tree, Grocery Stores, Fast Food, etc.
4. Family farms, agriculture business, family homes on acreage, not house on a postage stamp lots
5. Small businesses
6. Same as I (Retail stores, gas stations, manufacturing, improve Rhodes Pond)
7. Farm friendly! Working farms with forests, lakes, ponds. Agricultural uses. Farmers living, growing, and selling products on their land.

***Question IV**: What types of development would you like to see? Where, specifically?*

Verbatim Responses

1. Industry – near I-95; Essential commercial w/in town limits, town centers; residential – low density on outskirts, higher density in town
2. Industrial, commercial and heavier residential East of Hwy 301
3. No response
4. I want to see continued increase in farm development. More crops, more cattle
5. None keep as much farm land as possible
6. Same as I (Retail stores, gas stations, manufacturing, improve Rhodes Pond)
7. Rhodes Pond developed into a Family Friendly recreation facility with a playground, bathrooms, paddle boats, fishing piers, firepit, camper sites. Family environment; walking/biking trail

Northeast Cumberland Questionnaire: Economic Development Response (Continued)

***Question V**: What challenges are local businesses facing that prohibit them from operating efficiently or expanding their operations?*

Verbatim Responses

1. Large chain/big box store competition. Limited clientele.
2. Excessive regulations and slow permit response.
3. No response
4. Over regulation and taxes effect all business in NC
5. Financial uncertainty and little to no foot traffic
6. None
7. NONE

***Question VI**: What types of businesses would best serve the community? Where are the prime nodes or locations for these businesses in the plan area?*

Verbatim Responses

1. Commercial concentrated near centers of incorporated areas. Essential commercial and office/institutional uses.
2. Commercial as seen along Ramsey St. Locations Murphy Rd. Exit and along 301 in Eastover. I95/I295/Hwy13 Exit, Wade Exit and Godwin-Falcon Exit
3. No response
4. Small family run shops of various types
5. Small business and convenience/gas stations where there is currently already infrastructure in place ie beside 95
6. Same as I (Retail stores, gas stations, manufacturing, improve Rhodes Pond)
7. “A” gas station with food court at the I95 exit 65

Community Engagement

Northeast Cumberland Questionnaire: Economic Development Response (Continued)

***Question VII**: What can be done to support the growth of small businesses and local industries? How can we ensure that economic development is sustainable and equitably benefits all members of the community?*

Verbatim Responses

1. Focusing development where people already are and avoiding spatial mismatch.
2. Low taxes, sensible regulations and let the free market work. Capitalism
3. No response
4. Prevent large box stores from building in NE Cumberland. Ie NO WALMART, Target, Dollar General, etc
5. Local support
6. No Response
7. These communities have done very well without businesses! Find other areas on the county to develop! We can shop and eat 9/NINE miles down the road.

Northeast Cumberland Questionnaire: Housing and Residential Response

***Question I**: Describe your vision for housing and/or your ideal neighborhood in the Northeast Cumberland area.*

Verbatim Responses

1. Conservation subdivisions. Farm preservation buffering. Clustered development. Higher density single-family homes, more open space and tree preservation.
2. Major housing development should be kept to the East of Hwy 301. Most areas should be on lots 30000 sq ft or better to use septic and eliminate costly sewer installation and operation.
3. No response
4. Housing large family rural homes and tracts of land, passed on from one generation to the next. Neighborhoods minimum 2 acre lot size. No tract houses that owners turn into rentals and bring in residents who don't care about the area
5. Mostly rural w/ some neighborhoods w/ lot sizes of no less than 1.5
6. No response
7. This area is doing just fine without growth. My vision is for it to remain just like it currently is.

***Question II**: What challenges are you facing in your role as a homeowner/renter/landlord/etc.? What do you see as the source of these challenges?*

Verbatim Responses

1. In my role as a planner, I think town struggle to balance requiring quality development w/ encouraging small local business growth.
2. Unknown Future Government Regulation and Property Taxes
3. None
4. The county taking 18% of every property tax dollar and providing very little in return.
5. We do not receive mail at our residence and we have to rent a PO Box. Source I still don't know.
6. None
7. Limited or no police or emergency all services

Community Engagement

Northeast Cumberland Questionnaire: Housing and Residential Response (Continued)

***Question III**: Are there any areas in the plan area that housing is a concern? What is the concern?*

Verbatim Responses

1. The concern I hear most often is that sprawl is taking place and that housing should be focused at the center of towns rather than creeping further out into rural Cumberland.
2. Housing development along the Cape Fear River Corridor causing loss of farmland, animal habitat and the loss of protection of the River. The need for sewer in this hydric soil area and the discharge of sewer in one spot.
3. Looks and affordability.
4. Defining exactly what is meant by “low density” housing.
5. No response
6. No response
7. No housing developments in this community are wanted or needed in the Northeast part of Cumberland County!

***Question IV**: What type of housing should be dis/encouraged & supported in the area? Where?*

Verbatim Responses

1. Discouraged – major subdivisions created from large formally ag. land; Encouraged – sensitivity designed smaller developments closer to town centers.
2. Discourage housing along the areas that require the sewer such as hydric soils areas. Encourage housing in sandy soil areas particularly where lots are large enough to use septic
3. No response
4. No apartments, condos, town houses, developers, mobile homes, or any other multi family dwellings
5. Multi family condo/town homes. Lot sizes less than 1.5 acres. Outside of towns it is rural areas
6. Minimum large lots
7. No community housing; preserve farmland and animal habitats and wetlands.

Northeast Cumberland Questionnaire: Housing and Residential Response (Continued)

***Question V**: What types of policies or public efforts should be implemented to improve housing and residential conditions in the area?*

Verbatim Responses

1. Infill development incentives
2. Change A1 zone from 2 acres to 1 acre lot size. Use the A1A requirements and eliminate A1A district. No rezoning will be required and density should increase in these A1 areas where homes are corst(?).
3. No response
4. Local town councils having complete control over their area to decide the zoning laws
5. No response
6. No response
7. No response

***Question VI**: What can be done to ensure housing efforts improve the quality of life within the area?*

Verbatim Responses

1. Encourage infill and foster community building through economic development, local community engagement, and smart growth to provide quality jobs, essential services
2. Minimum lot size of R10. Add roll back or concrete curbed streets
3. No response
4. See answer to question IV on previous page (No apartments, condos, town houses, developers, mobile homes, or any other multi family dwellings)
5. Better infrastructure as far as water, sewer, and internet
6. No response
7. The Northeast Cumberland County is just fine! Leave it/us ALONE!

Community Engagement

Northeast Cumberland Questionnaire: Housing and Residential Response (Continued)

***Question VII**: Would more housing in the area be a good and realistic goal for the community? Why or why not? Is there a compromise that could be made for both sides to accept new housing development being introduced into the area?*

Verbatim Responses

1. Yes. Conservation subdivisions permitted near town centers.
2. Keep west side of Hwy 301 farm land, animal habitat and lot sizes of 30,000 sqft to 1 acre.
3. No response
4. As previously stated family homes on acreage intend to be passed on one generation to the next.
5. If new housing was to happen then larger lot sizes would be preferable
6. Yes but limited to 1 acre minimum lots
7. ABSOLUTELY NOT! NO HOUSING COMMUNITIES! NOT WELCOMED!

Northeast Cumberland Questionnaire: Infrastructure and Public Services Response

***Question I**: What is the comprehensive goal you have as it pertains to public infrastructure and services in the Northeast Cumberland area?*

Verbatim Responses

1. The Town of Wade would like to continue to serve water to citizens where lines are existing and extend lines as needed
2. Keep most homes in sandy soils eliminating the need for costly sewer installations and operations where possible.
3. No response
4. Maintain our current water and sewer system. Improve our roads weight carrying capacity.
5. More availability to law enforcement; more internet infrastructure
6. Water, sewer and improved highways
7. I prefer an UNPOLLUTED Natural environment; beautiful farmland with crops growing. Beef cattle farms.

***Question II**: Please share about the service you provide. Capacity? Access? Use? Upcoming projects?*

Verbatim Responses

1. Wade has 7 wells and 75,000 gallons of water storage. Wade is seeking funding for additional wells.
2. Blank
3. No response
4. N/A
5. No response
6. No response
7. Small schools – no room for growth

Community Engagement

Northeast Cumberland Questionnaire: Infrastructure and Public Services Response (Continued)

***Question III**: How do you think infrastructure is viewed by the community?*

Verbatim Responses

1. Most only consider infrastructure when building. Sewer is necessary for some w/ septic issues, but also can accommodate smaller lots which is viewed negatively by some.
2. Many say that water and sewer, particularly sewer, brings more people and more density which interferes with the rural way of living.
3. No response
4. See answer I above (Maintain our current water and sewer system. Improve our roads weight carrying capacity)
5. Depends on where you live
6. Mostly positive
7. We have all we need. We have water, sewer, transportation. Our schools can NOT handle growth

***Question IV**: What strategies can be employed to improve public safety and care services?*

Verbatim Responses

1. Additional funding is needed to provide services to those who need it critically considering the remoteness of some in the area.
2. Blank
3. No response
4. Staff the sheriffs office to (low?) of its authorized number of deputies, and put more deputies on the east side of Cumberland County.
5. EMS stationed locally and more police
6. Need more sheriff dept presence; need more local EMS presence
7. More street lights; cameras; community water; presence of law enforcement

Northeast Cumberland Questionnaire: Infrastructure and Public Services Response (Continued)

***Question V**: What key utility (water, waste water, internet, energy, etc.) infrastructures should be focused on? Why?*

Verbatim Responses

1. Water as it is needed for everyone. Sewer is less critical, as septic is a viable option for many.
2. Water #1; Sewer where needed #2. Keep additional infrastructure away from the Cape Fear River Corridor. Use septic where possible
3. No response
4. Just maintain what we have in good working order
5. Public water outside of towns; internet to all residents
6. Water, sewer availability to County Residence
7. The Northeast Cumberland Co. has water, sewer, internet, etc. Leave us alone and stop pushing growth on us – Put it in your neighborhood

***Question VI**: Are there any specific services that are lacking in the region, how can they be addressed?*

Verbatim Responses

1. Police, fire, medical
2. Blank
3. No response
4. See previous answer about sheriff's deputies (Staff the sheriffs office to (low?) of its authorized number of deputies, and put more deputies on the east side of Cumberland County)
5. Internet it is not available to some areas
6. County wide water sewer
7. N/A

Community Engagement

Northeast Cumberland Questionnaire: Infrastructure and Public Services Response (Continued)

***Question VII**: What strategies can be used to ensure that infrastructure investment is done in a way that is effective and beneficial to all members of the community?*

Verbatim Responses

1. Only increase lines/capacity as needed for efficiency.
2. Infrastructure development and maintenance is done by government contractors and monopoly suppliers like Duke Energy and PWC. They don't seem to worry about controlling costs to help lower rate payers costs.
3. No response
4. Build the roads correctly the first time, so you don't have to repair them every 5 years.
5. No response
6. No response
7. N/A

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Community Engagement

Draft Review Session Station 1: About Land Use Planning - Poster 1

NORTHEAST CUMBERLAND
LAND USE PLAN

About Land Use Planning

CUMBERLAND COUNTY
NORTH CAROLINA
Planning & Inspections Department

Purpose
The future land use plan is a guiding document which provides a framework to ensure that the community's future development, preservation, and growth initiatives reflect the community's long-term vision. The primary goals of which are to **ensure balanced growth**, **protect natural and cultural resources**, and **guide development in a way that meets the needs and desires of the community**.

Who Uses the Plan?
- Property Owners and Developers
- Planning Department Staff
- The Joint Planning Board (JPB)
- Town Boards and the County Board of Commissioners

What a Future Land Use Plan is?
- A vision of what your community can be
- A guide to promote health, safety, convenience, efficiency of movement and use of resources
- A reference when applying for grants or updating local policies

What a Future Land Use Plan is Not?
- Change the current use of a property
- Change the current zoning of a property
- Change the amount of property tax owed on a property
- Guarantee that development will occur

Once adopted, the plan is used to:
- Inform zoning and subdivision decisions;
- Shape updates to development ordinances;
- Guide infrastructure investment;
- Support grant applications and local, state, and federal partnerships;
- And provide recommendations and resources for residents, developers, and governing entities.

Planning Process

PHASE 1 — EXISTING CONDITIONS
Information is collected from existing plans and public data sources to determine the starting point and identify constraints of the area.

PHASE 2 — PUBLIC INPUT
Community goals and insights are collected through surveys and discussions are held to deepen knowledge of the plan area and to guide the plan's intent.

COMMUNITY KICKOFF MEETING | COMMUNITY COLLABORATION | DRAFT REVIEW SESSION

PHASE 3 — DRAFTING THE PLAN
A draft plan is created using public input and staff analysis. The plan is circulated for public feedback and edited accordingly.

PHASE 4 — ADOPTION
Once a final version of the plan has been created, it is presented to the towns, Joint Planning Board, and the County Commissioners for adoption.

The phases of the land use planning process build on one another and occasionally overlap.

Draft Review Session Station 1: About Land Use Planning - Poster 2

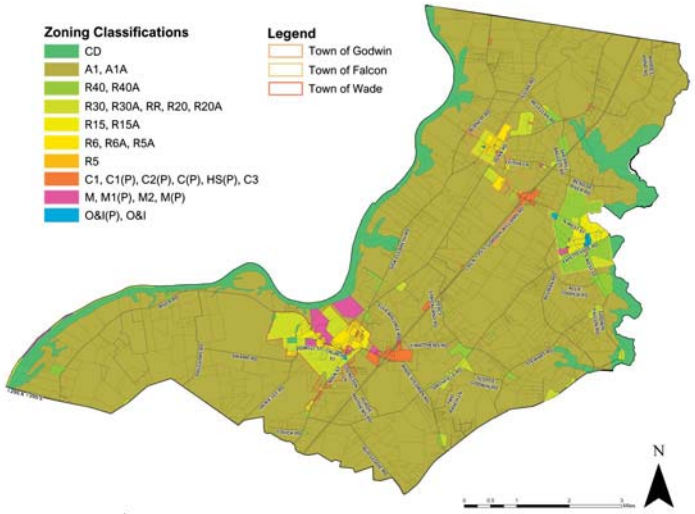
NORTHEAST CUMBERLAND
LAND USE PLAN

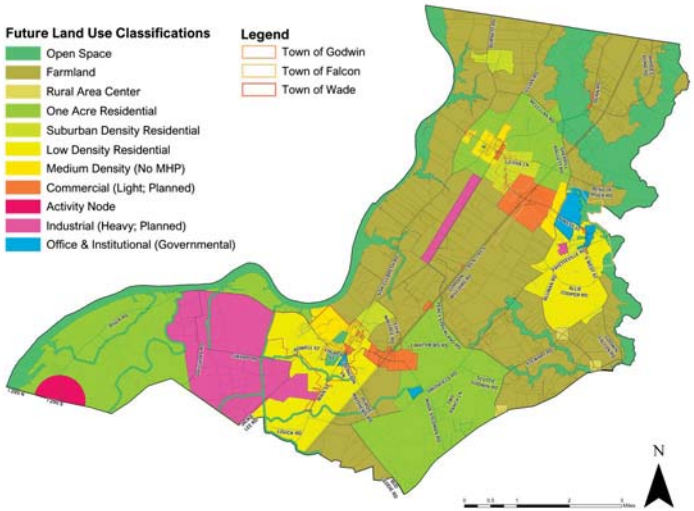
About Land Use Planning

CUMBERLAND COUNTY
NORTH CAROLINA
Planning & Inspections Department

Current Zoning

Zoning is a regulatory tool that outlines the type, density, and arrangement of land uses. Each zoning classification specifies if a desired land use is permitted by right or requires a special use or conditional zoning permit to be approved by either the County Board of Adjustments or the County Board of Commissioners. If within town limits, these approvals would be made by the town's elected officials. Zoning standards also identify development standards such as lot size, setback requirements, and building dimensions which work to ensure development aligns with the community's goals and vision.



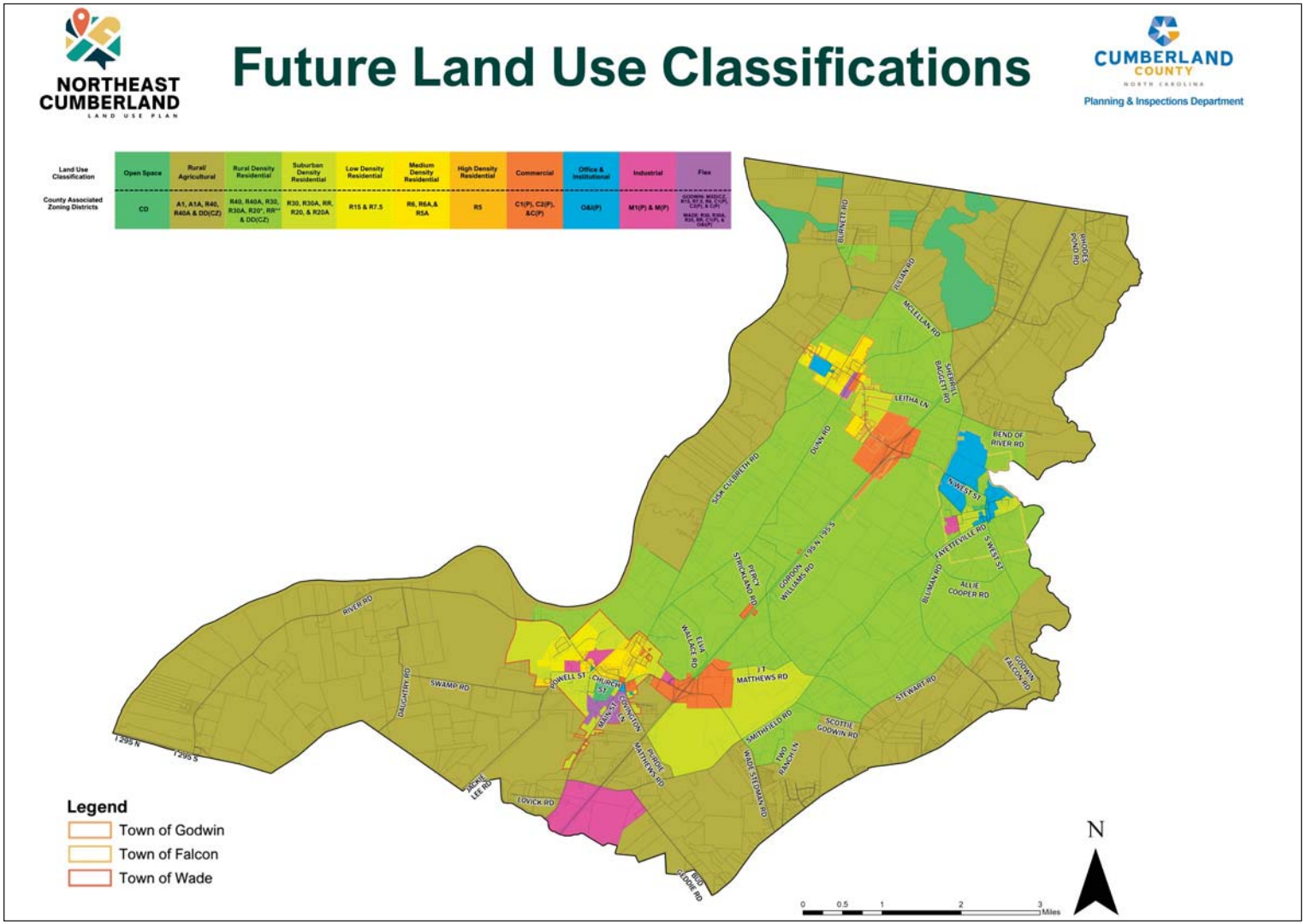


Existing Future Land Use Map

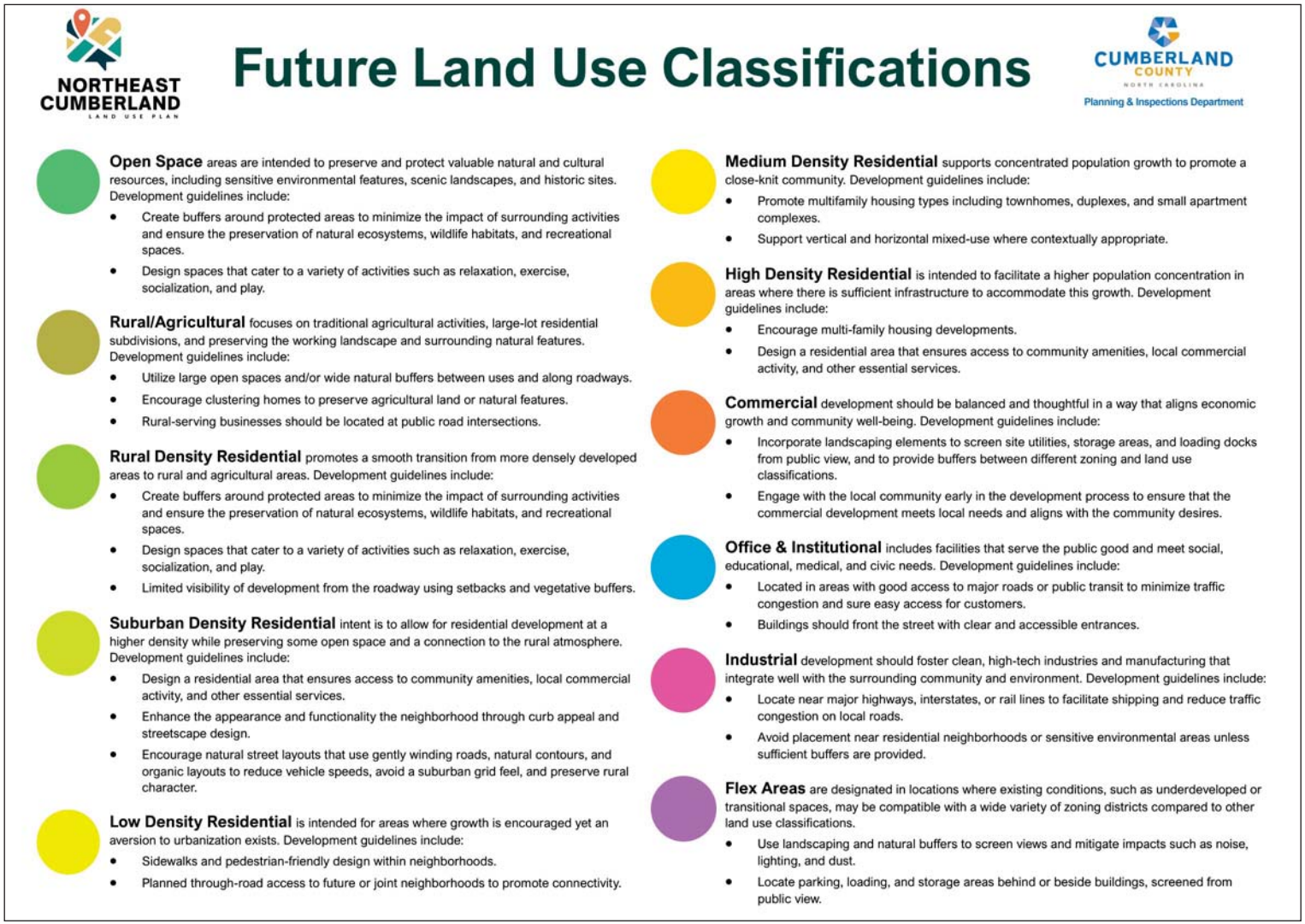
The Existing Future Land Use Map consists of the Vision Northeast (2010) and Wade Study Area Detailed Land Use Plan (2003) county and town approved future land use maps. Each classification shown on the map represents the recommended land use deemed most appropriate for individual properties given the existing conditions, future growth aspirations, and each community's vision at the time.

Community Engagement

Draft Review Session Station 2: Future Land Use Classifications - Poster 1



Draft Review Session Station 2: Future Land Use Classifications - Poster 2



Community Engagement

Draft Review Session Station 3: Goals, Objectives, and Recommendations - Poster 1

NORTHEAST CUMBERLAND
LAND USE PLAN

Goals & Objectives

CUMBERLAND COUNTY
NORTH CAROLINA
Planning & Inspections Department

Plan Goals & Objectives

The goals and objectives in this plan reflect the community's shared vision for the future and provide direction for how the area should grow, develop, and be preserved. These were developed based on input from public engagement, the Steering Committee, and a review of existing conditions, policies, and planning best practices.

Each topic area includes one overarching goal and a set of supporting objectives. The goals featured on this poster include those related to Land Use: Open Space, Rural & Agricultural, Residential, Commercial, and Industrial—and Community Topics such as Transportation, Community Appearance, and Facilities & Services.

Open Space

Establish and maintain a connected network of open spaces that conserve natural resources, protect environmentally sensitive areas, and sustain the region's ecological health. Prioritize the protection of waterways, swamps, and wetlands, including the Cape Fear River, Rhodes Pond, and the swamps of the South and Black Rivers, while enhancing recreational opportunities through greenways, parks, and trails that improve quality of life for all residents.

- Conserve Regional Ecosystems
- Preserve Existing Vegetation
- Protect Water Quality Buffers
- Require usable Open Space
- Support Low-Impact Development

Rural and Agricultural

Protect and preserve rural areas, focusing on maintaining a balance between development and sustainability. Conservation efforts, agricultural protection programs, and scenic view preservation contribute to maintaining the area's rural character, offering residents a higher quality of life and ensuring environmental sustainability for future generations.

- Support New & Beginning Farmers
- Preserve Rural Character
- Expand Agricultural Education
- Encourage Agricultural Incentives
- Limit Urban Encroachment

Residential

Provide a full range of housing types and sites with adequate infrastructure in both new and revitalized neighborhoods while maintaining the rural features. By promoting a mix of housing types, maintaining agricultural and open spaces, supporting sustainable development practices, and engaging the community, it's possible to create neighborhoods that accommodate present and future residents while preserving the area's unique rural qualities for generations to come. This approach fosters vibrant, sustainable communities that honor both the past and future.

- Preserve Neighborhood Character
- Improve Road Connectivity
- Enforce Housing Standards

Commercial

Establish an environment that sustains current and future commercial activities, including office and institutional development, while complementing nearby existing residential areas. Development should promote economic growth, respect community character, and ensure that the development is environmentally sensitive, well-designed, and strategically located. Communities can foster economic development that is not only sustainable and diverse, but also integrated into the fabric of existing residential neighborhoods. This approach encourages strategic growth, attracts businesses, supports local needs, and maintains the character and environmental integrity of the area.

- Encourage Compatible Commercial Development
- Encourage Infill and Redevelopment
- Buffer Commercial and Residential Uses

Draft Review Session Station 3: Goals, Objectives, and Recommendations - Poster 2

NORTHEAST CUMBERLAND
LAND USE PLAN

Goals & Objectives

CUMBERLAND COUNTY
NORTH CAROLINA
Planning & Inspections Department

Industrial

Promote a diverse range of clean and high-tech industrial/manufacturing enterprises near areas with existing or accessible infrastructure to foster economic growth, technological innovation, and sustainable development. Industrial development should be compatible with surrounding land uses and prioritize both community benefits and environmental responsibility, complementing the existing character of the area.

- Locate and Prioritize Industrial Development Strategically
- Minimize Land Use Conflicts
- Incorporate Substantial Buffers
- Attract Clean and Innovative Industries
- Support Value-Added Agriculture

Transportation

Support a safe, efficient, and well-connected transportation network that accommodates the movement of people and goods, improves access to nearby urban centers where essential services are located, and respects the area's rural character. Promote transportation improvements that align with the FAMPO/ Cumberland County Comprehensive Transportation Plan while ensuring that investments preserve community identity, protect the environment, and support future growth

- Manage Access to Reduce Congestion
- Support Community Transit Services
- Enhance Roadway Safety and Capacity
- Promote Active Transportation and Trails
- Maintain and Improve Road Infrastructure

Community Appearance

Provide an attractive and cohesive living environment that preserves the area's natural features, promotes rural character, and encourages thoughtful visual design. Prioritize landscaping, buffering, and site appearance in all new development and public spaces. Enhance the identity of the plan area through improved travel corridors, gateways, and community focal points.

- Encourage Rural Design Features
- Preserve and Enhance Vegetation
- Utilize Landscaping to Improve Visual Character
- Install Entrance Signage
- Address Property Blight & Promote Home Repair Assistance
- Underground Utility Placement

Facilities & Services

Provide a range of accessible, well-maintained community facilities and services that enhance quality of life, promote safety and wellbeing, and reflect the unique character and needs of the area's rural and small-town communities. Support collaboration among local and regional agencies to ensure that facilities and services—including recreation, utilities, emergency services, and community resources—are delivered in an equitable, cost-effective, and responsive manner.

- Enhance Service Delivery through Collaboration
- Strengthen Law Enforcement Partnerships
- Identify and Enhance Park Facilities
- Coordinate Utility Extensions
- Invest in Fire Protection

To view the complete language of goals and objectives, see pages 48–57 of the draft plan.

Additional goals and objectives for topics such as Smart Growth, Density Development, Watershed Protection, Rhodes Pond, and the Averasboro Battlefield can be found on pages 38–47.

Community Engagement

Draft Review Session Station 3: Goals, Objectives, and Recommendations - Poster 3

NORTHEAST CUMBERLAND
LAND USE PLAN

Recommendations

CUMBERLAND COUNTY
NORTH CAROLINA
Planning & Inspections Department

Plan Recommendations

Recommendations in this plan were developed through a collaborative process that included public engagement, guidance from the Steering Committee, and careful review of existing regulations and planning documents, including the County's Zoning and Subdivision Ordinances and relevant municipal plans. Additional consideration was given to local context, past planning efforts, and best practices in rural and small-town planning.

The recommendations cover a wide range of topics—such as agriculture, community appearance, residential and commercial development, infrastructure, open space, and Smart Growth—as well as specific recommendations for the towns of Godwin, Falcon, and Wade. This poster highlights selected draft recommendations across these topics and references where they appear in the plan.

See pages 58-67 for the full list of recommendations and topic areas.

Agriculture

- Encourage preservation of working farmland by implementing policies that limit non-agricultural development in key areas, offering tax or grant incentives for farmers, and supporting educational outreach about the benefits of agriculture to the community and economy.

Averasboro Battlefield

- Maintain Rural/Agricultural associated zoning districts for properties adjacent to Averasboro Battlefield and restrict higher density residential, commercial, or industrial operations.
- Prohibit detached signate, including billboards, within 2,000 feet of the battlefield unless it meets the county's ground sign requirements and does not include illumination or electronic message boards.

Community Appearance

- Strengthen local ordinances and work with county officials to eliminate and prevent blight in regards to removing abandoned buildings, overgrown lots, and deteriorating structures.
- Create a community-led task force to focus on beautification efforts such as removing blighted structures, planting greenery, and maintaining public spaces.

Density Development

- Focus conservation subdivision promotion efforts in future land use areas identified as suitable for rural residential uses or clustered rural development, especially where farmland preservation, open space continuity, or watershed protection is a priority.

Open Space and Recreation

- Pursue funding opportunities to expand existing town parks with ball fields, picnic areas, and additional open space.

Public Services and Infrastructure

- Initiate collaboration with the CDL training school and NCDOT to reduce strain on local roads by identifying preferred routes, adjusting training schedules, and exploring roadway maintenance or improvement efforts.

Residential Development

- Prioritize cluster development for new residential subdivisions to concentrate housing and preserve natural and open space.

Rhodes Pond

- Require rezoning requests for properties surrounding Rhodes Pond to use Conditional Zoning, ensuring that any approved development meets specific buffering, setback, and design requirements.

Smart Growth

- Prioritize development proposals that align with Cumberland County's Strategic Plan focus areas, including economic opportunity, public safety, education, and health and wellness.
- Encourage residential and non-residential growth in areas already served by utilities and major roads, and discourage extensions of infrastructure that promote scattered or leapfrog development.

Draft Review Session Station 4: Godwin Future Land Use Station - Poster 1

NORTHEAST CUMBERLAND
LAND USE PLAN

Godwin Future Land Use Map

CUMBERLAND COUNTY
NORTH CAROLINA
Planning & Inspections Department

The Future Land Use Map (FLUM) for the Town of Godwin is designed to guide thoughtful and balanced growth that aligns with the community's long-term goals and vision. It identifies strategic areas for residential, commercial, and recreational development while preserving the town's small-town character and accommodating anticipated population growth.

Key Map Recommendations

- Commercial Zones Along Dunn Road and I-95 Corridor
- Residential Development to Meet Future Housing Demands
- Civic and Recreational Space Expansion
- Flexible Mixed-Use Area to Support Main Street Atmosphere

What's Changed

The FLUM for the town has not gone through significant changes when compared to the map created in 2010. This is because the guiding vision for the future development of the town has generally remained the same, that being for Godwin to remain a peaceful, mostly residential community while allowing for small commercial businesses and expanding recreational options. The only major map changes are described below.

- **Flex Area**: indicated to allow for property owners and the community to guide development with the recommended intent of developing a main street atmosphere within the space.
- **Office & Institutional**: expanded to provide land that could be developed for civic and recreational uses such as the expansion of the park or the placement of a community library or public pool. This classification is only located on the parcels owned by the Town of Godwin.
- **Medium Density Residential**: this recommended classification was expanded to cover all of the center of town. The area was previously classified to exclusively prevent manufactured home parks; however, Planning Staff found it would be more simple to just include a statement that emphasizes that any new development should be in harmony with surrounding properties. Manufactured home parks would not be considered to be in harmony with any current or future development.

For More Details

See Pages 120-124 for Godwin's goal, objectives, recommendations, and additional future land use notes.

See Pages 12-35 for descriptions and development guidelines for the each land use classification.



Land Use Classifications	Open Space	Rural / Agricultural	Rural Density Residential	Suburban Density Residential	Low Density Residential	Medium Density Residential	Commercial	Office & Institutional	Flex Area
Associated Zoning Districts	CD	A1, A1A, R40, R40A, & DD/CZ	R40, R40A, RR*, & DD/CZ	RR	R15 & R7.5	R6, R6A, & R9A	C1(P), C2(P), & CP)	O&I(P)	MXD/CZ, R15, R7.5, R6, C1(P), C2(P), & CP)

Godwin Flex Area Development Priorities

- Promote economic and small business development
- Support low to medium-density residential housing near the town's core.
- Prioritize community-oriented development
- Encourage innovative mixed-use development

Community Engagement

Draft Review Session Station 4: Godwin Future Land Use Station - Poster 2

NORTHEAST CUMBERLAND
LAND USE PLAN

Town of Godwin

CUMBERLAND COUNTY
NORTH CAROLINA
Planning & Inspections Department

Vision Statement
"The Town of Godwin strives to cultivate a vibrant, inclusive community by promoting policies and initiatives that create opportunities for residential growth, small business development, and an enhanced quality of life for all residents, while maintaining the rural character and environment for current and future generations."

Town Goal
Preserve the rural landscape and small town character while providing opportunities for development and revitalization efforts that reflect the needs and character of the town. Furthermore, seek to institute policies and measures which will nurture residential growth, empower new business development, and improve upon the quality of life for all residents.

Objectives
- Protect and promote the small town heritage and rural character.
- Encourage future development design to emphasize the protection of natural features and environmentally sensitive areas.
- Promote natural buffers, development setbacks, and planting or maintaining indigenous greenery during new development.
- Encourage residential and commercial development that is in harmony with the surrounding area and reflects the needs of the community.
- Encourage the use of low impact development standards.
- Work to increase the availability of affordable and diverse types of housing.
- Encourage outdoor recreation and activities for all residents and visitors.
- Develop actions and policies which will attract new residents and visitors.
- Work with local and state partners to revitalize and expand public infrastructure including roadways, water service, public sewer, and broadband internet services.
- Provide land and opportunities for commercial development at prime commercial locations.
- Promote measures that encourage and support economic development and the growth of small businesses.
- Encourage public/private partnerships to promote economic growth in and around Godwin.

Recommendations
- Permit the Upzoning of Agricultural Land in the Town
- Encourage Open Space and Community-oriented Design
- Host Town-sponsored Events
- Improve Pedestrian and Bicycle Infrastructure
- Address Traffic and Safety at Key Intersections
- Improve Roadway Maintenance
- Support Small Business Development Along Key Corridors
- Provide Incentives for New Businesses

Key Considerations for Godwin's Future
- Preserve the rural character, small town charm, and cultural heritage of the town.
- Cultivate a vibrant community where individuals, families, and business are inspired to establish roots and grow together.
- Empower residential growth that reflects the town's character and the current or planned capacity of the town's infrastructure.
- Promote policies that improve quality of life and strengthen residents physical, mental, and social well-being.
- Pursue opportunities to enhance and expand high-quality public services and infrastructure.

For More Details
See Pages 120-124 for Godwin's goal, objectives, recommendations, and additional future land use notes.
See Pages 36-67 for County-wide further considerations including goals, objectives, recommendations, and additional notes.

Draft Review Session Station 5: Falcon Future Land Use Station - Poster 1

NORTHEAST CUMBERLAND
LAND USE PLAN

Falcon Future Land Use Map

CUMBERLAND COUNTY
NORTH CAROLINA
Planning & Inspections Department



Land Use Category	Open Space	Rural Density Residential	Suburban Density Residential	Office & Institutional	Commercial	Industrial
Associated Zoning Districts	CD	R40A	R20 & R20A	O&I	C-1, CP, & C-3	H

Future Land Use – Town of Falcon

The Town of Falcon has made significant changes to its Future Land Use Map in response to strong community input. Residents have voiced a clear desire to preserve the town's rural character and small town feel, avoid rapid growth, reduce strain on infrastructure, and encourage development that supports Falcon's unique identity—not just growth as a bedroom community for surrounding areas.

What Changed?

The original map designated much of the town for **Low Density Residential**, which could allow for residential lot sizes as small as **7,500 square feet** (about 1/6 of an acre). The revised map now emphasizes:

- **Rural Density Residential** – requiring **approximately 1-acre** lots (the largest residential minimum allowed by Falcon's ordinance).
- **Suburban Density Residential** – allowing **about 1/2-acre** lots, focused in areas where similar-sized lots or smaller already exist.

These changes don't prevent property owners from using their existing zoning, but they help **guide future rezoning requests**, which require Town Board approval, toward development that aligns with the town's goals.

Non-Residential Areas

Most non-residential classifications remain similar or are utilized differently than previously:

- **Office & Institutional** – continues to apply to many properties owned by religious organizations.
- **Industrial** – remains designated where current industrial uses exist and nearby properties.
- **Commercial Development** – No specific sites are designated for general commercial use, except near **I-95**. However, the plan supports **small, community-serving businesses** in appropriate areas with existing infrastructure—designed to meet local needs while protecting Falcon's rural character.
- **Open Space** – While different because of changes in the use of open space, this designation is now utilized for town-owned vacant land and J.O. Humphries Memorial Park.

Want More Detail?

- See **pages 12–35** for land classification descriptions.
- See **pages 124–143** for information specific to Falcon.

Community Engagement

Draft Review Session Station 5: Falcon Future Land Use Station - Poster 2

NORTHEAST CUMBERLAND
LAND USE PLAN

Falcon Future Land Use Map

CUMBERLAND COUNTY
NORTH CAROLINA
Planning & Inspections Department

Vision Statement

"Falcon is a town where rural traditions and community values endure, ensuring a peaceful and connected way of life for generations to come. The town remains dedicated to preserving its small-town character while supporting essential services that enhance the residents' well-being."

Goal

Safeguard Falcon's rural heritage by protecting its landscapes, agricultural roots, and historic sites. Ensure responsible land use that maintains the town's identity while supporting community-serving development that meets local needs.

Objectives

- Encourage preservation of historical and cultural sites that reflect Falcon's unique history.
- Maintain the town's low-density, rural setting while protecting agricultural and natural lands.
- Promote small-scale, locally owned businesses that align with the community's needs and character.
- Allow for commercial development only when it is able enhance the town's service offerings without compromising its rural feel.
- Protect, improve, and revitalize parks, recreational spaces, and public facilities that contribute to the town's sense of community. Plan for efficient and sustainable infrastructure improvements that enhance safety, reduce traffic congestion, and meet residents' needs.
- Designate zones for light commercial use in locations that minimize disruptions to residential and agricultural areas.
- Involve residents and local stakeholders in decisions about land use to ensure alignment with community values.
- Incentivize the retention of agricultural lands through voluntary conservation easements or agricultural districts.
- Identify key open spaces for long-term preservation as community and ecological assets.
- Encourage land use practices that protect water quality, wildlife habitats, and forested areas.

Recommendations

- Improve Communication on Land Use Decisions promote Participation in Agricultural Programs
- Be Mindful of Satellite Annexations
- Enhance Emergency Services and Infrastructure
- Promote Historic Properties and Heritage
- Establish and Agricultural Zoning District

Key Considerations for Falcon's Future

- Preserve rural character and avoid growth that disrupts the town's quite atmosphere.
- Limit development to what serves local needs and complements existing land use patterns.
- Support investments in services and infrastructure that improve everyday life for residents.
- Maintain and celebrate local landmarks, gatherings paces, and small-town traditions.
- Encourage projects that build community connection — such as trails, small parks, or town events.
- Let planning decisions reflect Falcon's heritages, values and deep sense of community.

See pages 140-142 for Falcon's goal, objectives, key considerations and a full list of its recommendations and their explanations.
See pages 36-67 for County-wide further considerations including goals, objectives, recommendations, and additional notes.

Draft Review Session Station 6: Wade Future Land Use Station - Poster 1

NORTHEAST CUMBERLAND
LAND USE PLAN

Town of Wade

CUMBERLAND COUNTY
NORTH CAROLINA
Planning & Inspections Department

The future land use map for the Town of Wade ensures that any growth respects and reflects the rural nature of the town. The predominant land use designation is Suburban Density Residential which requires a minimum lot size of 30,000 square feet to encourage responsible development that fits within the town's infrastructure limits and maintains its rural identity. The prevalence of Low Density Residential and Medium Density Residential is a result of current zoning designations, and retaining this classification supports consistency with how the land is presently used. Low Density Residential is designed to allow single family homes on a minimum lot size of 7,500 square feet while Medium Density Residential is designed to accommodate single and multi-family homes in a more dense residential neighborhood development. Because the Town of Wade wholly lies within the Cape Fear River WS-IV Protected Area (WS-IV-PA), development within the town must carefully consider the guidelines to ensure growth aligns with long-term protection strategies. For more information, turn back to page 42.

To address the limited availability of resources for essential commercial services like grocery stores and locally owned restaurants, a designated Flex Area has been created. This area is supported by the zoning districts **R30, R30A, R20, RR, C1(P), and O&I(P).** These districts align with the town's current zoning framework, offering flexibility to:

- Support balanced residential growth
- Enable local neighborhood businesses
- Provide space for expanding the town's infrastructure and community resources (e.g., utilities, community gardens, etc.)

Properties with an area of 2.5 acres or greater along the Main Street south entrance corridor were selected for the classification. It is more desirable to have less density; however, this classification allows for a minimum lot size of 20,000 square feet.

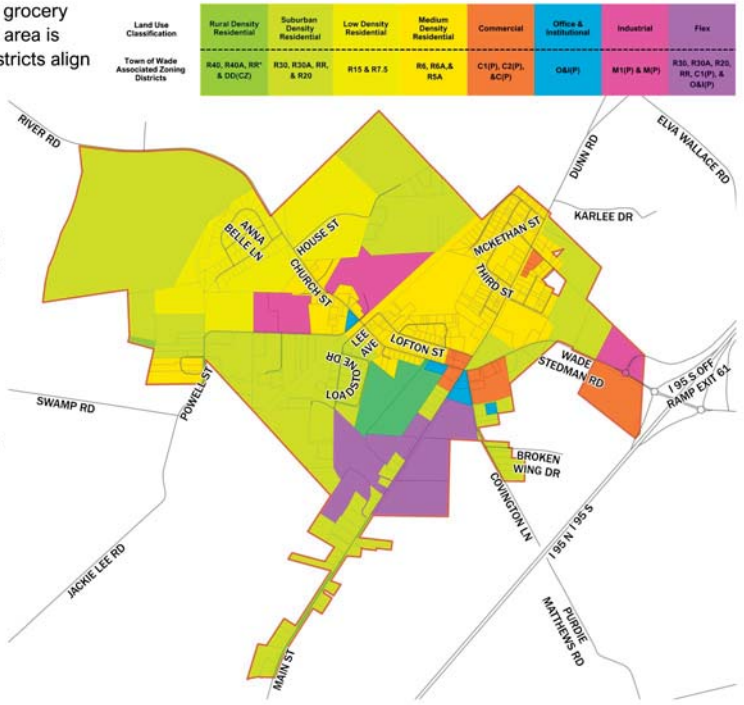
Development Priorities:

- **Maintain rural character** by ensuring lot sizes remain 30,000 square feet or greater.
- **Guide development** in a way that is consistent with the town's infrastructure.
- **Encourage small, community-serving businesses** by allocating appropriate resources.

When rezoning, conditional zoning should be utilized to ensure the use is in harmony with existing and potential future uses.

Want More Detail?

- See **pages 12–35** for land classification descriptions.
- See **pages 144–159** for information specific to Wade.



Community Engagement

Draft Review Session Station 6: Wade Future Land Use Station - Poster 2

NORTHEAST CUMBERLAND LAND USE PLAN

Town of Wade

CUMBERLAND COUNTY NORTH CAROLINA
Planning & Inspections Department

Vision Statement

"The Town of Wade strives to foster a warm and welcoming environment that embodies the essence of small-town living. The town is dedicated to building a strong sense of community where neighbors know each other, local businesses thrive, and everyone feels at home."

Goal

Promote a balanced system of development through intentional growth and preserve the unique, charming aesthetic of a small town by incorporating open spaces, sustainable infrastructure, and supporting local businesses.

Objectives

- Protect and preserve existing farming and farming operations, rural landscapes, and natural areas from urban encroachment.
- Ensure residential areas are designed in a way that minimizes the environmental impact.
- Coordinate the development of residential areas with the existing or planned utility infrastructure.
- Encourage "conservation subdivisions" that allow for cluster homes on smaller lots while preserving large areas of undeveloped land to protect rural character.
- Protect utility corridors from encroachment by incompatible land uses, such as high-density residential or commercial developments.
- Offer slower-paced, community-based services like local shops, post offices, and libraries where interactions are personal and familiar.
- Limit large chain stores or franchises in the town center to preserve the authenticity and character of the local economy.
- Support commercial development that prioritizes in key essentials such as food, gas, and household items.
- Ensure access to healthy food options by promoting areas for grocery stores, farmers' markets or community gardens.
- Promote a stable economic environment for locally owned and operated businesses to become established.

Recommendations

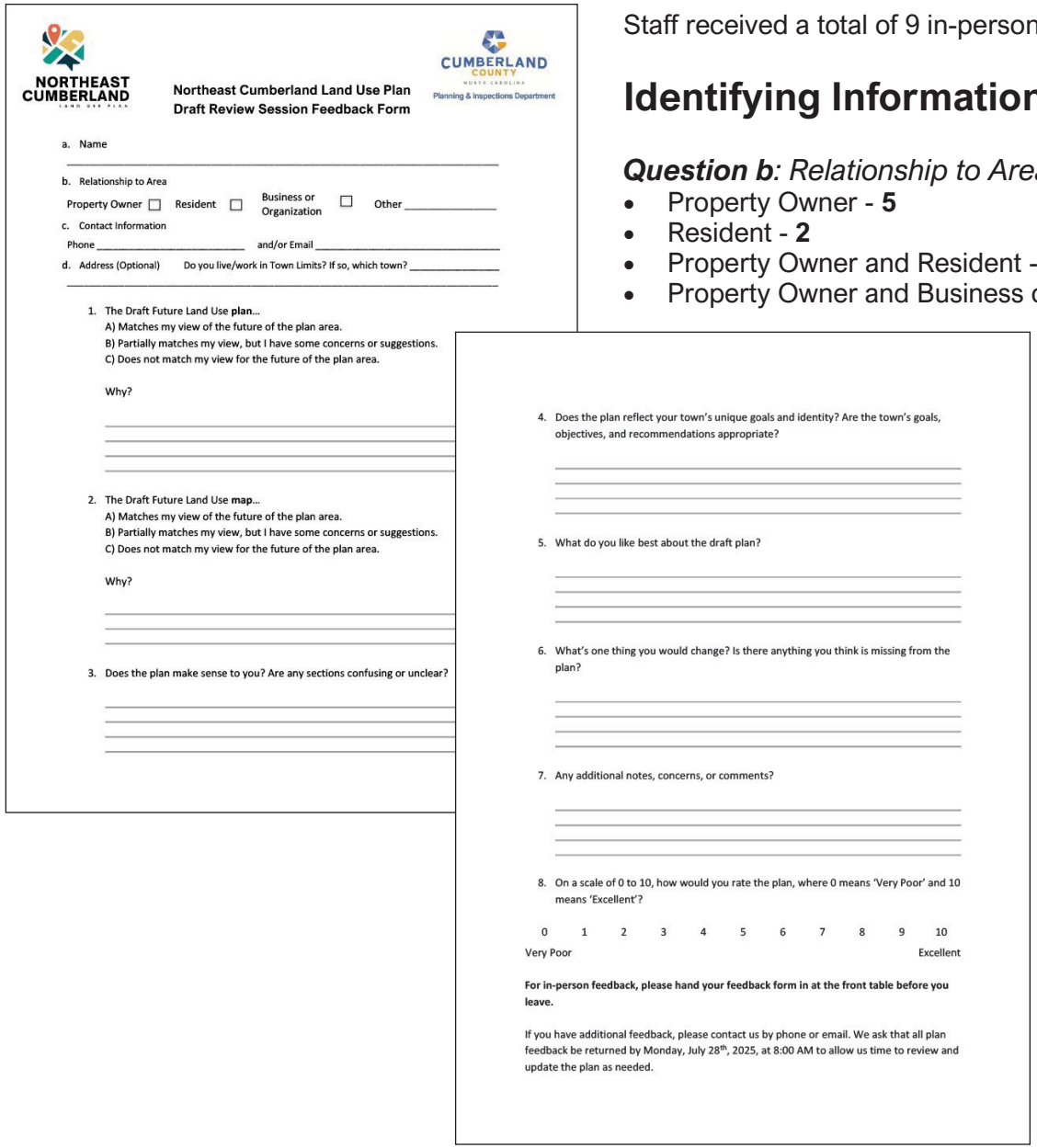
- Promote Wade's Visibility on I-95
- Expand Water and Sewer Infrastructure
- Explore Alternative Water Sources
- Create a Long-Term Sewage Management Plan
- Encourage Balanced Growth
- Promote Access to Healthy Food
- Implement Signage and Advertisement Standards
- Invest in Public Recreation
- Support Road Maintenance Upgrades

Key Considerations for Wade's Future

- Encourage large lot sizes to prevent overcrowding and maintain small town vibe.
- Direct development to areas that can be well supported by the existing infrastructure.
- Prioritize the upkeep and improvement of existing infrastructure to ensure it can support both new and existing developments effectively.
- Invest in qualify of life aspects that benefit residents and enhance daily life.

See pages 158-159 for Wade's goal, objectives, key considerations and a full list of its recommendations and their explanations.
See pages 36-67 for County-wide further considerations including goals, objectives, recommendations, and additional notes.

Draft Review Session Feedback Form



NORTHEAST CUMBERLAND LAND USE PLAN

CUMBERLAND COUNTY NORTH CAROLINA Planning & Inspections Department

Northeast Cumberland Land Use Plan
Draft Review Session Feedback Form

a. Name

b. Relationship to Area

Property Owner ☐ Resident ☐ Business or Organization ☐ Other _____

c. Contact Information

Phone _____ and/or Email _____

d. Address (Optional) Do you live/work in Town Limits? If so, which town? _____

1. The Draft Future Land Use **plan**...
   A) Matches my view of the future of the plan area.
   B) Partially matches my view, but I have some concerns or suggestions.
   C) Does not match my view for the future of the plan area.

   Why?

2. The Draft Future Land Use **map**...
   A) Matches my view of the future of the plan area.
   B) Partially matches my view, but I have some concerns or suggestions.
   C) Does not match my view for the future of the plan area.

   Why?

3. Does the plan make sense to you? Are any sections confusing or unclear?

4. Does the plan reflect your town's unique goals and identity? Are the town's goals, objectives, and recommendations appropriate?

5. What do you like best about the draft plan?

6. What's one thing you would change? Is there anything you think is missing from the plan?

7. Any additional notes, concerns, or comments?

8. On a scale of 0 to 10, how would you rate the plan, where 0 means 'Very Poor' and 10 means 'Excellent'?

0 1 2 3 4 5 6 7 8 9 10

Very Poor Excellent

For in-person feedback, please hand your feedback form in at the front table before you leave.

If you have additional feedback, please contact us by phone or email. We ask that all plan feedback be returned by Monday, July 28th, 2025, at 8:00 AM to allow us time to review and update the plan as needed.

Staff received a total of 9 in-person feedback forms and 2 digitally submitted feedback forms.

Identifying Information Responses

***Question b**: Relationship to Area*

- Property Owner - **5**
- Resident - **2**
- Property Owner and Resident - **3**
- Property Owner and Business or Organization - **1**

Besides answers for question b information provided in this area included personal/private information shown

Questions 1-8 and there responses are provided on the following pages.

The following responses have been transcribed as accurately as possible from handwritten input. Some words were illegible; however, staff made every effort to interpret and include wording that aligns with the likely intent of the respondent.

Community Engagement

Draft Review Session Feedback Form - Plan Related Questions Response

***Question 1**: The Draft Future Land Use **plan**….*

- Matches my view of the plan area. **2**
- Partially Matches my view, but I have concerns or suggestions. **5**
- Does not match my view of the future of the plan area. **2**
- Provided No Response / Left Blank **2**

Why?

Verbatim Responses

- There is no plan for education, which I understand is the D of E's job, but it should be taken into consideration. It seems a lot of land is being zoned away from agriculture to housing. Basically, it seems that it's being formulated in order to point to where development could happen--perhaps to attract developers?--and less to look at how the land might best be used. There is little about infrastructure (and some of it is wrong about infrastructure) or future impacts to people who already live here or could potentially move here.
- Because the towns of Wade and Godwin needs some commercial business to bring in some money into both towns to build them up. Highway 301 is a major highway - please put commercial business down 301. Needs 1. Gas Station 2. Mini Market 3. Laundry Mat 4. (Blank)
- Yes + No / R15 only in Wade for Low Density
- RURAL DENSITY RESIDENTIAL NORTH OF ROSS WEST ROAD
- Rural Density Residential should be extended just North of Ross West road to square up the projected plan
- Maybe somewhat but land preserve
- Woud like to see Rhodes Pond again turned into a recreational are / TRI - county CUMBERLAND, Sampson and Harnett Presently used as Depository and storage for Heavy Equipment
- Partially, I would like to see development of tourist connections w/ Averesboro and definitive plans for basic necessities for Town of Godwin + Town of Falcon
- As a resident for 5 years now, I love my location, and pleased that no drastic changes to the area.
- Provided No Response / Left Blank **2**

Draft Review Session Feedback Form - Plan Related Questions Response (Continued)

***Question 2**: The Draft Future Land Use **map**….*

- Matches my view of the plan area. **3**
- Partially Matches my view, but I have concerns or suggestions. **4**
- Does not match my view of the future of the plan area. **1**
- Provided No Response / Left Blank **2**

Why?

Verbatim Responses

- Same as above.
- The area is a total site the grass needs to be cut on the side of the road, needs sidewalks and public transportation up and down 301 - People in Godwin and Wade need something to bring in some revenue
- PLEASE EXTEND RURAL DENSITY RESIDENTIAL UP TO JULIAN ROAD + NORTH OF ROSS WEST ROAD
- The map would be better squared off
- yes1 and no whats to keep a small town
- The most important issues are addressed
- Provided No Response / Left Blank **5**

***Question 3:** Does the plan make sense to you? Are any sections confusing or unclear? (This question was accidently asked twice online, the italic portion is the secondary response for online answers from the same respondent.)*

Verbatim Responses

- In the online version, it is difficult to differentiate between the green colors on the proposed land use map. There are so many various zoning areas that "may or may not be" that it's tough to really grasp it all. *I'd like to say that I understand that the plan is what the land MAY be suitable to be used for and not what it WILL be used for, but it still seems that it's focused on bringing in more people instead of seeing how we can maintain. I'm not opposed to change, but if we keep shoving agriculture aside in favor of development, we're in trouble in the future.*
- Yes, all of it because it does not talk about building up the community but how to increase the property taxes of the retireees, who live in these town. It's a shame that 301 looks like it does between Godwin + Wade - Needs build up 301 is a major highway HELP!
- NO
- It makes sense
- Makes sense -
- Yes
- The plan makes sense, each section is clear, not at all confusing. *The sections are clear and not confusing.*
- Provided No Response / Left Blank **3**

Community Engagement

Draft Review Session Feedback Form - Plan Related Questions Response (Continued)

***Question 4**: Does the plan reflect your town's unique goals and identity? Are the town's goals, objectives, and recommendations appropriate?*

Verbatim Responses

- We are near Wade. My family has been in Wade since the sixties, and we moved back here 14 years ago. This part of the county has always been rural and small town, and it's ironically why people move here. But if we keep wedging in subdivisions and such, it's going to change everything. We've lived in enough military towns to see what happens when a place grows too quickly, and it seems the land use is focused more on bringing in more people than it is on maintaining/fostering what people love about the area. I do understand that many of our local families are no longer farming or will stop soon, which is sad and is a nationwide issue, but what are we doing to draw in new farmers and maintain this vital part of our country, especially in a time when tariffs are raising prices? It seems we're focused more on how to get the most money for the land than on what might be best for people down the road.
- yes
- Yes, we feel they are appropriate
- I think in a way because we wants to stay small as possible
- I think the plan is right for the Godwin areas.
- Provided No Response / Left Blank **6**

***Question 5**: What do you like best about the draft plan?*

Verbatim Responses

- That it SAYS the focus is on maintaining what we already have as far as "vibe," though the maps don't show that.
- Last 20yr plan went no where.
- yes thorough
- really don't until i look it over some more
- The Detail
- It keeps the area free of residential over population, and takes the environment into consideration as well.
- Provided No Response / Left Blank **5**

Draft Review Session Feedback Form - Plan Related Questions Response (Continued)

***Question 6**: What's one thing you would change? Is there anything you think is missing from the plan?*

Verbatim Responses

- I'd love to see a working together with other divisions (like education) for a full discussion/plan of how everything will work together. When we asked questions, we were told often that the answers would have to come from other divisions. The pieces aren't all working together. I understand that's how government can be, but it all seems kind of performative.
- Bypass for church st as shown in previous 20yr plan
- - on the goals for park we would like to see further recreation for children especially in the summer-time: splash pad on vacant park land adjacent to park, amphitheater would be useful for the citizens to enjoy, groups, etc. - as well as walking trail to black river - (This comment is referencing Falcon)
- let me go over the plan
- I feel the plan covers the necessary issues.
- Provided No Response / Left Blank **6**

***Question 7**: Any additional notes, concerns, or comments?*

Verbatim Responses

- None
- Provided No Response / Left Blank **10**

***Question 8**: On a scale of 0 to 10, how would you rate the plan, where 0 means 'Very Poor' and 10 means 'Excellent'?*

- 4 (**1**)
- 5 (**2**)
- 9 (**1**)
- 10 (**2**)
- Provided No Response / Left Blank **5**

Additional In-Person Comment Cards

- Call with PB (Joint Planning Board) meeting Date/Time/Location — Name/Contact information of two people omitted
- Wade Low Density R-15 only In Town of Wade
- Contact Regarding Rhodes Pond — Name/Contact information omitted
- Thanks, You Guy have done A GREAT GOD THANK Again

Legislative Language

Legislative language guides operations and procedure at the local level. The North Carolina General Assembly passes legislation that all local governments must adhere to, and local governments have their own legislative language, known as the code of ordinances. The Planning Staff references Chapter 160D Local Planning and Development Regulation of the North Carolina General Assembly when providing services for the County and Towns under the joint planning board agreement, and the Planning Staff utilizes the local ordinances as they apply when assessing planning related matters, such as a subdivision, rezoning, plat recording, etc. The following are resources Planning Staff referenced for this plan.

N.C.G.S. Chapter 160D
Chapter 160D of the North Carolina General Statues consolidated city- and county-enabling statues for development regulations (formerly in Chapters 153A and 160A) into a single, unified chapter. All city and county zoning, subdivision, and other development regulations, including unified-development ordinances, should be updated to conform to the new law. The deadline for language compliance was July 1, 2021. Link to 160D Language: https://www.ncleg.gov/EnactedLegislation/Statutes/HTML/ByChapter/Chapter_160D.html

North Carolina General Statues Legislative Language for Comprehensive Planning
N.C General Statues Regarding Land Use Plans
§ 160D-501. Plans.

Requirements for Zoning
As a condition of adopting and applying zoning regulations under this Chapter, a local government shall adopt and reasonably maintain a comprehensive plan or land-use plan.

Plans – A comprehensive plan sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction. A land-use plan uses text and maps to designate the future use or reuse of land. A comprehensive or land-use plan is intended to guide coordinated, efficient, and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs. Planning analysis may address inventories of existing conditions and assess future trends regarding demographics and economic, environmental, and cultural factors. The planning process shall include opportunities for citizen engagement in plan preparation and adoption. A local government may prepare and adopt other plans as deemed appropriate. This may include, but is not limited to, small area plans, neighborhood plans, hazard mitigation plans, transportation plans, housing plans, and recreation and open space plans.

Adoption and Effect of Plans – Plans shall be adopted by the governing board with the advice and consultation of the planning board. Adoption and amendment of a comprehensive or land-use plan is a legislative decision and shall follow the process mandated for zoning text amendments set by G.S. 160D-601. Plans adopted under this Chapter may be undertaken and adopted as part of or in conjunction with plans required under other statutes, including, but not limited to, the plans required by G.S. 113A-110. Plans adopted under this Chapter shall be advisory in nature without independent regulatory effect. Plans adopted under this Chapter do not expand, diminish, or alter the scope of authority for development regulations adopted under this Chapter. Plans adopted under this Chapter shall be considered by the planning board and governing board when considering proposed amendments to zoning regulations as required by G.S. 160D-604 and G.S. 160D-605. If a plan is deemed amended by G.S. 160D-605 by virtue of adoption of a zoning amendment that is inconsistent with the plan, that amendment shall be noted in the plan. However, if the plan is one that requires review and approval subject to G.S. 113A-110, the plan amendment shall not be effective until that review and approval is completed. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, ss. 11, 51(a), (b), (d).)

Cumberland County

Cumberland County Zoning Ordinance

The Zoning Ordinance established zoning regulations in Cumberland County, North Carolina, and providing for the administration, amendment and enforcement of this radiance and defining the duties and powers of a Board of Adjustment in accordance with the provisions of the North Carolina General Statutes and amending all previous Cumberland County Zoning Ordinances. This ordinance is to provide for the public health, safety and general welfare, encourage orderly development, protect the quality of the environment and regulate the location and use of structures and land for commerce, industry, residences, parks, public uses, etc., in accordance with the Comprehensive Land Use Plan.

Link to the Cumberland County Zoning Ordinance: https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/county/completed/county-zoning-ordinance__03-15-2021.pdf?sfvrsn=756f7756_0

Cumberland County Subdivision Ordinance

he purpose of this ordinance is to establish regulations and procedures for the platting, recording and development of real property within Cumberland County. This ordinance applies to all unincorporated parcels within Cumberland County.

Link to the Cumberland County Subdivision Ordinance: https://www.cumberlandcountync.gov/vd-Planning/downloads/Cumberland%20County%20Code%20Subdivision%20Regulations.pdf

Zoning Descriptions

Cumberland County Conservancy Districts

CD Conservancy District - This district is designed to preserve and protect identifiable natural resources from urban encroachment. The general intent of the district is to provide open area uses for such resource areas that will continue to provide limited development potential while preserving existing conditions to the extent feasible. Areas to be zoned in this district shall be identifiable as swamp, marsh, flood land, poor or very severe soils areas or managed and unmanaged woodland on USGS (Geological Survey) maps, soil maps prepared by the USDA (Department of Agriculture) Soil Conservation Service or other appropriate sources and on file in the County Planning and Inspections Department.

Cumberland County Agricultural Districts

A1 Agricultural District - This district is designed to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural uses to exist free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of convenient commercial uses are permitted to ensure essential services for the residents.

A1A Agricultural District - This district is primarily designed to allow for residential use of single-family residential dwellings and/or Class A manufactured homes on lots with an area of one acre or greater and is to be located within predominantly agricultural areas. The district is not intended to encourage large scale developments and shall not be considered for tracts of land greater than ten acres.

Cumberland County

Cumberland County Residential Districts

R40 Residential District - A district designed primarily for single-family dwelling units with a lot area of 40,000 square feet or above.

R40A Residential District - A district designed primarily for single-family dwelling units including the use of manufactured homes on individual lots with a lot area of 40,000 square feet or above.

R30 Residential District - A district designed primarily for single-family dwelling units with a lot area of 30,000 square feet or above.

R30A Residential District - A district designed primarily for single-family dwelling units and Class A manufactured homes with a lot area of 30,000 square feet or above.

R20 Residential District - A district designed primarily for single-family units with a lot area of 20,000 square feet or above.

R20A Residential District - A district designed primarily for single-family units and Class A manufactured homes with a lot area of 20,000 square feet or above.

RR Rural Residential District - A district for traditional rural use with lots of 20,000 square feet or above. The principal use of the land is for suburban density residential, including manufactured housing units, and agricultural purposes. These districts are intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide for a healthful environment.

R15 Residential District - A district designed primarily for single-family dwelling units with a lot area of 15,000 square feet or above.

R7.5 Residential District - A district designed primarily for single-family dwellings on lots with a lot area of 7,500 square feet or above.

R6 Residential District - A district designed for a mix of single- and multi-family dwellings.

R6A Residential District - A district designed for a mix of single- and multi-family dwellings including the use of manufactured homes on individual lots and in manufactured home parks.

R5A Residential District - A district designed primarily for multi-family dwelling units with a maximum density of 13 ½ dwelling units per net acre.

R5 Residential District - A district designed primarily for multi-family dwelling units with a maximum density of 29 units per acre, dependent upon the type of development.

Cumberland County Office & Institutional Districts

O&I(P) Planned Office and Institutional District - This district is designed primarily for agencies and offices rendering services in the professions, finance, real estate and brokerage, as well as both public and private institutional functions, public assembly, religious and certain cultural and recreational activities and group housing. The uses in this district classification may be characterized generally as having no retail or wholesale trade, except as incidental uses. The district is often situated between business and residential areas and may also consist of a mix of limited business and residential uses. The regulations are designed for maintaining more compatibility with nearby residential districts than a commercial district would provide. To promote the essential design features with the O&I(P) district, plan approval is a requirement.

Cumberland County Commercial Districts

C1(P) Planned Local Business District - This district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is customarily located adjacent to an arterial street and generally surrounded by residential areas. To promote the essential design features with the C1(P) district, plan approval is a requirement.

C2(P) Planned Service and Retail District - This district is designed to allow for the nonresidential development of land with service and retail uses not typically considered intrusive to neighboring residential properties or in areas generally requiring a greater degree of restrictions regarding the commercial use of properties.

C(P) Planned Commercial District - This district is designed to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient 39 June 20, 2005 County Zoning Ordinance w/ Amendments through January 16, 2024 retail shopping area. Site plans assure traffic safety and the harmonious and beneficial relations between the commercial area and contiguous land. To promote the essential design features with the C(P) district, plan approval is a requirement.

Cumberland County Industrial Districts

M1(P) Planned Light Industrial District - This district is designed for a wide variety of light industrial operations involving manufacturing, processing and fabrication of materials, operations involving wholesaling and bulk storage, other non-retail uses and certain public assembly and recreational uses. The general intent of the district is to prohibit residential, retail and heavy industrial uses of the land. By their nature, the uses permitted in this district are generally not compatible with residential or shopping center uses. To promote the essential design features with the M1(P) district, site plan approval is a requirement.

M(P) Planned Industrial District. This district is designed primarily for basic manufacturing and processing industries, all of which normally create a high degree of nuisance and are not generally compatible with surrounding or abutting residential or commercial areas. The general intent of this district is to permit uses confined to service, wholesaling, manufacturing, fabrication and processing activities that can be carried on in an unobtrusive manner characterized by low concentration and limited external effects with suitable open spaces, landscaping, parking and service areas. This district is customarily located on larger tracts of land with good highway and rail access buffered from residential districts by other more compatible uses. Commercial activities are not permitted except those having only limited contact with the general public and those not involving the sale of merchandise at retail except for items produced on the premises or for the purpose of serving employees, guests and other persons who are within the district with an industrial activity. To promote the essential design features within the M(P) district, site plan approval is a requirement.

Cumberland County

Cumberland County Conditional Zoning Districts

Companion Districts - Each district includes a companion Conditional Zoning district (e.g. A1 has A1/CZ) where no uses are permitted by right. This district is designed for the development and use of the property subject to predetermined ordinance standards and rules imposed as part of the legislative decision creating the district and applying it to the particular property. (Article V)

Mixed Use Development – Conditional Zoning District (MXD/CZ) - The purpose of this district is to encourage innovative development on a conditional basis by providing use flexibility while maintaining quality design standards tempered with proper controls 40 June 20, 2005 County Zoning Ordinance w/ Amendments through January 16, 2024 regarding buffering, landscaping, open space designation, density and other conditions. (Article VI)

Planned Neighborhood Development – Conditional Zoning District (PND/CZ) - A district designed for the planned development of various residential densities concurrent with neighborhood-oriented uses in a single project. (Article VII)

Density Development – Conditional Zoning District (DD/CZ) - The purpose of this district is to promote the preservation of open space and the rural areas within the County, through permanent restriction of development on a percentage of a tract, buffering, and clustering of lots, while at the same time providing for the residential development of land. (Article VIII)

Town of Godwin

Town of Godwin Zoning Ordinance

An ordinance establishing zoning regulations in the Town of Godwin, North Carolina, and providing for the administration, amendment and enforcement of this ordinance and defining the duties and powers of a Board of Adjustment in accordance with the provisions of the North Carolina General Statutes. The zoning regulations and districts as set forth in this ordinance have been made in accordance with a comprehensive land use plan and are designed to protect the public health, safety and welfare; to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air, to prevent the overcrowding of land; to avoid undue concentration of population; protect the quality of the environment, and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements. These regulations have been made with reasonable consideration, among other things, as to the character of each district and its peculiar suitability for particular uses and with a view to conserving the value of building and encouraging the most appropriate use of land throughout the Town of Godwin.

Link to the Town of Godwin Zoning Ordinance: https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/godwin/completed/p13-36_complete_godwin_ord__05052014.pdf?sfvrsn=250be5ed_0

Town of Godwin Subdivision Ordinance

The purpose of this ordinance is to establish regulations and procedures for the platting, recording and development of real property within the Town of Godwin. The Godwin Board of Commissioners hereby finds that these regulations and procedures are necessary in order to promote the orderly development of the Town; provide for the coordination and dedication of streets and thoroughfares; provide for the dedication of land for other public purposes; ensure the proper installation of streets, public utilities and other community facilities, promote the eventual elimination of unsafe and unsanitary conditions arising from improper land subdivision and development; ensure proper description, identification, monumentation and recording of subdivision properties; and ultimately promote the public health, safety and general welfare.

Link to the Town of Godwin Subdivision Ordinance: https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/godwin/complete-subdivision-ordinance-(approved-11-17-2014).pdf?sfvrsn=1c79b133_2%20Target=%22_blank%22

Zoning Descriptions

Town of Godwin Conservancy District

CD Conservancy District - This district is designed to preserve and protect identifiable natural resources from urban encroachment. The general intent of the district is to provide open area uses for such resource areas that will continue to provide limited development potential while preserving existing conditions to the extent feasible. Areas to be zoned in this district shall be identifiable as swamp, marsh, flood land, poor or very severe soils areas or managed and unmanaged woodland on USGS (Geological Survey) maps, soil maps prepared by the USDA (Department of Agriculture) Soil Conservation Service or other appropriate sources and on file in the County Planning and Inspections Department.

Town of Godwin

Town of Godwin Agricultural Districts

A1 Agricultural District - This nonexclusive district is designed to promote the continuation and preservation of agricultural activities in those areas most suitable for the activities. It is intended that the owners of properties in this district can rely upon development standards designed to protect the surrounding viable agricultural economy while co-existing with other residential or non-residential uses including large lot residential. The provisions of the district have been specifically formulated to further the objectives of the Growth Vision Plan which provides for a more diversified local economy coupled with well-managed growth and development in the small municipalities.

A1A Agricultural District - This district is primarily designed to allow for residential use of single-family residential dwellings and/or Class A manufactured homes on lots with an area of one acre or greater and is to be located within predominantly agricultural areas. The district is not intended to encourage large scale developments and shall not be considered for tracts of land greater than ten acres.

Town of Godwin Residential Districts

R40 Residential District -A district designed primarily for single-family dwelling units with a lot area of 40,000 square feet or above.

R40A Residential District - A district designed primarily for single family dwelling units including the use of manufactured homes on individual lots, with a lot area of 40,000 square feet or above.

RR Rural Residential District - A district for traditional rural use with lots of 20,000 square feet or above. The principal use of the land is for suburban density residential, including manufactured housing units, and agricultural purposes. These districts are intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide for a healthful environment.

R15 Residential District - A district designed primarily for single-family dwelling units with a lot area of 15,000 square feet or above.

R7.5 Residential District - A district designed primarily for single-family dwellings on lots with a lot area of 7,500 square feet or above.

R6 Residential District - A district designed for a mix of single- and multi-family dwellings.

R6A Residential District - A district designed for a mix of single- and multi-family dwellings including the use of manufactured homes on individual lots and in manufactured home parks with a lot area of six thousand 6,000 square feet.

R5A Residential District - A district designed primarily for multi-family dwelling units with a maximum density of 13 ½ dwelling units per net acre.

Town of Godwin Planned Professional District

O&I(P) Office and Institutional District - This district is designed primarily for agencies and offices rendering specialized services in the professions, finance, real estate and brokerage, as well as both public and private institutional functions, public assembly, religious and certain cultural and recreational activities and group housing. The uses in this district classification may be characterized generally as having no retail or wholesale trade, except as incidental use. The district is often situated between business and residential areas and may also consist of a mix of limited business and residential uses. The regulations are designed for maintaining more compatibility with nearby residential districts than a commercial district would provide. To promote the essential design features with the O&I(P) district, plan approval is a requirement.

Town of Godwin Planned Commercial Districts

C1(P) Planned Local Business District - This district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is customarily located adjacent to an arterial street and generally surrounded by residential areas. To promote the essential design features with the C1(P) district, plan approval is a requirement.

C2(P) Planned Service and Retail District - This district is designed to allow for the non-residential development of land with service and retail uses not typically considered intrusive to neighboring residential properties or in areas generally requiring a greater degree of restrictions regarding the commercial use of properties.

C(P) Planned Commercial District - This district is designed primarily for a wide variety of retail and wholesale business, commercial and contract services, commercial recreation and amusement, public assembly and office uses. This district is designed to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient retail shopping area. Site plans assure traffic safety and the harmonious and beneficial relations between the commercial area and contiguous land. To promote the essential design features with the C(P) district, plan approval is a requirement.

Town of Godwin Planned Industrial Districts

M1(P) Planned Light Industrial District - This district is designed for a wide variety of light industrial operations involving manufacturing, processing and fabrication of materials, operations involving wholesaling and bulk storage, other non-retail uses and certain public assembly and recreational uses. The general intent of the district is to prohibit residential, retail and heavy industrial uses of the land. By their nature, the uses permitted in this district are generally not compatible with residential or shopping center uses. To promote the essential design features with the M1(P) district, site plan approval is a requirement.

M(P) Planned Industrial District - This district is designed primarily for a variety of industrial operations, including basic manufacturing, wholesaling, distribution, and processing industries. The general intent is to encourage the new use of certain lands for industrial purposes that strengthen the local economy and affording limited external effect with suitable open spaces, landscaping, parking and service areas. This district is customarily located on larger tracts of land with good highway and rail access and buffered from residential districts by use of existing or planted vegetation or other types of screening, or by other more compatible uses. Typically, commercial activities are not permitted except those having only limited contact with the general public and not involving the sale of merchandise at retail except for items produced on the premises or for the purpose of serving employees, guests and other persons who are within the district with an industrial activity. To promote the essential design features within the M(P) district, site plan approval is a requirement.

Town of Godwin

Town of Godwin Conditional Zoning Districts

Companion Districts - Each district includes a companion Conditional Zoning district (e.g. A1 has A1/CZ) where no uses are permitted by right. This district is designed for the development and use of the property subject to predetermined ordinance standards and rules imposed as part of the legislative decision creating the district and applying it to the particular property. (Article V)

Mixed Use Development - Conditional Zoning District (MXD/CZ) - The purpose of this district is to encourage innovative development on a conditional basis by providing use flexibility while maintaining quality design standards tempered with proper controls regarding buffering, landscaping, open space designation, density and other conditions (Article VI)

Density Development - Conditional Zoning District (DD/CZ) - The purpose of this district is to promote the preservation of open space and the rural areas within the town, through permanent restriction of development on a percentage of a tract, buffering, and clustering of lots, while at the same time providing for the residential development of land. (Article VII)

Town of Falcon

Town of Falcon Zoning Ordinance

The zoning regulations and districts as herein set forth have been made in accordance with a comprehensive plan and are designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. These regulations have been made with reasonable consideration, among other things, as to the character of each district and its peculiar suitability for particular uses and with a view to conserving the value of building and encouraging the most appropriate use of land throughout the Town of Falcon.

Link to the Town of Falcon Zoning Ordinance: https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/falcon/completed/complete_zoning_ordinance__02082013.pdf?sfvrsn=68c5c119_0

Town of Falcon Subdivision Ordinance

The purpose of this ordinance is to establish regulations and procedures for the platting, recording and development of real property within the Town of Falcon. The Falcon Board of Commissioners hereby finds that these regulations and procedures are necessary in order to promote the orderly development of the Town; provide for the coordination and dedication of streets and thoroughfares; provide for the dedication of land for other public purposes; ensure the proper installation of streets, public utilities and other community facilities, promote the eventual elimination of unsafe and unsanitary conditions arising from improper land subdivision and development; insure proper description, identification, monumentation and recording of subdivision properties; and ultimately promote the public health, safety and general welfare.

Link to the Town of Falcon Subdivision Ordinance: https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/falcon/completed/p07-73_falcon_subdivision_ordinance__10-01-2007.pdf?sfvrsn=15b1386b_2%20Target=%22_blank%22

Link to the Town of Falcon Subdivision Ordinance Amendments: https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/falcon/completed/p07-73_falcon_subdivision_ordinance__10-01-2007.pdf?sfvrsn=15b1386b_2%20Target=%22_blank%22

Town of Falcon Community Standards Ordinance

The purpose of this ordinance is to establish acceptable standards for appearance and quality of life issues for the Falcon community. The standards contained within this ordinance are intended to preserve the character and integrity, protect the property values, and to promote and preserve the visual and economic interests of the Town while protecting the public health, safety and welfare of the citizens.

Link to the Town of Falcon Community Standards Ordinance: https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/falcon/completed/falcon_community_standards__080309.pdf?sfvrsn=a6ebbc40_0%20Target=%22_blank%22

Town of Falcon

Zoning Descriptions

Town of Falcon Residential Districts

R40A Residential District - A district designed primarily for single family dwelling units including the use of manufactured homes, class A on individual lots, with a lot area of forty thousand (40,000) square feet or above.

R20 Residential District - A district designed primarily for single-family units with a lot area of 20,000 square feet or above.

R20A Residential District - A district for traditionally rural use with lots of twenty thousand (20,000) square feet or above. The principal use of the land is for low density residential including manufacture homes, class A and agricultural purposes. These districts are intended to insure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthful environment.

R15 Residential District - A district designed primarily for single family dwelling units with a lot area of fifteen thousand (15,000) square feet or above.

R15A Residential District - A district designed primarily for single family dwelling units including the use of manufactured homes, class A on individual lots, with a lot area of fifteen thousand (15,000) square feet or above.

R7.5 Residential District - A district designed primarily for single-family dwellings on lots with a lot area of 7,500 square feet of above.

R6 Residential District - A district designed for a mix of single and multi-family dwellings with a typical lot area of 6,000 square feet or above.

Town of Falcon Office and Institutional District

O&I Office and Institutional District- This district is designed primarily for agencies and offices rendering specialized services in the professions, finance, real estate and brokerage as well as the traditional institutional functions both public and private, public assembly, religious and certain cultural and recreational activities and group housing. The uses in this district classification may be characterized as having no retail or wholesale trade, except as incidental use. The district is normally small and often situated between business and residential areas. The regulations are designed for maintaining more compatibility with nearby residential districts than would exist with a commercial district.

Town of Falcon Commercial Districts

C-1 Local Business District- This district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is customarily located adjacent to an arterial street and generally surrounded by residential areas.

C(P) Planned Commercial District- The intent of this district is to assure the grouping of buildings on a parcel of lands as to constitute a harmonious, efficient and convenient retail shopping area. To promote the essential design features within this district, plan approval is required. Any site plan shall assure traffic safety and the harmonious and beneficial relations between the commercial area and contiguous land.

C-3 Heavy Commercial District- This district is designed primarily for a wide variety of retail and wholesale business, commercial and contract services, commercial recreation and amusement, public assembly and office uses. Since this district has such a wide selection of uses, it will not be expanded without consideration as to its effects on surrounding lands and is limited to those areas of mixed commercial activity which lie adjacent [to] or at the intersection of arterials and those areas which exhibit a highly mixed composition of commercial land uses.

Town of Falcon Industrial District

H Industrial District- This district is designed primarily for basic manufacturing and processing industries, all of which normally create a high degree of nuisance and are not generally compatible with residential, or commercial and service uses. The general intent is to encourage the continued use of certain land in the town for heavy industrial purpose. The district is customarily located on larger tracts of land with good highway and rail access buffered from residential districts by other more compatible uses. Commercial activities are not permitted except those having only limited contact with the general public and those not involving the sale of merchandise at retail except for items produced on the premises or for the purpose of serving employees, guests and other persons who are within the district with an industrial activity.

Town of Falcon Conservancy District

CD Conservancy District- This district is designed to preserve and protect identifiable natural resources from encroachment. The general intent of the district is to provide protection for such resource areas that will continue to provide limited development potential while preserving existing conditions to the extent feasible. Areas to be zoned in this district shall be identifiable as any land area deemed desirable for protection from development and may include, but not limited to: swamp, marsh, flood land, poor or very severe soils areas or managed and unmanaged woodland on USGS (Geological Survey) maps, soil maps prepared by the USDA (Department of Agriculture) Soil Conservation Service or other appropriate sources.

Town of Falcon Conditional Use Districts

Companion Districts- Each district includes a companion Conditional Use District (e.g. R15 has R15/CUD) where no uses are permitted by right. All uses in the companion Conditional Use Districts also require a Conditional Use Permit.

Town of Wade

Town of Wade Zoning Ordinance
An ordinance establishing zoning regulations in the Town of Wade, North Carolina, and providing for the administration, amendment and enforcement of this ordinance and defining the duties and powers of a Board of Adjustment in accordance with the provisions of the North Carolina General Statutes. The zoning regulations and districts as set forth in this ordinance have been made in accordance with a comprehensive land use plan and are designed to protect the public health, safety and welfare; to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air, to prevent the overcrowding of land; to avoid undue concentration of population; protect the quality of the environment, and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements. These regulations have been made with reasonable consideration, among other things, as to the character of each district and its peculiar suitability for particular uses and with a view to conserving the value of building and encouraging the most appropriate use of land throughout the Town of Wade.

Link to the Town of Wade Zoning Ordinance: https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/wade/complete/p13-37_complete_wade_ord__05052014.pdf?sfvrsn=218198db_0

Town of Wade Subdivision Ordinance
The purpose of this ordinance is to establish regulations and procedures for the platting, recording and development of real property within the Town of Wade's Planning and Development Regulation jurisdiction. The Wade Board of Commissioners hereby finds that these regulations and procedures are necessary in order to promote the orderly development of the Town; provide for the coordination and dedication of streets and thoroughfares; provide for the dedication of land for other public purposes; ensure the proper installation of streets, public utilities and other community facilities, promote the eventual elimination of unsafe and unsanitary conditions arising from improper land subdivision and development; insure proper description, identification, monumentation and recording of subdivision properties, and ultimately promote the public health, safety and general welfare.

Link to the Town of Wade Subdivision Ordinance: https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/wade/complete/wade_subdivision_ordinance__10-07-11.pdf?sfvrsn=9f892d6e_2%20Target=%22_blank%22

Town of Wade Community Standards Ordinance
The purpose of this ordinance is to establish acceptable standards for appearance and quality of life issues for the Wade community. The standards contained within this ordinance are intended to preserve the character and integrity, protect the property values, and to promote and preserve the visual and economic interests of the Town while protecting the public health, safety and welfare of the citizens.

Link to the Town of Wade Community Standards Ordinance: https://www.cumberlandcountync.gov/docs/default-source/planning-documents/ordinances/wade/complete/p09-07_community_standards_ord__04-22-2013.pdf?sfvrsn=1d4743a3_0%20Target=%22_blank%22

Zoning Descriptions

Town of Wade Conservancy District

CD Conservancy District- This district is designed to preserve and protect identifiable natural resources from urban encroachment. The general intent of the district is to provide open area uses for such resource areas that will continue to provide limited development potential while preserving existing conditions to the extent feasible. Areas to be zoned in this district shall be identifiable as swamp, marsh, flood land, poor or very severe soils areas or managed and unmanaged woodland on USGS (Geological Survey) maps, soil maps prepared by the USDA (Department of Agriculture) Soil Conservation Service or other appropriate sources and on file in the County Planning and Inspections Department.

Town of Wade Agricultural Districts

A1 Agricultural District- This nonexclusive district is designed to promote the continuation and preservation of agricultural activities in those areas most suitable for the activities. It is intended that the owners of properties in this district can rely upon development standards designed to protect the surrounding viable agricultural economy while co-existing with other residential or non-residential uses including large lot residential. The provisions of the district have been specifically formulated to further the objectives of the Growth Vision Plan which provides for a more diversified local economy coupled with well-managed growth and development in the small municipalities.

A1A Agricultural District- This district is primarily designed to allow for residential use of single-family residential dwellings and/or Class A manufactured homes on lots with an area of one acre or greater and is to be located within predominantly agricultural areas. The district is not intended to encourage large scale developments and shall not be considered for tracts of land greater than ten acres.

Town of Wade Planned Professional District

O&I(P) Office and Institutional District- This district is designed primarily for agencies and offices rendering specialized services in the professions, finance, real estate and brokerage, as well as both public and private institutional functions, public assembly, religious and certain cultural and recreational activities and group housing. The uses in this district classification may be characterized generally as having no retail or wholesale trade, except as incidental use. The district is often situated between business and residential areas and may also consist of a mix of limited business and residential uses. The regulations are designed for maintaining more compatibility with nearby residential districts than a commercial district would provide. To promote the essential design features with the O&I(P) district, plan approval is a requirement.

Town of Wade Planned Commercial Districts

C1(P) Planned Local Business District- This district is designed to cater to the ordinary shopping needs of the immediate neighborhood with emphasis on convenience goods. This district is customarily located adjacent to an arterial street and generally surrounded by residential areas. To promote the essential design features with the C1(P) district, plan approval is a requirement.

C2(P) Planned Service and Retail District- This district is designed to allow for the non-residential development of land with service and retail uses not typically considered intrusive to neighboring residential properties or in areas generally requiring a greater degree of restrictions regarding the commercial use of properties.

C(P) Planned Commercial District- This district is designed primarily for a wide variety of retail and wholesale business, commercial and contract services, commercial recreation and amusement, public assembly and office uses. This district is designed to assure the grouping of buildings on a parcel of land so as to constitute a harmonious, efficient and convenient retail shopping area. Site plans assure traffic safety and the harmonious and beneficial relations between the commercial area and contiguous land. To promote the essential design features with the C(P) district, plan approval is a requirement.

Town of Wade

Town of Wade Planned Industrial Districts

M1(P) Planned Light Industrial District- This district is designed for a wide variety of light industrial operations involving manufacturing, processing and fabrication of materials, operations involving wholesaling and bulk storage, other non-retail uses and certain public assembly and recreational uses. The general intent of the district is to prohibit residential, retail and heavy industrial uses of the land. By their nature, the uses permitted in this district are generally not compatible with residential or shopping center uses. To promote the essential design features with the M1(P) district, site plan approval is a requirement.

M(P) Planned Industrial District- This district is designed primarily for a variety of industrial operations, including basic manufacturing, wholesaling, distribution, and processing industries. The general intent is to encourage the new use of certain lands for industrial purposes that strengthen the local economy and affording limited external effect with suitable open spaces, landscaping, parking and service areas. This district is customarily located on larger tracts of land with good highway and rail access and buffered from residential districts by use of existing or planted vegetation or other types of screening, or by other more compatible uses. Typically, commercial activities are not permitted except those having only limited contact with the general public and not involving the sale of merchandise at retail except for items produced on the premises or for the purpose of serving employees, guests and other persons who are within the district with an industrial activity. To promote the essential design features within the M(P) district, site plan approval is a requirement.

Town of Wade Conditional Zoning Districts

Companion Districts- Each district includes a companion Conditional Zoning District (e.g. A1 has A1/CZ) where no uses are permitted by right. This district is designed for the development and use of the property subject to predetermined ordinance standards and rules imposed as part of the legislative decision creating the district and applying it to the particular property. (Article V)

Mixed Use Development - Conditional Zoning District (MXD/CZ)- The purpose of this district is to encourage innovative development on a conditional basis by providing use flexibility while maintaining quality design standards tempered with proper controls regarding buffering, landscaping, open space designation, density and other conditions (Article VI)

Density Development - Conditional Zoning District (DD/CZ)- The purpose of this district is to promote the preservation of open space and the rural areas within the Town, through permanent restriction of development on a percentage of a tract, buffering, and clustering of lots, while at the same time providing for the residential development of land. (Article VII)

Town of Wade Residential Districts

R40 Residential District- A district designed primarily for single-family dwelling units with a lot area of 40,000 square feet or above.

R40A Residential District- A district designed primarily for single family dwelling units including the use of manufactured homes on individual lots, with a lot area of 40,000 square feet or above.

R30 Residential District- A district designed primarily for single-family dwelling units with a lot area of 30,000 square feet or above.

R30A Residential District- A district designed primarily for single-family dwelling units and Class A manufactured homes with a lot area of 30,000 square feet or above.

R20 Residential District- A district designed primarily for single-family units with a lot area of 20,000 square feet or above.

RR Rural Residential District- A district for traditional rural use with lots of 20,000 square feet or above. The principal use of the land is for suburban density residential, including manufactured housing units, and agricultural purposes. These districts are intended to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide for a healthful environment.

R15 Residential District- A district designed primarily for single-family dwelling units with a lot area of 15,000 square feet or above.

R7.5 Residential District- A district designed primarily for single-family dwellings on lots with a lot area of 7,500 square feet or above.

R6 Residential District- A district designed for a mix of single- and multifamily dwellings.

R6A Residential District- A district designed for a mix of single- and multifamily dwellings including the use of manufactured homes on individual lots and in manufactured home parks with a lot area of six thousand 6,000 square feet.

R5A Residential District- A district designed primarily for multi-family dwelling units with a maximum density of 13 ½ dwelling units per net acre.

Annexation

Extension of Municipal Corporate Limits
Annexation refers to the legal process by which a municipality expands its corporate boundaries to include additional territory. The authority and procedures for municipal annexation in North Carolina are governed by **Article 4A of Chapter 160A** of the North Carolina General Statutes. These laws are intended to provide a structured framework that balances the interests of municipalities, property owners, and the public.
Annexation can occur in several ways: by petition of property owners, by municipal initiative (subject to statutory requirements and limitations), or through agreements between municipalities. The procedures are outlined in the statute to ensure due process, public notification, and compliance with specific eligibility criteria.

North Carolina law divides annexation procedures into multiple parts under Article 4A to address various types and methods of annexation:

- **Parts 1 through 8** of Article 4A cover topics such as:
    a. Involuntary annexation procedures (now limited)
    b. Required services and timelines for providing municipal services to annexed areas
    c. Appeal and judicial review processes
    d. Annexation of areas served by water/sewer
    e. Transition provisions and reporting

Municipal annexation plays a critical role in town planning, utility service extension, infrastructure coordination, and ensuring that developing areas share in the responsibilities and benefits of municipal governance. Annexation decisions are often guided by long-range land use plans, population growth trends, and the ability of the municipality to extend services in a timely and efficient manner.

Link to Article 4A - Annexation Statutes: https://www.ncleg.net/enactedlegislation/statutes/html/byarticle/chapter_160a/article_4a.html

The following sections of state law define the legal framework for annexation in North Carolina:

- **G.S. 160A-31 – Annexation by Petition** This section allows for voluntary annexation by petition of the property owners. If all property owners within a defined area request annexation and the area meets statutory requirements, the municipality may annex the territory by ordinance.
- **G.S. 160A-58 – Annexation of Noncontiguous Areas** This provision governs satellite annexation, where a municipality may annex land that is not directly connected to its existing boundaries. Such annexations are subject to conditions to ensure they are not used to bypass rational growth patterns.
- **G.S. 160A-58.23 – Annexation Agreements**
  Municipalities may enter into annexation agreements with neighboring jurisdictions to establish mutually agreed-upon boundaries for future growth. These agreements are intended to reduce conflict and provide clarity on where each municipality expects to expand, helping guide coordinated and efficient development over time.
- **G.S. 160A-47 through 160A-49 – Municipal-Initiated Annexations**
  Municipalities may pursue involuntary annexation under certain circumstances; however, this process is now highly regulated. Statutory requirements include demonstrating the area meets specific urbanization criteria, providing notice to affected property owners, holding public hearings, and ensuring timely provision of municipal services to the annexed area. These safeguards are designed to balance municipal interests with property owner rights.

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RESOLUTION OF RECOMMENDATION

NORTHEAST CUMBERLAND LAND USE PLAN

CUMBERLAND COUNTY JOINT PLANNING BOARD

WHEREAS, the Cumberland County Joint Planning Board is empowered to recommend plans for the County of Cumberland in accordance with G.S. 160D-501 of the North Carolina General Statute; and

WHEREAS, the Planning Staff has prepared a specific document entitled the Northeast Cumberland Land Use Plan designed to provide the County of Cumberland a statement of desirable objectives to guide future growth and development within the Northeast Cumberland Study Area; and

WHEREAS, the Plan is subject to future re-evaluation and changes by existing and future Planning Boards, and the Cumberland County Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED that the Cumberland County Joint Planning Board hereby recommends adoption of the Northeast Cumberland Land Use Plan.

On this 19th day of August, 2025.

BY: _____
Thomas Lloyd, Chairman
CUMBERLAND COUNTY JOINT PLANNING BOARD

ATTEST: _____
Rawls Howard, Director
CUMBERLAND COUNTY PLANNING AND INSPECTIONS

RESOLUTION OF ADOPTION

NORTHEAST CUMBERLAND LAND USE PLAN

TOWN OF GODWIN

WHEREAS, the Cumberland County Joint Planning Board is empowered to recommend plans for the County of Cumberland in accordance with G.S. 160D-501 of the North Carolina General Statute; and

WHEREAS, the Planning Staff has prepared a specific document entitled the Northeast Cumberland Land Use Plan designed to provide the County of Cumberland a statement of desirable objectives to guide future growth and development within the Northeast Cumberland Study Area; and

WHEREAS, the Plan is subject to future re-evaluation and changes by existing and future Planning Boards, and the Cumberland County Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED that the Godwin Board of Commissioners hereby adopts the Northeast Cumberland Land Use Plan.

On this ____ day of _____, 2025.

BY: _____
Willie Burnette, Mayor
GODWIN BOARD OF COMMISSIONERS

ATTEST: _____
Jacqueline Cooper-Kelley, Town Clerk
TOWN OF GODWIN

RESOLUTION OF ADOPTION

NORTHEAST CUMBERLAND LAND USE PLAN

TOWN OF FALCON

WHEREAS, the Cumberland County Joint Planning Board is empowered to recommend plans for the County of Cumberland in accordance with G.S. 160D-501 of the North Carolina General Statute; and

WHEREAS, the Planning Staff has prepared a specific document entitled the Northeast Cumberland Land Use Plan designed to provide the County of Cumberland a statement of desirable objectives to guide future growth and development within the Northeast Cumberland Study Area; and

WHEREAS, the Plan is subject to future re-evaluation and changes by existing and future Planning Boards, and the Cumberland County Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED that the Falcon Board of Commissioners hereby adopts the Northeast Cumberland Land Use Plan.

On this ____ day of _____, 2025.

BY: _____
Wayne Glenn Lucas, Mayor
FALCON BOARD OF COMMISSIONERS

ATTEST: _____
Cheryl F. Reed, Town Clerk
TOWN OF FALCON

RESOLUTION OF ADOPTION

NORTHEAST CUMBERLAND LAND USE PLAN

TOWN OF WADE

WHEREAS, the Cumberland County Joint Planning Board is empowered to recommend plans for the County of Cumberland in accordance with G.S. 160D-501 of the North Carolina General Statute; and

WHEREAS, the Planning Staff has prepared a specific document entitled the Northeast Cumberland Land Use Plan designed to provide the County of Cumberland a statement of desirable objectives to guide future growth and development within the Northeast Cumberland Study Area; and

WHEREAS, the Plan is subject to future re-evaluation and changes by existing and future Planning Boards, and the Cumberland County Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED that the Wade Board of Commissioners hereby adopts the Northeast Cumberland Land Use Plan.

On this ____ day of _____, 2025.

BY: _____
Johnny Lanthorn, Mayor
WADE BOARD OF COMMISSIONERS

ATTEST: _____
Cindy Burchett, Town Clerk
TOWN OF WADE

RESOLUTION OF ADOPTION

NORTHEAST CUMBERLAND LAND USE PLAN

CUMBERLAND COUNTY

WHEREAS, the Cumberland County Joint Planning Board is empowered to recommend plans for the County of Cumberland in accordance with G.S. 160D-501 of the North Carolina General Statute; and

WHEREAS, the Planning Staff has prepared a specific document entitled the Northeast Cumberland Land Use Plan designed to provide the County of Cumberland a statement of desirable objectives to guide future growth and development within the Northeast Cumberland Study Area; and

WHEREAS, the Plan is subject to future re-evaluation and changes by existing and future Planning Boards, and the Cumberland County Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED that the Cumberland County Board of Commissioners hereby adopts the Northeast Cumberland Land Use Plan.

On this ____ day of _____, 2025.

BY: _____
Kirk deViere, Chairman
CUMBERLAND COUNTY BOARD OF COMMISSIONERS

ATTEST: _____
Andrea Tebbe, Clerk to the Board
CUMBERLAND COUNTY

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CUMBERLAND COUNTY
NORTH CAROLINA

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 19, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS

DATE: 8/19/2025

SUBJECT: BOARD APPOINTMENT UPDATE

CUMBERLAND COUNTY
NORTH CAROLINA

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM FOR JOINT PLANNING BOARD AGENDA OF AUGUST 19, 2025

TO: JOINT PLANNING BOARD

FROM: RAWLS HOWARD, DIRECTOR OF PLANNING & INSPECTIONS

DATE: 8/19/2025

SUBJECT: AWARD ANNOUNCEMENT - NORTH CENTRAL AREA LAND USE PLAN